

Hi Susan,

Thanks for your note. I look forward to getting involved in the neighborhood association around this and other topics.

In short, my future plans for the 15th / Clinton parcel are undetermined at this point. I acquired the property in late 2013, so it's still fairly new for me. A few things I can say:

- I'm committed to long-term ownership of the property. I'm excited to have gotten the chance to own this property in a very unique inner SE location - near the convergence of Hwy 26, SE Division, 11th/12th and the new MAX line - and look forward to contributing to the well being of the neighborhood
- In the near-term, very little will change. The property was a substantial purchase for me, and my focus right now is having high quality tenants, making minor repairs / system upgrades to preserve the long-term health of the structures and coming up with a more thoughtful long term plan
- In the long-term, I'm an advocate for density planning. As Portland continues to grow over the next 20 years and beyond, I believe in the sustainable development that has made Portland one of the most desirable places to live and a model for urban planning. For this property, I could see a variety of potential uses
 - o #1: Keeping as single family residences, finishing the basements/attics to create more living space
 - o #2: Finishing and separating the basements off as separate living units, creating an 8 unit
 - o #3: Using the existing structures for commercial / retail services
 - o #4: Removing the structures (either via demo or relocating them), opening up the land for future development to include higher density residential and retail amenities for the neighborhood
- I submitted a written testimony to the PSC supporting a change to CM zoning, with the key reasons being
 - o Long term density planning / neighborhood amenities
 - o Compatibility with the adjacent ExD industrial land to the west and south
 - o Flexibility for future use

Realistically, #1, #2 or #3 are the more likely mid-term (5-10 year) alternatives and #3 is a longer range possibility. With the MAX line opening up, and density/traffic to continue to increase along Clinton, I believe having some small retail services over the next several years between 12th and 21st would be accretive to the neighborhood.

I look forward to getting involved in the community discussion, so please keep me informed on how I can do so.

Best,

Matt Brischetto