

Thank you Council – my name is Brian Houle. My partner and I live in the Richmond Neighborhood at 1931 SE 50th Ave.

A 4 story, 45' tall, 83 unit apartment complex is being proposed for construction at 1916 SE 50th Ave which is directly across the street from our home. If the current proposal is allowed to be built, there will be significant and permanent negative impacts to the quality of life for many property owners surrounding this development.

This Avenue is characterized by features which make it significantly different from other areas where commercial development has been approved. These features must be taken into account in the permitting process for commercial development along this corridor.

This corridor is primarily zoned R1, contains a very small Commercial “spot zone” of 4 properties, and is surrounded entirely by R5 neighborhoods for many blocks in all directions.

SE 50th Ave has a 35 mph speed limit, and the City's Transportation Plan identifies 50th Ave as a Neighborhood Collector, as well as a Major Transit Priority Street linking East side neighborhoods with downtown. The current rate of development along this street will consume all remaining parking spaces as residents, guests, and family members of these new apartments attempt to parallel park along 50th Ave. Traffic flow already backs up during rush hour commutes, and will quickly resemble the gridlock that is now routine on Upper Hawthorne.

Motorists looking for a parking space will be faced with 5 “Dead End” streets between Lincoln and Hawthorne that prevent them from gaining access to 51st Ave, thereby creating an endless flow of frustrated motorists. If motorists attempt to turn to the west, they will find themselves on 49th Ave which is only 19' wide. This narrow and intimate street currently provides for 1 row of parked vehicles for homeowners, and room for only one vehicle to make passage.

Motorists will attempt to flow around this gridlock by using the cross streets of Harrison and Lincoln. However, Harrison St is also a narrow street and only allows for one vehicle to pass at a time, and Lincoln St. is designated as a major commuter street for bicyclists. Does any of this sound safe to you – especially in a region that has a high number of young families with children?

The major concerns of our group would be alleviated by reducing the height and scale of this proposal to 40 units and 30' in height. I, along with many other home owners are about to lose the beautiful and scenic view of Mt Tabor that we currently enjoy, and that has been enjoyed many who have lived here before us.

14 weeks ago I started a dialogue with David Mullens who is the manager for this project, inviting him to my property to see the view that will be destroyed by this building. He agreed to pay me a visit - but I still haven't heard from him. With all of the public input we provided on this project, we just learned that they have chosen to reduce the size of this project from 84 units to 83 units.

The City, along with neighborhood residents and developers have an opportunity to work together now to encourage and voluntarily adopt standards and practices known to promote increased sustainability and livability. As voting and tax paying citizens of Portland, we strongly advocate proactive leadership as opposed to an attitude or language suggesting that “nothing can be done.” Thank You

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**Moore-Love, Karla**

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**From:** Brian Houle <brianhoule2013@gmail.com>  
**Sent:** Friday, February 27, 2015 4:23 PM  
**To:** Moore-Love, Karla  
**Subject:** Testimony for April 22

Ms. Moore-Love,

I am writing to request to be included in one of the five slots, reserved by Ms. Kate Howser, at the City Council Meeting to be held on April 22, 2015. I would like to address the negative impacts that will be felt by residents of the area with respect to development of property on SE 50th Ave, between Hawthorne Ave. and Division St. I am a member of the group that is opposed to the 84 unit apartment complex by SK Hoff.

Thank You

Brian Houle

1931 SE 50th Ave

Portland, OR 97215

503-839-8246


Request of Brian Houle to address Council regarding impacts to residents with respect to development on SE 50<sup>th</sup> Ave (Communication)

APR 22 2015

PLACED ON FILE

Filed APR 17 2015

MARY HULL CABALLERO  
Auditor of the City of Portland

By   
Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		