

From: Lys opp-beckman [mailto:lysoppbeckman@gmail.com]
Sent: Friday, December 12, 2014 12:55 PM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan

Hello,

I would like to submit testimony to contribute to the development plan for the Woodstock neighborhood. I live in the neighborhood and work at the Joinery so I am part of the business district and a property owner. I have lived here for a year and a half. My educational background is BFA in Product Design and MS in Historic Preservation.

I attended the last charette on December 4th and found the concept of stepped development interesting. However, feel though that mandating all buildings be built in this style will create only premium price point retail and living spaces. I feel that it is ok to have an urban core be just that. I feel it would be ok to allow straight vertical development in the non-residential hub from 41th-48th and bring in the stepped buildings on the outer portions to blend into the residential portions. I want the construction to be respectful to the small homes that butt up against these buildings. Perhaps a green wall on the back of these vertical buildings would abate the extreme nature of the architecture? AN additional concern I have about mixed use buildings as they near the neighborhoods are signage. Perhaps we could limit the permissible amount of signage as you get close to 57th and 39th.

Another topic I heard broached was that of keeping Woodstock Woodstock. I feel that that element is purely in the residents themselves and the only significant structures really worth saving are the church and the grand central bakery building.

Places I would like to stay in the neighborhood

- Ottos
- The Ace Hardware
- The Joinery.
- New seasons
- The Lutz
- The Red Fox Vintage
- The Delta Café
- Zoomcare

Questions:

- How many years of construction and development are you imagining?
- What kind of shape is our existing infrastructure in? Specifically electrical, plumbing and roads.
- Are you imagining that all development will result in tear down? Or do some buildings have the structural capacity to be added onto.

Thank you for all your time.

Sincerely,

Lys Opp-Beckman

6111 se Woodstock blvd
Portland or 97206