

From: Mary D. Christensen
To: [Ballew, Cassie](#)
Cc: [John Carr](#)
Subject: Additional Self-Storage Comments
Date: Wednesday, February 14, 2018 10:33:02 AM
Attachments: [Post-Hearing Self-Storage Facility Comments.docx](#)

Hello Cassie,

Attached are additional comments on the proposed self-storage facility at SE 62nd and Powell prior to the February 15th deadline.

Thank you,
Mary Christensen

February 14, 2018

LU 17-144195 DZ

Dear Design Commissioners:

With the extension in the public comment period, I am pleased to provide additional comments in response to new information provided at the hearing and recommended additional conditions for design approval.

New PBOT Information

PBOT expressed doubts box trucks and other vehicles, given the proposed design, would frequently use SE 62nd Avenue north. According to PBOT, drivers of box trucks and other larger vehicles would not use SE 62nd north for the ½ mile stretch to Division because 62nd is “so narrow” and because SE Powell is “so close”. I respectfully disagree.

SE 62nd between Powell and Division is heavily used as a “cut-through” for existing traffic, including box trucks, trailered vehicles and other commercial vehicles. Moreover, Google driving directions direct drivers from the subject property north on SE 62nd to access a large swath of NE Portland. For example, drivers are directed north on 62nd as the preferred route for transport to the 3500 block of NE 17th - 6 miles from the site - and to the 2500 block of NE 62nd -3.8 miles from the site. Similar driving directions are suggested for other locations between and beyond these disparate points. In short, the evidence strongly indicates box trucks and other vehicles frequently would use 62nd.

PBOT has acknowledged that 62nd Avenue is “narrow” and “skinny” for its transportation class.

Recommended Conditions

I ask the Commission and applicant to support the following additional conditions:

- 1) Vehicles exiting the facility should be required to turn right to ensure traffic is directed to SE Powell. I recommend signage and/or physical barriers such as directed turn lanes or curbs for this purpose.
- 2) Hours of operation should be established for current and future use of the facility. I understand the applicant has indicated intended operational hours of the facility of 7 a.m. to 10 p.m. To ensure that these hours are not exceeded in the future, as might be occasioned by a change of ownership or management of the facility, I recommend provisions be provided, enforceable by the city and/or qualified third parties such as the STNA, to limit hours of operation to those indicated by the applicant.

These conditions, taken together, would go far to ensure the proposed design is compatible with neighbors adjacent to the site and neighbors living in residences in the 10-block residentially-zoned area north of the subject property.

Thank you for your consideration.

Mary D. Christensen