

## DeCoursey, Jillian

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**From:** Mark Anderson <andersonstudiowork@yahoo.com>  
**Sent:** Thursday, March 01, 2018 6:17 AM  
**To:** Ballew, Cassie  
**Cc:** Heron, Tim  
**Subject:** Case file LU 17-144195 DZ

Dear Design Commissioners,

My wife and I are writing in response to the proposed self-storage facility on SE Powell at 62nd Ave (Case file LU 17-144195 DZ). We live one block north of Powell on 62nd Ave.

Firstly, we feel that an enormous warehouse is a poor business choice for this site. It is alien to the wonderful character of this vibrant, foot-friendly, close-knit, creative neighborhood. We are NOT against development but in our 10 years living in this neighborhood we have never heard anyone say "Gosh I wish there was a giant self-storage warehouse nearby". South Tabor is exactly the kind of community Portland should be celebrating and working to preserve. This soulless warehouse belongs elsewhere.

However, given the reality that it may be headed our way, we would like to make the following points:

- 1) It is too tall and/or too large. The illustrations presented by Leon Capital Group are slick in that they do not show this huge unit in actual context, situated adjacent to the existing neighboring houses and businesses. Our friends' humble homes and small businesses were airbrushed out of their illustrations and replaced with pastoral fields of grass. Leon Capital preempted the possibility of people seeing how their building will actually look in our neighborhood. The storage unit as presently conceived will absolutely tower over the Greer home, located immediately north of the site on 62nd, as well as the small homes on the other side of 62nd Ave. It will loom over our neighborhood like an alien spaceship, freshly landed. If we must have a storage unit, it should be appropriately sized. It is apparent that no real effort was made in any of the designs to harmonize the design or scale with the homes and businesses(1920-1950) in the immediate area.
- 2) To have entry and exit to the storage unit off of 62nd is...insane. The previous business on the site, 7 Dees Nursery, was a busy place which brought in lots of traffic, including trucks, but they had their entrance and exit off of Powell. Why should a self-storage business require anything different?? Cars and trucks traveling via Powell will still have to negotiate a turn from or onto Powell, so why needlessly route this traffic onto 62nd? 62nd Ave is a narrow street which is ALREADY swollen with speeding traffic traveling between Division and Powell. Parking is allowed only on the east side of the street because it is so narrow, and with parked vehicles, even two small sedans have a VERY tight squeeze when they pass. Putting entrance AND exit for the storage building on 62nd will make a bad thing worse. Truck and car traffic entering/exiting the unit will surely impact our neighbors on the east side of 62nd. These problems in our view contradict the requirements of PCC 3.284.050.F.
- 3) Also alarming are the security and privacy concerns (relating again to PCC 3.284.050.F), which are not properly addressed by the proposal in its current form. A huge monolithic vacant building with open areas like the one proposed will become a magnet for homeless and criminal activity in an area that is already struggling with the impact of both.

We do sincerely appreciate the opportunity to express our opinions and we thank the design commissioners for taking our concerns seriously.

Kay Carlson  
Mark Anderson