

MERRIS SUMRALL

October 24, 2017

Planning and Sustainability Commission
1900 SW 4th, Suite 7100
Portland, Oregon 97201

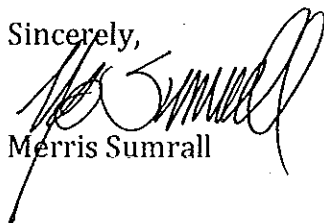
Dear Commission Members:

As a resident in close proximity to 2438 – 2450 SE Main Street, I am writing to ask that you deny the City's proposal to rezone this property from R5 to R2. My concerns are:

1. There are already 13 affordable rental units on this property. These are units occupied by renters who have, in some instances, been there for many years. A development will likely displace these renters, and their more affordable housing, with more expensive units.
2. The site is at the end of a narrow, dead-end street with no ingress/egress for trucks and emergency vehicles. Currently, garbage trucks, delivery vehicles and even emergency vehicles have difficulty getting up and down the street safely. Parked vehicles have been damaged due to the limited width of the street. To avoid damage, cars typically park ON the sidewalk, blocking it, to give safe passage for larger cars and trucks. It would seem that approving this development would create vulnerability for the city, given the lack of safe and clear passage.
3. Our immediate area already has a much higher ratio of duplexes, fourplexes and apartment complexes on Main and on adjacent streets, when compared to other neighborhoods. There are apartment complexes to the east and the north of this property. We also have quite a bit of shared rental housing, rather than single family occupancy in the immediate area. Even though some residents do not own cars, parking has become challenging and at times, contentious on Main and on Salmon Street, where some Main Street residents park.
4. Our neighborhood has also absorbed many in-fills on Hawthorne and Belmont. Most recently, SE Hawthorne Blvd and 24th Street (three blocks away from the proposed rezoning), where a 60-unit complex is being built. The spillover, in parking, reaches all the way back to Main. If we are going to undergo this development on the thoroughfares, please lighten the load on neighborhoods that are already carrying additional parking and noise burden from this intensive development.

This rezoning will impact the livability, character and the safety of our neighborhood. I ask that you deny this zoning change. Thank you for your consideration.

Sincerely,



Merris Sumrall