

Dear City planners,

I am a Buckman property owner and a neighbor to 1403-1415 SE Stark Street.

I've heard that a proposal has been made for 1403-1415 to have a zoning change to give it commercial zoning. If this property is to go commercial, I would like to request that it be changed to the smallest, least dense commercial zoning, which I believe is **CM-1** under the old zoning or **MU-1** under the proposed zoning.

There are several reasons that I feel the commercial zoning should be limited to the least dense that we can hope for.

1. This building abuts residential housing and this change will greatly affects these residents.
2. SE Stark is a neighborhood collector street not a corridor street.
3. Washington High has just added a huge amount of unplanned new commercial space and density to what is a residential neighborhood. This project is diagonally across the street from the subject property and will house a 850 seat concert hall, 2 bars, at least one restaurant and rooftop event space. This as well as New Seasons new National headquarters.
4. SE Stark has no public transit and is not on a bus line.

It has further been brought to my attention that this zoning change may include the metal sided garage at the East end of the subject property, thus increasing the footprint greatly. I believe this property was originally built as a GARAGE according to Portland maps. How is it that now it can be considered a part of the historic warehouse building?

I believe that keeping Portland a lovely city can only happen when these zoning changes are made with consideration for the neighborhood and it's residents. I feel that vibrancy is preserved when these decisions about zoning and permitting are made. Thank you for your time and consideration as you decide which direction is best on this cornerstone property and its neighbors.

With respect,

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