

### Optimism. Confidence. And Belief

I am here on behalf of the general public of Portland. I gave testimony, in these chambers, last week about the lack of public awareness around the Centennial Mills development and this week I'd like to point out an example of a recently approved building that had virtually no public awareness. This development is in the NW 13th Ave. Historic District.

It's an office building, nearly twice as tall as the adjacent historic buildings and as such not compatible with adjacent building heights in the district. Not only has this project been approved, it is due to begin construction by the end of 2017. The proposed building is on the NE corner of NW Glisan and NW 13<sup>th</sup> Ave. The location is currently a street level parking lot.

The NW 13<sup>th</sup> Avenue Historic District Design Guidelines dated February 1996 state --To preserve the integrity and character of this special neighborhood, the guidelines stress that new development vertical heights are to be compatible with adjacent contributing historic buildings. Note: All 21 buildings in this historic district are contributing (Refer to graph poster)

The people of Portland deserve to have a greater voice in the approval process of this building, which is in the historical heart and backbone of the Pearl District. Allowing a building at this height will set a bad precedent for maintaining the historical character of this vital and universally acclaimed district.

**Ted Wheeler Quote:** *I think it is a huge mistake that you cannot reverse if you take a historic neighborhood or an historic business district that has unique architecture and you take that unique architecture away... then you are robbing the community of its uniqueness.*

As a concerned citizen, and knowing that most people are unaware of the approval process, I raised awareness within the community and created a petition. In less than a day's time I got over 100 signatures supporting the position that the proposed building is too tall for the historic district. (Refer to signed petitions)

I presented my research and findings to the Landmarks Commission who thanked me for my efforts but said that it was too late. They further said if I'd brought the information to them sooner, they very well could have ruled that the building was not compatible in height with the rest of the District.

That was very frustrating, since I had attended every public hearing and presented my information on as timely a basis as the process allowed.

The architects, builders, and developers were all heavily involved in this process-- everyone but the public.

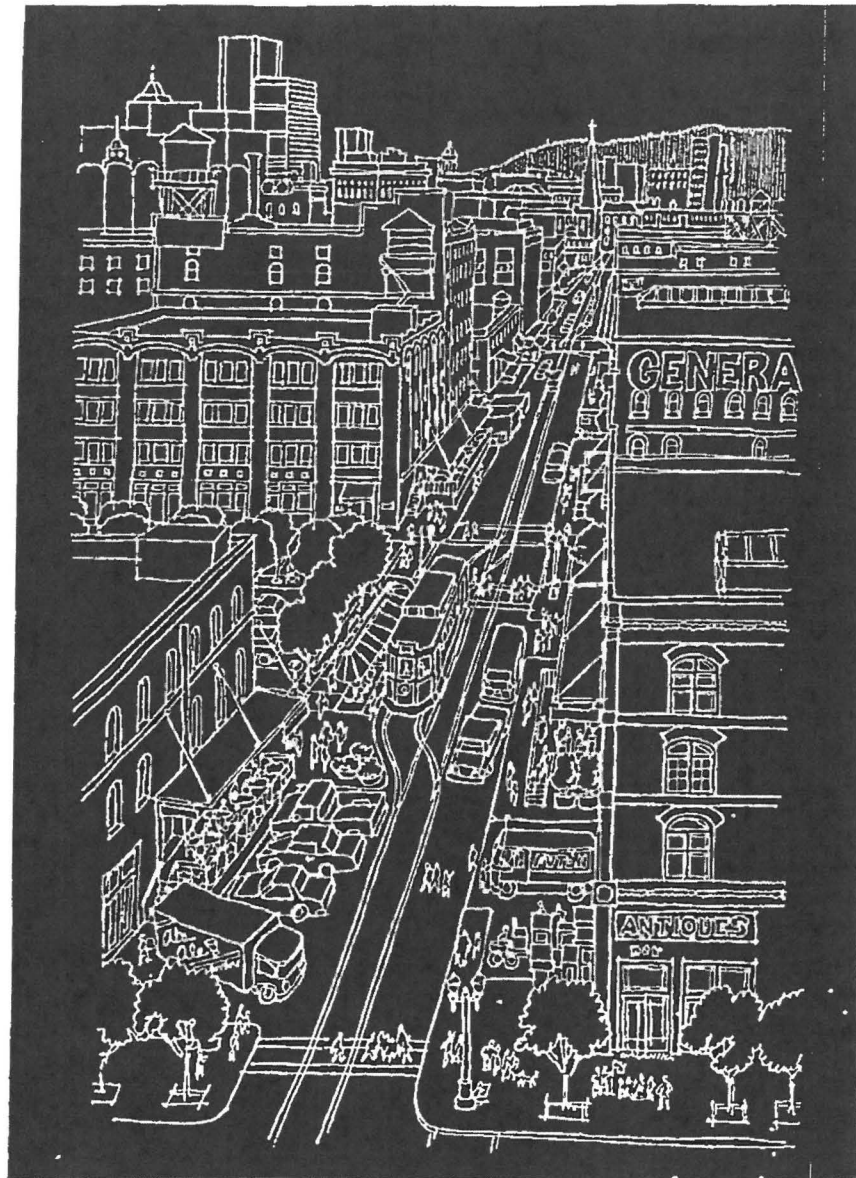
The good news is the 14 day right to appeal period is still open; expiring this Friday March 31<sup>st</sup>. The bad news is it costs \$5,000. I am just not in a financial position to take one for the entire Portland general public 'team'.

This is where the people of Portland need your help and more importantly need your leadership. I am asking, on behalf of the citizens of Portland that you waive the \$5,000 appeal fee and allow the public to have a voice in this important decision.

I'm not asking that you agree with my assessment of the situation, I am merely asking for an opportunity for the public to be involved in this process on the front end rather than being discouraged when they find out after the fact.

*"It is not the function of our government to keep the citizen from falling into error; it is the function of the citizen to keep the government from falling into error."*

— Supreme Court Justice  
— Robert Jackson



# NW 13TH AVENUE HISTORIC DISTRICT DESIGN GUIDELINES

Adopted by the Portland City Council February 21, 1996



BUREAU OF PLANNING  
PORTLAND, OREGON

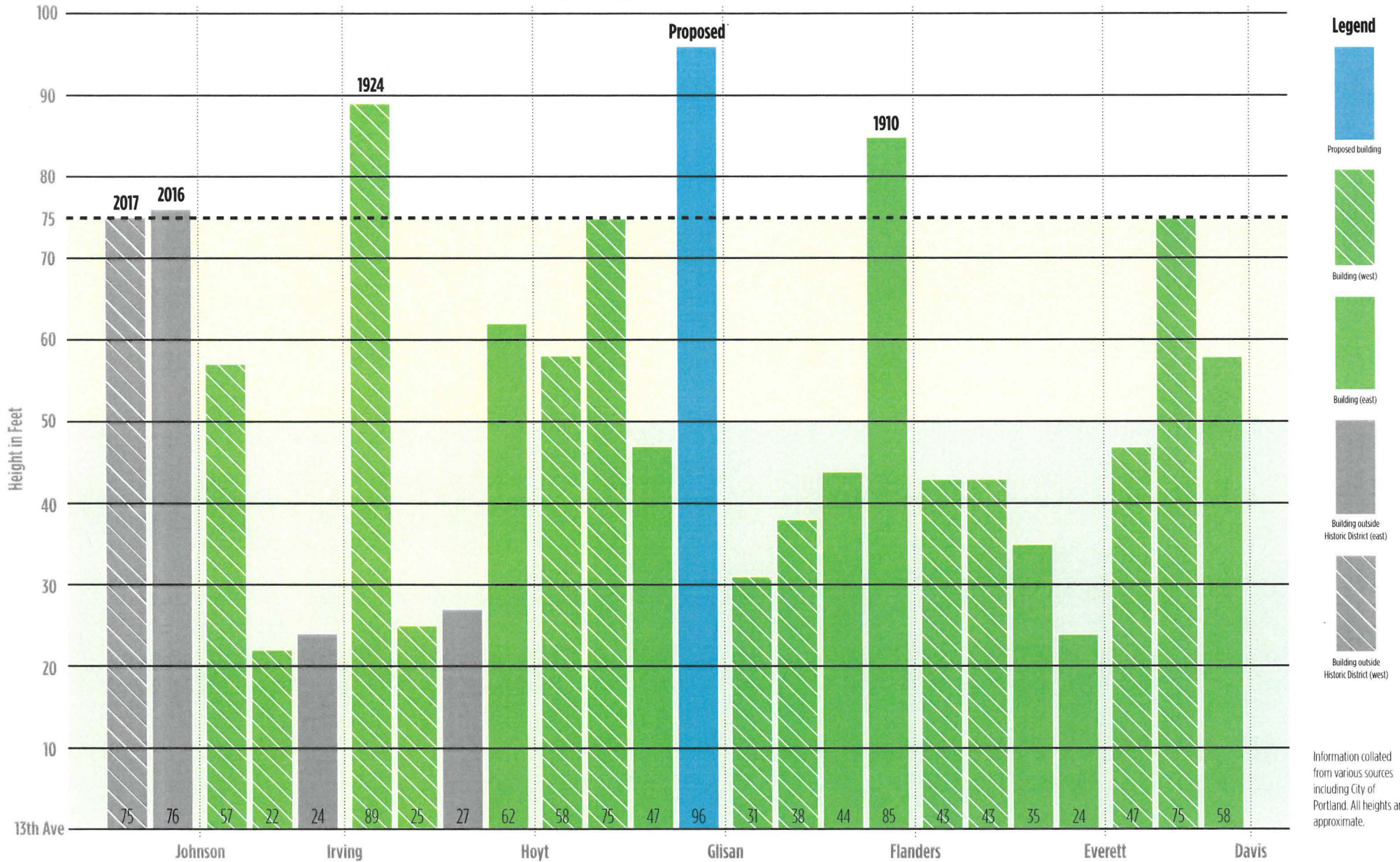
# NW13th Ave Historic District Design Guidelines

*(Relevant excerpts regarding approval criteria for height and visual compatibility)*

- One of the essential elements which defines the character of the NW 13<sup>th</sup> Ave Historic District is the high degree of compatibility among its visual elements and architectural relationships
- Contemporary design for new buildings and additions to existing buildings is not discouraged if such design is compatible with the size, scale, color, material, and character of the district, buildings or its environment
- The added height is visually compatible with adjacent historic buildings



# Comparative Building Heights in NW 13th Ave Historic District



It is the last buildable lot within the boundary of the NW 13th Ave Historic District. **To preserve the integrity and character of this special neighborhood, the Historic District’s development guidelines stress that heights be compatible with adjacent buildings.**

We are hoping to have the height of the proposed building reduced to better fit into the neighborhood. Please sign below if you agree it is too tall as planned. (Your information will not be used for any other purpose and you will not be contacted.)

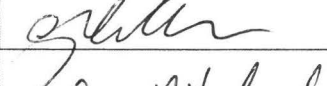
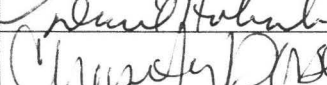



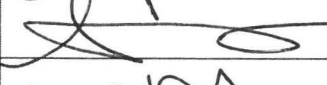

[illegible]

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The proposed building would be 96 ft high, and would be the **tallest building** in the Historic District. To put this in perspective, the average building height in the Historic District is around 50 ft. Only two buildings, built about 100 years ago, are over 75 ft.

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Name	Signature	Address	zip
JOHN MARSHALL		253 N BROADWAY ST	97227
Dana KIELTY		1940 NE 72ND	97213
OPHELIA WADLER		2116 NE 25TH AVE	97212
David Holcomb		427 Park Ave	97201
Chastity Dasey		2020 Spruce way	97501
Jillia Butch		1914 Warrington West Linn	97068
Kathleen Byn		2372 NW Jefferson way	97128
Kenneth Macker		10822 NW Lawrence Ct	97229
Kari E Greer		5495 SW Main Ave Butn	97005
Ram Pughmaian		1900 SW 4th Ave	97201
Amanda Askan		1201 SW 12th Ave	97201
Tim Krasberg		307 M. Lk. Way	98674
Mary Krasberg		" "	98674
Becca Assie		107 N. Coast St	97227
Randy Mendenhall		27115 SW Merrill-Butler	97507
Chris Allen		1020 NW 9th Ave #1009	97209
ANICIA ROGERS		4403 NE 10th Pkx #	97211
Anthony Tangle		16200 NE 154th Ave	97701
Nevada Pen		10700 NE 154th Ave	97701
Megan Good		520 NW 13th Ave #3	97201





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Name	Signature	Address	zip
Rod Michael	Rodney D Michael	526 NW 13th Ave POX 97209	97209
JOSEPH P. DAVE	Joseph P. Dave	" "	"
Zach Davis	Zach Davis	1145 14th St. SE CA	94115
MILAN MRAZ	Milan Mraz	15413 SILCOX DR. SW (WA)	98498
KAREN SHUN	Karen Shun	411 SE 27TH AVE PORTLAND OR	97214
JESSICA RODRIGUEZ	Jessica Rodriguez	411 SE 27th Ave. Portland, OR	97214
Tom Samps	Tom Samps	2146 NE Glisan	97214
James Rabe	James Rabe	636 NW 11th Ave Portland OR	97209
Josh Beckel	Josh Beckel	734 NW 23rd Ave Apt A	97210
Caryle Baird	Caryle Baird	1009 NW Hoyt St #103	97209
Eirik Crev	Eirik Crev	1625 NW Forest Green Ave Apt 25	97330
Sara Mohler	Sara Mohler	1625 NW Forest Green #25 Conatus	97330
SUSAN VAN BUREN	Susan Van Buren	403 SW 13th Ave Apt 200	97205
Wendy Krotter	Wendy Krotter	930 NW Nassau Parkway	97209
1111	1111	1905 SE Stark St	97215
Jarin Dancer	Jarin Dancer	7700 SW 2nd Ave	97219
Lara Singer	Lara Singer	PO Box 1147	97075
David Lipchik	David Lipchik	1316 Montgomery	97204
KRISTINA DUNN	Kristina Dunn	253 N BROADWAY	97207
All Gupta	All Gupta	1620 Melrose NW SE corner	98122




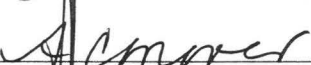
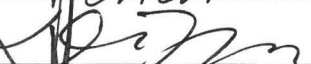


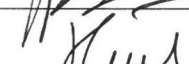
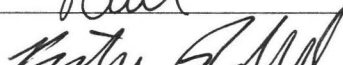

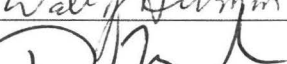








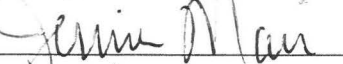


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Name	Signature	Address	zip
EARL Roberts		1418 NE OLEANDER AVE <del>1418</del>	97124
John Chen		<del>10257</del> SW Market	97062
Shane Tennyson		20348 NW Colonnade Drive	97124
Shannon Conover		7920 SW Courtside Way	97070
Do Kim		8207 SW 186th Ave	97007
Matthew Spillman		<del>17</del> NW Trinity Pl #47	97201
David Foster		11545 SW Beef Bend Rd	97224
Jeanine Guerci		11800 NE 124th Ave #172	98661
Kristin Riddell		3030 SE Waverly Blvd #11	97202
Wade Hurstman		6830 SW 188th Ave	97007
David M. Store		506 NE Thompson St	97212
Scott + Boyd		2181 NW Glisan #103	97210
Edwards Hamilton		5650 NW Roanoke Lane	97229
CHUCK BENTON		18580 GORE RD CLADSTONE OR	97027
Mark Tan		1120 NW Lovejoy St.	97210
Sara Thompson		551 N. Marine Drive	97217
Kelly Arthur		730 NW Nantucket Pkwy	97209
Chad Mair		604 SE GUNN ST Hillsboro OR	97123
JESSICA Mair			↓
Jessica McGinnis		777 SW 14th Ave #100 Portland	97029

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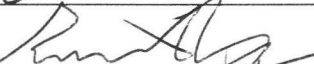
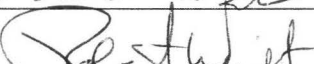

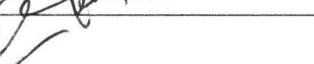
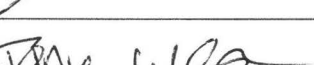
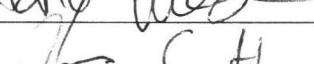

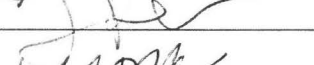
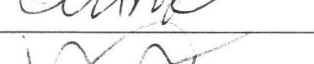
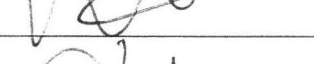
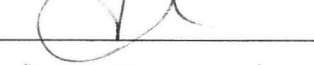


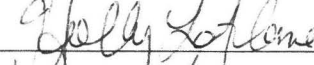



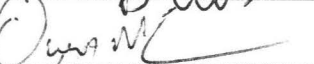

Name	Signature	Address	zip
John Hollister		526 NW 13th Ave Portland	OR 97209
DEB HOLLISTER		526 NW 13th unit 4 PDX	97209
Kim Bauman		2235 NE 32nd Ave. Portland	OR 97212
Riley J. Lynch		1509 SE Pine St Portland	OR 97214
Mike Jones		31 NE MONROE ST PORTLAND	97212
Alexander Wilson		4325 NE Rodney	97211
Betsy Langer		552 Washington St. Eugene	97401
CLAIRE VANDENBROEK		526 NW 13th Ave #7	97209
STEVEN TALBOT		2924 NE 50th Ave	97213
Joseph Bauma		12032 NE 15th St, Vancouver	WA 98684
Brent McCarter		7061 N University Ave Portland	97203
David Moore		13114 NW Glisan St, Portland, OR	97209
Jerome Reitermann		2400 NE 42nd Ave Portland OR	97213
Barry Davis		4715 Avery Ln. Lake Oswego, OR	97035
Brian Powers		5429 NW 18th Pl Portland, OR	97229
TODD SMITH		16857 NW VIOLA PORTLAND, OR	97229
Brad O'Donnell		15415 SW Brighton Way Beaverton, OR	97007
DATHAN MONTAZ		817 NE CADW, Hillsboro, OR	97124
Luke Johnson		10156 SW Trapper Terr Beaverton	OR 97008
Wendy Broughton		2031 N Watts St #1 <del>97211</del> Portland, OR	97217

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Name	Signature	Address	zip
COREY KAEMPF		831 SW VISTA AVE. #207	97205
Brandt Vapa		5027 NE 18th ave	97202
ROBERT Wright		2849 SW Custer St.	97219
TAYLOR PAINTER		56538 HAZEN RD	97053
ERIC MEIER		526 NW 13th Ave	97209
TONY WES		233 SE 29th Ave	97214
JAMES SMITH		1400 9th AVE	97214
Taylor Reese		1829 Chalcedony and Jan Deje	97209
NATHAN BUSKO		137 Argyle Ct.	97232
MICHAEL MCGINITY		3801 N 55th ST PDX	97218
Jim Lottfeld		2803 SE 37th PDX	97202
CMEISENHEIMER		6120 SE DIVISION ST	97206
Beck Meisenheimer		6120 SE DIVISION ST	97206
Holly LaFlamme		6120 SE DIVISION ST	97206
Karen Shavel		930 NW 12th Ave #212	97209
Kelly Nalty		4448 SE Nehalem ST PDX	97206
Ken Dacus		4448 SE Nehalem St	97206
Owen McLaughlin		4262 N Lincoln St	97217
Lauren McLaughlin		" "	"
Emmanuel		3907 NE 21st Ave	97674



## Moore-Love, Karla

---

**From:** Parsons, Susan  
**Sent:** Thursday, February 02, 2017 11:41 AM  
**To:** Moore-Love, Karla  
**Subject:** FW: Request for City Council communications speaking time slot

Susan Parsons  
 Assistant Council Clerk  
 City of Portland  
[susan.parsons@portlandoregon.gov](mailto:susan.parsons@portlandoregon.gov)  
 503.823.4085

**From:** John Hollister [mailto:[jhollister@greatergiving.com](mailto:jhollister@greatergiving.com)]  
**Sent:** Thursday, February 02, 2017 11:30 AM  
**To:** Parsons, Susan <[Susan.Parsons@portlandoregon.gov](mailto:Susan.Parsons@portlandoregon.gov)>  
**Subject:** Request for City Council communications speaking time slot

Susan,

Thank you for your time this morning I look forward to hearing back from you regarding a Communication's speaking opportunity on March 29<sup>th</sup>. My name is John Hollister 503.956.6294 [jhollister@greatergiving.com](mailto:jhollister@greatergiving.com)

My topic is NW 13<sup>th</sup> Ave Historic District's ongoing and proposed development projects and my concern on how it aligns with historic district preservation goals.

Let me know if you need more details

Thanks,

John

### John Hollister

REGIONAL SALES MANAGER | [GREATER GIVING INC.](http://GREATERGIVING.COM)  
 T: 503.597.0355 | [JHOLLISTER@GREATERGIVING.COM](mailto:JHOLLISTER@GREATERGIVING.COM)  
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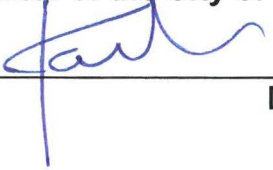
Request of John Hollister to address Council regarding NW 13<sup>th</sup> Ave  
Historic District's ongoing and proposed development projects  
(Communication)

MAR 29 2017 *Rescheduled to* MAR 29 2017 2 P.M.

PLACED ON FILE

Filed MAR 21 2017

**MARY HULL CABALLERO**  
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Eudaly		
Wheeler		