

**From:** Ian Honohan <[ihonohan@vernier.com](mailto:ihonohan@vernier.com)>  
**Sent:** Thursday, October 2, 2014 11:46:22 PM  
**To:** Stockton, Marty  
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**Subject:** Draft 2035 Plan

Marty Stockton  
Southeast District Liaison  
Portland Bureau of Planning and Sustainability  
1900 SW 4th Avenue  
Suite 7100  
Portland, OR 97201

Dear Ms. Stockton,

I am writing to voice my concerns about the current and proposed designation and zoning of my property near the corner of SE 38th Avenue and SE Caruthers Street. Recently my wife and I received notice that our property is in a zone that will likely have a designation change under the 2035 Comprehensive Plan. In learning more about the proposal, it came to our attention that our property has an Urban Commercial designation under the current plan and is slated for a change to a Mixed Use - Urban Center designation. What we, and our neighbors, found unusual was that our pocket of single family homes (described by Proposed Change 683 in the 2035 Comp Plan) stuck out as the only area along the SE Division corridor with the Urban Commercial designation, a full block away from Division, itself.

My wife and I purchased our first home, at 2406 SE 38th Avenue, in 2002. We were fully expecting that this would be our "starter" home and that we would stay for only a few years. It did not take long for us to fall in love with the neighborhood and commit to making the space our own. Since we have moved in we have done major renovations both inside and out and created a wonderful space to start our family.

Even though our home is on the very corner of the neighborhood, we have found that balance of accessibility and personal space is really unmatched. Some of that balance has recently been disturbed by the fierce pace of high density development along Division. However, even with all of the recent changes there, our property still retains its charm and we feel our neighborhood is still intact. However, any further encroachment northward from Division would unquestionably put that balance and charm at risk for the entire neighborhood and, no doubt, have a significant, adverse effect on property values.

That is why my wife and I would like to voice our full support for the proposal put forth by our friend and neighbor, Michael O'Connell to designate the area as Single Dwelling - 5000 (R5). While we largely support the intent of Portland's urban planning, we do not want to see our neighborhood dissolved. Our children need a quiet, safe place to play and explore.

Sincerely,  
Ian Honohan  
Karen Huth