



November 6, 2019

VIA US MAIL AND FAX

Hannah Bryant  
Bureau of Development Services  
City of Portland  
1900 SW Fourth Avenue, Suite #5000  
Portland, OR 97201-5380  
Fax: (503) 823-5630

Re: Case File No. LU 19-207837-HR; PC 18-279927

Dear Ms. Bryant:

I write on behalf of the Land Use & Transportation Committee of the Sabin Community Association, regarding Case File No. LU 19-207837-HR and PC #18-279927, which is an application to construct a duplex at the southeast corner of Fremont and NE 15th Avenue. This property is within the boundaries of the Sabin Community Association as well as the Irvington Neighborhood Association.

The Sabin Community Association generally supports the proposal. We appreciate that the developer has modified his plans to be more compatible with the character of the neighborhood than his original concepts.

However, we have significant concerns about the safety of the driveway. The proposed driveway would have cars backing out into the north-bound lane of 15th Avenue just south of a major intersection and a bus stop for the Number 8 bus north-bound. 15th Avenue is a busy street, and due to the signal at 15th and Fremont it already has northbound traffic backed up in front of the proposed driveway at many hours of the day. Furthermore, the Number 8 bus is a frequent-service bus line, which runs every 15 minutes or less every day for most of the day, and at this location riders can transfer to and from the Number 24 on Fremont. Thus, stops by the Number 8 frequently increase the congestion at this location, and pedestrians are sometimes running to catch a bus. We believe that all these factors make this an unsafe location to add a driveway.

Furthermore, this is not an existing legal driveway. The pre-application conference memo notes that the driveway was not shown on the lot confirmation site plan and that, had it been shown, it

Hannah Bryant  
November 6, 2019  
Page 2

would have been required to be removed prior to the lot confirmation. Many houses in the Sabin neighborhood either do not have driveways or have old driveways that are not currently used by vehicles. Thus, a driveway is not necessary even for Sabin residents who own cars. Moreover, this duplex is at an ideal location for residents who use other means of transportation, given that it is located at the intersection of two bus lines and is only one block from the Klickitat bicycle greenway.

Under the circumstances, we recommend that the Landmarks Commission grant permission for the duplex but require the developer to remove the proposed driveway from the plan.

Please feel free to contact me at (503) 964-8417 or at rach.c.lee@gmail.com should you have any questions about the recommendation of the Sabin Land Use & Transportation Committee. Thank you for considering our comment on this proposal.

Sincerely,



Rachel Lee  
Chair, Sabin Land Use & Transportation Committee

cc via email: Sabin Community Association Board  
Sabin Land Use & Transportation Committee  
Dean Gisvold