

Dear City Planners,

We are Buckman Neighborhood homeowners residing at 1424 SE Oak, directly north (behind) the property 1403-1415 SE Stark which is up for sale. The City Planners are proposing to change this property and garage from R1 to Commercial zoning. As a group of concerned homeowners, we and our neighbors have met with city planning officers, have testified at city planning public meetings, and have heard little in return.

Please consider the neighborhood desires.

1) We prefer no change in zoning.

2) If a change is made, restrict it to the least height and density possible for 2 reasons.

(a) As I said, our home is directly behind this property. We have dedicated our back yard to vegetable gardens, fig trees, banana trees and grape arbor. **Any building built higher than present on the footprint of 1403-1415 SE Stark will put our gardens in shade for the majority of the day. Additional height does not fit on Stark Street as well.** We are not Division Street.

(b) **We are seeing a rapid increase in density in this approximate 8 block area.** We have presently learned that Washington High developers have leased spaces for an 850 person capacity concert Hall with additional Rooftop venue and 2 bars serving hard alcohol. In addition, New Seasons Headquarters will be leasing a large amount of Washington High for their offices. (Imagine our collective disappointment, as we were hoping for a grocery store as a tenant in its stead!) We also see the lot in our neighboring block, SE 13th & Oak Street (directly north of Washington High) being prepared for sale with zoning changes. We see what is coming.

We are not a box to check off your list. We have lived in this community through homeless camps, bicycle theft rings, drug rings, and the infamous Oak Street Sewer Project. Despite these unusual and provocative situations for any neighborhood, we have made this neighborhood work. This is due to the proactive homeowners in this area. Do not squeeze us out! The rezoning proposals you are considering for this property will negatively impact this neighborhood.

Do not congratulate yourselves with "Progress Through Density" commercial zoning changes in residential neighborhoods.

Thank you for your consideration.

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