



September 16, 2015

Marty Treece
Treece @ Lambert LLC
2905 SW First Avenue
Portland, OR 97201

Dear Mr. Treece,

Our Sunnyside Neighborhood Association Land Use & Transportation Committee (SNA-LUTC) Chair reached out to you and Architect Barry Smith last April to present on the proposed development at 3423 SE Hawthorne Blvd, Portland, Oregon (EA 14-255451). Barry Smith communicated in April that the project was in the very early stages and that our LUTC Chair should check back in with him in May. An inquiry to discuss the details of this project at a neighborhood meeting was made again in May but the invitation was declined.

Over the past six-months we have received multiple comments from property owners adjacent to 3423 SE Hawthorne Blvd as well as our Membership throughout the Sunnyside neighborhood - and indeed from adjacent areas as well - regarding the proposed design of this project. Among the concerns expressed in varying degrees:

- lack of consultation with the SNA-LUTC in order to vet concerns and attempt to work towards mutually agreeable solutions
- lack of ground floor retail space
- height: use of slope to add a fifth story otherwise undoable under a 45' height limit
- bulk and massing: impacts on neighboring residences
- architectural consistency: appropriate and sensitive addition to the urban fabric
- exterior finishes and the quality of
- lack of parking or short-term mitigation strategies due to lack of

A primary objective of the Sunnyside Neighborhood Plan adopted in 1999 by the City of Portland (Ordinance No. 173725 and Resolution No. 35820) was to support existing and appropriate new mixed-use development on Belmont, Stark, 39th, and Hawthorne Blvd.

Earlier this year the Sunnyside Neighborhood Association Board provided Portland Comprehensive Plan 2035 testimony to further activate Hawthorne Boulevard, southeast Portland's "main street", with new residences and local businesses. Our testimony encouraged the application a Comprehensive Plan mixed-use designation to the north side of Hawthorne Boulevard between SE 28th & 49th Avenues with a 4th and 5th stories stepback in the front and the back of buildings to avoid a "wall effect" along Hawthorne Blvd.

The Sunnyside Neighborhood Association Board objects to the 3423 SE Hawthorne Blvd proposed project's fifth-story element coupled with the lack of a commercial ground-floor space along such an active retail stretch of Hawthorne Blvd. We understand the project is under review by the City of Portland Bureau of Development Services and remain interested in meeting with you and/or the Architect Barry Smith to come to a mutually agreeable solution.

In the absence of any consultation on this project, the Sunnyside Neighborhood Association Board is prepared to mobilize opposition to this project voicing concern to the Portland Planning and Sustainability Commission and the Portland City Council. To schedule a time to meet with the Sunnyside Neighborhood Association please contact the Land Use & Transportation Committee Co-Chair Jeff Cole at 503.927.7748.

Sincerely,



Tony Jordan, President,
on behalf of the Sunnyside Neighborhood Association Board

Cc: Barry R. Smith, Architect
Paul L. Scarlett, Director, City of Portland Bureau of Development Service
Jill M Grenda, Supervising Planner, City of Portland Bureau of Development Services
Marty Stockton, SE District Liaison, City of Portland Bureau of Planning & Sustainability