

Oregon Tile & Marble

1845 S.E. 3rd Ave.

Portland, Or 97214

December 14, 2015

Portland Planning and Sustainability Commission

1900 S.W. 4th Avenue

Portland, Oregon 97201-5380

Dear Chairman and Members of the Planning and Sustainability Commission:

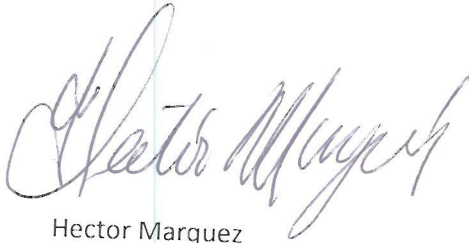
I am writing to you about my concern and opposition to the street vacation of SE Harrison Street (RWA File No. 8030) in SE Portland along SE 3rd Avenue. My name is Hector Marquez and I own a large Oregon Tile and Marble consisting of a warehouse, offices and showroom and corresponding business directly across the street from this proposed action. We have been in Portland for over 30 years and have built a thriving business with a stellar reputation based upon unsurpassed quality, selection and customer service. It is no secret that this request being made by the city is for the possible relocation camp Right 2 Dream Too to this totally unsuitable site from Northwest Portland. I have owned and invested in this neighborhood for over 20 years and built a successful and thriving business employing 52 employees at this location. Additionally, I have dozens of people a day and hundreds in a week that come to our beautiful showroom which will be less than a block from this homeless camp. Though Right to Dream Too (R2DToo) has shown to be an organized and peaceful group I sincerely believe in this less dense location with less police presence and fewer eyes on their operation than where they are in close Northwest, the ability for this to continue will be impossible. Also it is inevitable that this encampment will attract additional numerous other street people who will be interacting with those in the camp and because of the camps presence will feel comfortable setting up camp nearby. They will not be (nor do they want to be) under the auspices, supervision and rules of Right to Dream. This will only increase the potential of conflict with businesses and their employees and customers nearby, not to mention the accompanying issues regarding sanitation, junk, vagrant dogs, panhandling, drug/alcohol use. My employees and customers (many which are women) will undoubtedly feel, uncomfortable nervous and unsafe in this environment. The well-being, safety and welfare of both my employees and customers is tantamount to my business. The presence of R2DToo across the street will severely jeopardize the secure, welcoming and professional environment to work and patronize that I have spent years to create and cultivate. Additionally there are major problems with the process and technical aspects of this property being vacated for this use.

- There was a real lack of notification regarding this street vacation process thus not allowing the neighborhood or adjacent property owners to engage the city in any meaningful discussion of the impact of this action.

- The original intent of the land was for a transportation use to serve what is an employment and industrial district, not a residential area. That use should be continued to the benefit of the many businesses and employees in the area i.e parking, truck access and maneuverability.
- The use (R2DToo) that is being accommodated by this potential street vacation is totally incompatible with adjacent uses and by its very presence will diminish real estate values, deter customers and threaten employees.
- The potential use (R2DToo) directly adjacent to a heavy industrial use that includes processes (chemicals, volatile activities etc.) are totally incompatible and dangerous especially in light of any possible industrial accidents or calamity.

Given the facts above, I strongly state my disapproval of the street vacation your commission is considering.

Sincerely,

A handwritten signature in dark ink, appearing to read "Hector Marquez". The signature is written in a cursive, flowing style with some loops and flourishes.

Hector Marquez
Founder & Owner
Oregon Tile and Marble