

Gentlemen:

My wife and I have lived on N.E. 141 Ave. for nearly 43 years. During that time we have seen major changes in our neighborhood which include 82 passes by Tri-Met buses, daily, the addition of the many apartments along the west side of Sandy Blvd., increased criminal activity associated with the apartments, and increased and routinely ignored speeding on Fremont as well as the major north/south heavily traveled N.E. 141 avenue. The other daunting change to the livability of our neighborhood and especially N.E. 141 Ave. is the use of large square footage homes that are adapted to the use of adult foster care. Up and Out operates the house NE of us on the east side of N.E. 141 Ave. and to our immediate south and next door is the home operated by Community Access Services. 5 residents to each home and the attendant care givers and their cars. There is no commercial off street parking for either of these homes so the caregivers frequently park on the street and at times this can range up to 20+ cars on meeting days. Routinely there are 5 cars at the CAS house and 3 or more at the Up and Out house. As commercial businesses they have sprouted without any necessary approval or hearing with the neighbors that are impacted by these changes to our residential neighborhood. Lastly, the small Tri-Met buses arrive and depart throughout the day at both of the houses - sometimes lining the street in a double parking arrangement waiting their turn to pick-up or unload one of the residents of the house. Travel on N.E. 141 Ave. is fast and furious often with considerable congestion.

What does all of this have to do with the City's master development plan for the next 20 years? Plenty! We need assurances that increased traffic through the neighborhood resulting from the placement of high density housing, small businesses, light industrial sites will not occur. The space north of Sandy Blvd. is more than adequate for additional growth of this type. The existing farmers operating on N.E. 122nd and Shaver and from Sandy Blvd./N.E. 148th south to the Argay Downs housing development just east of Rose Parkway should warrant being re-classified from R-3 to R-5 or R-7 single-family residential. We understand that Change Numbers 287, 288, 289 relate to the N.E. 122nd property and Change Number 290 refers to the N.E. 148th acreage.

In our opinion both of these parcels should eventually be converted to residential housing sites, when and if the farmers determine to no longer operate as farm property. Increased density is unwanted and the impact on our schools has not been addressed. The graduation rates at Parkrose High School are not stellar and many of the schools are already stressed with students who are handicapped by not being English speaking students.

We appeal to your collective review of our request towards helping to maintain the attractiveness, safety, and livability of the Argay neighborhood.

Sincerely,

Virginia L. Holman  
Gordon L. Holman  
3621 N.E. 141 Ave. Portland, OR 97230  
[gldholman8216@msn.com](mailto:gldholman8216@msn.com)  
503.257.8216  
503.816.9224 (c)