

Michael J. O'Connell
2333 SE 38th Avenue *Portland, OR 97214*

August 29, 2014

Ms. Marty Stockton
Southeast District Liaison
Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue
Suite 7100
Portland, OR 97201

SUBJECT: *Draft 2035 Plan*

Dear Ms. Stockton,

Thank you for recently discussing the draft City of Portland 2035 Comprehensive Plan (“2035 Plan”) changes with me, and explaining the process that the City intends to follow to adopt the new 2035 Plan. I find it odd that the Comp Plan designation of *only those single-family home properties south of and fronting SE Caruthers between SE 35th Place and SE Cesar Chavez Boulevard (SE 39th Avenue) and that portion of SE 38th Avenue south of Caruthers* have a Comp Plan designation of Commercial. It appears that nowhere else along the entire SE Division Street corridor in the Richmond neighborhood is this the case, and I write this letter to request that the City change the current Comp Plan designations of these properties to match their existing single-family residential zoning designations.

My wife and I moved to Portland over twelve years ago. We purchased our current home then, and have seen this neighborhood evolve over that time, in many ways positively, but in some ways, very negatively, such as the very recent 37th & Division “Richmond Flats” multi-family project that became a lightning rod for everything bad about how the current code allows the development of projects that damage existing neighborhoods.

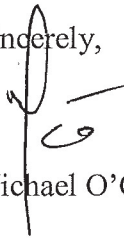
Our family enjoys this neighborhood, and wants to remain in this home. We are contemplating a significant remodel of our home to accommodate a third generation of our family, with my wife’s parents coming to live with us to help raise our two young sons. However, the long-range plans contemplated in the draft 2035 Plan give us cause for rethinking our long-term plan.

As I understand it, currently the properties on the south side of Caruthers Street between SE 35th and SE 39th, and on both sides of SE 37th south of Caruthers are zoned R5 (except for the above-mentioned 37th & Division project), but have a Comp Plan designation of CU, which would allow commercial, multi-family residential, retail, and some light manufacturing uses to be located across the street from our home. Such a property owner has the right to seek – and be granted via an administrative decision – a zone change to put his or her property in conformance with the Comp Plan. The change being proposed in the 2035 Plan is to amend the CU designation to a more explanatory designation of

MU, which allows commercial, retail, office, light manufacturing and multi-family residential uses. While I do not object to the clarifying nature of the proposed change, I do object to the current Comp Plan designation of CU/MU for these properties, and strongly believe it should match the current R5 zoning designation. Quite simply, the potential for the conversion of the single family homes across Caruthers to multi-story mixed use, or the back side of a commercial establishment fronting Division, or a single commercial establishment fronting Caruthers – all of which would be allowed – would ruin the fabric of this neighborhood and would have a very detrimental effect on the value of our home and all the single-family homes in this immediate area.

I strongly urge you to amend the draft 2035 Plan and make the Comprehensive Plan designation of these existing single family homes on the south side of Caruthers in this isolated area conform to their current R5 zoning designation. Please keep commercial uses to the Division corridor where they belong, and don't allow creep into the adjacent neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael O'Connell". The signature is written in a cursive style with a large initial "M" and a distinct "O'".

Michael O'Connell

cc: Richard Olivera
Karen Huth
Angela Snell
Jan Simpkins
Tom Buck
Virginia Seelen