

TO: City of Portland Planning and Sustainability Commission

FROM: Michael O'Connell

SUBJECT: Request to amend the Comp Plan designation of certain single-family home properties

Through very recent correspondence with Marty Stockton – SE District Liaison for the Bureau of Planning and Sustainability, I learned that the Comprehensive Plan Management Team, in its report to the Commission, has not supported my and several of my neighbors' request to amend the Comp Plan designation of certain residential properties in the Richmond neighborhood, namely:

2414 SE 38th Avenue
2406 SE 38th Avenue
2346 SE 38th Avenue

I am writing this letter to you to ask that you support my, forty seven of my immediate neighbors, and the Richmond Neighborhood Association's request that the Comp Plan designation for three single-family properties along the east side of SE 38th Avenue be amended to R2.5 from C/MU.

- This is the only quadrant of the Division/Cesar Chavez intersection where the C/MU designation extends the full block to the adjacent street Right-of-Way. On all three other quadrants, the C/MU designation only extends to the Division or Cesar Chavez half-block. We would like to be treated equitably with other home-owners in the area.
- Except for the very contentious Richmond Flats project at SE 37th Avenue and SE Caruthers, this is the only section of the entire SE Division corridor in the Richmond neighborhood where the C/MU designation extends beyond the Division half-block and encompasses single-family home properties fronting the next street over. Again, we would like to be treated equitably with other home-owners in this area.
- The Comprehensive Plan Management Team's recommendation will set up the perverse situation where these properties, if commercially developed in accordance with their Comp Plan designation, will face single-family residential property on the other side of SE 38th Avenue. Again, apart from the very contentious Richmond Flats, this is the only location along the entire stretch of Division where this situation does and will exist. Knowing how much of a negative impact that that project had on this neighborhood, it would be very unfair to establish the conditions to allow that to happen again just one block away.
- Some of the most intense development in recent years in the City of Portland occurred along the Division corridor – mainly in the “lower 30's” stretch. All of this happened with a C/MU designation that extended to the Division half-block. None required the full block between Division and Caruthers or Ivon/Clinton. Full block development is inappropriate for this part of the City.

Please consider these issues as you discuss the recommendation of the Comprehensive Plan Management Team, and approve amending the Comp Plan designation of these three properties to R2.5 match the rest of the SE Caruthers corridor.

Sincerely,

Michael O'Connell