



Powellhurst-Gilbert Neighborhood Association

East Portland Neighborhood Office,
1017 NE 117th Avenue, Portland, OR 97220

pgnaboard@gmail.com

Greetings Kate Green,

September 30, 2016

On behalf of the Powellhurst-Gilbert Neighborhood Association, I'm writing this letter of concern to you about #LU 16-184395 LDS AD, a proposed development at 14323 SE Ellis. Our concerns are twofold: one is procedural, and the other is site specific.

The Powellhurst-Gilbert Neighborhood is one of the largest and most populated in Portland, and one of the most resource-challenged and diverse as well. We have few individuals who have the time and energy to participate with neighborhood involvement, and are challenged with adequately responding to all of the development proposals in our area. The current neighborhood notification system requires that developers notify the Neighborhood Association of their plans, but we are often presented with little detail about the proposed development unless we choose to hold a meeting. Given the sheer number of developments that happen in our area, holding a meeting with every developer is not practicable.

Given that these development decisions have a much broader impact upon our community than the 150' surrounding a property, it is our opinion that the Bureau of Development Services should be required to send notification to a much broader area. And since our Neighborhood Association is driven by community concern, request for neighborhood meetings should come AFTER the nearby neighbors have been notified, not seven or eight months before. From our perspective the system is broken: it should not be incumbent on the volunteers of a Neighborhood Association to notify nearby residents of potential development, especially when BDS is only required to send notification to home owners within 150' of proposed developments.

In looking at the drawings for #LU 16-184395 LDS AD we are most concerned about the environmental considerations of building densely on this site, and the combination of highly liquefied soils, nearby fault lines, and the potential for landslides in the event of a significant flooding or seismic event. We are fearful of an Oso-type slide happening in our geologically volatile area. As part of the 2035 Comprehensive Plan the Bureau of Planning and Sustainability recommended, and the City Council voted, to change this area to R10 instead of its current R5 status, citing environmental considerations. It appears that this land partition is being requested before that designation becomes final so that it can be developed more densely. We ask that the developers consider developing this parcel less densely, voluntarily dividing it to match its future R10 designation, and that they provide evidence from a geologist to substantiate that development of this parcel will not jeopardize the safety and well-being of those downhill. If they are to build densely they must be held liable for any future complications with large flooding or seismic events.

Thanks in advance for your consideration.

Sincerely,

Richard Dickinson
Chair, Powellhurst-Gilbert Neighborhood Association