

Dan Neal
Paradigm Properties
1361 Pearl St.
Eugene, OR 97401

Paul Dustrud
Dustrud Architecture
1699 Pearl St.
Eugene, OR 97401

*I am copying you
regarding an issue I
addressed Messrs Neal
& Dustrud about. Just FYI.
Annes Wagner*

Dear Mr. Neal & Mr. Dustrud:

My husband and I are property owners in the Knott St. Townhomes, part of the two square block area between Martin Luther King and NE 7th St, and between Knott & Russell in NE Portland. We currently own a townhome which we rent to our eldest and stay in when we are, frequently, in Portland. In less than two years, I plan to join my husband in retirement and we will be moving to NE Portland to live near our children and grandchildren.

I'm sure that it is obvious that I am writing about the development currently planned on NE 7th and Russell. I (for we) have both concerns and a request.

The concern is that an, essentially, tiered-block 8-story apartment building in a neighborhood that still retains some character and cohesion is both inappropriate and even potentially harmful in both scale and style to the ongoing development of the character of the neighborhood despite the current multi-use zoning allowance. The traffic intensity of 82 apartments added on three rather narrow two-lane streets seems overwhelming. In an article that I read about Mr. Neal's development of a student housing structure, it was said that "old structures (were) replaced with thoughtful design." Mr. Neal, you were quoted as saying that they "cost more money than the cookie cutter box", but that they were a "reflection of (your) personal values" and that you placed "a high value on excellence of design." In light of that standard, we would ask you both to reconsider the scale, style & purpose of the design you have proposed for NE 7th.

Also in support of that concern is the fact that the Portland Planning and Sustainability Commission's Proposed 2015 Comprehensive Plan clearly re-categorizes this neighborhood for a lower intensity of development. While that plan has not yet been approved, it would be respectful of those of us who live there to consider an alternative that would honor the new Plan's intention.

I also have an alternative suggestion for you to consider. John and I are, even now, using the services of a realtor to look for single-level condos or single-level SFR's, 2-3 bedrooms, 2 ½ baths, "greatroom" living spaces in NE. We are stimulated by the diversity of the NE communities, the growing social hubs like Alberta St & Mississippi, the Kennedy School Community Center, and the community gardens. We imagine that we are not the only couple looking for something similar, especially just 8 blocks north of Broadway and two blocks from public transportation.

There is Almost Nothing available!

Isn't there any way that this site could be re-purposed in a profitable way to become 4 stories of more character-filled condos for people like ourselves who bring the sale of our previous homes to the Eliot neighborhood, a great place for living (and in our case, retiring)? It would eliminate the traffic issue, support a multi-use character-filled neighborhood, and respect the personal values of which Mr. Neal previously spoke.

I realize that the two of you must not live in the Eliot neighborhood, but hope that you will think about what you would hope for your own neighborhoods in finalizing your decisions.

You may reach me by mail, email or phone if you have comments or questions.

Very Sincerely,



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Aron Wagner
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