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**Sent:** Thursday, September 25, 2014 9:08 AM  
**To:** PDX Comp Plan  
**Subject:** PSC Comprehensive Plan Testimony

Greetings,

My name is Brooke Arias, I reside in the Cully Neighborhood, and own a home near NE 47th and Killingsworth St, placing me very close to NE 42nd Ave and its proposed development. I have lived in Portland for 15 years, but prior to moving to Cully, I lived in the Alphabet District, in NW Portland. I am concerned about the proposal for development in this neighborhood as some of the reasons I chose to move here was for a more unified "neighborhood" feel. I live near a wealth of diverse neighbors with every range of ethnicity, education background and job skill. Some neighbors have the most beautiful gardens, that leave a grocery bag of fresh picked harvest on one another's door step without a note, because this is what we all do-we share, because we are a neighborhood of good people that wave to one another and say hello when we cross paths. This was not the case when I lived in NW Portland, but it was known that most folks living in that area were slightly more wealthy and educated since the cost of living in that neighborhood was above most in Portland. It was also in a very urban area which has an environment of dense population that mostly do not know one another. This is ok, not a bad thing, but known prior to living in such a neighborhood.

Your proposal to develop NE 42nd Ave would have a fundamental impact on this environment. The first foreseen issue is the driving out of local business that we all appreciate in the first place. Santo Domingo Taqueria is a staple to the neighborhood, as is the Spare Room, and our corner markets. These business owners are able to thrive in a metropolitan area, because we neighbors support them, and they are not as vulnerable to trying to run a business in an exorbitantly expensive "upcoming neighborhood" such as Division, Alberta, Hawthorne etc. We also do not try and pretend to be a trendy neighborhood, because we are surrounded by them. If anyone wants to try a new restaurant, we can walk or ride bikes to Alberta Street or Beaumont Village. This has been a selling piece for real estate that we are close to that if we so choose, but this neighborhood is a quiet one. Our street is lined with businesses that cater to a service if one needs it (a laundry mat, a few dog watching services, a few coffee shops, an art welding shop, a CPA, a Montessori, etc). It is impossible for these businesses to stay with new development and increasing shop space.

It would also have a very negative effect on parking availability in the area. It is already at baseline extremely sparse. Most driveways pour into 42nd Ave, limiting sidewalks, and available space to park. There are several unmaintained gravel side streets with large pot holes and run off. How does one develop an area and allow it to continue to thrive for what is has been for decades without turning it into a parking nightmare that drives out local business? Also, how will you improve the area without making it look exactly like Williams, Division, Mississippi when our street is known to be a bit funky? Have you driven around on side streets and taken a feel for the neighborhood? It is loaded with off the wall remnants of "anything goes" in our neighborhood. We have a

house that has a hand painted mural of Diana Ross, Jimmy Hendricks, Miles Davis on a garage door and we all love it! There is another house that has taken multiple items, created art throughout their house and on their car too. You don't see ultra modern state of the art glass tall buildings anywhere, because that is not what this neighborhood is. That is what the Pearl District is. We don't want to see our neighborhood turn into something that it is not. A gentrified street of ultra yuppy hipsters that hang out at coffee shops and bars on bikes without wearing helmets. No thanks. But its close by if that is what one needs.

Land Use: Cully is known to have large lots, and with this has come some great folks who are still trying to do something meaningful. That is to farm- grown local, not-oil dependent for transport, picked and sold fresh to sellers; hard working individuals. I see absolutely no space in the plan for them. I see absolutely no possible way that our food culture could continue to prosper. We Portlanders love local farm supported produce. Its in a majority of restaurants that list their support. How is the land use going to support these very rare, contributing individuals?

Also, on the sewer outline. I thought it was an outright joke, and literally laughed out loud, when I saw this proposal. Can you cater anymore to the most wealthiest neighborhoods in Portland? What is up with that?

Now for the applaud. I think it is wonderful that you have outlined space for parks and open land. It is imperative that this city have spaces like this and for a place to play for our future generations.

A concerned citizen,  
Brooke Arias

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