

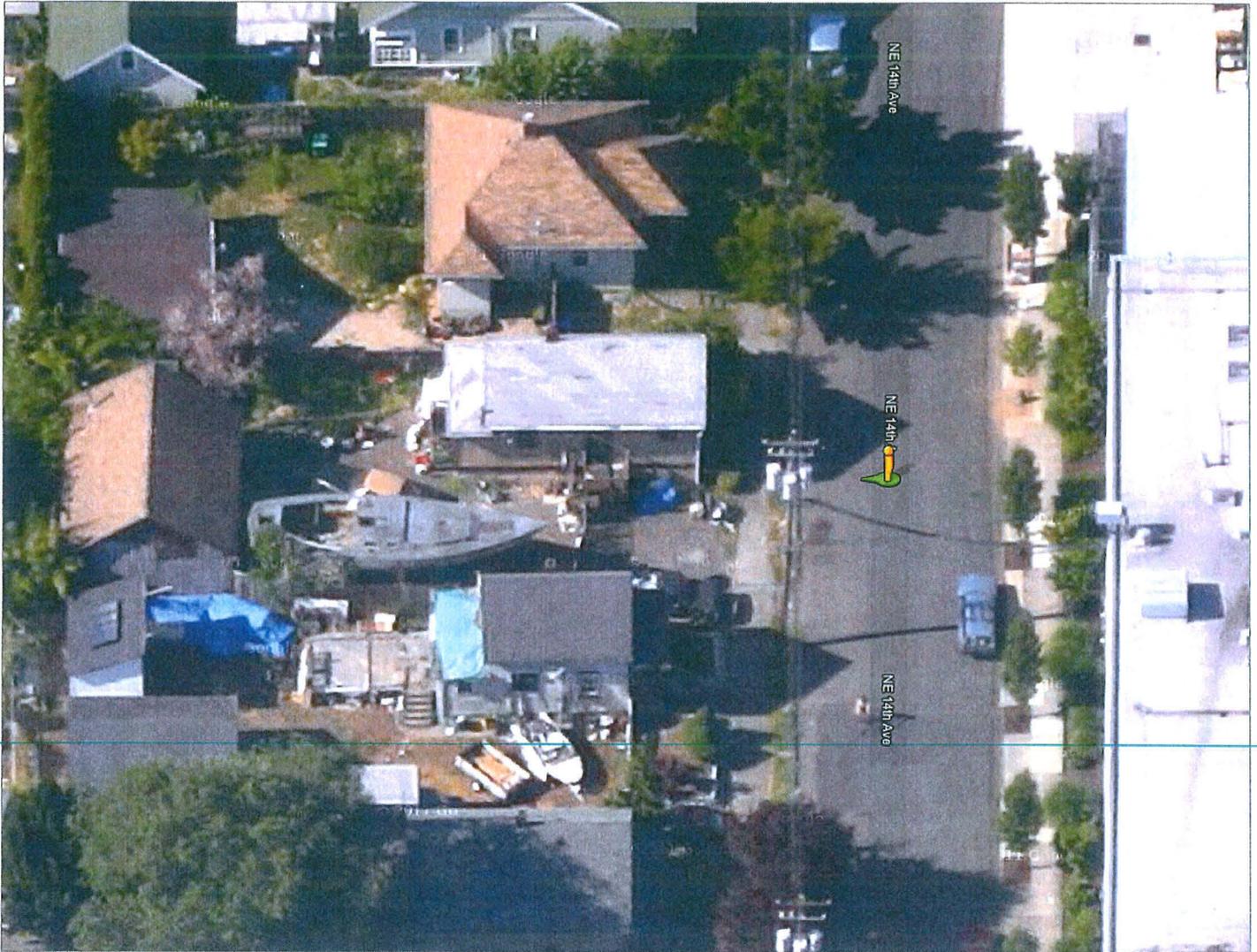


Address **3617 Northeast 14th Avenue**

Address is approximate



To see all the details that are visible on the screen, use the "Print" link next to the map.





Address **3611 Northeast 14th Avenue**

Address is approximate



*e mailed to
Council.*

To: The City Council Clerk

AUDITOR 11/19/13 PM12:14

From: Janet Walker (3702 NE 14th Ave Portland OR 97212)

Re: Hearing for Case # LU 13-115249 CP ZC, to be held 21 November 2013

I am writing to reiterate my input on the re-zoning for 3607-3637 NE 14th Ave 97212. My neighbors and I have a serious concern regarding parking, which is already very tight in the blocks adjoining the Fremont Place/Whole Foods complex that takes up the block between Fremont and Beech and 14th and 15th Avenues. It is difficult to find parking starting at about 7:30 or 8 AM, when the Whole Foods and other employees start to arrive in force, and about 8 PM when the Albina Branch of the library closes. Whole Foods is open from 7AM to 10. I think parking may also be impacted by people who park and take the bus downtown, as the 8 bus runs along 15th and continues through downtown (connecting with MAX) and up to OHSU.

Given this demand on limited street parking, we are worried that if the developer puts up two homes per existing lot, and each has its own driveway, that could mean that that whole length of the street is left without any street parking-- I've seen this kind of thing in other parts of the city where there is a driveway, then three feet of curb, then another driveway, then three more feet of curb, etc., leaving no usable parking between.

We are asking that the city consider requiring that the developer plan for shared driveways so that the impact on parking will be lessened.

I believe that the recommendation from the previous hearing was for shared driveways—however in the meantime I've also seen around our neighborhood new houses with driveways that are much wider than the typical ten or so feet. I am not sure if the city regulates the length of driveway cuts in the curb, but I'm hoping for a final decision that requires not only shared driveways, but also that the driveway curb cuts be of the standard 8-10 feet width.

Finally, I was surprised and a bit miffed to learn that I could not submit comments for this hearing via email. It seems unnecessarily restrictive, outdated, and un-Portland to require people to send comments in by snail mail.



11/21/13 AGENDA
NE 14th Ave.

AUDITOR 11/13/13 AM 10:14

November 12, 2013

VIA U.S. MAIL

City Council
City of Portland
1221 SW Fourth Avenue, Room 140
Portland, OR 97204

Dear City Commissioners:

I write on behalf of the Land Use & Transportation Committee of the Sabin Community Association, regarding Case File Number LU 13-115249 CP ZC.

The Land Use & Transportation Committee supports the proposal to re-zone these parcels, with the Condition of Approval recommended by the Hearings Officer. We believe that higher density development on these lots will make efficient use of land that is close to a neighborhood commercial center, served by two bus lines, and very compatible with pedestrian and bicycle transportation. Furthermore, if duplexes are built on these lots, they will increase the diversity of the housing stock in our neighborhood. We agree with the Hearings Officer that paired driveways would help to mitigate the negative effect of new construction on on-street parking.

Please feel free to contact me at (503) 964-8417 or at rlee@stoel.com should you have any questions about the recommendation of the Sabin Land Use & Transportation Committee. Thank you for considering our opinion on this matter.

Sincerely,

Rachel Lee
Chair, Sabin Land Use & Transportation Committee

cc via email: Sabin Community Association Board
Sabin Land Use & Transportation Committee