

I feel that the destruction of zoning limits is a betrayal of our city, our urban wildlife and an end to neighborhood life. It creates perverse incentives that will destroy tree canopies and facilitate vacation rentals. Just in Multnomah Village, new development is valued over preservation of historic affordable small homes. This results in run-off as land is covered by impermeable surfaces. In turn this runoff must be managed by the building of planters into walking and parking and biking areas. These planters mostly do not allow infiltration of water back to the water table or into large trees through the soil. These unsightly planters of non-native plants breed mosquitos and do not really support vegetation that helps wildlife. It is mostly grasses - not for example, milkweed for monarchs or seed for bird to eat or cover for nesting. Once our urban forest is gone the wildlife migration corridors are gone and they can never be replaced.

More and more lights are being installed, disrupting animal and insects life-cycles - even as data emerges that our ecosystem rests on insects and native plants. You are busy facilitating construction and not even regulating the footprint of hardscape and requiring lighting to be shielded. The mindless quest for development and profit everywhere may result in animal genocide - and we forget that we too are animals.

We bought into Multnomah Village for its residential green spaces and character. I love that our neighbors include people who have lived here for generations in tiny houses. They are being pushed out. Pets and children are at risk from speeding cars as people start to list homes on Air BnB. Now this latest proposal makes it even worse by allowing people to list property where they do not even live. I think this is a disaster for safety. Now, most of us know each other, we look out for each other and care for each others homes and pets. It is very hard to understand how this plan serves the goals of healthy sustainable community. Instead it creates incentives for investors to create short and medium stay hotels in our neighborhoods. I am so sad and sorry about all of these destructive changes.

I am not opposed to people putting an ADU on their own property for family or to supplement their income as long as they are not covering vast new areas of earth to build the lots corner to corner. I am an anomaly in the protesters because I do not object to building upward especially along busy corridors. It is unclear to me why a huge storage facility was built along BHH when a large apartment or condo development WITH parking could have been built. Why is the former Safeway on BHH not being developed for housing if we have a crisis? It is unclear why Multnomah Village is targeting instead of building one of these condo or apartment buildings at the former Stroheckers on Vista. I feel development should not target "affordable" neighborhoods alone. If we are moving toward a car-free city parking may become a luxury for the rich but for now it is a necessity for single working parents. If you don't require it people will crowd their cars into residential streets where they feel no sense of community and will behave accordingly at times.

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