

**From:** Oregon Rediviva [<mailto:info@oregonrediviva.com>]  
**Sent:** Tuesday, February 03, 2015 5:13 PM  
**To:** BPS Mailbox  
**Subject:** Portland Comprehensive Plan update

To: Portland Bureau of Planning and Sustainability  
Re: Portland Comprehensive Plan update, Sellwood neighborhood

Greetings:

We appreciate the notice about the proposed comprehensive plan changes that affect our property on SE 13th Avenue. We have been concerned about this possible change, which we feel would adversely affect the continued residential value of our holding. The addition of retail storefronts along these three blocks from Sherrett to Linn Streets will certainly further increase auto traffic on 13th Avenue. While infill and redevelopment in the next few decades will cause an increase in Sellwood's population, it appears to us that there is already sufficient, indeed ample, un- or under-developed retail space along 13th, 17th, and Tacoma to accommodate that increase.

TriMet is not anticipating any major increase in transit service to this part of Sellwood. The #70 line is not designated a "frequent service" line, and the "split" of service along 13th Avenue and 17th Avenues cuts in half the standard frequency along this part of the route. Both frequency and hours of service have been cut on the #70 in recent years. Sherrett is as far south from the Tacoma spine as retail should go, and 13th Avenue is not a through street to the south, but ends in the upscale Garthwick residential area.

It has occurred to us that city planners may have observed that there are several businesses currently operating along this stretch of 13th Avenue, thus suggesting that more might be appropriate. For example, Sellwood Carpentry is across the street from us, Oculus Fine Carpentry is next door, and we do business as Oregon Rediviva. However, all of these are residences. None of these businesses operate as storefront retail. There have no signage, there are no outside employees, and there are no walk-in customers. Our own business is a retirement enterprise of miniscule proportion. We live here, we're not selling things here. These three southern blocks of 13th have been residential in character since the 1890s, and we believe that streetscape should be maintained.

Thank you for the opportunity to comment.

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