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Sent: Tuesday, May 10, 2016 7:16 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Sellwood-Moreland needs a design overlay

Good Morning,

My husband has lived in Sellwood since 1972; he has seen a lot of changes through the years; the children grow up and move into the neighborhood.

Initially at Milwaukie and Knapp St the property was undeveloped and there were peacocks wandering about.

- * Then 3 condos were built.
- * Then 3 more condos were built facing Milwaukie and with businesses
- * The most recent addition was a long apartment complex with 10-12 apartments and no parking.

This last action seemed to tip the balance of parking in our location to where the 2 closest streets of Knapp and Rex are packed all the time with vehicles.

We don't even have the 70 units with 30 parking spots yet. I don't see where this is going and why it was allowed.

We see a lack of control over this latest round of development in the Sellwood-Moreland area with over 200 apartments/lofts/condos and only 30 parking places.

Why isn't anyone considering where they folks are going to park? When you do the math; and even if you give a liberal amount of latitude to the possibility that 50% are going to walk or bike; then there are still 70 units with cars coming to the area and if you did a drive around to those locations where will they go? My estimation is up the sidestreets; so our street will be filled and only 1 car will be able to pass at a time causing a lot of problems to even move around our own neighborhood.

- * The parking at the end on our street has caused dangerous situations with cars/pedestrians/bicycles.
- * There is room for only 1 car at a time and no where for a turning car to go.
- * The 70 lofts/apartments on 13th near Knapp aren't completed and there is already no location for these people to park.

SELLWOOD-MORELAND needs a design overlay to stop the overbuilding with no parking and try to preserve some of what we've come to enjoy.

Best,

Beatrice and David R. Huth

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