

A decorative graphic in the top-left corner of the slide. It consists of a sphere constructed from a dense grid of thin, intersecting lines, creating a wireframe effect. The sphere is positioned partially within a white circular area that overlaps the top-left corner of the slide's main content area.

Friends for Responsible Growth

*Address to City Council
September 12, 2012*

Representing:

Beaumont-Wilshire: John Golden

Overlook: Gary Davenport

Sellwood-Moreland: Ellen Burr

Richmond: Judah Gold-Markel

Kerns: John Urbanowski

Invasive Species in Portland

Acroptilon repens

Russian Knapweed



**Photo by Eric Coombs,
Oregon Department of Agriculture**

Invasive Animal Species in Portland

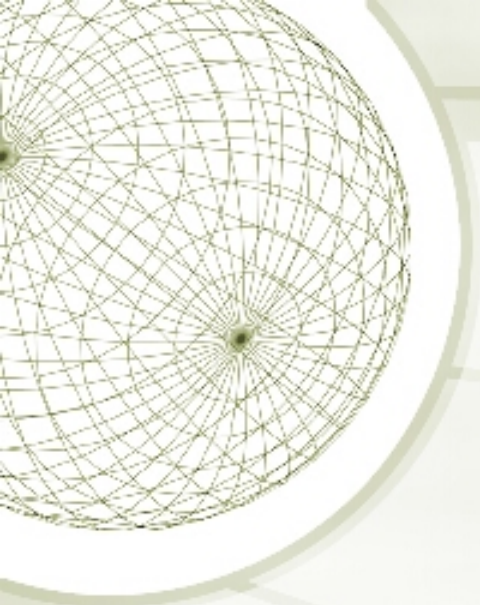
Agrilus anxius

Bronze Birch Borer





A multi-story apartment building out of character with the neighborhood and no parking that being built over the strenuous objections of the local residents



Beaumont-Wilshire

Hollywood

Kerns

Boise-Elliot



Who are we?

Friends for Responsible Growth...

representatives of various neighborhood groups deeply interested in preserving **the livability** of Portland neighborhoods as we face **inevitable** and **necessary** growth



A Quick Primer

- ★ A real need for apartment housing in Portland: one of the **lowest vacancy rates** in the country
- ★ Low interest rates for developer and banks willing to lend money for **projects without parking**



More background...

- ★ Developers are exploiting regulations of the the **out-dated** CS Zoning code.
- ★ All of us have had numerous and fruitless meetings with the developers who continue to claim that more **responsible growth** is “not economically feasible.”



The Preamble of the Code...

Chapter 33.130

Storefront Commercial zone. The Storefront Commercial (CS) zone is intended to *preserve and enhance* older commercial areas that have a storefront character. *The zone intends that new development in these areas will be compatible with this desired character.* The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. (*emphasis mine*)



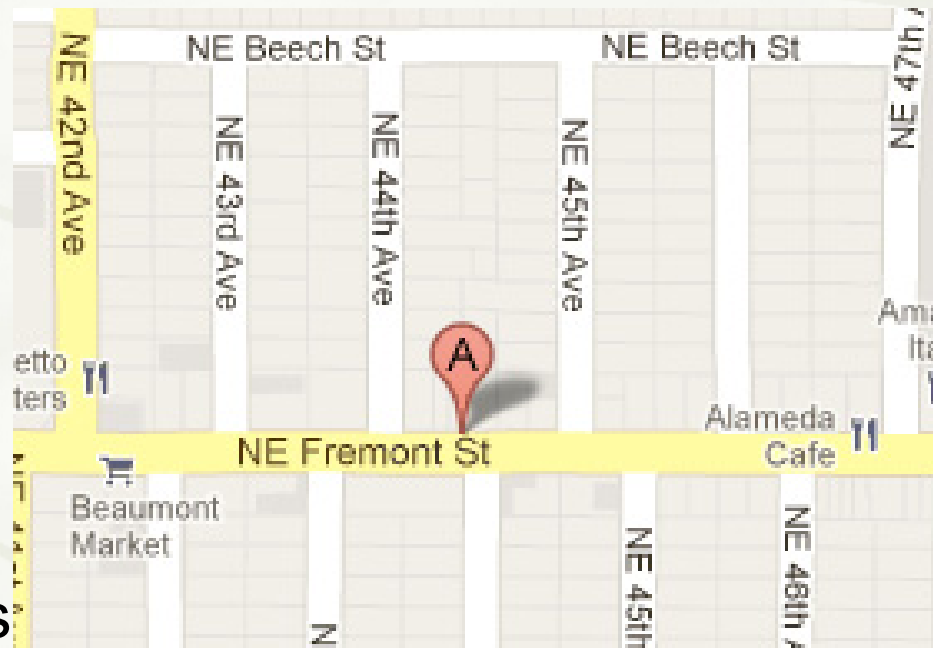
And yet, deep in the Code...

- ★ Allows for 45 ft high buildings
- ★ Does not require parking or retail in commercially zoned areas

Beaumont-Wilshire

Proposed site is in **the middle** of the block on Fremont between 44th and 45th...

...displacing businesses that have been on that site for as long as **22 years**, and looming over backyards of houses owned by residents for over **50 years**



Fremont is already a very busy street and is an emergency thoroughfare





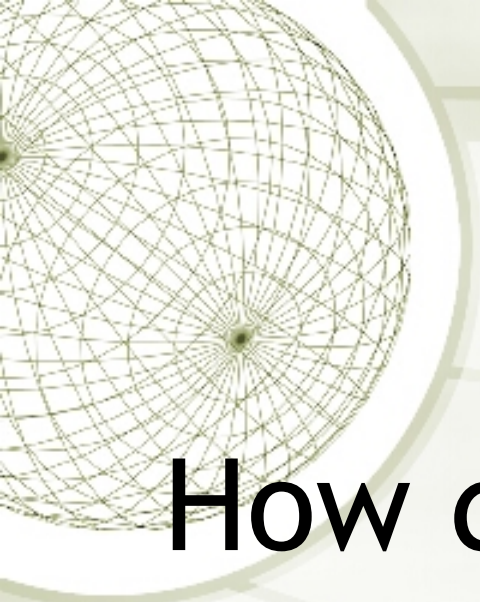
Our concerns.....

For the entire stretch of Fremont between MLK and 82nd, there are **no four-story buildings**, **parking is already at a premium** for residents and visitors, and the balconies will **look directly** into neighbors' yards.











How does this development
preserve or **enhance** our
neighborhood as the code
suggests it must?



Our Presentation this Morning

We will focus on the concerns that this type of *irresponsible* development poses:

1. Questions of scale
2. Safety issues
3. Lack of green space and architectural variety
4. Parking concerns for residents and businesses



We need your help....

We ask you to consider the following solutions:

1. Eliminate the **parking exemption** from the CS code and institute reasonable parking space quotas.
2. Consider a **limited moratorium** on this type of development that has not yet been permitted to study the overall effects on public services.
3. Create a **notification process** for neighborhoods facing this type of development and allow neighborhood associations to have design review.
4. Develop a plan to **monitor and measure the consequences** of these developments, especially with the effect on parking.



Thank you for your time....

Neighborhoods are the key to **livability** in Portland.

We are absolutely NOT against growth; we need Responsible Growth that **enhances** and **preserves** all our neighborhoods.

Please stand **WITH** us