

From: Lisa T <lisataaffe@gmail.com>
Sent: Wednesday, April 19, 2023 7:40 PM
To: Besley, David <David.Besley@portlandoregon.gov>
Subject: Re: case file: LU - 159396

Dear Mr. Besley,

I am resubmitting my original letter in opposition to the plan for redevelopment of 2788 Thurman Street, case file # LU - 159396

Regards,
Lisa Taaffe

David Besley
Planner
Bureau of Development Services
Land Use Services
Re: LU 22-159396 AD

Dear Mr. Besley,

My name is Lisa Taaffe and I am an owner/resident of a condo located at 1704 NW 28th Ave, part of the Trolley Car Lofts. My comments regarding the proposed plan to convert the former Crackerjack Restaurant at 2788 NW Thurman Street into a Food Hall and Beer Garden are submitted here for your consideration.

The bedroom and living room windows of our condo at 1704 NW 28th face 28th Street, which is a residential street in a residential neighborhood. This proposed project takes up the corner of NW Thurman and 28th, with the "open air" part of the proposed design located entirely on NW 28th, next to our condo.

My family will be directly impacted by the noise, trash/trash collection, crowds and cooking smells generated by this project. As designed, the outdoor area - which includes a deck with picnic tables and louvered glass doors that will open up to the deck, and stadium seating for "hanging out" - will accommodate over 100 people at one time (according to the owner during a recent meeting).

This project has concerned me since the beginning, but I wanted to give the owner a chance to explain in person, and see what he planned to do to mitigate noise, crowds and cooking smells. After meeting with him yesterday, I do not feel reassured. He ignored our concerns and suggestions regarding placement of outdoor bar/eating area, as well as our worries over multiple kitchen ventilation emissions and sounds.

1) **First, since the property was purchased by the current owner, it has not been well maintained.** The fenced area that was previously outdoor seating for Crackerjack still has broken furniture, and random items not yet removed.

This worries me since it does not suggest the owner will take good care of property that he is proposing to double in size.

2) Second, the **design of the project situates an open seating deck and stadium seating on the 28th street side of the building.** This means it is oriented towards the residential neighborhood rather than the commercially zoned area on Thurman Street. During our meeting last night, the Owner was asked if he would could simply reorient the not yet built 2nd story so that the outside deck was overlooking commercially zoned Thurman street instead of our building. **Owner said No because he wants southern exposure for the outdoor deck.** He also stated that people would only be outside in

summer.

This answer was, frankly, disingenuous considering the use of space heaters and tents during winter months for outdoor dining. In addition, he said reorienting the deck to the front, where it would **overlook an EMPTY LOT ON THURMAN STREET**, would be loud for people who may buy a condo if one is built on the empty lot in the future. We said, "Well they will have a choice to buy the condo or not. We don't."

This does not bode well for his willingness to accommodate neighborhood concerns once the project is operational.

Note, please, that **no one asked him to eliminate or minimize his planned outdoor eating spaces (which would be my ideal scenario, honestly)**. We asked him to **reorient** it to reduce the noise and number of people looking in bedrooms and decks.

3) **Residents of the Trolley Car lofts have skylights and rooftop decks as our outdoor space**. We use those skylights to cool our condos, as well as allow fresh air in. Many of the owners spend a lot of time on the deck, and it is a selling point for our condos. The noise and smells from the 15 person outdoor eating area at The Crackerjack flowed into condos from skylights and was irritating all summer long. We all bought our condos knowing there was a bar next door that had a **small** outdoor eating area and lived with this inconvenience. As we have already lived through this on a small scale with Crackerjack and know the direction the sounds and cooking odors will go. Owner committed to bringing in an audio engineer during a neighborhood meeting last week, but has not yet moved on that and I am not sure what they can tell us that we haven't already experienced.

4) **The entire expansion of a 2nd floor will bring in more noise, more people, and more odors than a small neighborhood bar - particularly as the project involves multiple vendors providing food**. It faces our outdoor decks and some owners' bedrooms. It is not compatible with residential zoning. It deprives us of privacy, general livability and will negatively affect property values. **The current design impinges upon our right to use our property as we wish, and Owner's unwillingness to address this through design changes is a primary concern of this renovation.**

5) **Our unit in particular is impacted by foot traffic and smokers**. Since smoking won't be allowed at the project, smokers will gravitate up NW 28th to talk and smoke.

Previously, when smokers and talkers were under our windows at night, we had just a few people to send on their way. However, with the increased size of this project, there will no doubt be more smokers and more noise. I cannot walk over to a group of people hanging out drinking in stadium seating or a deck specifically provided for them to eat in, and tell them to move on as I'm trying to sleep. Given the owners lack of concern for us during the planning stage, I do not expect him or his manager to be responsive once the project is built.

If the project's outdoor space were reoriented towards NW Thurman rather than NW 28th, smokers would move down Thurman street towards businesses rather than towards residences on 28th Street and Savier. At the very least, it would reduce the number of people talking and smoking in front of my windows.

When this was discussed, the owner's response made no sense. He claims that this will be an upscale project not a dive bar, and thus will have a different clientele. People in this neighborhood smoke and talk just like people in other neighborhoods. As the only tenants owner seems certain of are a wine seller, a bar, and yet unnamed indoor food carts, I fail to see how this will reduce people eating, drinking, talking, leaving trash and smoking outside my condo.

6) The design **reduces alley access for Trolley Car lofts to maintain the brick wall facing the proposed project**. It will result in increased costs for maintenance work. So in addition to our reduced property values, we will have increased maintenance costs.

7) We were not provided answers to other questions we asked:

a) What is the parking plan in an area with already limited parking (owner said it will be a neighborhood place so people will walk)?

b) Perhaps most alarming (besides the refusal to consider reorienting the outdoor area to the commercial side of the building) is the owners inability to commit to operating hours. Will we begin having coffee patrons sitting on stadium steps at 6:30 or 7 am and bar patrons until midnight? This is very concerning.

c) What types of food providers will be located in the building, and how do you plan to vent the cooking smells?

In conclusion, I fail to see how this project adds to the diversity of offerings, benefits the neighbors or enhances the neighborhood. We have a food court on 23rd place. We have struggling restaurants and bars along Thurman as well as on NW 21st, NW 22nd and NW 23rd. We have a food co-op on NW 23rd place and New Seasons on 21st if we need take out food. Adjacent to the proposed business, we have a coffee shop and wine bar, which this will most likely put out of business, leaving empty storefronts.

Finally, a neighborhood architect (Mary DeVries) has made recommendations to make this project have a smaller impact on the residential part of this neighborhood. We do not see these recommendations being considered by Eric.

I hope the planning board does not approve the project as it currently exists and works with the owner to come up with concrete ways this will minimize the negative impact on neighbors.

Regards,

Lisa Taaffe

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