

Date: 3-13-15

RE: Comprehensive Plan Testimony 1403 –1415 SE Stark

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I am concerned about the comp plan proposed zoning changes to the property at 1403 – 1415 SE Stark. The current use of this property is 1 story commercial creative space in a R1 zone.

The proposed zoning is CS – will totally change the atmosphere in this neighborhood. CS allows four stories of residential development, with no true requirement to develop the first floor as commercial space. Also this the north side of the street; build out with the CS zone would cut off the sun light to the residences on the other side of the block.

As I see it, there are two acceptable uses of this corner:

1. R1 – Non-Conforming use with the existing buildings
2. Develop within the R1 zoning – Note the townhouse apartments recently built at SE Alder and 20th.

Thanks for your consideration!