

Good morning. My name is Susan Stringer and this is Montserrat Shepherd. We are part of the Committee for Demand Redesign, concerned neighbors asking for responsible development in the Eliot neighborhood. We are representing more than 1300 supporters in Eliot and surrounding communities who are here today to address the lot at 2603 NE 7th Avenue and the impact on traffic, parking and the development's excessive density.

Mr. Dan Neal of Paradigm Properties is proposing a 6 story- 62 unit apartment building. The neighborhood around 7th and Russell is a residential community with mostly single family homes, some 2-3 story apartment complexes and a few one story commercial buildings.

We strongly feel that the proposed development does not fit the neighborhood, and are deeply concerned about the impact it will have on 7th Avenue:

- * on parking because the proposed underground garage will only have 42 parking spaces and there will be overflow,

- * on traffic adding hundreds more trips daily,

- * on safety since 7th is a narrow street used daily by hundreds of cyclists and pedestrians.

This will only worsen existing conditions for the children who cross daily, without any visible crosswalk, at Brazee Street to attend Irvington School.

In addition, the building's parking garage will have a single entrance on 7th which will create a dangerous pinch point where cars, cyclists and pedestrians will converge on an already congested street.

It is important to note that prior to Mr. Neal's proposal, the Eliot Neighborhood Association had requested the lot be downzoned, and according to the Portland Comprehensive Plan the zoning is proposed to change from High Density to Medium Density limiting the height to 45 feet.

7th has also been proposed as a Neighborhood Greenway. The city defines greenways as: "Streets with low traffic volume and speed where bicycles, pedestrians and neighbors are given priority." We do not believe that 7th is currently a low volume street and that will not improve with the proposed development.

Here are some important statistics from current traffic studies:

South of Knott (where the lot is located):

** Car counts are 71% higher than North of Knott where speed bumps are already in place.

** Traffic speeds are more than 10 mph over the posted 25 mph limit

In contrast, North of Knott the average speed does not exceed 25 mph. It seems obvious that speed-bumps on 7th NORTH of Knott have effectively impacted traffic speeds.

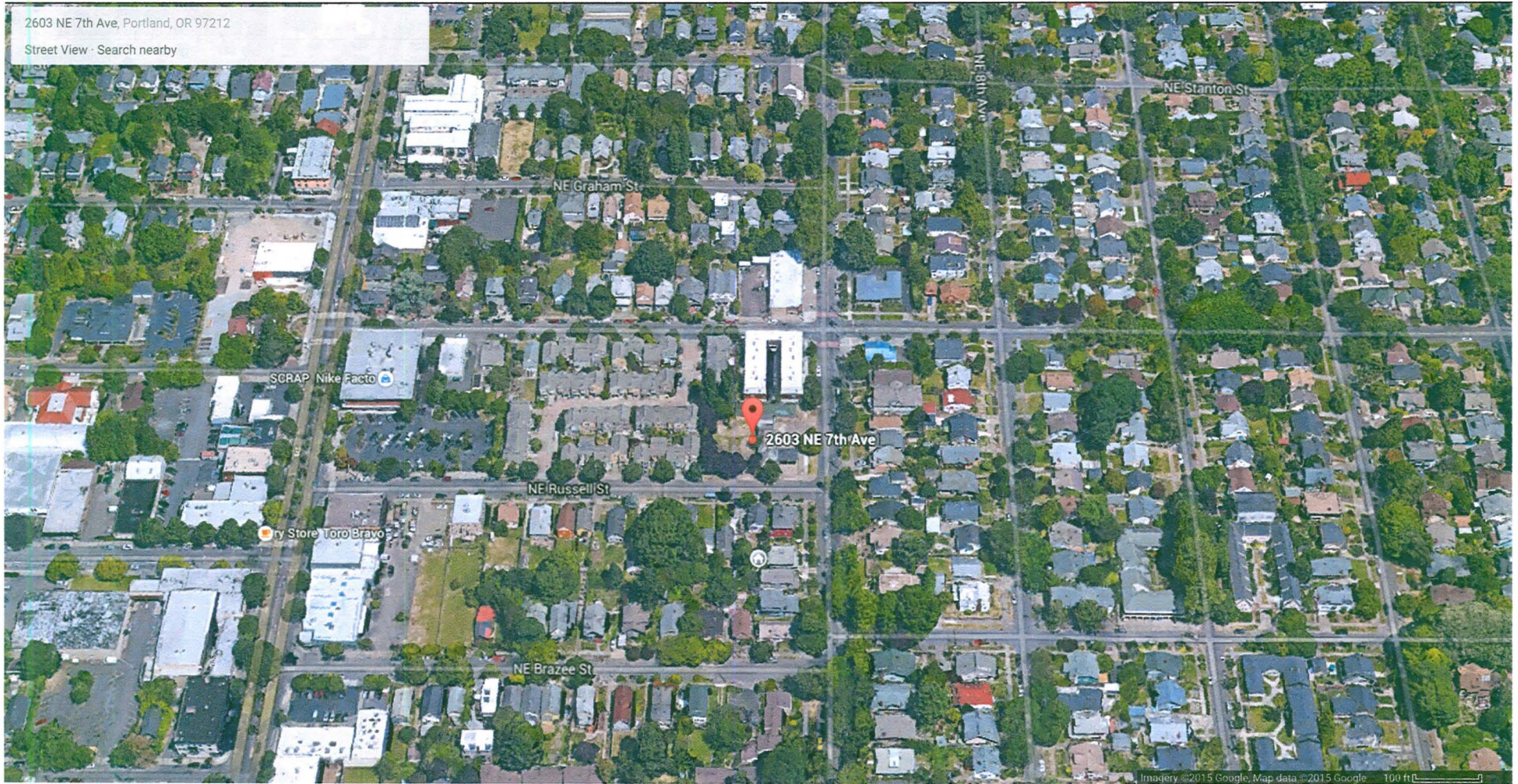
There are also infrastructure concerns. The zoning of this lot, an abandoned gas station, was changed when the Albina plan was adopted. When this zoning change occurred from commercial to high density back in 1990, were the existing ancient clay and brick sewer lines taken into account?

Furthermore 7th avenue is not within the density corridor of Williams Street, MLK and Lloyd Center where 80% of the increased density is expected, making this development even more out of line.

In closing, we would like to ask that the city require the developer to adhere to a height of no more than 45 feet which would mitigate the amount of congestion, to install speed bumps on 7th and Russell to decrease vehicle speed, and to paint a zebra crosswalk across 7th at Brazee to protect our neighbors and our children.

We are here appealing to our elected official's good judgment and common sense. Will this zoning anomaly and its repercussions be a part of your legacy?

Thank you again for allowing us the time to voice our concern and for considering our requests.





7th & Russell NE

change.org
Demand Redesign

Recipient: Dan Neal and Paul Dustrud

Letter: Greetings,

Dear Mr. Dustrud and Mr. Neal,

We appreciate your meeting with representatives of our community at the Eliot land use meeting held on July 14th where you showed images of the 82-unit building that you are planning to develop on the corner of NE 7th Ave. and Russell.

It is our view that both design options you are proposing are too large and will actually harm our neighborhood. The scale of your proposed development would cause parking problems, increase traffic, and diminish safety. It would tower over homes, blocking out light, reducing privacy, and detracting from the neighborhood's overall livability and character. Many families and children cross NE 7th Ave. daily to go to Irvington School and other surrounding day cares. The increased traffic in and out of the site would impact safe crossing and put a strain on the local street system.

While we are not opposed to development of the site, your proposal is too tall. There is no building as tall as what you propose anywhere close to this site, not even on nearby Martin Luther King Blvd., Vancouver/Williams, or on N. Mississippi Ave. NE Seventh Ave. is lined with single family homes and a handful of one-story commercial buildings. While the current RH zoning may allow for the size you propose, that does not mean it is the right size for the neighborhood. The city's Comprehensive Plan update proposes downsizing the entire block to the R1 zone in the upcoming year.

We respectfully request that you revise your plans to comply with zoning changes per the City of Portland's Comprehensive Plan update in 2015. The re-zoning of this site in the new plan will still allow you to build as many as 32 units (65 per acre). Your project would then come closer to complying with the city's stated goal of being compatible with nearby single-dwelling residential. The development directly to the north of the site (at the SW corner of NE 7th Ave. and Knott) is well liked by neighbors, and everyone agrees that a similar scale for the NE 7th and Russell site would be appropriate and embraced.

We agree that the site needs to be developed but the development should benefit and respect the existing community. With your current proposal, we contend that you are the only one who stands to benefit. It would be best for all concerned if you willingly re-scale your project in accordance with the proposed 2015 zoning update.

Sincerely,

Your Irvington and Eliot neighbors.

Comments

Name	Location	Date	Comment
Ashley Koger	Portland, OR	2014-08-18	I think this building lacks design and is an eyesore. Portland builds better buildings than this.
Anna Austin	Portland, OR	2014-08-18	The proposed high rise apartment building does not belong in this residential neighborhood!
Liz Getty	Portland, OR	2014-08-18	I would like to see affordable and well designed builds
Holly Kondziela	Portland, OR	2014-08-18	While this development is allowed through the current zoning, it is completely inappropriate for this site, which is almost entirely surrounded by single-family housing. Residents of NE 7th Ave. are already contending with ever-increasing overflow traffic from MLK and decreased street parking due to the resulting traffic calming circles. The additional traffic and parking issues that will be generated by a development of this density is completely unacceptable. Please, please, PLEASE respect the current neighbors and neighborhood by considering a more appropriately-scaled multi-family development, such as the condominiums next door.
Debra Wallace	Portland, OR	2014-08-18	I am directly next to this proposed building. This is a proposed office building in a residential neighborhood. If that isn't bad enough, that it is so tall is absurd. It will tower above every other home or condo besides it. Please develop with more condos or at least an office bldg of only a few floors.
ken kondziela	portland, OR	2014-08-18	<p>I feel this building will not conform to the rest of the neighborhood. 7th street is mostly residential streets with a small store, dry cleaner and coffee shop. As a homeowner on 8th street, 2 blocks away, I am concerned about noise, traffic and a building that will tower over all other homes and condos in the area. The lot next to this proposed apartment building is a condo unit and it fits the neighborhood, it is 3 stories. This proposed building is 8 stories and really just does not match the old historical homes in the neighborhood, as well as this many units will create a major traffic problem, as 7th is already a busy street running next to MLK Blvd. I can only see this bringing down property values of the homes in neighboring blocks as well as creating traffic, noise and frankly just a tall ugly building building in a very nice residential block.</p> <p>I feel condos are a project much smaller in scope would be more appropriate.</p>
Kieron Dwyer	Portland, OR	2014-08-18	I believe that the 2-story building complex immediately adjacent to your proposed site (the bldg at SW corner of Knott and 7th) is much more in keeping with the current neighborhood structures. Your proposed design is better suited to the overbuilding currently going on on Williams and Vancouver. Please consider what's best for our neighborhood above your own financial gain. Thank you
Marya Aslakson	Portland, United States	2014-08-18	I've always thought that that potentially charming old building should be turned into a cute neighborhood shop or cafe of some sort. Whether legally or not, it's historic. If something larger is to be built in its place, it shouldn't be too large for both aesthetic reasons and because our streets (7th, Knott, Broadway and Fremont, at least) can't handle that many more cars/congestion. Our neighborhood just can't handle it. Sounds pretty thoughtless, ugly, soulless and just doesn't sound like something anyone who knows Portland would do. Give us a break.

Name	Location	Date	Comment
Sally Blatner	Portland, OR	2014-08-18	I don't think a building of this size has any business being built in a residential neighborhood. Add lack of parking to an already strained area means it will ultimately be a problem on my street. We should not have to pay permit parking to park on the street in front of a home you are being taxed on.
James Heuer	Portland, United States	2014-08-18	Such a large building is hugely out of scale with its surroundings, would violate the projected rezoning due for 2015, and negatively impact the historically protected Irvington District directly across the street.
David Wheeler	Portland, OR	2014-08-18	New architecture should fit nicely into its surrounding context, not dominate it.
Zoe Anderson	Portland, United States	2014-08-18	There is so much congestion already going on in NE Portland with the redevelopment of Williams. Can't you put in some restaurant or shop that the neighbors can use, rather than adding more neighbors? Can't we please respect the history and peaceful quality of this old neighborhood? 7th Avenue cannot handle that much traffic.
Emily Karr	Portland, OR	2014-08-18	This is wrong scale for neighborhood.
Karen Crichton	Portland, OR	2014-08-18	I am SICK of developers being given a free-hand to destroy communities. In Oregon, elected officials can be recalled by voters for bad-behavior - selling-off our communities for developers' profit is not representation of The People! I hope this group also presents a copy of this petition to City leaders.
Sean McCarthy	Portland, OR	2014-08-18	This development would cause tremendous disruption in traffic, parking and impact safety of the neighborhood.
Kjell van Zoen	Portland, OR	2014-08-18	Until people start using public transport and/or bikes more (yes a lot more than we are), huge complexes like this make no sense at all. Plus the shadow of this building is going to have a sudden and permanent negative impact on neighbors who rely on sunlight for their wellbeing and gardens.
Susan Stringer	Portland, United States	2014-08-18	I live next to the proposed development and feel the impact on the neighborhood and our quality of life would be impacted with the increased traffic, imposition on privacy and the inappropriate size and scale in comparison to the surrounding neighborhood.
Irakli Gozalishvili	Portland, OR	2014-08-18	Such project will have negative impact on parking, traffic & character of the neighborhood.
Ryan Cain	Portland, OR	2014-08-18	The project is not respecting the neighborhood or good design.
Anne Cheng	Portland, OR	2014-08-18	This structure decreases privacy, detracts from the neighborhood, and creates a huge burden on the already congested neighborhood streets and parking spaces. Please downsize the project to enhance the neighborhood will benefit all of us!
Stuart Malkin	Portland, OR	2014-08-18	This does not fit the neighborhood at all and will add to more traffic and the building will stick out like a sore thumb. This building belongs in downtown, pearl or Lloyd center, not Irvington and Eliot.
Anthony Zito	Portland, OR	2014-08-18	This would add too many residential units in an already congested space. Please consider scaling down, and adding a commercial anchor space on the ground floor.
William Spangle	Portland, OR	2014-08-18	This project is simply way over scale for the location in our neighborhood. It needs to be redesigned.
Alexis Warwick	Portland, OR	2014-08-18	Insufficient parking, it will pose an immediate safety/traffic issue
christopher frick	Portland, OR	2014-08-18	It's just too darn big..

Name	Location	Date	Comment
tobias lee	portland, OR	2014-08-18	It will congest the area, lead to far less parking availability, and ruin the neighborhoods feel. This building will be the new eye sore or the neighborhood with its current plans. If it were scaled back and designed a bit more reasonably it would be much more acceptable.
Allen Hunter	Portland, OR	2014-08-18	I live in this neighborhood and love the feel of it. All other development has been respectful of the architecture and feel of the neighborhood. This would be grossly out of proportion to the rest of the neighborhood and would further encroach the commercial feel into a residential area. The increased traffic at the intersection of 7th and Russel (as well as nearby 7th and Fremont) would make traveling on 7th a nightmare for motorists and extremely dangerous to the hundreds of bicyclists that use 7th Avenue daily (myself included in both those groups). It would also make what is now a risk crossing for school children (this is within blocks of a grade school) completely dangerous. In order to counter these traffic problems, 7th would need to become a light-controlled throughfare, similar to MLK, further ruining the residential neighborhood feel.
Geoffrey Abraham	Portland, OR	2014-08-18	Parking in this otherwise, single-family home residential area will become increasingly difficult.
Lorrie Patrick	Portland, United States	2014-08-18	I used to live in this area and I would appreciate you taking the community's feedback into consideration before building something that is largely out of scale with the rest of the neighborhood.
Carolyn Dasher	Portland, OR	2014-08-18	Too many units! 7th Avenue is a SMALL arterial through a mostly single-occupancy residential neighborhood. Wrong location for this building and the traffic problems it would bring.
Aimee Edwards	Wilsonville, OR	2014-08-18	I used to live in this neighborhood.
Jenny Osborne	Portland, OR	2014-08-18	There is already too much traffic and congestion on 7th avenue. Furthermore, this design would look totally out of place in its surroundings. Please consider a design that would fit with the character of this historically designated neighborhood and have a lower impact on the surroundings.
Michael Bishop	Portland, OR	2014-08-18	Too many new buildings in Portland lack visual interest. This appears to be another in that line. That it is located in one of the areas of Portland that does have interesting architecture makes it worse.
Shanon Playford	Portland, OR	2014-08-18	82 units is insane.
Doug Cooke	Portland, OR	2014-08-18	Portland is undergoing a building boom in shaping our built environment for the next century plus. This must be done thoughtfully to ensure that our neighborhoods create/maintain the sense of community that we strive for. This building concept does not appear to support that notion.
ronda kelly	PORTLAND, OR	2014-08-19	I am a resident of the neighborhood and feel that this project would not fit in with the style and feel of the neighborhood. It looks like a low-budget project that would not enhance the livability of the neighborhood or the streetscape.
Rachel Freed & Laurence Pollen	PORTLAND, OR	2014-08-19	Bad design for 7th and Russell development
December Carson	Portland, OR	2014-08-19	This was always my dream property. So cute and lovely. I really hope the developers choose to build something that respects the neighborhood.
Jennifer Fortmann	Portland, OR	2014-08-19	We don't need any more highrises in our neighborhoods!
Quinn Wallace	Portland, OR	2014-08-19	I am a neighbor who would be forced into a view of apartments in this highrise. I also care about maintaining the quality of my unique neighborhood. Redesign NE 7th and Russell, for everyone's sake!
Sara Cuthill	Portland, OR	2014-08-19	This design does not belong in this location. It is huge and totally inappropriate.
Jeff Rosenberg	Portland, OR	2014-08-19	Good friends' neighborhood and they are very concerned.

Name	Location	Date	Comment
Anne S Wagner	Cheyenne, WY	2014-08-19	<p>John & I were, frankly, pleased when we saw that the lot at the corner of 7th & Knott/Russell had been purchased. We understood that it would likely be a multi-family structure but also hoped that it would connect, architecturally, with the character of the neighborhood.</p> <p>This is none of that. What is proposed would bring major traffic to our neighborhood, and has made no redeeming accommodation whatsoever to the character of Eliot.</p> <p>As an older couple who would like to stay in NE but are having difficulty finding the rare one-level condo in a neighborhood with some character, we have learned that we are not alone.</p> <p>Mr. Neal, Mr. Dustrud, please reconsider your "audience". Build something with a sense of reasonable scale and character.</p> <p>Sincerely, Anne & John Wagner</p>
Charles Graham	Portland, OR	2014-08-19	<p>Our property would be immediately adjacent to such a monolithic structure, making us adversely affected parties. The proposed structure is neither architecturally pleasing nor compatible with the neighborhood aesthetic. It would diminish property values for blocks around by introducing a very high density renter occupied multi-family dwelling in the midst of owner occupied homes. It's good to rid the neighborhood of an eyesore, but replacing it with another eyesore is not progress.</p>
Mary Chapin	Portland, OR	2014-08-19	<p>This development is too large for this neighborhood, which cannot handle so many additional units. The increased traffic would pose risks for bicyclists and school children and would detract from the livability of the historic Eliot/Irvington neighborhoods. I urge you to revise your plans to comply with the zoning changes outlined in the City of Portland's 2015 Comprehensive Plan.</p>
Jeff Putsch	Portland, OR	2014-08-19	<p>I live in this neighborhood and love the feel of it. I like that all other development is respectful of the existing architecture community scale. I would like to keep that feel and design aesthetic. A 3 story condo project with architecture matching the surrounding neighborhood would likely fit quite nicely. As proposed, this building is totally out of proportion, the design does not fit in the neighborhood, and will likely decrease local property values. It would increase traffic on both 7th and Knott streets to unsafe levels. Basically, this project has the feel of a developer maximizing his long-term returns (apartments vs condos) at the expense of, and with total disregard for, the existing neighborhood. Dan, please take the neighborhood concerns into account and restructure your project to fit the existing neighborhood.</p>
Bob Workmeister	Portland, OR	2014-08-19	<p>It will ruin the neighborhood. Too big and does not fit in. Come on, we can do better than this!</p>
Bree Wallace	Portland, OR	2014-08-19	<p>My family owns one of the small, tasteful condos right next door. Our windows look out onto this property. We feel that if this property next door is developed, it should be in keeping with the exceptional tastes of the neighborhood: a modest building with a unique design that fits with the landscape and surrounding architecture. A building such as this disproportionately tall apartment building would completely ruin the feel of the neighborhood and detract from the quality of life for everyone who lives around there. It is not right to sacrifice an entire community for the sake of a single, monstrous building.</p>

Name	Location	Date	Comment
Patricia Horan	Portland, OR	2014-08-19	I live 2 blocks from this location. Russell, Knott and 7th are all busy, narrow streets with plenty of traffic (and bikes!) as it is. This design is more appropriate for a large neighborhood (maybe over on MLK) rather than the smaller neighborhood structures that exist.
Maria Llull	Portland, OR	2014-08-19	I live in the neighborhood.
Kristin Day	Portland, OR	2014-08-19	I lived in this nbhd for 7 years and work nearby on MLK, so I am very familiar with the character of the surrounding area. So obviously, the proposed development is completely self-centered, looking only to maximize profits while disregarding the people who have and will continue to live there. Please show some respect and tone down your plans to fit the neighborhood.
rose sabel-dodge	Portland, OR	2014-08-19	Keep our neighborhoods with the charm and authentic quality it has
Michael Kallas	Portland, OR	2014-08-19	I live in this neighborhood, and the proposed size of this building is completely out of the scope of anything within 10 blocks. The size dwarfs every surrounding structure, including nearby apartment buildings, all of which will be 1/3rd the size. Moreover, the design does not even look residential. Please scale back the size, and build something that enhances the aesthetics of the surrounding residential neighborhood rather than putting up an ugly edifice that would make an architect blush.
Mary Kay Cunningham	Portland, OR	2014-08-19	This building is out of scale with the historic nature of the predominantly single-dwelling homes in our neighborhood. This corner is in need of development, but one in accordance with the proposed zoning changes and with respect for the existing residents.
Jessica Nessler-Cass	Portland, OR	2014-08-19	An 8 story building on this property just seems to be grossly out of character for the neighborhood. I've been expecting this property to be developed for years, but never imagined that the project of this height would even be a possibility. It seems to me that it should be 3 stories at the most.
Stephen Adams	Portland, OR	2014-08-19	Because the building is architecturally HIDEOUS--looks like a 19th century factory--, and it is TOO BIG for the neighborhood. Need space for TREES and greenery!
Amy Colie	Portland, OR	2014-08-19	I live in this neighborhood and a high-rise like this doesn't fit in this area.
Faith Jennings	Portland, OR	2014-08-19	SE 7th is along my biking route, and I agree that a building that size would negatively impact auto traffic in the neighborhood.
Mary Rozakis	Jacksonville, FL	2014-08-19	I visit friends in the area frequently; and must agree that 1. the aesthetics of the proposed building design are not well suited to the neighborhood. The height of the building will significantly affect backyard privacy of many local residents. 2. the parking plan seems woefully inadequate and flawed; as there are already parking issues in the area...
peter champ	portland, OR	2014-08-19	too big, make it fit in. we are not san francisco
Jonathan Wetter	Sherwood, OR	2014-08-19	I know people in this neighborhood who are concerned about property value and the aesthetic.
Fran Hewitt	Portland, OR	2014-08-19	I grew up in NE Portland and have friends in this neighborhood. An 8 story apartment house isn't in keeping with the neighborhood.
elwood beukelman	Portland, OR	2014-08-19	I used to live a few blocks away and have several friends who live near the proposed site. This type of construction has no place in a historic neighborhood and show no concern for the people, quality of life and adjacent home values.
Jenn Tuerk	Portland, OR	2014-08-19	This area isn't a suburb or downtown. Stop building apts ppl can't afford and pushing out ppl that live here. I have to move bc of all this "redevelopment". Thank you, not thank you.

Name	Location	Date	Comment
Mark Carter	Portland, OR	2014-08-19	This building does not fit with the character of the neighborhood at all. I could care less about the traffic and parking issues that other have complained about, but the rampant building of overpriced "luxury" apartments and condos is totally will totally change the character of this neighborhood, just as the character of N. Williams has been dramatically shifted in the last couple of years. Development can be a positive gain for a neighborhood, but not when it's done in this tone-deaf manner. This building could be built in the Lloyd District without raising an eyebrow, but this is a mostly single family home community. I am generally in favor of increasing density in inner Portland, but this sort of development only seems to benefit the developers.
Felisha Ledesma	portland, OR	2014-08-19	We are displacing the lowest income families by building more and more rentals in neighborhoods that DO NOT need it.
Jill Gaylord	Portland, OR	2014-08-19	This neighborhood is single and 2 story residences. This would be an eye sore and parking would be a night mare.
Jeanie Golino	Portland, OR	2014-08-19	8 stories is just too tall for that area. We are envied for our beautiful old neighborhoods - why are we destroying them?
Judah Switzer	Portland, OR	2014-08-19	I'm all for urban density growth, I'm not opposed to condos or large-scale housing in the least. But there seriously has to be some design / planning / thought put into these buildings. This literally looks like a jail. It looks as if it were designed with the bare minimum of thought and architectural prowess and material integrity. I'm not even asking that the building match the general time period or aesthetic of the neighborhood, I just literally can't bear to see ugly, lazily designed buildings get thrown up like this without voicing my total opposition. It may be green, it may be efficient, it may be built cheaply, but it looks like it was designed in Soviet-era Russia as a prison camp. Please, please, please, hire any of the extremely gifted architectural firms in Portland (Allied Works, Holst, etc etc) to re-design this building! Put a modicum of thought into this process, so that we don't end up with another building already 15 years outdated by the time it's finished. Your clients, your neighborhood, and your future tenants will all thank you.
Nancy K Anderson	Portland, OR	2014-08-19	This is too big for the neighborhood and completely the wrong style. It would have several negatives effects for everyone involved except the developer. Please don't contribute to the uglification of a modest residential Portland neighborhood. I'm sure you can scale it down and design something more attractive and still make an acceptable ROI.
Gina Bevilacqua	New York, NY	2014-08-19	We need developments that are in touch with the existing residences and compliment the neighborhood. This looks like an out of state money development with little regard to the long time residents and quickly disappearing low rise Victorian architecture in that area!
Jean Shepherd	Portland, OR	2014-08-19	I'm a Portland resident, and although I support density to maintain our urban greenways, there's a right way & a wrong way to approach it.
martha Humphrey	Portland, OR	2014-08-19	While I am for appropriate housing density this is incongruous with the neighborhood and will lead to traffic issues, parking issues and is out of scale with the neighborhood environment. I ask that this be redesigned to be in keeping with the new re-zoning coming in 2015.
Susan Ritchey	Portland, OR	2014-08-19	We are buying a condo on that street and would not like the traffic Or the negative affect to the neighborhood.
Kylie Kallio	Portland, United States	2014-08-19	As a neighbor, I completely agree a redesign is necessary. I think everyone wants to see development on this lot, but the scale of the proposed design does not fit the neighborhood.

Name	Location	Date	Comment
Marcia Alvar	Portland, OR	2014-08-20	Because this design is completely inappropriate and out of scale for the neighborhood - a looming monstrosity
Zech Bard	Portland, OR	2014-08-20	it's in the middle of my neighborhood and i live in ne.
john Ritchey	portland, OR	2014-08-20	I own a place adjacent to this proposed apartment building. I own it because of the neighborhood. I would NOT own it had I known this kind of thing was being planned. It is overkill. I understand Portland is a city, but it is a special kind of city. It won't be that special if too many of these outrageously out-of-place things are built. You know that, too, whoever "you" might be. I don't expect just nothing to be built there, but I do--or did--expect something reasonable. Reconsider. Don't inspire anger and resentment. Profit can be made--and even more profit--with wiser performance on the developer's part.
David McMahon	Portland, OR	2014-08-20	The scale of the proposed development is utterly inappropriate to the site. The petition letter states it well.
Jennifer Gleach	Richmond, VA	2014-08-20	I have lived in Portland since 1988- much of that time in the vicinity of the landmark old gas station on NE 7th. We as a city don't need another giant upscale apartment building. Try something really inventive for a change; do less.
Marya Aslakson	Portland, United States	2014-08-20	Also, what happens to a neighborhood school that is already too small if there are suddenly that many more kids? Our classrooms are already overcrowded and even if they add more teacher aids to keep the necessary ratio of students per adult, there doesn't seem to be any more space...and that's to say nothing of the negative effects that too many children squeezed into one classroom has on children and their ability to concentrate.
Jill Wieseneck	portland, United States Minor Outlying Islands	2014-08-20	Dear Sir, I read this in your website, danneal.com's own words: " Dan set an ambitious goal—to create unique living spaces that stimulate learning and inspire personal growth...." Please please rethink how you approach this project by learning from us neighbors and accepting guidance from its inhabitants. Let's in fact inspire personal growth, not vertical growth!
Joyce Larson	Portland, OR	2014-08-20	This apartment building at 8 or 6 stories is too massive for the neighborhood and it does not fit in with the single and 2 stories residences on 7th Ave. It would also increase traffic, noise and parking issues in the surrounding blocks which already have experienced this when Nike sponsors a week end event.
Louis Duran	Portland, OR	2014-08-20	There are good places in Portland for high density, urban housing such as the pearl district and downtown. Irvington is not one of them.
Joan Coates	Portland, OR	2014-08-20	I am concerned about developments in Portland that don't fit in with the existing neighborhoods. Our homes are our biggest investments. Our older neighborhoods have spent many years developing community which creates comfort and safety for our residents. A mega building is not in character for this neighborhood.
Kathy Foster	Portland, OR	2014-08-20	Though I don't live right in Irvington, I live nearby and am in that neighborhood often. I agree with the community. We don't need another out-of-proportion monster of a building towering over the longtime homes and residents of this community, creating more traffic and congestion. It will block out tons of light, be an eyesore since nothing in the area is even close to that size, eat up all the parking, etc. Respect the neighborhood, work with the community and build something appropriate. Thank you.
Abiola Cruse	Portland, OR	2014-08-20	Way too big!!!

Name	Location	Date	Comment
Jeffrey Jones	Portland, OR	2014-08-20	<p>Mr. Neal</p> <p>There was a significant moment during your presentation last month when a neighbor asked you and your architect, Mr Dustrud, whether there was one thing of value you felt the project was bringing to the neighborhood. After a long, pregnant pause, your architect fumbled for an answer, and finally blurted out, "density". It's a 100 miles from your home in Eugene and from that distance it may appear to you that all we care about it in Portland is increased density. I can assure you that is not the case. Perhaps had you considered "livability", than your proposal would have reflected a much more sensitive approach to the neighborhood and community. Contrary to what your attorney said during the neighborhood meeting, even the City understands the zoning for the property is in error and has rezoned it from RH to R1 in its proposed comprehensive plan. There are more important things in life than money and I understand that is a huge driver in your proposal. You can design a 3-4 story building that would mass-out appropriate to the site and still turn a reasonable profit instead of taking advantage of an oversight, done many years ago, in the zoning code. One other item: Mr Dustrud said that you were building apartments because of market demand. As a neighbor suggested, building condos instead of apartments would provide ownership and pride in the building and neighborhood. You would be behind the curve building apartments given the current and future saturation in the marketplace.</p>
Jon Eaton	Portland, OR	2014-08-20	To preserve the quality of the neighborhood
Sarah Ditson	Portland, OR	2014-08-20	Development in Portland needs to stay in keeping with the neighborhoods. Please don't gut our city in favor of high-rise apartments or condos!
Dave Reingold	Portland, OR	2014-08-20	Live nearby.
Kirk Jones	Portland, United States	2014-08-21	This proposed building is disgustingly ugly. It looks like some old monstrosity in the decaying industrial area of Detroit, Michigan. This neighborhood is home to several well-respected architects with exemplary design skills who could come up with a far better design than this garbage. A far better design would be a mixed use structure with a sense of character that mirrors the existing older development on this street. By having a 3-story structure with the ground floor occupied by a small restaurant, cafe, bakery, or pub, you would be creating a space that would encourage a sense of community. What you have proposed will do nothing but destroy the existing community.
John Westerman	Portland, OR	2014-08-21	The building is entirely out of character with the neighborhood.
Donna Shaver	Vancouver, WA	2014-08-21	We need to keep our neighborhoods liveable, and this means paying attention to scale.
Carolyn Buan	Portland, OR	2014-08-21	The character of our neighborhoods should not be changed in order to enrich a few who will never live in them!
Carson Abbert	Portland, OR	2014-08-21	That design is truly out of sync with the neighborhood.
Rebecca Newell	Portland, OR	2014-08-21	While I support increased housing density, a building like the one proposed would destroy the character and livability of this neighborhood. Please reconsider the design and size of this building!
Carrie Putsch	Portland, OR	2014-08-21	I live in this neighborhood. It will have a huge impact on the feel of this area in regards to the amount of people and cars. Look around- an 8 story building does not fit this neighborhood at all.
Stephen Dorow	Portland, OR	2014-08-21	I own property within a block, and this is so out of scale with surrounding construction, it will ruin the character of the neighborhood.

Name	Location	Date	Comment
Paula Roberts	Portland, OR	2014-08-21	Highrises like this are not appropriate for this neighborhood. Shame on the City of Portland Planning for even approving such a grossly over-scaled building of this sort, on this site, to begin with!
Laure Butera	Portland, OR	2014-08-21	I'm active in my neighborhood association and work to keep our neighborhood's character.
Mark Proia	Portland, OR	2014-08-21	The scale of the building is completely inappropriate for the neighborhood and should be reduced.
wendy katz	Portland, OR	2014-08-21	Inappropriate design for neighborhood integrity and issues with height
Donna Wax	Portland, OR	2014-08-21	The massing of this project is completely wrong. The building is way out of scale for the neighborhood. And what would the other two facades look like? Five stories of blank wall facing adjacent properties? This project is irresponsible and harmful to the neighborhood.
Marc Visnick	Portland, OR	2014-08-21	<p>While "density" may ultimately be an unavoidable reality for our burgeoning city, this particular development appears to be nothing more than a quick & dirty cash grab.</p> <p>Even worse, as a piece of design it represents little more than a Stalinesque bunker seemingly plopped down into a place "just because we can," and lacks any kind of coherent, neighborhood-friendly street interface, or other efforts to harmonize itself with its surroundings.</p> <p>In sum, epic fail. Please try again. :-)</p>
Steve Hanrahan	Portland, OR	2014-08-21	Developing neighborhoods is important, but it must be done with respect to the existing neighbors.
sharon wynde	portland, OR	2014-08-21	As a long time resident of nearby NE 9th, I object to the height and scale of this proposed project in this historic residential neighborhood.
Marc Visnick	Portland, OR	2014-08-21	<p>While "density" may ultimately be an unavoidable reality for our burgeoning city, this particular development appears to be nothing more than a quick & dirty cash grab.</p> <p>Even worse, as a piece of design it represents little more than a Stalinesque bunker seemingly plopped down into a place "just because we can," and lacks any kind of coherent, neighborhood-friendly street interface, or other efforts to harmonize itself with its surroundings.</p> <p>In sum, epic fail. Please try again. :-)</p>
Lea Ann Easton	Portland, OR	2014-08-21	I agree with contents of Petition and support smaller # of units in multi family development.
Margaret Smeekens	San Diego, CA	2014-08-21	The proposed design for the development at NE 7th Ave and Russell will have substantial negative impacts on the neighborhood. The height of the project and number of units in the building are excessive and will decrease the quality of life those living in the proximity. My house is only 3 doors down from this development and we will lose all semblance of privacy, not to mention the increase in traffic and increased parking challenges that this will create. Please do not allow this development to forward as currently desinged, for the safety and quality of life of the entire neighborhood!
Julie Dieringer	portland, OR	2014-08-21	my children cross 7th frequently. I have waited for years for this property to be developed and now it saddens me to think such a tall building will be built there.

Name	Location	Date	Comment
Kathleen Hensch-Fleming	VaNCOUVER, WA	2014-08-21	I spend a lot of time in this neighborhood as my sister owns a house on 7th. The ambiance of the neighborhood is one of a neighborhood with barely enough parking to accomodate the old homes now... parking would be impossible and an 8 story building in the middle of a historic district is ridiculous.
Jo Landefeld	Portland, OR	2014-08-21	I live in the neighborhood and am amazed that this building could be built on 7th and Russell. There are bungalows across the street from this lot and NOTHING that tall anywhere nearby. Perhaps hiring a good local architect might help. This building is an abomination.
Mike Stringer	Portland, OR	2014-08-21	maintain the
Rebecca Biederman	Portland, OR	2014-08-21	I'm I live in the neighborhood close by and am a parent and fully support everything stated in this letter.
melissa sullivan	Portland, OR	2014-08-22	We need to keep the historical integrity of the neighborhood. This design doesn't fit. The neighborhood will loose its value as a family friendly and quaint neighborhood where people want to live.
Kirsten Solberg	Portland, OR	2014-08-22	There are many ways the building design could be improved upon, and as a result welcomed by the neighborhood. The proposed design, though permissible by code, is out of scale with the entire surrounding neighborhood. At the ground level where the building meets the street, the design is unremarkable and not welcoming or inviting like the rest of the neighborhood from a pedestrian's perspective. We live in a neighborhood with 100 year old houses which have stood the test of time in quality and design. It would be nice to see a building at NE 7th and Russell that continues in that tradition; a building that in 2114 neighbors will appreciate and value for it's high quality of materials and design.
Laura Park	Portland, OR	2014-08-22	This will change the quality of the neighborhood, block light to residential homes nearby, and create serious parking problems in the area.
Greg Odell	Portland, OR	2014-08-22	Stop the greed
Russ Van Horn	San Diego, CA	2014-08-22	Not only will the upper floors of this proposed development literally overlook our back yard, it will generate much more vehicle traffic on a street that is heavily used by pedestrians and bicyclists. By providing only part of the needed parking for the residents of this development, it will also increase parking congestion in the area, and run counter to the city's planned zoning for the area.
Jim Dixon	Portland, OR	2014-08-22	Proposed esign is out of scale for the neighborhood
Diane Benson	Portland, OR	2014-08-22	Protect our historic neighborhoods!
Catherine Arp	Portland, OR	2014-08-24	We are looking forward to an appropriate development that complements the neighborhood of vintage and historical homes, big trees, and a residential atmosphere. At the very least the design should reflect the changes coming soon, that would lower the height drastically, as well as the number of units. This out-of-town dormitory builder is shoving a the wrong type of building on this site. It isn't just what you can get away with!!!
Catherine Arp	Portland, OR	2014-08-24	ANYbody can see that this development needs to be scaled WAY down, literally, to fit the context of the neighborhood. Quaint older, vintage, and historical homes are the norm, and this type of building, with more than 3 stories, is just sooo out of place. Please respect your potential new neighbors!
Thomas Arp	Portland, OR	2014-08-24	Please conform your design to the neighborhood and the new zoning coming out soon. It is way out of scale compared to the existing homes. Nothing else is half the height, and averages much lower. You are taking away too much light, privacy, quiet, safety, and more from the neighborhood.

Name	Location	Date	Comment
Barbara Kay Cosby	Eugene, OR	2014-08-24	My son's family lives just 2 blocks from this proposed high density housing. I am shocked by the proposed height and number of units in this neighborhood. I am also shocked by the design which seems just utilitarian at best in a neighborhood of classic older homes of no more than four stories (if you count the basements). The developer is certainly capable of better judging from his building at 18th and University in Eugene.
Ellen Moyer	Portland, OR	2014-08-24	Your proposed development does not fit the neighborhood and would negatively affect the surrounding neighborhood. I submit that your project should be no more than 3 stories high, and provide at least one garage spot per housing unit. Thank you for your consideration.
jackie farlinger-king	Portland, OR	2014-08-24	The scale of this proposal is totally out of character for the neighborhood and would negatively impact livability. An additional concern is the substantial traffic safety burden this proposal would bring.
Dave Ellgen	Seattle, WA	2014-08-24	As a frequent guest to this area of low density residences it is a shame to put in a monster building to a neighborhood of this kind. Keep it livable.
Traci Fantz	Portland, OR	2014-08-24	In agreement with the message conveyed by the letter; immediate neighbor affected by the issue
Melinda Conti	Portland, OR	2014-08-25	The proposed scale is way out of line for the neighborhood! It should never have been zone the way that is.
Danny Garcia	Portland, OR	2014-08-25	Seven story buildings generally make bad neighbors...
Kara Sievers	Portland, OR	2014-08-25	Not only does this type of building not belong in this neighborhood, I literally live right next door to where this is going to be built and will lose ALL privacy and light. A 2-3 story building would be much more appropriate for this location.
Rolf Sievers	CHICAGO, IL	2014-08-25	It impacts my family in Portland
andrew smith	portland, OR	2014-08-25	i completely agree the proposed design is excessive will only harm the neighborhood
Timothy Hagelberg	Portland, OR	2014-08-25	This development will drastically change our safety and privacy in our own home, having many windows look directly at our home compared to floors upon floors of overlooking windows.
Michael Snow	Portland, OR	2014-08-25	This structure is too big for the neighborhood.
Chris Bahen	Portland, OR	2014-08-25	To preserve the integrity of my beautiful neighborhood
Dana Gardner	Portland, OR	2014-08-25	Please be considerate of the people living in this neighborhood and listen to their requests.
Selvi Williams	Portland, OR	2014-08-25	The proposed building is way too big compared to the surrounding buildings. It will be terrible for the neighborhood.
David Roth	Portland, OR	2014-08-26	Used to live 3 houses down from this proposed eyesore... You really should be building a community center with gardens and gathering spaces; lacking that, build no larger than the building to your north.
Candy Thomasson	Portland, OR	2014-08-26	This structure as is out of place in our neighborhood. It needs to be scaled down to be no taller than the existing townhouses. The impact on parking would be tremendous as there is barely any empty spaces now when everyone is home.
Cary Leach	Portland, OR	2014-08-26	This building is way to big for the surrounding blocks - it will dwarf nearby homes and stand out even worse than the condos on the corner of 7th and Knott. PLEASE be more respectful of the neighbors and scale this back!
Danielle McGrath	Portland, OR	2014-08-26	Developers are not considering the impact on neighborhoods when they plunk down these huge apt buildings.

Name	Location	Date	Comment
Robin Day	portland, OR	2014-08-26	way to large for the space.
MEERA BATRA	portland, OR	2014-08-26	To maintain the livability of this very historic neighborhood .
barbara gundle	portland, OR	2014-08-26	Does not fit in the neighborhood.... Way too big.
Petronella Sievers	Poway, CA	2014-08-26	My daughter bought her townhouse becasue of a comfy homely neighborhood. High rises do not belong in such a beautiful tranquil area. no highrises
Werner Sievers	Poway, CA	2014-08-26	High rises do not belong in small tranquil neighborhoods. Plus parking is already an issue, now these developers want to create a bigger nightmare for the homeowners. AND all homeowners will be robbed of natural sunlight and also their privacy.
KELSEY MCWILLIAMS	PORTLAND, OR	2014-08-26	I am an architect and I love my neighborhood. This design is irresponsible and harmful to Portland's healthy growth. I'd like to see a thoughtful Portland firm, not a Eugene "pack 'em in" design firm work on this.
pamela underwood	Poway, CA	2014-08-27	To preserve the neighborhood integrity.
Larry Moyer	Portland, OR	2014-08-27	An 8 story building and 100+ cars will forever impact the neighborhood for the negative. Please design a 4 story or less building with parking for every resident.
Melanie Dickason	Pietermaritzburg	2014-08-28	My sister- in-law has recently purchased her 1st condo there and she loves the neighbourhood and the fact that it doesn't have huge buildings detracting from the street appeal. It would be a real pity if they put up a building that tall spoiling the neighbouring properties in terms of privacy, view, resale and just plain blocking out the light.
Andrew Stietzel	Portland, OR	2014-08-28	This is a neighborhood of homes. Your proposed development design would substantially reduce the quality of life in our neighborhood. The neighborhood lay out will not support the traffic and parking, the building itself will be a scare on the neighborhood's landscape, and it will invade the privacy of those who live around it.
Ayollo Otika	Portland, OR	2014-08-28	The development does fit the neighborhood.
Chris Whytock	Portland, OR	2014-08-29	The planned building it completely out of scale with the surrounding neighborhood.
Kay Hilt	Portland, OR	2014-08-29	We live in this neighborhood and have to navigate these streets for lots of reasons. Seriously? an 8 story building in THIS neighborhood? This is a residential (as in mostly single family homes) area. Your proposed structure is NOT in keeping with the neighborhood in anyway. We do not need more traffic here that a full to capacity EIGHT (8) story building would create. What ever are you thinking? If it is \$\$\$ signs, please go do it in a more appropriate place.
trent thelen	portland, OR	2014-08-31	this footprint is way out of context for the neighborhood>
Thomas Firth	Portland, OR	2014-09-01	No parking, 8 stories tall. (Really?) please don't let these people ruin our neighborhood. You know they will ALL show up with cars... They will.
Lauren Reynolds	Portland, OR	2014-09-01	I have lived in this neighborhood for almost ten years, and in that time I have watched it change and grow. I anticipate and appreciate change and growth and I think that it's important, but I also think that it should be done with consideration and respect and in the best interest of the community. I have reviewed the proposed project and do not think it is in the best interest of the community. More housing would be beneficial to the area, but the proposed building is too large, does not fit into the neighborhood, and this neighborhood cannot support the additional traffic and density as is.
Emily Vidal	Portland, OR	2014-09-01	I value keeping the current neighborhood style of buildings & homes in place.

Name	Location	Date	Comment
Daniel O'Connor	PORTLAND, OR	2014-09-01	This is just not in character with our neighborhood and is way too big for this street. Keep it on MLK. Don't Pearl District my neighborhood.
Jennifer Eudy	Portland, OR	2014-09-01	To preserve the character of the neighborhood
matt matt	portland, OR	2014-09-02	No more!
Joyce Campbell	Portland, OR	2014-09-02	This would be terrible for the neighborhood.
Brian Watson	Portland, OR	2014-09-02	Portland needs rent control, affordable options in new developments, and affordable replacements for what is lost when houses disappear, such as music practice spaces, art studios, and gardens.
micah cameron	Portland, OR	2014-09-02	This proposal is too much for the local neighborhood to handle. If scaled down to one quarter it would be reasonable and possibly benefit the local community.
geoffe landry	Portland, OR	2014-09-02	Sign.
Audra McGrath	portland, OR	2014-09-02	Responsible growth for our city and neighborhood!
John Toso	Portland, OR	2014-09-02	The project is not compatible with the neighborhood.
Lisa Evans	Portland, OR	2014-09-02	This building does not fit in with the existing structures in this area. It belongs on MLK or another major street. It should be redesigned to be no taller than the adjacent buildings.
Wendy Gordon	Portland, OR	2014-09-03	The size and design of this project is out of keeping with the low scale residential development that surrounds it.
christi bird	portland, OR	2014-09-03	many many reasons, increased traffic, noise of construction, more bikes, way less street parking,
Paul Fasel	portland, OR	2014-09-04	i THINK THAT WE NEED TO HAVE more high density housing and I also think that we need to include at least 1 parking spot per unit. in addition to that the developer needs to pay for increased street traffic, sewer and schools not to mention they should also pay for increased greenspace
Nicole Helprin	Portland, OR	2014-09-04	I live on 7th avenue and think this will have a negative impact on the neighborhood. Thank you.
Laura Moya	Portland, OR	2014-09-04	We live three blocks away and understand the negative impact this development will have on our neighborhood. We are not against considerate development but to build a multi-use building on this scale is very inconsiderate...
SUSAN WESTBY	Portland, OR	2014-09-05	I'm invested in the long-term livability of this neighborhood, and of Portland. NE 7th is MUCH too small a street for such a large building.
Paul Slyman	Portland, OR	2014-09-05	It completely obliterates the character of this important neighborhood.
Amanda Good	Portland, OR	2014-09-06	It is important to keep the integrity of the neighborhood in tact. There have been a lot of developments recently in the area and we don't need a new high rise building. We welcome development but it needs to fit within the character of the neighborhood.
jo ray	portland, OR	2014-09-06	Keeping the integrity of the neighborhoods. Giving the neighbors a voice.
Diane Waggoner	Portland, OR	2014-09-06	8 stories is far too high for NE 7th. There aren't even such tall buildings on MLK. You paid only about \$640,000 for the land. Surely you can build and make a profit with only 2 or 3 stories.
Ralph Strom	Happy valley, OR	2014-09-06	Keep it single family dwellings consistent with the current make up of the area
Jennifer Morse	Millbrook, NY	2014-09-06	Concerned homeowner
Sarah Moses	Portland, OR	2014-09-06	Out of character for neighborhood
Ben Grylewicz	Portland, OR	2014-09-06	this is completely out of character with neighborhood surround this site

Name	Location	Date	Comment
Christina Drake	Portland, OR	2014-09-06	The current design will not fit into our neighborhood, enhance our street and will create a parking and congestion problem. We do not wish to open the door on 7th ave. for more of this kind of development! This is a residential neighborhood!
Veronica Zonick	Portland, OR	2014-09-07	While we support development of this lot, it must stay in scale with the neighborhood. Please recognize that livability, not greed is what keeps Portland one of the most recognized cities in the US.
Mark Dopheide	Portland, OR	2014-09-07	I generally support urban density but this building seems to take it 4x beyond what seems appropriate for the neighborhood
Gina Newman	Portland, OR	2014-09-07	Building does not fit neighborhood and the traffic impact will be disastrous!
jon Newman	portland, OR	2014-09-07	The building is much to large for the neighborhood, looks out of place. The traffic impact will be a disaster. The building should not be any taller than 4 stories with some potential mixed use to bring greater value to the neighborhood. Also to minimize the traffic the streets would need to be designated as a bike thoroughfare. I am pro business and I know there is a compromise here.
Jens Hauge	Portland, OR	2014-09-07	We need affordable housing, and these buildings need to include parking. These housing complexes shouldn't be used for gentrification and increasing developer profits. Middle class folks are losing ground in this city. All these places are unaffordable and it shows that our politicians care more about developers and profit than they care for the community.
Anissa Harvey	Portland, OR	2014-09-07	They aren't affordable housing. They look like crap. They are to big and they have no parking. Stop with the nonsense. We need more help with our schools not more poorly buit apartments. STOP!!
Anne Kari Lyshaug	Portland, OR	2014-09-08	Mr. Neal, Please reconsider your design. As you can see your building as it is proposed would be most unwelcome in the neighborhood. Please consider an alternative design. Elegantly designed condos have been well received in the neighborhood and sell for a premium. There are many long time members of the community who would love to downsize to a building that made and architecturally significant positive contribution to the neighborhood. People often stay in their too big homes because there are no nice condos available in the neighborhood they love. This site is a real opportunity to make do something outstanding design-wise that fits in terms of scale and be rewarded well for it by eager equity rich down-sizers. Please, there is a win-win here.
monte beadle	portland, OR	2014-09-08	Concerned about parking, traffic in already congested area. Not in scale or character to NE Portland neighborhoods.
Lauren Bates	Portland, OR	2014-09-08	I live in the area and want development to be sensible and to take into account the needs of current residents.
Josephine Finsand	Portland, OR	2014-09-08	I live 6 blocks from that location & walk, bike or drive by it almost daily. It would be sad to see a building of that scale built on that lot. I can only image how it would affect traffic & parking in that area. Build something that fits into the neighborhood please!

Name	Location	Date	Comment
Aliza Kuperstock	portland, OR	2014-09-08	With such an immense amount of condo and apartment developments going up all over the city, I find this development particularly dissapointing as it is in my neighborhood backyard. Already this neighborhood has had its fair share of changes, gentrification, landscape changes and drastic transitions over the past decade and I think this would severely impact it even further. I am also dissapointed that this property is not being considered for purposful and positive development that could benefit the developers and the people in the area. Why not a farmer's market space? A community Kitchen? A neighborhood community center? An adult learning center? A job training center? There are numerous opportunities and I hope that the developers are able to see the wishes of this community for something different and meaningful to rally behind.
Souki Mehdaoui	Portland, OR	2014-09-08	I just moved into the Eliot neighborhood, and am inspired by the community's energy to keep the unique culture of this place alive.
Peter Whitmore	Portland, OR	2014-09-08	I live very close to this site and feel it is an inappropriate design for the neighborhood.
Jacqueline Rothenberg	Portland, OR	2014-09-08	I live a few blocks away and this structure would be significantly out of proportion with anything else in the area. An eyesore and detraction to say the least.
John Svicarovich	Portland, OR	2014-09-08	The scale of the proposed development is completely inappropriate and harmful to the neighborhood, in addition to being tone deaf, selfish, and greedy.
allison guest	Portland, OR	2014-09-08	Will negatively impact the charm/parking/and overall vibe of the neighborhood. I understand that this is a business decision, and business is money, but it's inconsiderate and offensive.
Jennifer Marrs	Portland, OR	2014-09-09	I think development is wonderful. But, this development is inappropriate for where it is located. It would darken the entire neighborhood. It would further overcrowd an already crowded and trafficy street. Please substantially reduce the height and size of this complex. Also make parking more appropriate.
Marie Brandis	Portland, OR	2014-09-09	The proposed design is too large for our neighborhood.
Jamie Dohrmann	Portland, OR	2014-09-09	This proposed building would detract from the quality of my neighborhood. The commercial/residential permitting changes in one year and the project is being pushed through to skirt what is set in place for the future planning of the city. I am wholeheartedly against the project as it stands!
thomas robbins	portland, OR	2014-09-09	The scale of this project is negatively impacting the surrounding character of the neighborhood. It will likewise impact the safety of the surrounding area through increase traffic, parking issues, and quality of life.
Jeanne Enders	Lake Oswego, OR	2014-09-09	Because Portland should be a city of light - we are at a juncture where we are deciding the future "feeling" of this city. If we build all over in tall buildings, we'll be Chicago when we COULD be Paris, the original city of light!
suze riley	Portland, OR	2014-09-09	I'm in the neighborhood and agree the building is too big
James Harrison	Portland, OR	2014-09-09	Density is fine but this is way too much.
Stephen Wilburn	Portland, OR	2014-09-09	I currently live in this neighborhood community and cannot imagine this monstrosity being built in the location it is proposed. It is simply preposterous and disheartening to see such a structure among all of the nice single family homes that would be its neighbors.

Name	Location	Date	Comment
Marilyn McWilliams	Portland, OR	2014-09-09	Our neighborhood was successful stopping a 7 story block construction w/ pedestrian un-friendly parking lot taking the ground level building proposed at 1510 NE Hancock to instead be end up with a 4 story apartment with a design which is actually attractive for the neighborhood (i.e. peaked roof, clinker brick facade, & no industrial feel at street level.) Irvington Neighborhood association was actively involved, but the zoning was in our favor. It's true we ended up with over twice the density of the proposed design but as an immediate neighbor to the building, I still see it as a huge win relative to the character of the neighborhood.
Carly Van Aart	Portland, OR	2014-09-09	I travel NE 7th regularly by both car and bicycle and I believe that the traffic and parking situations would both be significantly affected in a very negative manner by the proposed development.
Kim Montavon	Portland, OR	2014-09-10	We need to preserve neighborhood vibrancy at street level.
Lindsay Wielkopolski	Portland, OR	2014-09-10	I live in this neighborhood and this development as proposed does not fit with the area.
Eileen Ryan	Portland, OR	2014-09-10	We need to preserve our neighborhoods livability. This design is horrible and does not fit in this area.
Paul van Orden	Portland, OR	2014-09-10	This proposal is almost as bad as the Ben Kaiser and Erin Livingood Kaiser Towers development proposal on N Williams and Ne Fremont Street. This latest out of scale project includes notably insensitive and poor urban design, final in plication for the loss of solar for less affluent neighbors, potential noise impacts on long standing neighbors, and various other development concerns that could easily be resolved by an ethical and reasonable developer. Please do the right thing. :) Visit www.smartgrowthpdx.com in the coming weeks for a history of several Portland Area land use cases of interest.
Kurt Weist	Portland, OR	2014-09-10	Radically changes the look and feel of the neighborhood -- adds more traffic, blocks sunlight, explodes the resident population in a single city block. It's all too much.
Bill Irving	Portland, OR	2014-09-10	scale seems out of character with neighborhood
Linda Donnelly	Portland, OR	2014-09-11	because all the tear downs and huge buildings are ruining the character of our neighborhood
Carl Hamilton	Portland, OR	2014-09-11	Too many people
Jenny Jiang	Portland, OR	2014-09-11	It is common sense. The 8-story building is not fit our neighborhood.
Richard Barrett	Portland, OR	2014-09-11	This monster doesn't belong in a residential neighborhood of one-, two- and three-story homes.
Thomas Coleman	Portland, OR	2014-09-11	The current design is completely out of scale with adjacent properties.
James Mischler	Portland, OR	2014-09-12	Any building constructed at this site needs to respect the surroundings that include two story homes, three story apartment, and low rise retail.
Gary Whitehill-Baziuk	portland, OR	2014-09-12	Good design is important for ALL neighborhoods.
Rosalie Key	Portland, OR	2014-09-12	The overdevelopment of Portland is an issue every homeowner should be concerned with.
C C	Portland, OR	2014-09-13	I am signing because I don't like the idea of that large of a building going into that space on 7th and Russell.
Matthew Fletcher	Portland, OR	2014-09-13	This building is totally out of character with this beautiful neighborhood.
sara pavao	portland, OR	2014-09-13	I live in this neighborhood and already do not appreciate the rise in rent and inability to park by my home.

Name	Location	Date	Comment
Susan Jamison	portland, OR	2014-09-13	Thrilled about development of the abandoned gas station - concerned about the possibility of 8 stories being built and its impact on increasing traffic, neighborhood look and feel
Charles Townsend	Portland, OR	2014-09-13	Building will detract from the historical look of the neighborhood , also design should include ample off street parking.
karen varney	Portland, OR	2014-09-13	While it is important to utilize existing space for housing, this design is quite simply atrocious and an eyesore for the neighborhood. No other building in the immediate vicinity even comes close to the enormity of it.
Nicholas Chope	Portland, OR	2014-09-14	A building of this size doesn't belong in my neighborhood.
Jeff Mahoney	Portland, OR	2014-09-14	I live in the neighborhood and don't want to see an 8 story, 82 unit building go dominate the skyline.
Orly Halpern	Portland, OR	2014-09-14	As a former neighbor at 7th and Russell, and with many friends who still live at that location, it is important to me to preserve the neighborhood aesthetic, and fragile balance of single family and apartment living.
Marie Ho	Portland, OR	2014-09-14	It's illogical that such a tall building is being built in such an interesting, diverse, historical neighborhood.
Michele Koder	Portland, OR	2014-09-14	Please put yourself in our position. The developer is not providing nearly enough parking. The lot sits directly behind a traffic circle on a designated bicycle route in a 2-block radius that is already struggling with street parking due to the Nike Outlet and other businesses on MLK. This poses a serious safety and livability issue for our neighborhood which is currently over max capacity for street parking. Thank you for your consideration on this matter.
Jody Pettit	Portland, OR	2014-09-15	We would like to keep the neighborhood pleasant, not jammed with as many people and cars as possible.
E.V. Armitage	Portland, OR	2014-09-15	I live 2 blocks away and care about the quality of life in my neighborhood.
Carlene St. Thomas	Portland, OR	2014-09-15	"People boxes" are not only eyesores, but ruin the feel/ambiance of a neighborhood. New buildings should reflect the architecture of the current neighborhood. Think craftsman.
jaime leopold	portland, OR	2014-09-15	impact on local parking and the cohesive look of the neighborhood
Caroline Frazier	Portland, OR	2014-09-15	Because I have seen too many changes in a neighborhood that I grew up in that I am not happy about. Also, the area already has traffic issues between cars and bicycle riders.
Rose Barnett	Portland, OR	2014-09-15	TOO MUCH HIGH DENSITY/NO PARKING HOUSING IS BEING DUMPED INTO OUR NE PORTLAND NEIGHBORHOODS. AND 8 STORIES IS INSANE. NO MORE THAN 2-3 STORIES AND ADEQUATE PARKING SHOULD BE REQUIRED!
John Olmsted	Portland, OR	2014-09-15	It will destroy the residential character of the neighborhood. It will be a monument to greed and the willingness of the city to bow to it.
Heather Penner	Portland, OR	2014-09-15	This building is way out of proportion for this residential neighborhood.
Joe Bosnar	Portland, OR	2014-09-15	Portland is currently undergoing a large amount of development/ redevelopment that is not concerned with strengthening the fabric of our communities. Developers need to understand how their buildings affect the quality of life in our great city.
Kathleen Abbott	Portland, OR	2014-09-15	I live in the neighborhood and have seen the changes made to other nearby neighborhoods as the bigger buildings are completed. I would hate to see that happen in a quiet neighborhood around NE 7th and Russell.
Gail Boger	Portland, OR	2014-09-15	It sets precedents that I do not want to see spread citywide into the smaller scale neighborhoods.

Name	Location	Date	Comment
Kelly King	soldotna, AK	2014-09-15	The condos popping up all over East Portland do not fit the design aesthetic of our beautiful neighborhoods, nor do they respect or represent the core values of the people who live there. Any development in Irvington and Eliot should reflect the caring, innovating, conscious spirit of our community.
Ita Lindquist	Portland, OR	2014-09-15	There has to be room to preserve buildings and neighborhoods.
Alexandra Rice	Portland, United States	2014-09-15	I think new building designs should fit in with the other housing in the neighborhood, and not be a blot on the landscape. Who needs another box, there is one next door to the proposed site, behind it however there was some concern to building something which would be similar in design to the neighbors around it.
Mike Ewing	Vancouver, WA	2014-09-15	I have friends in that neighborhood
Madelyn Elder	Portland, OR	2014-09-15	This neighborhood is historic and should be respected.
Kelly Sporseen	Portland, OR	2014-09-15	We live right around the corner and this design would very much impact the area in a negative way.
Rebecca Roberts	Portland, OR	2014-09-15	This beautiful historical neighborhood has been inundated with ugly, huge apartment buildings, with no parking and increasing traffic hazards to the kids who walk or bike to public schools. PLEASE reduce the size of this building to conform to the residential quality, character and safety of the community-we would embrace your efforts and support your project. Thank you!
Travis Sandoval	Portland, OR	2014-09-15	Because it looks terrible.
Lisa Decker	Portland, OR	2014-09-16	Not appropriate for the neighborhood.
Curtis Miller	Portland, OR	2014-09-16	As a long time resident of northeast it has become crucial to me to build balanced neighborhoods. Unfortunately, builders and developers have to be compelled by ordinance to build responsibly and not by a desire to contribute to a neighborhood's well being. Maybe Paradigm(interesting name) could set an example in this case?
Alison Greco	Portland, OR	2014-09-16	I'm singing because while I believe in progress and laud new construction in our neighborhood, this project proposal is too big and causes too many problems for our area. Scale it down, provide parking and I'm with you.
Will Parkinson	Portland, OR	2014-09-16	This will not fit in the local neighborhood. It will be an eyesore.
Frances Dyke	Portland, OR	2014-09-16	This is an amazing neighborhood with a unique character. It has a wonderful mix of single and multifamily dwellings from many decades and while we need additional units the proposed development is way out of scale to the existing residential and commercial structures. A project of the proposed size will put significant strains on the physical and human infrastructure in the neighborhood.
Dora DeCoursey	Portland, OR	2014-09-16	I also live in the neighborhood, on the other side of King. This letter states my concerns about this project perfectly, and it also applies to other proposed projects. We are on the verge of losing the livability of the neighborhood.
M. Ryan Wilson	Portland, OR	2014-09-16	An apartment building of this size will ruin our neighborhood. I fully support this redesign demand.
Peg Butler	Portland, OR	2014-09-16	I agree with the petition statements.
Joe Barstow	Milwaukie, OR	2014-09-16	Because I care about Portland growth and the impact new housing developments have on established communities.
Lena deTar	Portland, OR	2014-09-16	I am concerned about the livability of my neighborhood and want to continue to feel welcome and safe running on 7th Ave NE with my dogs every day.

Name	Location	Date	Comment
Janine Alexander	Portland, OR	2014-09-16	I'm concerned that you are destroying the Livability of our neighbourhood by building a complex that is inappropriate for our neighbourhood.
Charlie Irish-Borrego	Portland, OR	2014-09-17	As a neighbor we need to maintain the beauty of our neighborhood with buildings and homes which do not violate the history and beauty of our neighborhood. We cannot accept a commercial building totally out of charater of our neighborhood. This purposed building is much too tall.
Ed Thanouser	Portland, OR	2014-09-17	I don't want this eyesore in my neighborhood!!!
Kathy Christy	Portland, OR	2014-09-17	Developers are destroying old neighborhoods and homes in Portland. An 8 story building in this location is a selfish plan.
barbara Baguskas	Portland, OR	2014-09-17	The housing going up all around NE Portland does not consider the character of the neighborhoods and is making both old and new look out of place.
Shukria Quereshi	Portland, OR	2014-09-17	The neighbors who live adjacent to this development do not deserve to be overloaded with the parking and congestion 82 units packed into this sunlight-blocking chunk of ugliness will produce. Put something other than your greed first, please.
Kathleen Campbell	Portland, OR	2014-09-17	This is my neighborhood.
Hillary Barsky	Portland, OR	2014-09-17	scale and character of residential neighborhood. this particular area is mostly single family homes with a few small muliti family units. Nothing is over 3 stories
Edward Morgan	Portland, OR	2014-09-17	project too large for surrounding area
Gregory Fowler	Portland, OR	2014-09-17	Live near
Jeffrey Thomas	Portland, OR	2014-09-17	We have lived in our home in Eliot for over 33 years, working hard to bring these historic old homes and streets back to life from a history of neglect, arson and poverty. There has never been a building this size in the history of this neighborhood, not since the Eliot neighborhood was created. None. It is a terrible and unnecessary precedent, and demonstrates a complete lack of understanding of the neighborhood past, present and and its future as a historic heritage neighborhood.
Heidi Allen	Portland, OR	2014-09-17	I own the house across the street from this proposed monstrosity.
Shannon Anderson	Great Falls, MT	2014-09-18	My son lives in a nice home in the area and I feel this apartment building would not be in the best interest of this area of Portland.
Alex Meub	Portland, OR	2014-09-18	This is my neighborhood and this building will change the area in what I believe are negative ways.
Lynn Hanrahan	Portland, OR	2014-09-18	New housing construction in Portland should not overwhelm existing neighborhoods.
Scott Grady	Portland, OR	2014-09-18	I live on the same street this will be developed on. This will directly impact on street parking, density, and views on my property.
Tim Braun	Portland, OR	2014-09-19	Even if there IS parking for this monstrosity, it is utterly, UTTERLY out of scale with the Irvington neighborhood. This is just plain greed. Is this a Remmers project? Seems like one.
Annie Kang	portland, OR	2014-09-20	Because I live in the neighborhood and this would be a heinous addition.
Odie Miller	Portland, OR	2014-09-20	Odie
Lori Mulcare	Portland, OR	2014-09-21	That the west end of the Irvington neighborhood is going to become too mixed-use and is going to be detrimental to the families and neighbors. Too many people with not enough parking.

Name	Location	Date	Comment
Nick Wagner	Portland, OR	2014-09-22	Many large apartment complexes have gone up in our neighborhood in the past few years, and each one fills me with disgust every time I see it. The rate at which individuals and families are being pushed out of the neighborhood is also of concern. I like this neighborhood specifically because it IS filled with family homes, not large apartment units that offer nothing to the coherence and unity of the community.
Michael Marcus	Portland, OR	2014-09-22	I am an Irvington resident
Rob JJordan	Portland, OR	2014-09-22	Because the number of Apartment Buildings getting built far exceeds the need. Its not healthy development.
Tiffanie Shakespeare	Portland, OR	2014-09-23	B/c the building is hideous and doesn't fit the neighborhood aesthetic at all.
Evan Heidtmann	Portland, OR	2014-09-23	I bike past the lot every day and a building of this size would make the intersection at 7th & Knott even more congested & dangerous than it already is.
Mark Brownfield	Portland, OR	2014-09-23	I am a homeowner within two blocks of the proposed building, with concerns about traffic and parking.
sandra garrison	portland, OR	2014-09-24	This neighborhood has a lot of older houses, and 1-2 story buildings. Putting that large of a building in it now is WAYYYY too tall and big at this point. Parking is already an issue, and it would become INSANE. It is not adding livability to this area to have a building that large. Do not do it this big. Scale it down and we want the neighbors.
Jay Spottswood	Portland, OR	2014-09-24	Our small, bike and walk friendly neighborhood is important and does not need to be developed in such a large way. Keep the apartment building smaller so it matches the character of the hood!
Lizz Westman	Portland, OR	2014-09-24	The traffic and change in aesthetics will ruin that neighborhood
Alicia Deas	Portland, OR	2014-09-24	Living right up the road on Ivy Street 2 doors down from the hideous "monster house", I have witnessed the detrimental effects of inconsiderate new construction that sticks out like a sore thumb and takes privacy away from neighbors. Plus, NE 7th is already a very busy street. This proposed building is simply too big for the area. Please show some respect for the neighbors who have lived near that corner for years.
Judith Pearson	Portland, OR	2014-09-24	Support the Eliot Neighborhood residents' desire that any new housing structures built in the area blend in with the existing houses and buildings.
Teri Duncan	Portland, OR	2014-09-24	The design is way out of scale for the street and the neighborhood as a whole. Liveability!
Sandi Pellikaan	Portland, OR	2014-09-24	Live in the neighborhood and feel this design is just too big for the surrounding area. Safety concerns for pedestrians, cyclists.
John Brennan	Portland, OR	2014-09-25	It's not to scale with my neighborhood nor anything on NE 7th.
Dorothy Perkins	Portland, OR	2014-09-25	I resent developers coming into neighborhoods and building these oversized, poorly constructed eyesores that pass for multiple family dwellings and which destroy the integrity of Portland's old neighborhoods.
Nathaniel Albers	Portland, OR	2014-09-26	I am tired of developers deciding what neighborhoods will look like. They do not have to live in or around their developments. Their primary motive is to make a profit as quickly and efficiently as possible. Their primary motive is not livability.
Michael Harris	Portland, OR	2014-09-27	This is a residential area where children play ball in the street and ride bikes. This is right behind us and will push all the street parking on the othr street to this street, making our street highly dangerous for children and destroying the character of the historic residential neighborhood. 7th and Russel is not at the edge of a neighborhood of single family homes, it is in the middle. Terrible location for a big building, highly dangerous because of parking.

Name	Location	Date	Comment
Rhonda Ray	Portland, OR	2014-09-27	This is a monstrosity for our neighborhood!
Megan Beaver	Portland, OR	2014-09-27	This project will directly affect my neighborhood. It will affect traffic, parking, shopping and it's too tall!
Rachel Richards	Portland, OR	2014-09-29	Saw the part of town and agree with the petition. Get real developers!
Michael McGrath	Portland, OR	2014-09-29	I want the corner of 7th and Russell developed, but a four store apartment building or town houses would make a much better fit.
Abby Martinez	portland, United States	2014-09-29	keep character of neighborhood
J.c. Banks	Portland, OR	2014-09-29	Developers really aren't that far off from the desires of a neighborhood when they realize that a happy neighborhood with a strong connected community = a more stable base of renters, less turnover, a waiting list of people wanting to live in his building, higher rents...etc.
Theodore Plowden-Wardlaw	Portland, OR	2014-09-30	The proposed building will adversely affect ALL the property values in the neighborhood, and create a massive eyesore for the people who live close by. Please build something appropriate for the neighborhood.
Amy Walls	portland, OR	2014-09-30	I live near this neighborhood. I wouldn't want it near my house either.
Barbara Cooney	Portland, United States	2014-10-01	This building is far too big for the neighborhood...with limited parking. Developers are taking advantage of N.E. Portland neighborhoods, with a negative effect on people who have been here for years.
Brizzett Aguilar	portland, OR	2014-10-01	The building is too big for such a neighborhood.
Nat Kim	Portland, United States	2014-10-04	Fit in with the neighborhood and I'll fully support... but not this current design
Derek Kipps	Portland, OR	2014-10-04	We would rather not have the huge apartment building that you have proposed. Scale it down please.
Mark McClure	Portland, United States	2014-10-06	As a 30-year resident in NE Portland, I'm pleased to see this property finally being re-developed. I also recognize the need for increased density in Portland. My three children, for example, would like to live in inner N/NE/SE Portland and not the suburbs. However, for all of the reasons so clearly stated in the petition, this proposed development is in the wrong location. Perhaps there is a vacant parcel just to the west on 99E (MLK JR Blvd)?
Kathy Deese	Portland, OR	2014-10-10	extreme poor fit for the location
Barbara Nagle	Portland, OR	2014-10-11	The design is incredibly insensitive to the architectural integrity of our neighborhood. While I recognize the importance of increasing the population density of the area, the design does not contribute to the many merits of the neighborhood, but instead disregards and even degrades the neighborhood.
M. Nora Love	Portland, OR	2014-10-11	The scale is depressing, and the parking issues will be unfair to the neighborhood. It also needs some aesthetic treatment
Sonia Collier	portland, OR	2014-10-12	The proposed building completely disrupt the neighborhood in which I live in! Build it on Broadway, if you want, but not in the middle of our homes!
Seth Touchet	Portland, OR	2014-10-14	This development, as it is currently designed will create massive parking and traffic problems on the streets surrounding my home.
Timothy Smith	Portland, OR	2014-10-18	Traffic is getting heavier and having more traffic near Irving Park will be dangerous for our kids and pets.
Manda Buttitta	Portland, OR	2014-10-23	I bicycle through here daily and would like to see this development in line with the 2015 re-zoning of the neighborhood.
Kelsey Crawford	Portland, OR	2014-10-24	Traffic is outrageous as it is now and also because I feel for the residents living right next to it. Losing light is a huge concern. In a city where most residents rely on minimal daylight year round for their gardens. Also, the design has no character. Portland does not need more cookie cutter condos.

Name	Location	Date	Comment
Maria Hein	Portland, OR	2014-10-28	This is grossly out of scale with the existing neighborhood and will seriously challenge 7th Ave traffic patterns. Unbelievable! Pure greed.
Carol Hamilton	Portland, OR	2014-10-28	I love this neighborhood and Portland. I have seen the blighting of two neighborhoods that I frequent (Beaumont Wilshire and Mississippi with these huge apartment buildings. They are out of character with the geography and character of the neighborhoods and block out the sunshine, attract more temporary tenants who have no connection to the neighborhood and property owners, and have cars for which parking is inadequate or absent. They are manifestations of poor planning and future disintegration of the flavor of the neighborhood. As a citizen and resident, it is a sign to me that, as always, money wins over decency. There is nothing decent about an 8 story building at that location which is in the center of our neighborhood.
Celine Hollombe	Portland, OR	2014-10-28	I live here!
Kathleen Hansen	Portland, OR	2014-10-29	I live in the neighborhood and don't believe the current design is appropriate or good for the space it's on
Beth Cantrell	Portland, OR	2014-11-03	The increased traffic load on 7th will exceed the intended use of the street.
Brian McCauley	Portland, OR	2014-11-03	I don't want my neighborhood to suck.
Benjamin Hyer	Portland, OR	2014-11-09	We need to stop and rethink how these developments are impacting the city we love. These developers see a potential for profit and have no other ties to the community or this city.
Tony Greiner	Portland, OR	2014-11-11	The scale is inappropriate for the neighborhood.
Jennifer Brown	Portland, OR	2014-11-14	Live on the street and am concerned about the impact it will have on traffic and parking.
Adam Brown	Portland, OR	2014-11-14	Because I live here. Heavy traffic and parking already pose significant problems in the area. This does not fit within the current context of our neighborhood.
Kristin Almy	Portland, OR	2014-11-19	I want to buy a home in this neighborhood, and this concerns me that it will change the demographic and peacefulness of the neighborhood.
nichole kyle	Portland, OR	2014-11-26	I think this building will be an eyesore and not fit in with the neighborhood. There are enough apartments in this neighborhood.
Andrew Schuknecht	Portland, OR	2014-12-03	The construction of high rise, no parking residential buildings in NE Portland is concerning to me. Developers are slapping up cookie cutter abominations that are benefiting nothing more than their retirement accounts. Additionally, the proposed 6 story building is very close to the Irvington Historic District and does not fit into the character of the neighborhood.
Corina Burnett	Portland, OR	2014-12-03	Buildings as this one belong in a downtown, inner city area. Not in the middle of a historical, quiet neighborhood.
Amanda VanderMeer	Happy Valley, OR	2014-12-05	I've seen too many neighborhood's change for the worse, and I hope to help stop history from repeating. It seems to create unaffordable housing in areas that do not need it and push the current residents out.
hunter parker	Portland, OR	2014-12-09	lived in neighborhood for years and that building has no place going in there for all stated reasons
Katrina Wilson	Portland, OR	2014-12-12	I'm a Portland Native and want to protect the neighborhood feel.
Don Eichman	Portland, OR	2014-12-25	Developer is testing the waters and shooting for the sky, literally. I live two blocks away in a designated historic district and I have to get a permit to change an exterior window. If developer gets anywhere close to 10 units it will undermine our neighborhood's livability.

Name	Location	Date	Comment
Wendy Chung	Portland, United States	2015-01-14	This building is too big for that location. Development is supposed to enhance, not detract, from great neighborhoods.

Traffic SPEED Counts: Comparison of traffic speeds North and South of Knott St -

71 Northbound cars \geq 10mph over speed limit South of Knott

42 Southbound cars \geq 10mph over speed limit South of Knott

0 cars traveling northbound or southbound North of Knott exceeded the posted speed limit (due to speed bumps?)

Green = traffic North of NE Knott Street

Yellow = traffic South of NE Knott Street

Location Description	Bound	Date	Average Daily Traffic Volume	Speed 85th Percentile	Posted Speed	Percent \geq 10 MPH Over Posted Speed	Time of Week
NE 7TH AVE N of STANTON ST	N	10/24/2011	1821	25	25	0%	Normal Weekday
NE 7TH AVE N of STANTON ST	S	10/24/2011	1933	25	25	0%	Normal Weekday
NE 7TH AVE N of KNOTT ST	N	10/24/2011	1975	21	25	0%	Normal Weekday
NE 7TH AVE N of KNOTT ST	S	10/24/2011	2088	18	25	0%	Normal Weekday
NE 7TH AVE N of MORRIS ST	N	11/1/2011	2101	26	25	0.10%	Normal Weekday
NE 7TH AVE N of MORRIS ST	S	11/1/2011	1778	24	25	0%	Normal Weekday
NE 7TH AVE S of GRAHAM ST	N	11/2/2011	2377	25	25	0.10%	Normal Weekday
NE 7TH AVE S of FARGO ST	N	11/2/2011	1769	25	25	0.10%	Normal Weekday
NE 7TH AVE S of FARGO ST	S	11/2/2011	2310	27	25	0.40%	Normal Weekday
NE 7TH AVE S of GRAHAM ST	S	11/17/2011	2854	20	25	0%	Normal Weekday
NE 7TH AVE N of SAN RAFAEL ST	N	4/25/2013	2846	28	25	0.40%	Normal Weekday
NE 7TH AVE N of SAN RAFAEL ST	S	4/25/2013	2678	27	25	0.30%	Normal Weekday
NE 7TH AVE S of BRAZEE ST	N	4/30/2013	2841	30	25	2.50%	Normal Weekday
NE 7TH AVE S of BRAZEE ST	S	4/30/2013	2461	29	25	1.70%	Normal Weekday

Traffic VOLUME Counts: Average daily traffic comparison North and South of Knott St = 71% more traffic volume South of Knott St

Green = traffic North of NE Knott Street

Yellow = traffic South of NE Knott Street

Location Description	Bound	Date	Average Daily Traffic Volume	AM Volume	AM Peak Hour Volume	PM Volume	PM Peak Hour Volume	Time of Week
NE 7TH AVE N/NE STANTON ST	N	10/24/2011	1821	638	170	1183	177	Normal Weekday
NE 7TH AVE N/NE STANTON ST	S	10/24/2011	1935	421	92	1514	320	Normal Weekday
NE 7TH AVE N/NE KNOTT ST	N	10/24/2011	1981	496	118	1485	316	Normal Weekday
NE 7TH AVE N/NE KNOTT ST	S	10/24/2011	2103	739	204	1364	203	Normal Weekday
NE 7TH AVE N/NE MORRIS ST	N	11/1/2011	2100	436	100	1664	378	Normal Weekday
NE 7TH AVE N/NE MORRIS ST	S	11/1/2011	1778	638	184	1140	158	Normal Weekday
NE 7TH AVE S/NE GRAHAM ST	N	11/2/2011	2372	511	116	1861	402	Normal Weekday
NE 7TH AVE S/SE FARGO ST	N	11/2/2011	1774	599	168	1175	161	Normal Weekday
NE 7TH AVE S/SE FARGO ST	S	11/2/2011	2310	497	114	1813	393	Normal Weekday
NE 7TH AVE S/NE GRAHAM ST	S	11/17/2011	2872	1056	284	1816	265	Normal Weekday
NE 7TH AVE N/NE SAN RAFAEL ST	N	4/25/2013	2843	583	132	2260	415	Normal Weekday
NE 7TH AVE N/NE SAN RAFAEL ST	S	4/25/2013	2675	941	205	1734	225	Normal Weekday
NE 7TH AVE S/NE BRAZEE ST	N	4/30/2013	2718	603	139	2115	417	Normal Weekday

SPEED LIMIT CONSIDERATIONS ON NE KNOTT STREET

Studies have shown that there is a 5% risk of fatality when a vehicle travelling at 20mph collides with a pedestrian. The fatality rate increases to 40% when the vehicle is travelling at 30mph. At 40mph the fatality rate approaches 95%.

With the recent death of a 4 year old child struck by a vehicle while crossing SE 136th Avenue on March 1, 2013, renewed attention have been given to traffic calming measures to make our community and our streets safer.

NE Knott street between NE 15th Ave and NE 33rd avenue is a residential street with homes, driveways, trees, sidewalks, children and families, and heavy bicycle traffic. The Oregon statutory speed limit for residential areas is 25mph (ORS 8111.111). There is no compelling reason for the speed limit on this stretch of Knott Street to be set at 30mph, but there are ample reasons to reset the speed limit to 25mph to reflect its residential character.

1. Increasing the speed limit on NE Knott street from 25mph to 30mph adds no appreciable commuting value. The average amount of time saved in a daily commute by increasing the speed limit on the stretch of this road from 25mph to 30mph is 15-20 seconds. And yet, as the statistics show, the danger posed to residents of the street, bicyclists, students walking home from school, families with children is increased dramatically with the higher speed limit.
2. The ODOT has established a process whereby engineering studies are undertaken as part of the process of restating speed limits. The reason for these studies is ostensibly to set the speed limit at the speed at which drivers are driving. The conceptual basis behind this is based upon research showing drivers on higher speed highways will, within certain limitations, drive at the highest speed they feel appropriate. These studies have been done on higher speed highways, however, and it is obvious that this laissez faire approach breaks down with lower speed roadways in residential and business areas. This is why the ODOT publishes statutory speed limits, this is why there are many and all variety of traffic calming devices all over the city, and this is why highway speed zones are often heavily patrolled to remind drivers that the speed limits are decreased.

Such engineering studies have confirmed that vehicles are travelling at higher speeds on NE Knott Street. There are no stop signs or other traffic calming devices on the entire stretch of NE Knott between NE 24th Ave and NE 33rd Ave. Speeds over 50mph have been documented on this stretch of street. I witness daily high speed driving on NE Knott street, I have had one near death experience, and I documented one truly astonishing display of extremely high speed in a highly modified vehicle.

The problems with simply allowing cars to drive at whatever speed they feel appropriate on NE Knott street are many. To begin with, since the speed is already posted prominently at 30mph, we have a classic "chicken and egg" situation, in which there is no incentive for drivers to

proceed slower than 30mph. Any engineering results will be distorted, if not rendered useless by this signage.

Most drivers recognize a 25mph speed limit as indicative of a residential area, and posting a higher speed limit encourages drivers to ignore the residential character of the area. It encourages a culture of lawlessness as I can attest from my own observations. This is in contradistinction to the character of the street, which is decidedly not a high speed highway.

Additionally the ODOT makes it very clear that pedestrian and bicycle movements, multiple access points and public testimony must be taken into consideration when setting speed limits on any stretch of roadway. The character of the street as a major east-west bicycle route is clear to anyone living along the road. Every day throngs of students can be seen crossing and walking along the street to and from Grant High. Families live on the street and walk along it, as well as joggers, children, children on bicycles, pedestrians with pets. There are innumerable driveway cuts along the entire length of the street.

3. There is ample precedent for the establishment of speed limits in the city to reflect safety concerns rather than the impartial data of speed studies. Oregon law recognizes the city government as the road authority of all highways, streets, roads, alleys within its boundaries (ORS 810.010). The city recently decreased the speed limit on NE Belmont Street from 30mph to 25mph, despite traffic engineering studies showing vehicles travelled at or near 30mph. This was due to a citizen complaint regarding unsafe conditions on that street with the higher, 30pmh speed limit.

The speed limit on NE Knott east of 33rd Ave was decreased to 25 mph for the same reasons.

The Oregonian recently reported the city is considering taking jurisdiction of a portion of 82nd avenue from the state in order to be able to set the speed limit at a level it deems appropriate for safety concerns.

Speed studies demonstrate multiple areas in the city in which average speeds exceed 25mph and yet, in the interests of safety, the city has not posted speed limit signs to reflect those higher average speeds. These include locally NE wisteria, NE Alameda, NE 47th, and NE Williams (average speeds on this road are flagrantly higher than the posted limit).

4. Traffic calming measures are in place all over the city to nudge down average speeds and increase safety. This directly contradicts the idea that automobiles must be free to travel at whatever speed they feel appropriate.

Klickitat street between NE 7th Ave and NE 33rd ave was converted to a Neighborhood Green Way. The stop signs were removed and, due to fears that vehicles would travel at higher speeds on that long stretch of street, speed humps were installed. As Eileen Dent indicated to me

“speed humps mitigate the effects of stop signs—stop signs were there for safety at every other intersection”. Obviously, in this situation, the natural driving tendencies of vehicles—to speed up on a long straight stretch of road—were deemed secondary to safety considerations of a residential area. These natural driving tendencies were then quashed with speed bumps. As someone who bicycles daily to work I can also confirm that very few bicycles use that stretch of Klickitat despite the “Greenway” designation. Almost all bicycles travel east-west along NE Knott street.

Recently Speed Humps were installed on Wisteria to slow traffic and to otherwise thwart the natural tendencies of drivers to travel faster on that stretch of road (this was done after concerns were expressed by the neighborhood association, and were instituted despite a citywide discontinuation of the speed hump program which was already in place at that time).

Traffic calming devices are present on NE 15th street, NE 21st street, NE 24th street—all higher volume streets, but all streets in which it was felt safety considerations trumped any other concerns.

5. Despite declarations by traffic engineers that speed limit signs do not work, there is ample evidence that speed limits are used to increase safety and when properly applied, they do work. The Oregonian recently reported that the Oregon Legislature approved photo radar to patrol highway work zones—and speeding fell 23%. There are often compelling reasons—almost always related to safety--to limit drivers to speeds at which they may not otherwise naturally drive.
6. At multiple points in the Grant Park/Irvington area, actual barriers stopping all traffic have been installed at the request of neighborhood groups. Such drastic actions, always undertaken to increase safety (barriers are the ultimate “traffic calming” device), completely contravene any speed study considerations, any considerations regarding convenience for commuters and any vehicle pollution and fuel efficiency considerations. Again, more evidence that safety considerations can reign primary in road design and road use.

04/06/2013

Portland Comp Plan Map comments about 2603 NE 7th
(NE 7th Ave and NE Russell St lot/development)

7/29/2014

This is a good proposed change (from RH to R1). The recent development proposal (for a new, 7 story apartment building with underground parking) for NW corner of NE7th & Russell is totally out of scale with existing single family homes along the street. This would be disastrous for the neighborhood in terms of parking, traffic, light and livability.

7/29/2014

I strongly support the change to R1 zoning. Such a change would encourage development that fits the scale and feel of the neighborhood. Development allowed by R1 zoning would likely increase property values in the neighborhood, while development allowed under the exist zoning would likely decrease surrounding property values.

7/29/2014

The current zoning of RH is very inappropriate and out of place for the eastern 2/3 of the block. The existing development fits within the code for R1 and will be in compliance. The change maintains the objective of higher density but will protect the recent development in the area as well as protect the investments residents have made in the the surrounding neighborhoods. You might even consider R2 or R2.5 to match the blocks north and sound. Regardless, well done!

7/29/2014

The current proposal for a high rise apt building on the corner of 7th and Russell is totally out of character with our neighborhood. The traffic and parking in the neighborhood are already an out of control situation. There are children in our neighborhood who cross 7th to go to school; there is no stop or crosswalk at 7th and Brazee, and I have seen several near misses. The proposed high rise will stress a neighborhood of single family historic homes, and to have an outside developer who cares nothing for the quality of life here is not only poor planning, but bad for the future of Portland. Lets be a model city, not another Los Angeles. Lets have this development built under the new R1 plan.

7/29/2014

The existing RH zone is completely incongruent with all surrounding development. New construction at surrounding properties within the last 15years or so has been of an R2.5 nature. Properties across the street either direction are R5. The street and sewers cannot well accommodate the RH level of density. There should be a moratorium placed on any RH development proposal until the proposed change to R1 can be considered and implemented. R1 would at least double the density of all nearby properties, and is the maximum that should even be considered for this block.

7/29/2014

I completely agree with the previous comments that: the current zoning needs to change to R1 to fit the scale of the neighborhood; the proposal for a 7-story apartment building on NE 7th

Russell would be a disaster for neighbors, dominating the skyline, blocking light, and decreasing livability and property values; any new development should be built under the new R1 plan. By proposing a building so out of scale, the developers are exploiting an obvious oversight in the zoning of that block to the detriment of the neighborhood and the city. Let's not let it happen.

7/29/2014

I bought my house last year. I loved the beautiful homes. townhouses, even the condos on the corner of Knott and 7th blended in nice with the neighborhood.. The only eye sore was the abandoned gas station across the street ! I was overjoyed when I heard that the property was sold! But my joy turned into sorrow when I learned that the new owner wants to build a huge building that would take ALL my light away, my privacy, my pride in this beautiful neighborhood! This will really be an EYE SORE ! Please expedite the change in the zoning of this property, so such building will not change our beautiful neighborhood!

7/30/2014

This is a great proposed zoning change for this block. However, it may be too late based on the huge proposed development at 7th and Russell. The proposal is way out of scale compared to all of the developed surroundings. The R1 zoning needs to be enforced on this new development now, or the change will be effectively moot.

7/30/2014

I support the change of zoning to R1 at this site. The massive development that has been proposed is going to turn beautiful shaded streets into horrible, congested areas.

7/31/2014

I strongly support expediting a change in this area from RH to R1. The proposed development of an apartment high rise at 7th and Russell does not fit with the existing density of the neighborhood and would exacerbate current traffic and parking problems.

8/6/2014

I would love to see the property zoning change from RH to R1. The current traffic on NE 7th Ave needs to be addressed and the additional high density housing project will severely impact traffic, livability and safety in the neighborhood. NE 7th Ave is a narrow street that does not handle both bike and auto traffic well together. Lack of crosswalks also increases safety concerns. Please change the zoning to R1 to help maintain the neighborhood's livability and character.

8/6/2014

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8/6/2014

I support the proposed change in zoning to prevent an overly massive mistake from being built on this corner (7th and NE Russell). I like the idea of this lot being developed into living space, but on a smaller scale that protects the nature of our neighborhood and limits congestion in the community. Thank you!

8/20/2014

I strongly support the change to R1 zoning. Once the block had initial development of townhouses to be in character with the neighborhood over 15 years ago, the zoning should have been addressed then. We need the R1 zoning expedited for this property. The sewage system in this neighborhood was not built to accommodate an RH level of density, nor the traffic patterns or parking. This change would support smart growth in our neighborhood, having the scale be only one to four story buildings. Such a change would encourage development that fits the scale and feel of the neighborhood. The 7-story apartment building on NE 7th Russell would be disastrous for livability in our neighborhood. There are no properties with buildings of higher than 4 stories on NE 7th Ave from Fremont to Broadway. Please approve this change of zoning to R1 to help sustain the neighborhood's livability and character.

8/24/2014

I support the change in zoning as the current high density zoning does not reflect the actual make up of the area. The block is primarily filled with townhouses and a large apartment structure would be out of place. In addition, the streets are already stressed with traffic from the Nike Store.

8/24/2014

I support the change in zoning as the current high density zoning does not reflect the actual make up of the area. The block is primarily filled with townhouses and a large apartment structure would be out of place. In addition, the streets are already stressed with traffic from the Nike Store.

9/10/2014

As of today I was informed that the proposed change from high density to residential zoning of this property is not possible! Dan Neal and his company were approved a building permit for this site (visit www.demandredesign.org) that will be 8 stories high! This proposed building does not fit into our beautiful neighborhood, please help us concerned citizens to downsize the zoning so the future building on this site should blend into our neighborhood!

9/17/2014

This proposed change is excellent. Who could have thought we would be battling an 8-Story 82 unit apartment proposal on this residential zone. Ridiculous. Glad for the change.... Hope it means something.

9/17/2014

9/18/2014

The current RH designation is highly inappropriate for this area. The area is surrounded by low density residential areas and is across the street from a historic district. Proposed development to high density at the 7th avenue greenway would be disastrous. An immediate moratorium and change to R1 or R2 would best serve the interests of the community.

9/22/2014

Please, please preserve our neighborhood! Do not allow a past mistake in zoning this lot as high density facilitate an out of town developer to build a taller than any other building apartment building here ! This would impact all our neighbors lives negatively: traffic would increase, parking would be hard to find, schools will be overcrowded, home values would decrease, privacy will be lost, light would be lost for the surrounding homes! A zoning change will allow a 3 or 4 stories high building that would blend into our neighborhood and will not cause drastic change to our beautiful neighborhood!

10/6/2014

The fact that present zoning would allow a developer to out-build the truly commercial "apartment alleys" along MLK and Williams is quite absurd. Even there, 4 stories is the norm. This area here is simply residential and R1 status should have long been on the books. Please accomplish the obvious and hold any development to the obvious standards.

10/25/2014

It looks like this block was zoned RH to reflect the dense development on the s-curved SE 6th Ave. Would this development be allowed under R-1, or would change to R-1 render this whole series of houses a non-conforming use, something the Update is trying to avoid? It's unfortunate that there is not a multifamily zone that allows more density than R-1, but not as much height as RH.

11/11/2014

The downzoning to R1 and R2.5 of parts of the Eliot Historic Conservation District and the block between 7th and MLK, Knott and Russell is extremely important to protect these areas and their current character. That is especially true of the RH to R1 zoning on that 7th Ave. parcel. BUT... that raises the question of why similar protective down-zoning was not done in the Irvington Historic District just a few blocks away. Irvington has a number of blocks zoned RH with a FAR of 4.0, which would permit structures far out of proportion with the rest of the District and having no trace of compatibility with the District given the requirements of the applicable Historic Resource Review standards. Keeping that RH zoning simply invites endless conflicts between developers seeking to build out to the RH limit and the neighborhood seeking to defend its Historic District character under the guidelines. Further, it ignores established City legal determinations that historic resource review guidelines take precedence over zoning when they are in conflict. Unfortunately your "map app" doesn't seem to allow comments in areas that SHOULD change but are not being changed in the Comp Plan, so I'm entering this comment here as the closest place for it.

Parsons, Susan

Subject: FW: January 28th

From: Parsons, Susan
Sent: Thursday, January 22, 2015 9:06 AM
To: 'Susan Stringer'; montserrat arribillaga
Subject: RE: January 28th

Dear Susan and Montserrat,
Per Council Meeting protocol, we will list both of you under the 1 three-minute spot. You may come up together as you describe in your email.

See you Wednesday.

Susan
Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085

From: Susan Stringer [<mailto:sstringer22@gmail.com>]
Sent: Thursday, January 22, 2015 8:24 AM
To: Parsons, Susan
Cc: montserrat arribillaga
Subject: Re: January 28th

Susan,
We only had 3 minutes planned total. I will speak but Montse will be up at the podium with me if that's ok. That way she can field any questions with me?

Susan Stringer

On Thu, Jan 22, 2015 at 8:12 AM, Parsons, Susan <Susan.Parsons@portlandoregon.gov> wrote:

Hello Montserrat and Susan,

We have one spot held for you for Jan 28th. (All other spaces are filled.) Which of you would like to speak?
Kind regards,
Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085

From: montserrat arribillaga [<mailto:montsearribillag@yahoo.com>]
Sent: Wednesday, January 21, 2015 7:48 PM
To: Parsons, Susan
Cc: Susan Stringer
Subject: Re: January 28th

Hi Susan,
Can I please confirm Susan Stringer and myself (Montserrat Shepherd) as speakers?
Thanks,
Montserrat Shepherd

From: "Parsons, Susan" <Susan.Parsons@portlandoregon.gov>
To: 'montserrat arribillaga' <montsearribillag@yahoo.com>
Sent: Monday, December 8, 2014 8:57 AM
Subject: RE: January 28th

Thank you Montserrat. We will need the speaker's name by January 22, 5pm at the latest. When you're ready, please email me the name; include the speaker in the email and request that they send me an email to confirm. I'll need their name and contact information.

Here is further information for you [your speaker] on the Communications portion of the agenda:

- You will have three minutes to address the Council and may also submit written material (please provide seven copies).
- We start the meeting at 9:30 and Communications are the first item on the agenda.
- Please note communications allow the Council to hear issues that interest our citizens, but do not allow an opportunity for dialogue.
- The Council meeting takes place at City Hall, 1221 SW 4th Ave., 2nd Floor, Council Chambers.

Regards,

Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
[503.823.4085](tel:503.823.4085)

From: montserrat arribillaga [<mailto:montsearribillag@yahoo.com>]
Sent: Friday, December 05, 2014 2:37 PM
To: Parsons, Susan
Subject: January 28th

Hi,
I just wanted to confirm our spot for 1/28th at 9:30.
We still don't have a spokes person but I will send you his/her name as soon as we do.
Our subject is about the development on NE Russell and NE 7th.
Let me know if you need more information.
Thank you,
Montserrat Shepherd

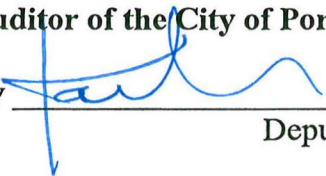
Request of Montserrat Shepherd and Susan Stringer to address Council regarding development on NE Russell and NE 7th (Communication)

JAN 28 2015

PLACED ON FILE

Filed JAN 23 2015

MARY HULL CABALLERO
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		