

To: Portland Planning and Sustainability Commission
Portland, Oregon

Dear Commisioners,

This letter is concerning the properties at 1403-1415 and 1421 SE Stark. Since the public testimony, a lot has changed in the neighborhood. As you know Washington High School was changed from residential to commercial which put a high density commercial project in a residential neighborhood. Now in the last month we have learned that a concert venue bringing in as many as 1200 people, 200 times a year is opening in Washington High School. This was done with no conditional use review and no parking study. I find this type of planning appalling and detrimental to our neighborhood .

If the city insists on changing the 1403-1415 and 1421 SE Stark properties to commercial I would like them to be the lowest commercial density which is CN1 currently or CM1 proposed. Please recall that SE Stark is collector street with no public transit. I also support a three story height(35 ft) limit based on SE Stark street being zero height.

In regards to the 1421 SE Stark this should be left R1. The neighborhood has been asked to compromised on letting 1403-1415 SE Stark become commercial so I would ask that the land owner have to compromise also. The current owner who requested this change has the property for sale so anyone who buys it knows what they are getting. In all probability this property will be torn down so all the non-conforming uses will disappear. The 1421 request is about creating more value for the owner. 1421 Stark is an old wooden garage that is not part of the original brick building.

Another thing the city could do is make the area along SE Stark between SE 12th and SE15th a historical area. The city has already pumped millions in tax breaks to make Washington High a historic landmark. The old buildings along Stark would make a great area and it is one of the few areas in the city that has't seen much change. The 1911 street car building at SE 13th is a example.

Finally I think that all commercial designs in the cities neighborhoods should have to be put before a design review and presented to the neighborhood associations. Let's not creat the apartment eyesores that Buckman experienced with the 1960's infill. Let's be more proactive this time around.

Although my neighbors have not signed this we did have 16 neighbors sign a petition earlier that requested less density along this section of SE Stark.

Thank you for your consideration,

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