

September 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

It has been brought to our attention by our neighbor Michael O'Connell that the single-family home properties south of and fronting SE Caruthers between 35th Place and SE Cesar Chavez and that portion of SE 38th Ave. South of Caruthers have a 2035 Comprehensive Plan designation as Commercial. Being the owners of two of these properties, my wife and I have concerns. We are totally supportive of Mr. O'Connell's proposal. We would like to see these sites to be identified as single family occupancies. The locations of these properties already serve the function of buffering the highly expanded developments that have recently taken place along the Division corridor. We have been excited about the possibility of being able to stay in our home as we age. We have been able to access our medical, dental and veterinary services within our neighborhood. We shop and entertain ourselves, our friends and our family within walking distance of our home. We enjoy being a part of the neighborhood.

My wife and I moved into our home at 2346 SE 38th Ave. in 1986 and would like to continue living there as long as we can. We purchased the house at 2347 SE Cesar Chavez in 1996 and one of our adult children lives there and has lived there for years. He helps us out when we travel and part of our plan is that he would be there to help us out as we get older. We have been very tolerant of the very obvious changes that have been and are being made along Division Street. Let's keep Division's growth on Division and leave our neighborhood a neighborhood. The three houses on the east side of 38th between Caruthers and Division are long term family held homes. They help buffer the neighborhood from Division. Neighborhoods need to be preserved and protected from excessive commercial growth.

When we look out our living room window we look west and down Caruthers. The trees protect our view of The Richmond Flats. We are keenly aware of the parking changes that have taken place since the recent development of Division and it would be a shame if the homes along Caruthers were to be further affected by more growth.

Over the years we have landscaped a garden on our properties, two deep lots that blend seamlessly together, that reach from our home on 38th Ave to Chavez Blvd. Our garden has been in several garden tours and is considered a showcase by many of the people we know. We have taken a long time developing our properties and they are what we want them to be. We know that whatever these properties are designated as we will keep them as they are as long as we are able. We have created our

own little park in an urban setting and just like the parks of the city we would like for them to remain that way into perpetuity.

We have kept our homes nice and made many upgrades over the years so that these homes will last into the future. We want to enjoy our neighborhood and community. We also want to protect it from excessive growth that will destroy what already exists. Please consider granting a permanent R-5 single family designation for the section of Caruthers between SE 37th-SE 39th, Cesar Chavez, in the 2035 Comprehensive Plan.

Sincerely,

Richard H Olivera

Karen S Campbell

2346 SE 38th Ave, Portland OR

cc: Michael O'Connell
Karen Huth
Virginia Seleen