

To: The Planning and Sustainability Commission
From: Richard Olivera and Karen S. Campbell
Re: Recommendations

As the property owners of 2346 SE 38th Ave., we are surprised by the commission's recommendation to have the three residential homes on the east side of 38th Ave. between Caruthers and Division namely: 2346 SE 38th Ave., 2406 SE 38th Ave. and 2414 SE 38th Ave., designated as Commercial Mixed Use. The home owners of these three houses approved of and signed a petition and wrote comments into the open comment email webpage requesting to have a residential designation. In addition forty four other neighbors signed petitions supporting a R2.5 designation. The Richmond Neighborhood Association also supports the R2.5 designation of these properties.

These three homes are a buffer between Chavez Blvd., Division St. and the rest of the neighborhood on 38th Ave. and the homes on Caruthers between 37th Ave and 38th Ave. Your recommendation that these single family properties continue to have a C/MU designation, greatly impacts the other homes in this neighborhood. As stated before, many of the neighbors and all of the owner- occupied residents signed the petition to include the three houses in the R2.5 designation.

Within two years our immediate neighborhood went from having three restaurants to having six restaurants and added one hundred and five (105) apartments providing only twenty off street parking places. In addition seven parking spaces have been lost due to bioswales. The parking impact to those of us on 38th Ave. and Caruthers street is enormous. To continue to increase the commercial density of this area, at this point, is irresponsible and insensitive to the neighborhood.

It is our understanding that the city wants to increase the tree canopy in this area. The three properties on 38th have at least seventeen trees and many shrubs ten feet or taller. Our property has hosted several Hardy Plant Society open gardens as well as an open garden to benefit Portland Public Schools. This densely planted area works well as a buffer between the commercial areas of Cesar Chavez Blvd. and Division St. and the rest of the neighborhood.

It is hard to understand how the designation of these three properties as C/MU benefits anyone, with the exception of Developers, at this time. 2035 is not that far away. We recommend changing the three properties to R2.5 in accordance to the petition supported by forty seven neighbors and the Richmond Neighborhood Association, and revisiting the question in 2035.

Sincerely,
Richard Olivera and Karen Campbell
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