

**Arevalo, Nora**

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**From:** Jacquelyn O'Grady <jacquelyn.ogrady@gmail.com>  
**Sent:** Tuesday, April 19, 2016 11:37 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

April 19, 2016

To Whom it May Concern:

This document serves as written testimony to ask that the mayor and city council to NOT approve the Comprehensive Plan proposed amendment #M35 and deny the request of Brummell Enterprises for a change to the zoning stipulated for the properties located at 1623, 1624, 1626, 1653, 1663, 1674, and 1735 SE Sherrett St., 1668 SE Nehalem St and 1665 SE Spokane St. Brummel Enterprises is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d and CM2 (multi unit housing-allowing up to 4-story structures).

For the following reasons the mayor and the city council should NOT approve amendment 35:

**TRAFFIC:** Traffic is already at capacity at and around the intersection of 17th and Tacoma. This and the surrounding area during rush hour is extremely congested. Angry motorists cut down the side streets, whip through stop signs and speed down bike friendly side streets in an effort to get out of the congestion. I have personally witnessed this daily. The new bridge has only served to increase this volume and the intense speed which people attempt to fly through this area. Many middle school children cross Tacoma on their way to school and as it becomes less and less safe, parents will resort to driving them. Yes, that means even more cars on the road.

EXISTING CM1 zoning on 17th street properties owned by Brummell Enterprises in this area already allows them to further increase density resulting in more housing and more cars on the 17th corridor. This capacity issue is a reality now - there is no need to further exacerbate this problem and cause others by changing zoning on non-corridor facing properties that are near or in the middle of the block.

To state that biking on the Springwater Corridor Trail is a mitigating factor is laughable. I myself bike commute on the Corridor and it has become so unsafe with the homeless camps, I no longer do so. I drive. If you are female and are riding in the morning in the dark through those homeless camps, it is not safe. Recently, we have had a sexual assault on the trail I guarantee you this will only force more people off the trails. And if the numbers are to be believed, and 12-18% of people commute by bike (during nice weather mind you), it is hardly a mitigating factor.

Multi-story buildings at these locations would adversely impact the neighborhood. Sellwood is already 1.5 times more dense than the average Portland neighborhood. I have had the benefit of living in some lovely cities around this country, with Sellwood being our favorite. But what we are witnessing lately, on a scale and with disregard to citizens protests, the city planners of Portland are allowing rampant development on a scale I have never seen. Developers are stuffing mailboxes with promises of buying our house with cash; loopholes are being exploited and neighbors and neighborhoods are being overrun with poor planning.

I have never, ever, written a letter to serve as written testimony before. But this amendment is so outrageous and the sheer size and negative scope and impact it will place on our neighborhood, that I just had to take the

time to type out my thoughts although I have little faith that it will do any good. Developers with their money and deep pockets are the only ones that win in these situations. It really is sad because this neighborhood was a terrific one.

Sincerely,

Jacquelyn O'Grady  
1606 SE Spokane St  
97202

**Arevalo, Nora**

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**From:** leslie@lesliezemenek.com  
**Sent:** Tuesday, April 19, 2016 11:36 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

My name is Leslie Zemenek and I live at 1905 SE Harold Street, Portland, OR 97202. I live in Westmoreland because of the character of the neighborhood and its period homes, the beautiful tree cover and neighborhood gardens, and the friendly neighbors on my street and surrounding area.

On April 19th, the Washington Post reported on a study that found that people who live in areas with more trees and vegetation live longer than those who live in purely urban areas. (<http://www.washingtonpost.com/news/energy-environment/wp/2016/04/19/why-living-around-nature-could-make-you-live-longer/> ).

While I understand the need to address Portland's housing issues, I think it does not have to come at the expense of old growth trees and neighborhood gardens. I see big boxes being erected in my neighborhood and all around Portland that proudly advertise that they are LEED certified, but these bland boxes now sit on lots that once contained tall trees and weedy lawns that attracted birds, bees and butterflies. I'm sure I'm not the only one who thinks that the latter is better for the environment. And now this study shows that those trees and weedy gardens are also better for the health and longevity of Portland's citizens.

It does not matter how much developers pay for the privilege of cutting down our trees. They will not grow back to the same stately height during my lifetime, and in the case of the oldest and grandest of those trees, not even in the lifetimes of the next generation. And if that study is correct, the more trees that are cut down to make way for development, the shorter the lives of each generation.

There are many areas in this city that are better suited to urbanization than Westmoreland: areas with wide streets, few trees and real transit stops. Without the Harold Street Max stop, it's a 15 minute walk (and I walk fast) to the next closest station. Density in Westmoreland will only bring more cars, and parking problems, and undermine the fabric of the neighborhood.

Yours truly,

Leslie Zemenek  
1905 SE Harold Street  
Portland, OR, 97202  
[leslie@lesliezemenek.com](mailto:leslie@lesliezemenek.com)

**Arevalo, Nora**

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**From:** Ravens' Refuge <ravensrefuge@gmail.com>  
**Sent:** Tuesday, April 19, 2016 10:15 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Dear City Council:

I own property that currently is zoned High Density in the neighborhood of Westmoreland. I live on my property and I strongly oppose the retention of High Density zoning in this area. Please down zone this area to R1 and R2.5 in accordance with the recommendation of the Bureau of Planning and Sustainability and the wishes of Sellwood Moreland Improvement League (SMILE). Most, if not all, of the land owners who support High Density zoning in this neighborhood do not even live in Westmoreland.

Middle Use zoning is appropriate for our neighborhood. Town homes, duplexes, and low profile apartment buildings currently are interspersed among the small single family homes. Row houses that are spatially in proportion to the small apartment complexes and single family homes would be lovely and welcomed.

The massive apartment complexes that have been built on lots where once stood small homes are destroying our neighborhood. These apartment complexes cut off light from surrounding homes and obliterate privacy. Noise, traffic, and parking issues have escalated and will become increasingly problematic if more small houses get picked off, demolished & replaced by large apartment complexes. Additionally, it is questionable whether the infrastructure, specifically water and sewer, will be able to withstand high density in this area.

North Westmoreland was up-zoned to High Density in light of the anticipated Harold Street Max Station. Because that max station was never built, it is appropriate that the zoning be returned to R1 and R2.5. **No transit center exists to service this neighborhood. The Holgate street station is not easily accessible, as in order to reach it from Westmoreland one must walk up to a mile and cross McLoughlin (which is frightening) & Holgate (also daunting).**

Please vote to down-zone North Westmoreland to R1 and R2.5 in accordance with the Bureau of Planning & Sustainability's recommendations.

Thank you in advance for your consideration.

Best regards,

Laura K. Harris  
1647 SE Reedway Street  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Bill and Jos <billjos@spiretech.com>  
**Sent:** Tuesday, April 19, 2016 10:06 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; novic@portlandoregon.gov; tombizeau@portlandoregon.gov; Commissioner Saltzman; Commissioner Fish  
**Subject:** In support of Amendment M74

These are not just “some comments” but a statement of strong support of Amendment M74.

I and my husband have lived in Eastmoreland, at 8030 SE 34th, for fifty years. We settled here, and stayed here, because it was such a delightfully diverse neighborhood of ages, occupations, and educational levels. On our block: a newborn next door to a 90-year-old. And now a third generation of ankle-biters is arriving. Housing is of all ages and styles, and, with few exceptions, lovingly and proudly tended.

All of you have traveled through this nation and the world widely enough to realize that Portland has something extraordinary in its close-in, livable neighborhoods. Eastmoreland is one of them, and should be cherished and protected. Indeed, it boggles the mind that elected officials would not place greatest value on the retention of our amazing city of neighborhoods, which were in part created by and certainly strengthened by SB1000 and the voice it gave to the individual property owner in zoning and development matters.

Please listen closely to the reasonable arguments in favor of Amendment M74. By voting in favor of it, you will be acknowledging this city’s continuing need for preserving family neighborhoods.

**Arevalo, Nora**

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**From:** Brendan Klein <bklein09@gmail.com>  
**Sent:** Tuesday, April 19, 2016 9:55 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Dear Mayor Hales and City Commissioners,

I write to urge you to vote NO to high density (HD) zoning in North Westmoreland, and instead follow the advice of the Bureau of Planning and Sustainability that North Westmoreland should be dropped back down to R1 and R2.5. My wife and I chose to buy a home in Westmoreland because it is a wonderful, family-oriented neighborhood with charm and walkability—Milwaukie Avenue and 13th Avenue feel almost like a small town. Retaining the HD zoning designation, which provides for buildings up to 75' high with 80-125 units per acre, would erode away the character of Westmoreland. Further, HD zoning in North Westmoreland does not make sense given that it was only up-zoned in the 1990s to accommodate a light rail stop—the Harold Street Max Station—which was never built nor is it anticipated to be built in the future. Additionally, TriMet has eliminated multiple bus lines adjacent to the neighborhood that used to travel along McLoughlin into downtown Portland. Thus, the rationale for inserting HD development in order to support mass transit no longer makes sense. SMILE, the neighborhood association, has spoken clearly on behalf of Westmoreland residents against retaining the HD designation.

Please say NO to high density zoning in Westmoreland.

Thank you,  
Brendan Klein

Brendan Klein  
Westmoreland Resident  
6030 SE 18th Avenue  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Kaylie Klein <kaylieklein@gmail.com>  
**Sent:** Tuesday, April 19, 2016 9:44 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Dear Mayor Hales and City Commissioners,

**I write to urge you to vote NO to high density (HD) zoning in North Westmoreland**, and instead follow the advice of the Bureau of Planning and Sustainability that North Westmoreland should be dropped back down to R1 and R2.5. I was born and raised in Westmoreland and have been fortunate enough to be able to buy my own home in Westmoreland. My husband and I chose to plant roots in Westmoreland because it is a wonderful, family-oriented neighborhood with charm and walkability—Milwaukie Avenue and 13th Avenue feel almost like small town. It has been sad and sometimes disturbing to see so many small Westmoreland bungalows torn down and replaced with massive homes that do not fit the character of the neighborhood and make it difficult for native Portlanders like myself to be able to purchase homes in the very neighborhood we grew up in and love.

Retaining the HD zoning designation, which provides for buildings up to 75' high with 80-125 units per acre, would only continue to erode away the character of Westmoreland. Further, HD zoning in North Westmoreland does not make sense given that it was only up-zoned in the 1990s to accommodate a light rail stop—the Harold Street Max Station—which was never built nor is it anticipated to be built in the future. Additionally, TriMet has eliminated multiple bus lines adjacent to the neighborhood that used to travel along McLoughlin into downtown Portland. Thus, the rationale for inserting HD development in order to support mass transit no longer makes sense. SMILE, the neighborhood association, has spoken clearly on behalf of Westmoreland residents against retaining the HD designation.

Please say NO to high density zoning in Westmoreland.

Thank you for very much your time.

Best,  
Kaylie Klein

Kaylie Klein  
Westmoreland Resident  
6030 SE 18th Avenue  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Stephen Huckins <stuffyhuckins@gmail.com>  
**Sent:** Tuesday, April 19, 2016 9:23 PM  
**To:** Commissioner Saltzman; BPS Comprehensive Plan Testimony; Hales, Mayor;  
Commissioner Fish; Commissioner Novick; Bizeau, Tom  
**Subject:** 2035 COMPREHENSIVE PLAN

Dear Mayor and Commissioners

We are in full support of amendments M75 and M74 to the 2035 Comprehensive Plan. This will help to stem the tide of demolitions in our beautiful neighborhood.

We are not in favor of Amendment M33. We do not want to see the Broadmoor Golf Course turned into an industrial park. This has the effect of ruining a beautiful City resource and also has the direct effect of bringing more people to Portland.

We, as well as a rapidly growing number of Portlanders, question the benefits of infill. A lot of infill could be avoided by not encouraging growth, but instead sustainability.

We want to see more thought put into the city's commitment to history and preservation. We want requests for demolitions to require the building be unable to be preserved and review/approval by a neighborhood review committee of remodel/new construction plans so as to maintain homogeneous neighborhoods.

—indy and Stephen Huckins



**Arevalo, Nora**

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**From:** Colleen Henson <pchenson@comcast.net>  
**Sent:** Tuesday, April 19, 2016 9:17 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Fish; Commissioner Saltzman  
**Subject:** Re: Comprehensive Plan Testimony

> Hello,

>

> We would like to wholeheartedly lend our support to passage of Amendment M74 and Amendment M75. We want to see the character and livability of the Eastmoreland neighborhood remain intact for present and future generations. The historical character, architecture, and forest canopy of Eastmoreland and other Portland neighborhoods are what make Portland such a unique and wonderful place to live. Please maintain the character and livability of the Eastmoreland neighborhood by passing these amendments.

>

> Sincerely,

> Colleen & Paul Henson

> 7225 SE 32nd Avenue

> Portland, OR 97202

**Arevalo, Nora**

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**From:** Cheryl Janisse <cheryl.janisse@gmail.com>  
**Sent:** Tuesday, April 19, 2016 8:58 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Fish; Commissioner Saltzman; Commissioner Novick  
**Subject:** AMENDMENT M74

IN FAVOR OF AMENDMENT M74.

**Arevalo, Nora**

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**From:** Cheryl Janisse <cheryl.janisse@gmail.com>  
**Sent:** Tuesday, April 19, 2016 8:56 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Commissioner Saltzman; Commissioner Fish  
**Subject:** comprehensive plan testimony

To Whom It May Concern.

We bought our home in 1989, and raised two daughters in EASTMORELAND. We are between 36th & 39th on Tolman. We have always understood that we live in Eastmoreland.

Do not change our zoning to allow lot-splitting or apartments, or whatever the developers have next up their sleeves. We want to live here until we die. We want to live here as residents of EASTMORELAND.

Thank you.

Cheryl Janisse

**Arevalo, Nora**

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**From:** Marta Farmer <farmfam3@hevanet.com>  
**Sent:** Tuesday, April 19, 2016 7:24 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

To All Concerned:

As a resident of north Westmoreland, I oppose high-density zoning for our neighborhood and ask that it be downzoned to R1 and R2.5. High-Density housing is unnecessary since the Max station at SE Harold Street and McLoughlin Boulevard was not built as anticipated.

Listen to and heed the voice of the residents.

Marta Miller-Farmer  
1908 SE Harold Street  
Portland, OR 97202

## Arevalo, Nora

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From: Moore-Love, Karla  
Sent: Tuesday, April 19, 2016 7:14 PM  
To: BPS Comprehensive Plan Testimony  
Subject: FW: Comp Plan Amendment #S16

Karla Moore-Love | Council Clerk  
Office of the City Auditor | City Hall Rm 130  
503.823.4086

-----Original Message-----

From: Jim Diamond [mailto:jimd@linfield.edu]  
Sent: Tuesday, April 19, 2016 6:48 PM  
To: Mayor Charlie Hales <mayorcharlie@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Steve Novick <steve@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>  
Cc: Maryellen Read <maryellenread@gmail.com>; Bogert, Sylvia <sylvia@swni.org>; Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>; Parsons, Susan <Susan.Parsons@portlandoregon.gov>; Rinta, Maya <Maya.Rinta@portlandoregon.gov>  
Subject: Comp Plan Amendment #S16

Mayor Charlie Hales  
Commissioner Nick Fish  
Commissioner Amanda Fritz  
Commissioner Steve Novick  
Commissioner Dan Saltzman

From: Jim Diamond, Chair, Collins View Neighborhood Association (CVNA)

Re: Amendment #S16 regarding the Lewis & Clark properties near the intersection of SW Terwilliger Blvd and Lower Boones Ferry Rd

CC: Council Clerk  
Maryellen Read, CVNA Secretary  
Sylvia Bogert, SWNI

Dear Mayor and Commissioners,

First of all, I wanted to thank you for giving the community the opportunity to provide feedback on the amendments to the update to the 2035 Comprehensive Plan. I have been at a number of city council hearings over the last year. I very much appreciate the atmosphere of City Council meetings - inviting, caring, open-minded, and transparent. The meeting of April 14 was no exception. Thank you again.

I wanted to remind you of the points raised by members of CVNA during their testimony regarding the extension of the campus boundary of Lewis & Clark College across Lower Boones Ferry Road:

- Lewis & Clark's campus institutional zone was intended only to encompass the properties that are located within the college's master plan. These five properties are NOT located within those boundaries.

- Lewis & Clark was denied adding these properties in a 2009 land use case (#08-180498). The hearings officer agreed with the neighborhood on all the arguments against inclusion. All those reasons still exist today.
- The only change from 2009 is the even greater influx of traffic flowing up from Lake Oswego through the already failed intersection design at Terwilliger and Boones Ferry. To put any development on college property at the top of Maplecrest Dr. and along Boones Ferry will be literally putting lives in danger.
- Lewis & Clark did not raise this request during work on the Comprehensive Plan, or on further review of the plan by the Planning and Sustainability Commission. To do so now clearly indicates a desire to circumvent the public process Portland is lauded for. This cannot be allowed to happen.
- A representative of Lewis & Clark fully participated in related work to the campus institutional zone where the boundary change to include these properties was considered. No objection was raised then about not including them. The college has let pass the opportunity to bring these properties into the discussion again.
- We appreciate the focus on the city and state wanting to encourage economic development, but our Collins View neighborhood would be irreparably damaged by allowing Lewis & Clark to include these properties into their campus institutional zone.
- This extension of the campus boundary to include these properties would also by their very nature jeopardize the environmentally sensitive areas in that area, including Tryon Creek State Park, the ONLY Oregon state Park in a metropolitan area. Here is an excerpt from its wikipedia page:

"Tryon Creek is among the few streams in the Portland metropolitan area with a run of steelhead trout, and coho salmon have been recorded spawning in the creek.

- The members of CVNA strongly believe that these properties should revert to R20, the position advocated by The Planning and Sustainability Commission and the Bureau of Planning and Sustainability.

Thank you again for considering these points in your consideration of this amendment.

Sincerely,  
Jim

--  
James J. Diamond, Ph.D.  
Professor of Chemistry  
Linfield College

-  
9519 SW 2nd Ave., Portland OR 97219  
Chair, CVNA

Sent from my iPad

**Arevalo, Nora**

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**From:** james farmer <farmerjl70@gmail.com>  
**Sent:** Tuesday, April 19, 2016 6:53 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Yes, I oppose high density in North Westmoreland.

Personally speaking, within the last three years Renaissance homes built a house twice the size of ours right next door. The distance between our homes is eight feet from structure to structure. We no longer have a view to the East. Yes, a new home was appropriate for this lot, but not one of this size.

The purchaser and owner of this home then proceeded to cut down a 100 year old Magnolia tree and several mature Rhododendron shrubs which bordered our property.

I realize that this was not high density housing, but it reflects the lack of appropriate zoning laws in the North Westmoreland area and consequently the inconsiderate attitude of careless developers and planners. What has happened to the livability of the North Westmoreland area?? What will happen to the livability of the area if high density is allowed to continue?

Yes, I oppose high density in North Westmoreland.

If commissioners Novick and Saltzman prefer high density housing, perhaps then they should propose it for areas right next to their houses.

Yes, I oppose high density housing in North Westmoreland and city council members and all commissioners including Novick and Saltzman should oppose high density as well.

Thank You for taking my testimony;

James L. Farmer  
1908 Southeast Harold Street  
Portland, Oregon 97202

## Arevalo, Nora

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**From:** Council Clerk – Testimony  
**Sent:** Tuesday, April 19, 2016 6:34 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: I want YOU to protect Broadmoor Golf Course as Open Space and Natural Area

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
503.823.4086

**From:** Jody C [mailto:jwcinpdx34@yahoo.com]  
**Sent:** Tuesday, April 19, 2016 4:38 PM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>  
**Subject:** I want YOU to protect Broadmoor Golf Course as Open Space and Natural Area

City council persons and Mayor:

I understand this is what you're up to:

Mayor Hales and Commissioners Novick and Saltzman have introduced an amendment to Portland's Comprehensive Plan which would convert 57 acres of valuable wildlife habitat at Broadmoor Golf Course in NE Portland to industrial use. The land is currently zoned as Open Space, meaning it is intended to preserve and enhance public and private natural, park and recreational values, but the owner wants to sell the land, and has asked that the City upzone this acreage so that he can sell it to industrial developers and reap a huge profit.

I want you to protect Broadmoor Golf Course as Open Space and Natural Area. Please do not allow it to be rezoned to industrial use.

Please do whatever you must do to stop the such rezoning.

When enjoying a natural space, no one ever said - i sure wish they would have allowed this to go industrial.

Sincerely,  
Jody W Cox

----- Forwarded Message -----

**From:** Nextdoor Humboldt <reply@rs.email.nextdoor.com>  
**To:** jwcinpdx34@yahoo.com  
**Sent:** Tuesday, April 19, 2016 2:15 PM  
**Subject:** City Plan last minute amendment protest

Majida Nelson, Humboldt

Audubon Society is asking for interested Portland residents to call the City Commissioners on this last minute, never discussed in meetings or put up for public discussion, rezoning request for 57 acres of Zoned Open Space (wildlife riparian and forest with sequoia and large trees) to be rezoned as industrial zoning.



Please read the article for the full story and facts.

If you would like to help say "no" to Hales and Novick making a private deal with the owner of Broadmore Golf Course to rezone this land...which he has known all along is zoned...Read more

**Tell the City Not to Destroy Wildlife Habitat at Broadmoor G...**  
Mayor Hales and Commissioners Novick and Saltzman have introduced an amendment t...

AUDUBONPORTLAND.ORG

Apr 19 in General to 12 neighborhoods

**View or  
reply**

Thank · Private message

You can also reply to this email or use Nextdoor for iPhone or Android

This message is intended for [jwcinpdx34@yahoo.com](mailto:jwcinpdx34@yahoo.com).  
Unsubscribe or adjust your email settings

Nextdoor, 760 Market Street, Suite 300, San Francisco, CA 94102

## Arevalo, Nora

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**From:** Council Clerk – Testimony  
**Sent:** Tuesday, April 19, 2016 6:33 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Please save Broadmoor Golf Course from being sold off for Industrial Development

Karla Moore-Love | Council Clerk  
Office of the City Auditor | City Hall Rm 130  
503.823.4086

**From:** Suzanne Sherman [mailto:suzanne@fatcathatsandsacks.com]  
**Sent:** Tuesday, April 19, 2016 3:15 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Crail, Tim <Tim.Crail@portlandoregon.gov>  
**Subject:** Please save Broadmoor Golf Course from being sold off for Industrial Development

Good Day,

I am deeply concerned that several members of City Council may give their support to rezone the Broadmoor Golf Course and allow the owner to sell it off for industrial development. It's my understanding that Commissioners Fritz and Fish have said they will vote NO on this proposal...and I want to thank you both for protecting this vital wildlife habitat. I am disturbed however that the remaining three members of Council have given this proposal their support and I am writing to ask that you to think about the consequences of a yes vote...and please...vote NO:

- The majority of the site is within a designated environmental overlay, an area the city recognizes has "highly significant resources and functional values."
- The site is bordered on three sides by waterways and wetlands including the Columbia Slough, the Catkin Marsh Wetlands, and a Port of Portland environmental mitigation site. This parcel contains more than a full mile of riparian habitat! Destroying this site will not only eliminate important habitat. It will leave the surrounding habitat isolated and fragmented, cutting the heart out of one of the most important wildlife complexes on the slough.
- The site is full of massive trees including many large giant sequoias like the ones that the community fought to save in SE Portland.
- 11 at-risk bird species and the state listed sensitive Western Painted Turtles have been identified in this habitat complex.
- The entire site ranks as "high value" on the regional natural resources inventory.

I don't understand why Mayor Hales and Commissioners Novick and Saltzman have no problem selling off our beautiful city for development and jeopardizing the well being of our environment and the animals, birds and trees that live here with us. I do believe one of you calls himself "an Environmental Lawyer"...and I hear a lot of yackity yak from all of you about fighting climate change and being "green". It's high time you prove it...walk your talk as they say.

Fortunately this is an election season and in the case for some of you I get to give my thumbs up or down for your reelection. Though I chose not to vote for Mayor Hales I did vote for the rest of you at one point or another...but I can tell you now...if your priorities don't change and you don't protect our city from destruction...including loss of wildlife habitat and our trees...I will never vote for any of you again no matter what you run for.

Please save the Broadmoor Golf Course and vote NO on re-zoning the property.

Suzanne Sherman  
Mt Tabor resident

Sent from my iPad

**Arevalo, Nora**

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**From:** Council Clerk – Testimony  
**Sent:** Tuesday, April 19, 2016 6:33 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Broadmoor Golf Course

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
503.823.4086

**From:** Andrea LePain [mailto:aclepain@gmail.com]  
**Sent:** Tuesday, April 19, 2016 2:14 PM  
**To:** Council Clerk – Testimony <CCTestimony@portlandoregon.gov>  
**Subject:** Broadmoor Golf Course

**Hello.**

**I live in North Portland surrounded by industrial land and trains, air and water pollution, and noise.**

**I know first-hand the kind of degradation that is caused by this kind of development.**

**In this day and age the very idea of allowing industrial development in an area that supports wildlife, trees, plants, and a natural waterway is insane.**

**Portland is a "green city"?**

**Hardly.**

**It seems to be a city run by the Port and the Development Commissions, two very greedy entities that seem to have one goal in mind - money, money, and more money.**

**The creation of jobs can be done in less harmful ways.**

**Show some imagination - or hire people with some if there isn't any talent with it at present.**

**Leave that area alone, please.**

**Thank you for taking my comment.**

**Andrea LePain  
POB 83102 (97283)  
936 N. Edison  
Portland 97203**

## Arevalo, Nora

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**From:** Council Clerk – Testimony  
**Sent:** Tuesday, April 19, 2016 6:32 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Broadmoor Golf Course

Karla Moore-Love | Council Clerk  
Office of the City Auditor | City Hall Rm 130  
503.823.4086

**From:** Elana Schwartz [mailto:elanaca2@gmail.com]  
**Sent:** Tuesday, April 19, 2016 1:23 PM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>;  
Commissioner Saltzman <dan@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Council  
Clerk – Testimony <CCTestimony@portlandoregon.gov>  
**Subject:** Broadmoor Golf Course

I am writing to urge you to not support the amendment to Portland's Comprehensive Plan which would convert 57 acres of valuable wildlife habitat at Broadmoor Golf Course in NE Portland to industrial use.

The majority of the site is within a designated environmental overlay, an area the city recognizes has "highly significant resources and functional values."

- The site is bordered on three sides by waterways and wetlands including the Columbia Slough, the Catkin Marsh Wetlands, and a Port of Portland environmental mitigation site. This parcel contains more than a full mile of riparian habitat! Destroying this site will not only eliminate important habitat. It will leave the surrounding habitat isolated and fragmented, cutting the heart out of one of the most important wildlife complexes on the slough.
- The site is full of massive trees including many large giant sequoias like the ones that the community fought to save in SE Portland.
- 11 at-risk bird species and the state listed sensitive Western Painted Turtles have been identified in this habitat complex.
- The entire site ranks as "high value" on the regional natural resources inventory.

This amendment undermines the public process. The conversion of the 57 acres to industrial use was never proposed during the multi-year

comprehensive plan public process. In fact, it was proposed to be permanently protected as Open Space and natural area every step of the way and was only shifted to industrial use at the very end of the process at the behest of the landowner.

City Council is putting the property owner ahead of the public interest. I urge you to protect Broadmoor Golf Course as Open Space and Natural Area, not convert it to industrial use.

You represent all the people of Portland not just those who can make a profit because of your decisions.

Elana Schwartz

**Arevalo, Nora**

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**From:** allanbyrne@comcast.net  
**Sent:** Tuesday, April 19, 2016 6:32 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Fish; Commissioner Saltzman; Bizeau, Tom; Commissioner Novick  
**Subject:** Comprehensive Plan Testimony

Please accept this email as my support of Amendment M7 and the comprehensive plan being submitted by Mayor Hales.

Thank you for your time.

Leigh Byrne  
(503) 777-0778

Sent from XFINITY Connect Mobile App

## Arevalo, Nora

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**From:** Planning and Sustainability Commission  
**Sent:** Tuesday, April 19, 2016 6:14 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Fw: Testimony Re: City Council Comprehensive Plan Amendment P42 Deconstruction

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**From:** B. Kerr G. Clifford <kerrclifford@hotmail.com>  
**Sent:** Tuesday, April 19, 2016 4:56 PM  
**To:** Hales, Mayor; Commissioner Novick; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish  
**Cc:** testimony@portlandoregon.gov; Planning and Sustainability Commission  
**Subject:** Testimony Re: City Council Comprehensive Plan Amendment P42 Deconstruction

Testimony RE: Amendment #P42 New Policy after 4.59 Deconstruction, which says "Encourage salvage and reuse of building elements when demolition is necessary or appropriate."

United Neighborhoods for Reform supports including deconstruction into the Comprehensive Plan. However, we feel the policy must be stronger and propose the following change in wording:  
"Move to requiring deconstruction when demolition is necessary or appropriate."

**Rationale:**

The Bureau of Planning and Sustainability will be implementing this October the ordinance requiring single-family dwellings built in or before 1916 or that are designated historic to be deconstructed, if they must be demolished. We are already moving to requiring rather than encouraging.

This will address fewer than half of the three hundred or so houses that are being demolished each year in Portland. The remaining demolitions will be not addressing the environmental impact, natural resources, economic and employment issues, and, especially the human health policies and goals prevalent throughout the proposed Comprehensive Plan and other City commitments, that deconstruction does accomplish. To merely encourage deconstruction would not be an honest effort to meet those commitments.

The City is allowing rapid development that results in demolitions. The Plan needs to move just as rapidly to transition to deconstruction as the way demolitions happen in Portland.

Thank you.

Respectfully submitted,  
Barbara Kerr for United Neighborhoods for Reform



**Arevalo, Nora**

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**From:** Planning and Sustainability Commission  
**Sent:** Tuesday, April 19, 2016 6:14 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Fw: Comprehensive Plan Zoning Changes

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**From:** gsgram@comcast.net <gsgram@comcast.net>  
**Sent:** Tuesday, April 19, 2016 4:48 PM  
**To:** Planning and Sustainability Commission  
**Subject:** Comprehensive Plan Zoning Changes

Dear People;

I live near Irvington Corner at Northeast 15<sup>th</sup> and Brazee which is one of the parcels whose zoning is under consideration for change to CM 1 from its current R-5 single family status. My concern is that the proposed change would result in significant disruption to our peaceful neighborhood. This property is surrounded exclusively by residential facilities, mostly single family dwellings, all of which are zoned R-5. When one of the current businesses, the Hophouse, came into the property, we neighbors vigorously negotiated with them to ensure they would recognize and honor the nature of the neighborhood, particularly with relationship to noise both early and late. Even so, there have been instances off and on of very early morning maintenance and garbage removal noise loud enough to awaken people who live nearby. Early on there were instances of music loud enough to prevent sleep. Should the 11pm closing time be eliminated by the zoning change it might well be impossible to get a decent night's sleep at all if the noise were allowed to go on until 2am.

I understand that the Comprehensive Plan includes a provision for similar commercial properties within single family zones to keep the current time limitations, 6am to 11pm, along with their change in zoning from R-5 to CM 1. I wholeheartedly support this provision but notice that it applies to properties that are 7,500 square feet or less. The 15<sup>th</sup> and Brazee property is 15,000 square feet and therefore not covered.

I request that the Comprehensive Plan be amended so that the upper size limit be increased to 15,000 square feet so as to include the 15<sup>th</sup> and Brazee site. If that amendment is not successful, then I request the zoning be left as R-5.

Thank you for your consideration.

Sincerely,  
Helen Richardson

**Arevalo, Nora**

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**From:** Barb Carlson <barbbcarlson@comcast.net>  
**Sent:** Tuesday, April 19, 2016 6:09 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman;  
Commissioner Fish  
**Subject:** Comprehensive Plan Testimony

I, Barbara Carlson, of 6747 SE 31<sup>st</sup> Ave, am in support of M74. Please take this into consideration during the hearing.

Thank you for your consideration.

Sincerely,

Barbara Carlson

**Arevalo, Nora**

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**From:** Erin Safer <erbare@msn.com>  
**Sent:** Tuesday, April 19, 2016 5:53 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** "Comprehensive Plan Testimony"

I Erin Sager at 7733 SE Milwaukie Ave Portland Oregon oppose the approval of amendment M35 - Brummell Enterprises request for zone change

Thank you Erin Sager

**Arevalo, Nora**

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**From:** Susan Bragdon <bragdonsh@gmail.com>  
**Sent:** Tuesday, April 19, 2016 5:39 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish; paul sonnenschein  
**Subject:** Comprehensive Plan Testimony

To whom it may concern:

I am writing in support of Amendment M74. I believe we must preserve Eastmoreland's character and livability. It is a wonderful, old neighborhood.

I understand the need for denser housing and infill, I also believe we have to also preserve the character of some of Portland's older neighborhoods for the good of the city as a tourist destination, as a city seen to be livable and for families. Furthermore, preserving Eastmoreland's character also preserves green space and the trees and tree canopy provided by the neighborhood. The Reed College Campus, the Johnson Creek Corridor and the Rhododendron Gardens provide the boundaries and expanded trees and green space for a uniquely situated neighborhood.

I would urge you to please support Amendment M74.

Susan H. Bragdon  
3130 SE Lambert Street  
Portland, Oregon 97202  
(503) 772-9595

## Arevalo, Nora

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**From:** Council Clerk – Testimony  
**Sent:** Tuesday, April 19, 2016 5:26 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Do Not to Destroy Wildlife Habitat at Broadmoor Golf Course

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
503.823.4086

**From:** michele dickson [mailto:michelendickson@live.com]  
**Sent:** Tuesday, April 19, 2016 11:13 AM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; novike@portlandoregon.gov; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>  
**Subject:** Do Not to Destroy Wildlife Habitat at Broadmoor Golf Course

**I'm writing to oppose the conversion of important wetlands to industrial use at the Broadmoor golf course.**

### **How valuable is this wildlife habitat?**

- The majority of the site is within a designated environmental overlay, an area the city recognizes has "highly significant resources and functional values."
- The site is bordered on three sides by waterways and wetlands including the Columbia Slough, the Catkin Marsh Wetlands, and a Port of Portland environmental mitigation site. This parcel contains more than a full mile of riparian habitat! Destroying this site will not only eliminate important habitat. It will leave the surrounding habitat isolated and fragmented, cutting the heart out of one of the most important wildlife complexes on the slough.
- The site is full of massive trees including many large giant sequoias like the ones that the community fought to save in SE Portland.
- 11 at-risk bird species and the state listed sensitive Western Painted Turtles have been identified in this habitat complex.
- The entire site ranks as "high value" on the regional natural resources inventory.

**Please help save wildlife habitat, wetlands and giant trees at Broadmoor. The owner has no legitimate expectation that this land will be upzoned. Do not put the property owner ahead of the public interest.**

Michele Dickson  
Portland

**Arevalo, Nora**

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**From:** Moore-Love, Karla  
**Sent:** Tuesday, April 19, 2016 5:24 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Oppose Amendment #S16 Comp Plan

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
503.823.4086

**From:** Joshua Eastin [mailto:jeastin@pdx.edu]  
**Sent:** Tuesday, April 19, 2016 4:52 PM  
**To:** Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>  
**Subject:** Oppose Amendment #S16 Comp Plan

Dear Ms. Moore-Love,

I am writing to you concerning the recent inclusion of Amendment #S16 to the Comprehensive Plan. This amendment seeks to re-zone properties owned by Lewis & Clark College at the intersection of Lower Boone's Ferry Rd. and SW Terwilliger Blvd. First and foremost, this amendment was inserted at the last minute, and therefore has bypassed public processes of Comp Plan examination, review, discussion, and approval. This bypass severely reduces faith in the public review process, as well as Portland's commitment to transparent governance.

The primary problems of this rezoning arise from the serious transportation and environmental impact that the development of this property would have on the Collins View Neighborhood. For these reasons, the Collins View Neighborhood Association unanimously opposes this amendment. As a homeowner on SW Maplecrest Dr., a street that adjoins these properties, my concern lies with the safety and security of our neighborhood, as well as its traditional character. The traffic problems on Terwilliger at this intersection are enormous, and growing larger due to the street's use as an arterial thoroughfare for residents of Lake Oswego to access I-5. The street is only two-lane, and regularly backs up for over a mile from I-5 all the way to SW Maplecrest. The outcome is tremendous difficulty for residents of SW Maplecrest Dr. and SW Maplecrest Ct. to use our neighborhood streets in the mornings and evenings. Allowing Lewis & Clark the opportunity to develop this property as a part of the campus (which they have indicated a desire to do) would only exacerbate these problems, and would reduce neighborhood safety. For these reasons, Lewis & Clark were denied a request to include these properties in its campus institutional zone in a land-use case in 2009 (#08-180498). Lewis & Clark sought to bypass public comment by inserting this amendment in at the last minute. Because of this, and because of the reasons mentioned previously, I implore the Council to reject this amendment (#S16).

Best,

Joshua C. Eastin, PhD

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Joshua C. Eastin, PhD  
Asst. Professor of Political Science  
Hatfield School of Government  
Portland State University  
Portland, OR 97207  
<http://www.pdx.edu/hatfieldschool/joshua-eastin>

**Arevalo, Nora**

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**From:** Moore-Love, Karla  
**Sent:** Tuesday, April 19, 2016 5:24 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Architectural Heritage Center/Bosco-Milligan Foundation Comments on Comprehensive Plan Draft  
**Attachments:** AHC BMF Potential Comprehensive Plan Historic Resource Amendments.pdf; BMF AHC Comp Plan comments 4 20 2016.docx

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
503.823.4086

**From:** Holly Chamberlain [mailto:hollyc@visitahc.org]  
**Sent:** Tuesday, April 19, 2016 4:49 PM  
**To:** Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>  
**Cc:** Steve Dotterer (kradot@hevanet.com) <kradot@hevanet.com>  
**Subject:** Architectural Heritage Center/Bosco-Milligan Foundation Comments on Comprehensive Plan Draft

Dear Ms. Moore-Love:

Please find attached the Bosco-Milligan Foundation/Architectural Heritage Center's comments on the draft Comprehensive Plan Chapters 3 and 4, and summary letter.

Please let me know if you have any questions.

Cordially,

Holly

**Holly K. Chamberlain**  
Managing Director  
Architectural Heritage Center  
701 SE Grand Ave. Portland, OR 97214  
503-231-7264 [www.VisitAHC.org](http://www.VisitAHC.org)  
Office hours: Tues. - Fri., 10:00 a.m. - 6:00 p.m.

*Regular public operating hours* are 10:00 am to 4:30 pm, Wednesday – Saturday, although our offices are open earlier and later and also on Tuesdays. Enjoy a virtual museum of the city with our TagWhat smartphone app. Link through Google Play Store or App Store. "Like" us on Facebook and visit our website for updates and our resource directory of preservation professionals at [www.visitahc.org](http://www.visitahc.org).

The past is not the property of historians; it is a public possession. It belongs to anyone who is aware of it, and it grows by being shared. It sustains the whole society, which always needs the identity that only the past can give. -- *With Heritage So Rich*, 1966



## Chapter 3: Urban Form

### What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Foster an equitable system of compact mixed use and commercial centers across the city to increase access to community services and businesses, and create more low-carbon complete healthy connected neighborhoods.
- Improve Portland's major corridors so that they become vibrant urban places and key transportation connections.
- Enhance Portland's public realm, integrate nature into the city, and link people, places, and wildlife through active transportation facilities, green infrastructure investments, urban tree canopy, and habitat connections.
- Describe the city's overall development pattern and area character to inform and guide future plans, investments, and development.

### Why is this important?

Portland's identity now and in the future is significantly shaped by the design and physical structure of the city and its neighborhoods. How people live and get around is partly determined by the location of services and other destinations and the arrangement and design of buildings and connections provided by streets, trails, and other public spaces. Together these design characteristics help determine whether: (1) a community is walkable, (2) children have safe places to play, (3) people have places to gather, and (4) businesses are easy to access.

Where housing and services are built, where street networks are connected, and how all of this is designed provides a key opportunity to: (1) enable people to meet more of their daily needs locally, (2) strengthen neighborhoods, (3) improve equitable access to services, and (4) support healthy, active living.

This chapter includes policies that support enhancing centers and corridors across the city as anchors to complete neighborhoods, providing Portlanders convenient access to local services. Clustering destinations in centers makes access by transit, walking, wheelchair, and bicycle more practical and reduces the amount of driving needed to get to services. Focusing growth and investments in centers and along corridors can also make good use of existing infrastructure capacity and encourage efficiency in new infrastructure investments.

This network of well-functioning centers and corridors will be critical to achieve the Portland Plan goals to make it possible for most Portlanders (80 percent) to live in complete neighborhoods by 2035, and to meet goals for travel by transit, walking, and bicycling.

## Inner Ring Districts

The Inner Ring Districts include some of Portland's oldest neighborhoods, with several historic districts and a broad diversity of housing types. These areas include distinct districts, such as Albina and Northwest Portland, that have multiple mixed-use corridors in proximity (*see the shaded areas in the Urban Design Framework*), allowing most residents to live within a quarter-mile distance of frequent-service transit and neighborhood businesses. The Inner Ring Districts are also served by a highly interconnected system of streets and sidewalks, and are within a three-mile biking distance of the Central City's array of services, jobs, and amenities.

These policies acknowledge that growth in the Inner Ring Districts plays an important role in allowing more people to have access to their many opportunities, but also acknowledge that this growth should be integrated into these areas' historic urban fabric. The Inner Ring Districts, especially along their corridors, play a similar role to Town Centers in accommodating growth.

**Policy 3.40 Growth.** Expand the range of housing and employment opportunities in the Inner Ring Districts. Emphasize growth that replaces gaps in the historic urban fabric, such as redevelopment of surface parking lots and 20th century auto-oriented development.

**Policy 3.41 Corridors.** Guide growth in corridors to transition to mid-rise scale close to the Central City, especially along Civic Corridors.

**Policy 3.42 Distinct Identities.** Maintain and enhance the distinct identities of the Inner Ring Districts and their corridors. Use and expand existing historic preservation and design review tools to accommodate growth in ways that identify and preserve historic resources and enhance the distinctive characteristics of the Inner Ring Districts, especially in areas experiencing significant development.

**Policy 3.43 Diverse residential areas.** Provide a diversity of housing opportunities in the Inner Ring Districts' residential areas. Encourage approaches that preserve or are compatible with the range of existing historic housing properties in these areas. Acknowledge that these areas are historic assets and should retain their established characteristics and development patterns, even as Inner Ring centers and corridors grow. Apply base zones in a manner that takes historic character and adopted design guidelines into account.

**Policy 3.44 Active transportation.** Enhance the role of the Inner Ring Districts' extensive transit, bicycle, and pedestrian networks in conjunction with land uses that optimize the ability for more people to utilize this network. Improve the safety of pedestrian and bike connections to the Central City. Strengthen

**DESIGN AND DEVELOPMENT**

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## Chapter 4: Design and Development

### What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Encourage building and site design that promotes human and environmental health, public safety, and responds to local context.
- Promote strong links among building and site design, streets, and the public realm.
- Guide historic and cultural resource and scenic view preservation.
- Encourage the integration of nature into the built environment.
- Reduce carbon emissions and promote energy- and resource-efficient neighborhoods and buildings.

### Why is this important?

Development and design shapes how Portland looks and functions. Past development, in combination with the natural landscape, has shaped how people experience the city. Future development, and the treatment of built and natural heritage, has the potential to create a better, healthier, more efficient, and more pleasant Portland. New development and redevelopment can promote vibrant, accessible urban places for people of all ages, abilities, and backgrounds, while also enhancing natural resources, protecting health and safety, and promoting resilience.

As a growing city, Portland faces design and development challenges as well as opportunities. The policies in this chapter encourage development that respects context, preserves historic and cultural resources, reduces carbon emissions, improves resource efficiency, minimizes risk from natural hazards, limits impacts to wildlife and natural systems, and integrates nature into the urban environment.

## DESIGN AND DEVELOPMENT

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### Goals

#### Goal 4.A: Context-sensitive design and development

New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change.

#### Goal 4.B: Historic and cultural resources

~~Historic and cultural resources are integral parts of an urban environment that continue to evolve and are preserved.~~ Historic and cultural resources are identified, protected, and rehabilitated as integral parts of an urban environment that continues to evolve.

#### Goal 4.C: Human and environmental health

Neighborhoods and development are efficiently designed and built to enhance human and environmental health: they protect safety and livability; support local access to healthy food; limit negative impacts on water, hydrology, and air quality; reduce carbon emissions; encourage active and sustainable design; protect wildlife; address urban heat islands; and integrate nature and the built environment.

#### Goal 4.D: Urban resilience

Buildings, streets, and open spaces are designed to ensure long-term resilience and to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

### Policies

#### Context

Portland's neighborhoods have distinct characteristics and street environments that provide a sense of place and that are a setting for public life. The following policies guide building and site design to respond to positive characteristics of their context and promote accessible and attractive public environments. They also support designing development to contribute to the quality of the public realm of streets and other open spaces, and encourage the integration of natural elements into the built environment.

- Policy 4.1**     **Pattern areas.** Encourage building and site designs that respect the unique built natural, historic, and cultural characteristics of Portland's five pattern areas described in Chapter 3: Urban Form.
- Policy 4.2**     **Community identity.** Encourage the development of character-giving design features that are responsive to place and the cultures of communities.
- Policy 4.3**     **Site and context.** Encourage development that responds to and enhances the positive qualities of site and context — the neighborhood, the block, the public realm, and natural features.

## Design and development of centers and corridors

Centers and corridors are places where large numbers of people live, work, and visit. Careful attention to the design of centers and corridors is necessary to ensure that they become places where people want to live and gather, and where getting around by walking, biking, or wheelchair is an attractive choice. These policies also encourage the development of centers as places that reflect the character and cultures of the surrounding neighborhoods.

- Policy 4.20** **Walkable scale.** Focus services and higher-density housing in the core of centers to support a critical mass of demand for commercial services and more walkable access for customers.
- Policy 4.21** **Street environment.** Encourage development in centers and corridors to include amenities that create a pedestrian-oriented environment and provide places for people to sit, spend time, and gather.
- Policy 4.22** **Relationship between building height and street size.** Encourage development in centers and corridors that is responsive to street space width, thus allowing taller buildings on wider streets.
- Policy 4.23** **Design for pedestrian and bicycle access.** Provide accessible sidewalks, high-quality bicycle access, and frequent street connections and crossings in centers and corridors.
- Policy 4.24** **Residential uses on busy streets.** Improve the livability of places and streets with high motor vehicle volumes. Encourage landscaped front setbacks, street trees, and other design approaches to buffer residents from street traffic.
- Policy 4.25** **Active gathering places.** Locate public squares, plazas, and other gathering places in centers and corridors to provide places for community activity and social connections. Encourage location of businesses, services, and arts adjacent to these spaces that relate to and promote the use of the space.
- Policy 4.26** **Protect defining features.** Protect and enhance defining places and features of centers and corridors, including landmarks, natural features, and historic and cultural resources, through application of zoning, incentive programs, and regulatory tools.
- Policy 4.27** **Historic buildings in centers and corridors.** ~~Protect~~ Identify, protect and encourage the restoration and improvement use and rehabilitation of historic resources in centers and corridors.
- Policy 4.28** **Public art.** Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers

## DESIGN AND DEVELOPMENT

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### Historic and cultural resources

Portland has several hundred thousand designated historic landmarks resources, including landmarks and historic and conservation districts. These special places help create a sense of place, contribute to neighborhood character, and recognize Portland's history. More than half of Portland's buildings are over 50 years old, creating a vast pool of potentially significant properties that may be designated in the future. These policies support the identification, protection and preservation rehabilitation of historic and culturally significant resources in a city that continues to grow and change.

**Policy 4.45** **Historic and cultural resource protection.** Within statutory requirements for owner consent, protect-identify, protect and encourage the restoration use and rehabilitation of historic buildings, places, and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

**Policy 4.46** **Continuity with established patterns.** Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources.

**Policy** Resolution of conflicts in historic districts. Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to take into account the character of the historic resources in the district.

**Policy 4.47** **Demolition.** Protect historic resources from demolition. When demolition is necessary or appropriate, provide opportunities for public comment and encourage pursuit of alternatives to demolition or other actions that mitigate for the loss.

**Policy 4.48** **City-owned historic resources.** Maintain City-owned historic resources with necessary upkeep and repair.

**Policy 4.49** **Historic Resources Inventory.** Within statutory limitations, regularly update and maintain ~~Maintain and periodically update~~ Portland's Historic Resources Inventory to inform historic and cultural resource preservation strategies.

**Policy 4.50** **Preservation equity.** Expand historic preservation resources inventories, regulations, and programs to encourage historic preservation in areas and in communities that have not benefited from past historic preservation efforts, especially in areas with high concentrations of under-served and/or under-represented people.

**Policy 4.51** **Cultural diversity.** Work with Portland's diverse communities to identify and preserve places of historic and cultural significance.



**Policy 4.52 Cultural and social significance.** Encourage awareness and appreciation of cultural diversity and the social significance of both beautiful and ordinary historic places and their roles in enhancing community identity and sense of place.

**Policy 4.53 Community structures.** Encourage the adaptive reuse of historic community structures, such as former schools, meeting halls, and places of worship, for arts, cultural, and community uses that continue their role as anchors for community and culture.

**Policy Economic viability.** Provide options for financial and regulatory incentives to allow for the productive, reasonable, and adaptive reuse of historic resources.

**Policy 4.54 Archaeological resources.** Protect and preserve archaeological resources, especially those sites and objects associated with Native American cultures. Work in partnership with Sovereign tribes, Native American communities, and the state to protect against disturbance to Native American archaeological resources.

### Public art

Public art and cultural amenities enrich people's lives. They offer educational experiences, enliven public spaces, and foster creativity. This helps build a sense of community and identity for an area. This policy supports including public art in development.

**Policy 4.55 Public art and development.** Create incentives for public art as part of public and private development projects.

### Resource-efficient design and development

These policies support resource-efficient design and development, from the location of development to the types of building materials. They apply to new development as well as to the continued and adaptive reuse of existing buildings.

**Policy 4.56 Rehabilitation and adaptive reuse.** Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

**Policy 4.57 Compact housing.** Promote the development of compact, space- and energy-efficient housing types that minimize use of resources such as smaller detached homes or accessory dwellings and attached homes.

**Policy 4.58 Seismic and energy retrofits.** Promote seismic and energy-efficiency retrofits of historic buildings and other existing structures to reduce carbon emissions, save money, and improve public safety.

## DESIGN AND DEVELOPMENT

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**Policy 4.59** **Life cycle efficiency.** Encourage use of technologies, techniques, and materials in building design, construction, and removal that result in the least environmental impact over the life cycle of the structure.

**Policy** **Deconstruction. Encourage salvage and reuse of building elements when demolition is necessary or appropriate.**

**Policy 4.60** **Materials and practices.** Encourage use of natural, resource-efficient, recycled, recycled content, and non-toxic building materials and energy-efficient building practices.

**Policy 4.61** **Water use efficiency.** Encourage site and building designs that use water efficiently and manage stormwater as a resource.

**Policy 4.62** **Optimizing benefits.** Provide mechanisms to evaluate and optimize the range of benefits from solar and renewable resources, tree canopy, ecoroofs, and building design.

**Policy 4.63** **Energy efficiency.** Encourage and promote energy efficiency significantly beyond the Statewide Building Code and the use of solar and other renewable resources in individual buildings and at a district scale.

**Policy 4.64** **District energy systems.** Encourage and remove barriers to the development and expansion of low-carbon heating and cooling systems that serve multiple buildings or a broader district.

**Policy 4.65** **Ecodistricts.** Encourage ecodistricts, where multiple partners work together to achieve sustainability and resource efficiency goals at a district scale.

**Policy 4.66** **Energy-producing development.** Encourage and promote development that uses renewable resources, such as solar, wind, and water to generate power on-site and to contribute to the energy grid.

*Goals and policies related to energy infrastructure can be found in Chapter 8: Public Facilities and Services.*

### **Designing with nature**

Incorporating natural features and functions into development improves human and ecological health, yielding tangible social, environmental, and economic benefits. Designing with nature provides or enhances ecosystem services, such as stormwater management, cooling of air and water, reduction of landslide and flooding risks, protection or enhancement of fish and wildlife habitat, and opportunities for Portlanders to enjoy nature in their daily lives. These policies apply to a broad range of land uses and development sites, encouraging development designed to enhance the identity and beauty of Portland's



Architectural Heritage Center  
701 SE Grand Avenue  
Portland, OR 97214  
503 231-7264  
503 231-7311 fax  
www.VisitAHC.org



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April 20, 2016

Dear Mayor Hales and Commissioners,

The Bosco-Milligan Foundation/Architectural Heritage Center thanks individual council members for advancing amendments to the Comprehensive Plan that increase the protection of historic buildings and neighborhoods. We urge the Council as a whole to include these amendments Chapters 3 and 4 of the final adopted version of the plan.

Overall, ~~these~~ These amendments, if adopted, will give historic resources a more important place in the Comprehensive Plan and thus offers the possibility of creating centers and neighborhoods that maintain and increase Portland's desirable character. We recognize that the policies set the right direction and that programs by governments, non-profit organizations like ours, and private investors and individuals will be necessary to actually implement these goals and policies. We look forward to working with the city on implementation.

Attached is a list of the amendments to the Comp Plan goals and policies that the BMF supports. We want to call your attention to a few critical amendments:

-3.42 Distinct Identities: The new language recognizes the importance of creating additional districts and creating new tools to allow for preservation.

-3.43 Diverse Residential Areas: The new language expands and clarifies the need to consider the existing character of historic district neighborhoods and properties in the inner ring neighborhoods. -Further, the language calls on the city to make appropriate revisions to the base zones and design guidelines to support that character. We recognize that these areas will be subject to growth but we believe that the growth can be accommodated in much more compatible ways.

-The suggested new policy (currently placed after 4.46) on Resolution of Conflicts in Historic Districts, which applies the above principles on an equitable, citywide basis, is critical if Portland is to have a citywide historic resources program. The BMF strongly supports this policy addition.

-4.27 Historic Buildings in Centers and Corridors: The new language recognizes the importance of these areas in establishing the city's character. We believe that this language fits well with some of the proposals for historic main street areas included in the Mixed Use Zones Project.

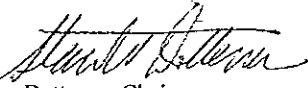
- We support the amendments in the Historic and Cultural Resources section of Chapter 4. Overall, the amendments represent a much clearer statement of the City's intent to manage our history. In policies 4.45 and 4.49, we support the direct recognition of the state "owner consent"

provisions in limiting local government's options for protection of resources. We believe the language in 4.45 is clearer and should be used in both policies.

Finally, beyond the policies, the BMF supports the proposed zone changes in Eastmoreland and the King's Hill Historic District. In both cases, the changes seek to preserve the basic strong historic character without materially impacting our ability to handle growth or an increasingly diverse population.

Thank you for considering these amendments.

Sincerely,



Steve Dotterer, Chair  
Advocacy Committee Who signs?

**Arevalo, Nora**

---

**From:** markstrek1@aol.com  
**sent:** Tuesday, April 19, 2016 5:11 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive plan testimony

Hi,

My name is Mark Strek, and my address is 2302 SE 46th Ave.

I understand that you're deciding tomorrow (Wednesday 4/20/16) on changing the zoning in my neighborhood from R5 to R2.5. After speaking to several people in city planning, I've been encouraged to contact you with my plea.

I recently found out that the proposed changes on 46th Ave are for homes within 350 feet of SE Division St. That actually ends at the home next to me, one home from Sherman, the closest street to Division. So of the eight homes from Division to Sherman, seven are to be re-zoned to 2.5, and the only home that can really hope to have a second home on it is mine, as I have the corner lot at 46th & Sherman. I guess that my plea is that you extend the zoning one home further, to at least include the entire first block off of Division ending at Sherman.

Extending the zoning from 350 feet to 400 feet will allow many corner lots in the proposed area to infill, as many of the streets in the proposed area end at Sherman, 400 feet from Division. I think it would be a boon to many homeowners.

I understand that this is late in the game, yet I only heard about the changes yesterday.

Thanks for listening! Mark Strek (503) 432-5464

**Arevalo, Nora**

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**From:** David Howarth <david\_howarth@yahoo.com>  
**Sent:** Tuesday, April 19, 2016 4:55 PM  
**To:** BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish  
**Subject:** Comprehensive Plan Testimony

Dear Mayor and Commissioners,

We are writing in support of Amendment M74 to the Comprehensive Plan. We live at 7806 SE 36th Ave, which is within the area that would be affected by the proposed amendment. We moved here with our two young children in 2015 and were initially drawn to the Eastmoreland neighborhood by the character of the physical landscape: sidewalks that promote walking and child safety, houses set back a reasonable distance from the street providing open space and a place for neighborly interaction and, of course, the tree canopy.

We are concerned that the current zoning rules, which allow splitting of current lots to as little as 3000 sq. ft. and construction within 10 feet of the front property line, combined with the recent trend of maximizing the square footage of new construction regardless of proportion, threaten the attributes that make Eastmoreland such a pleasant and livable neighborhood.

The proposed R7 designation, by requiring 15 foot setbacks in front and effectively 4200 sq. ft. minimum lot sizes, will ensure that future construction will be consistent with the existing character of the neighborhood and promote the livability which we sought and which future families will surely also seek. As testimony previously submitted by the Eastmoreland Neighbors Association demonstrates, preserving these qualities can be achieved without impacting the broad goals of the comprehensive plan. Therefore, please approve Amendment M74.

Thank you for your hard work on the Comprehensive Plan and your consideration of these comments.

Sincerely,

David & Hillary Howarth  
7806 SE 36th Ave  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Ellen Knapton <ellenknapton@comcast.net>  
**Sent:** Tuesday, April 19, 2016 4:46 PM  
**To:** Hales, Mayor; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Commissioner Novick; City Info; Adamsick, Claire; Crail, Tim; BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Hello Mr. Mayor and Commissioners,

I'm Ellen Knapton. My family and I have been residents in our house on Fremont St. for 39 years. There have been many changes to our Argay Neighborhood. The increased traffic, increase in crime rate, the decline in the graduates from Parkrose School District affects our property value and affects the livability of our Argay Neighborhood. Our ANA strongly opposes the proposed changes in the Portland Comprehensive Plan. My family and I support keeping the KMart property zoned as Mixed-Use as it was planned, and change the east half from R3 to R5 as it was planned and intended. I fully understand the need for development but I hope that we will be able to keep single family housing for the east half. Our neighborhood has had its share of high-density housing.

It is my hope along with our Argay Neighborhood Association that you REJECT AMENDMENT F72 and AMENDMENT S9 to the Portland Comprehensive Plan. I will watch for your vote and hope you vote with the consideration to protect our neighborhood's future and livability.

Best Regards,

Ellen Knapton  
13257 NE Fremont St.  
Portland, OR 97230  
Ph: 503 255-8418  
Cell: 503 341-1509

**Arevalo, Nora**

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**From:** Marcus Dettinger <marcus@maaretech.com>  
**Sent:** Tuesday, April 19, 2016 4:34 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Hello Mr. Mayor and Commissioners,

I'm Marcus Dettinger and have been a resident of the Argay Terrace Neighborhood for the past 38 years. During that time, I have seen many changes come about in this area. Many of them not good - increased traffic, increased crime, and declining graduation rates at Parkrose High School, to mention a few. In hopes of keeping this neighborhood somewhat resembling the place many of the homeowners moved here for years ago, I strongly oppose AMENDMENT F72 and AMENDMENT S9 to the Portland Comprehensive Plan.

These amendments would change the zoning originally intended for this neighborhood to bring in more high-density housing over mixed-use and single family homes. The Argay Terrace area has absorbed its share of high-density dwellings over the years, changing the demographic dramatically. I understand that the Rossi field at 122nd and Shaver St. across from my home cannot stay and must develop eventually, but I hope that it will be replaced with single family housing as was the original intent for the neighborhood. The alternative of high-density apartments would negatively impact the property values and livability of my house and the 100+ other homeowners in my HOA.

In this hope, I along with the Argay Neighborhood Association strongly urge you to REJECT AMENDMENT F72 and AMENDMENT S9 to the Portland Comprehensive Plan. I look forward to seeing your votes and hope they will protect our neighborhood's future.

Best Regards,  
Marcus Dettinger

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Marcus Dettinger  
12611 NE Shaver St.  
Portland, OR 97230  
503-969-7033 cell





**City of Portland**  
Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000 / 16  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

April 18, 2016

Portland City Council  
1221 SW 4th Avenue  
Portland, OR 97204

Re: Comprehensive Plan

Dear Mayor Hales and Commissioners,

The Portland Historic Landmarks Commission (PHLC) has reviewed the draft Comprehensive Plan and provides you with the attached matrix that addresses our key concerns with page number references and specific requests for revisions. Changes already suggested by BPS and the public have resulted in much-improved policies in the historic and cultural resources section of the plan. The PHLC is particularly pleased to see policies added related to the identification of historic resources, resolution of zoning conflicts in historic districts, and economic viability. Our enclosed requests primarily focus on editing the already-proposed changes for increased clarity and precision.

We appreciate your time in considering our recommendations for revising the Comprehensive Plan to be a truly effective tool in supporting the protection and reuse of Portland's historic resources.

Sincerely,

Two handwritten signatures are present. The signature on the left is "Kirk Ranzetta" and the signature on the right is "Paul Solimano".

Kirk Ranzetta  
Chair

Paul Solimano  
Vice Chair

**Recommended Comprehensive Plan Revisions by the Portland Historic Landmarks Commission**

Page/ Map	Policy/Section/	Requested Changes – additions noted in red and deletions noted in <del>strike</del> through.	Rationale
GP4-3	Policy 3.43	Last sentence: Apply <del>base</del> zoning in a manner that takes historic character and adopted design guidelines into account.	The PHLC asks that “base” be struck from this sentence as all zoning should take historic character and design guidelines into account. There are overlays and plan districts that would supersede base zoning in many instances.
GP4-8	Policy 4.45	<b>Historic and cultural resource protection.</b> Within statutory <del>limitations of requirements for</del> owner consent, identify, protect, and encourage the use and rehabilitation of historic buildings, places, and districts that contribute to the distinctive character and history of Portland’s evolving urban environment.	The PHLC strongly prefers the term “limitations” over “requirements” related to owner consent constraints. Adding this proposed clause to Policy 4.45 is intended to highlight how owner consent makes it difficult to identify, protect, and encourage rehab of historic building. Thus, it is important to use a word that gets to the heart of the matter such as “limitations.”  Additionally, the administrative and/or legislative record for this change should include the justification as to why the words “within statutory limitations of owner consent” occur here. The provision could be construed as confusing law with policy. The record should be crystal clear that these “limitations” (or “requirements” depending on the final wording) have handicapped Portland’s abilities to protect its inventoried and presently un-inventoried historic resources.
GP4-8	New Policy	<b>Resolution of conflicts in historic districts.</b> Adopt and periodically update design guidelines for <del>update</del> historic districts. Refine <del>base</del> zoning in historic districts to take into account the character of the historic resources in the district.	The PHLC recommends removing the word “unique” as all historic districts are unique. Furthermore, we asked that the word “base” be struck as all zoning in historic districts should taking into account the character and scale of historic resources in districts.

GP4-8	Policy 4.48	<p><b>City-owned historic resources.</b> Maintain and protect City-owned historic resources with necessary ongoing upkeep, repair, and rehabilitation.</p>	<p>The City has a legal obligation under ORS 358.653 to consult with the State Historic Preservation Office to protect and avoid adverse impacts to historic properties under the City's stewardship. The PHLC strongly recommends adding the words "and protect" and to use "ongoing" in place of "necessary" as this implies a more diligent approach. Finally, the word "rehabilitation" raises the bar to an appropriate historic preservation action that has a well-established meaning in the field.</p>
GP4-8	Policy 4.49	<p><b>Historic Resources Inventory.</b> Within statutory limitations of owner consent, regularly update and maintain Portland's Historic Resources Inventory to inform historic and cultural resource preservation strategies.</p>	<p>In order to be consistent with the language in Policy 4.45, the PHLC suggests adding "of owner consent" to clarify which statutory limitations come into play when inventorying historic resources.</p> <p>Also as requested with Policy 4.45, the PHLC strongly recommends that the administrative and/or legislative record for this change should include the justification as to why the words "within statutory limitations of owner consent" occur here. The provision could be construed as confusing law with policy. The record should be crystal clear that these "limitations" (or "requirements" depending on the final wording) have handicapped Portland's abilities to protect its inventoried and presently un-inventoried historic resources.</p>
GP4-9	New Policy	<p><b>Economic viability.</b> Provide options for financial and regulatory incentives to allow for the productive use, reasonable, and adaptive reuse and rehabilitation of historic resources.</p>	<p>The PHLC asks that "reasonable" and "adaptive reuse" be struck as these are vague words that can have multiple different meanings. What is reasonable to one developer/property owner may seem unreasonable to another. Furthermore, we prefer the word "rehabilitation" to "adaptive reuse," as rehabilitation is well-defined in the field of historic preservation. Ultimately, we want to see our historic resources put back to use as economic assets in a way that also retains their historic character and integrity.</p>

G-8	Glossary	<p><b>Historic resource.</b> A structure, place or object that has a relationship to events or conditions of the human past. Historic resources may be significant or architectural, historical, and cultural reasons. Examples include historic landmarks, conservation landmarks, historic districts, conservation districts, and structures or objects that are identified as contributing to the historic significance of a district, including resources that are listed in the National Register of Historic Places. <u>Rank I, II, III</u> structures, places, and objects that are included in historic inventories are <del>potential</del> historic resources.</p>	<p>Because ranked resources in the Inventory are subject to demolition delay, they should be noted as historic resources in the definition.</p>
M74		<p>Change entire Eastmoreland Plan District from R5 to R7.</p>	<p>The PHLC supports zoning for Eastmoreland that is consistent with historical development patterns. R7 aligns with the current lot size in Eastmoreland and will protect against the trend of tearing down one house to build two. Eastmoreland is exploring a historic district listing in the National Register.</p>
S21		<p>Restore existing R5 zoning for area between SE 14<sup>th</sup>, Morrison, 20<sup>th</sup>, and Stark</p>	<p>Part of this area in Buckman is currently R5. The PHLC supports maintaining this zoning where it exists as a way to prevent further loss of potential historic resources. While not officially designated, this area of Buckman was deemed eligible for listing as a historic district in the National Register of Historic Places.</p>

**Arevalo, Nora**

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**From:** randall huebner <randallhuebner@gmail.com>  
**Sent:** Tuesday, April 19, 2016 4:12 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Re: Comprehensive Plan Testimony

Hello,

I am writing you to voice my support for amendment M74. My family and I are residents of Eastmoreland and believe that the changes proposed in this amendment are an important part of maintaining our neighborhood. We love Portland and believe that the diversity of neighborhoods is unique to our city and that they should be preserved when possible. I would respectfully ask that you support this amendment.

Sincerely,

Randy Huebner  
7808 se 28th ave  
Portland, Or 97202

**Arevalo, Nora**

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**From:** Lois Buerk <loisbuerk@comcast.net>  
**Sent:** Tuesday, April 19, 2016 3:56 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Fwd: COMPREHENSIVE PLAN TESTIMONY: LOIS BUERK 6226 SE 22nd Ave PORTLAND, OR 97202

One additional comment:

The reason for changing the zoning in the first place: The Harold Max Stop...is no longer an issue....thus no reason not to revert back to the original zoning...which is conducive for the livability of the neighborhood.

Sincerely,  
Lois Buerk

Begin forwarded message:

**From:** Lois Buerk <loisbuerk@comcast.net>  
**Subject:** COMPREHENSIVE PLAN TESTIMONY: LOIS BUERK 6226 SE 22nd Ave PORTLAND, OR 97202  
**Date:** April 15, 2016 at 5:35:53 PM PDT  
**To:** [cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov)

I very strongly oppose high density in N. Westmoreland. The neighborhood is not designed for high density. High density has an extremely negative impact on the livability of the neighborhood. It is a neighborhood of families, old and young, and increased density will have a very negative impact on the what it is as a neighborhood!

Please vote for the zoning to be dropped back down to R1 and R2.5.

It is important that we maintain the qualities of our neighborhoods...so that they can continue to flourish!

Sincerely,  
Lois Buerk

**Arevalo, Nora**

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**From:** S&J McCreedyDaniels <mccreedydaniels@gmail.com>  
**Sent:** Tuesday, April 19, 2016 3:53 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

To whom it may concern,

We are asking you to DENY the Brummell Enterprises request for a change to the zoning stipulated in the Comprehensive Plan Proposed Amendment #35. Sellwood has enough parking and traffic issues as-is, please do not continue to promote increasing density in an neighborhood that already has above average density, especially for those areas which are already located in or near bottleneck traffic sites, e.g., 17th and Tacoma.

Presuming 3+ story apartment buildings replace the current retail and residential properties listed in Amendment #35, the mere height of these new buildings alone will also impact both the solar availability and wind flow of any remaining (family) properties in the surrounding blocks. Even more so, it will influence the long-term tree canopy (and any surrounding green space) radiating outward from the 'new center point' of this impacted area.

Frankly, these types of 'upgrades' seem to just be a way to put more people into the same footprint without leading to any obvious increase in lifestyle in a community which prides itself on already having a great hometown feeling. Furthermore, on the economic front, what new jobs and/or resources will anyone moving into these new units bring will them that will benefit the current residents and shop owners?

All this leads to the question we ask you to most consider in looking at any Amendments of this nature: Are these the types of changes you're also promoting in the neighborhood and streets where you live?

Sincerely yours,

Joe Daniels & Sherry McCreedy

1642 SE Nehalem St.  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Philip Bowser <philip574@aol.com>  
**Sent:** Tuesday, April 19, 2016 3:52 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Thank you for the opportunity to provide testimony on the comprehensive plan. I retired to the Westmoreland neighborhood a few years ago. I selected this area in anticipation that my advancing age would require me to eventually stop driving and take public transportation.

It is my understanding that certain areas of North Westmoreland were up-zoned to High Density in anticipation of a Harold Street Max station. This station was never built.

Subsequently, the Bureau of Planning & Sustainability, along with my neighborhood Association, SMILE, has recommended to the City Council that the zoning be brought back down to R1 and R2.5. I completely agree with this recommendation.

Since I've moved here, massive apartment buildings in an historically small, family neighborhood have increased traffic and reduced on-street parking. Bus service has decreased, and my nearest MAX station is .75 miles from my house.

I understand we need to find spaces for the people who move here, but we should also strive to maintain those qualities that make the Sellwood/Westmoreland neighborhood attractive.

Oppose high density in the North Westmoreland/Sellwood neighborhood.

Philip B. Bowser  
5906 SE 21st Ave  
Portland, OR 97202



## Arevalo, Nora

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From: Kay Newell <Kay@lightlady.com>  
Sent: Tuesday, April 19, 2016 3:49 PM  
To: BPS Comprehensive Plan Testimony  
Cc: NanStark@PortlandOregon.gov  
Subject: Zoning admended [M42 Change [1471 Alem property on Fremont

Information I shared with the BNA Monday April 18

Someone said that I was not listening to the community. I have heard every objection many times in the past. Most of the same issues have impacted My 3 properties. The increased loss of parking has cost my business customers. My sons home will lose value, sun and every- thing that was complained about when the 3 overly tall buildings around his home will be built next year. Yet we supported the community's desire to " build tall not go urban sprawl".

I walk the talk. The apartments on Mississippi and Failing were built on a lot that was the home of an 80+ year old Black woman, May Anderson. The city condemned her home and gave her 15 days to vacate. She asked for my help. I went to my personal Lawyer, who obtained a 30 day extension. Then I got to work. With my help and contacts, he sold that property in 30 days for cash at Market value. May had enough money to pay cash for a home in North Portland and to support herself the rest of her life. She is now dead. I did not receive one penny for my hours of time spent on her behalf. The buyer cleaned up the lot and flipped it. Those Apartments now create the same problems for me that I heard loud and clear the last meeting.

I have been on the BNA Board and involved in Land use issues for 25 years. When the 4 story Mississippi Lofts were in planning, the community at large said that 2 floors was as tall as we understood was historical but 3 was acceptable. We got 4 stories. The developers of the Tupelo Alleys wanted to put their 6 story building in the center of their block, close to Mississippi to allow for better step down to the neighbors. The City forced the developer to build the 6 stories on the Failing/Mississippi corner.

During that end of that time period, a Japanese company, Kurisu Landscaping, Inc., owned the building on the North East corner of Shaver and Mississippi, the lot to the North and a parking lot between the Alley and Albina. They designed a 4 story building for the Mississippi Lot and offered an open-to-the-public Japanese Garden on the parking lot. Kurisu was run by a brother and sister team. Their father came to plead his case for the development. To me, this would be a development to redress some the horrific wrongs done to the many Japanese families who lived in the North- North East community. They were removed from their homes and businesses, put in cattle stalls on Marine Drive, allowed one suit case per person, and then shipped to camps to live during the war. After the war, a few luck families were able to return. For most families, there were no homes or businesses to return to, everything had been given way.

We had had Japanese businesses on Mississippi Avenue before the war. Now we had an established company who owned property and wanted to develop their headquarters here. The fight against the other two developers was not as nasty as the fight against the Kurisus. Racism reared its ugly head, two people sued to stop the development. The elder Mr. Kurisu pleaded to be allowed to build his final garden in this community. I am ashamed and angry at the way some in the community treated him. Kuniko Kurisu told me the fight cost them to ability to go forward. The community's' loss.

Alem is also a minority Developer. I hear objections about his purposed development that have been voice back to the building of the Mississippi Lofts. The BNA had expected the street to be developed in the same style as the block between Shaver and Failing. That was the standard used by the developers for the Lands building, Mississippi Studios, Pistols, and other developments.

We cannot go back to yesterday, but we can support Alem's right to develop to the same maximum as current developers like Ben Kaiser and all the other developers in this community now use.

Kay Newell

**Arevalo, Nora**

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**From:** Brian Greer <brian1060ne@yahoo.com>  
**Sent:** Tuesday, April 19, 2016 3:46 PM  
**To:** Council Clerk – Testimony  
**Subject:** Proposed Bike Greenway for NE 7th Ave

Dear Commissioners

As home-owners at 2632, NE 7th Avenue, we add our voices to those urging you to support the proposal for a bike greenway on NE 7th. We do so for reasons that transcend our personal interests, namely the safety of schoolchildren in the area, and significant saving for the city relative to the alternative proposal to spend money on 9th Avenue.

Sincerely,  
Brian Greer and Swapna Mukhopadhyay

**Arevalo, Nora**

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**From:** Mary Bailey <mickiebailey223@yahoo.com>  
**Sent:** Tuesday, April 19, 2016 3:22 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Fish; Commissioner Saltzman; Novick, Steve; Commissioner Fritz  
**Subject:** Comprehensive Plan Testimony

I want our elected leaders to vote in support of Amendment M74. Our neighborhoods must be protected. I'm in support of this amendment.  
Thank you for your consideration.

Mary Bailey  
6506 SE Reed College Place  
Portland Oregon 97202  
Sent from Yahoo Mail on Android

## Arevalo, Nora

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:21 PM  
**To:** Bernie Muller  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Amendments to Comprehensive plan.

Dear Bernie,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Bernie Muller [mailto:berniemuller@yahoo.com]  
**Sent:** Tuesday, April 19, 2016 1:52 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Subject:** Amendments to Comprehensive plan.

Dear Mayor Hales and Commissioners:

We were shocked to hear that changes were made by City Council after a lot of input and cooperative work by our Argay Neighborhood Association and your staff, it was felt that the input by our Association meant something.

We want to let you know what our position is on this:

We are asking you to vote on your Amendments to the CP as follows:

We are in agreement with the M68 Amendment that designates the Post Office site, on the NE corner of NE 122<sup>nd</sup> and NE Shaver, as Mixed Employment.

2. We are strongly opposed to Amendment S9 and ask you to vote to reject it. Keep the Kmart site at NE 122<sup>nd</sup> and Sandy Blvd Mixed Employment in the final 2035 CP as recommended by the Portland Bureau of Planning and Sustainability.

3. We are also strongly opposed to Amendment F72 and ask you to vote to reject it. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122<sup>nd</sup> Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5.

Bernie and Margaret Muller  
13625 NE Rose Parkway  
Portland OR 97230  
503 255 6751

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:20 PM  
**To:** Melinda Williams  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: M74

Dear Melinda,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** Melinda Williams [mailto:[mlk1108@comcast.net](mailto:mlk1108@comcast.net)]  
**Sent:** Tuesday, April 19, 2016 1:40 PM  
**To:** Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
**Subject:** M74

Please add my name in support of the proposed amendment M74.  
Thank you,  
Melinda Williams

Sent from my iPhone

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:19 PM  
**To:** Rod Merrick  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Middle Housing Amendment to Comp Plan: Update from United Neighborhoods for Reform

Dear Rod,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P: 503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Rod Merrick [mailto:merrick\_map@yahoo.com]  
**Sent:** Tuesday, April 19, 2016 1:35 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Fw: Middle Housing Amendment to Comp Plan: Update from United Neighborhoods for Reform

Charlie, I support UNRs proposal. The definition of centers seems to have been stretched by BPS in an unpredicted way so that the proposal is potentially devastating to neighborhoods like Woodstock and Sellwood/Westmoreland.  
Thanks for your consideration. Rod

**Rod Merrick, AIA NCARB**  
**Merrick Architecture Planning**  
**Portland, OR 503.771.7762**

----- Forwarded Message -----

**From:** Barbara Strunk <[wolsey\\_9@hotmail.com](mailto:wolsey_9@hotmail.com)>



To:

Sent: Tuesday, April 19, 2016 7:36 AM

Subject: Middle Housing Amendment to Comp Plan: Update from United Neighborhoods for Reform

Friends,

A lot is happening quickly right now. A big issue is the City Council proposal to zone large areas single family zones in Portland for multi-family housing. See map of proposed middle housing areas, page 27 "Defined Centers with R5/R2.5 Designations Located Within 1/4 Mile" at <http://www.portlandoregon.gov/bps/article/571931>

United Neighborhoods for Reform sent the following testimony to City Council regarding this proposal. Please take a look at this and let the City Council know what you think.

The next Council hearing on this amendment is on Wednesday, April 20 at 2:00pm. The Council is likely to vote on this amendment, sponsored by Mayor Hales, Commissioner Novick and Commissioner Saltzman, the following week.

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Testimony Re: City Council Comprehensive Plan Amendment P45 Middle Housing:

"Middle Housing. Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. Apply zoning that would allow this within a quarter mile of designated centers, where appropriate, and within the Inner Ring around the Central City"

A central goal of United Neighborhoods for Reform (UNR) is to prevent the demolition of viable, relatively affordable houses in our neighborhoods. 43 neighborhood associations throughout Portland support our resolution that includes this goal.

The proposal to re-zone residential areas around mixed use centers of the city to allow a transition zone of multi-unit, smaller, more affordable housing has merit. There is a need for smaller, more affordable housing. There is no question that the large, expensive houses currently being built in our neighborhoods benefit very few Portlanders. However, UNR urges caution in proceeding with the Middle Housing Zones as written and proposes the following change to the amendment:

**Limit the re-zoned areas around mixed-use centers to 200-300 feet of Centers with complete services, including frequent (every 15 minutes) public transit.**

Our reasons are as follows:

1) This amendment regarding middle housing is a huge change that potentially affects most of the city. To bring it into the Comp Plan at this late date is irresponsible. Middle housing deserves the same consideration as mixed use, residential infill and institutional zoning.

2) Opening this change to wide areas of the city will make thousands of smaller, viable, older, relatively affordable homes vulnerable to demolition. We question whether even smaller new houses will be as affordable or as well built, as many currently existing houses.

3) A quarter mile around neighborhood centers is far too large. As drawn, middle housing zones would encompass all of Sellwood-Moreland, and almost all of the east-side from SE Holgate to NE Broadway. Opening up such wide swathes of the city is an invitation to bring in the backhoes and decimate traditional neighborhood character, historic housing and urban green spaces that the Comp Plan and the Residential Infill Project are charged with protecting.

4) A thoughtful process is needed to judge the impacts on neighborhoods of such a zone change. Each center should be considered on a case-by-case basis. Modeling and analysis must occur, including infrastructure, parking, transit, and impacts on adjacent single dwelling areas before making a zone change to such large areas of the city. (A related example: The City Council has decided to move very slowly to introduce the required deconstruction of demolished houses that will protect public health. The same caution must be applied to this zone change idea, even though, in this case caution does not benefit developers.)

5) The city has apparently little interest or influence over the development of effective public transportation. Without better transportation infrastructure it is unwise to encourage such widespread increases of density.

6) The Residential Infill Project has not completed its work regarding the scale and mass of single family houses. Code must be clear and transparent that much smaller houses are the sustainable way of the future. Any proposed multi-family buildings in single family residential zones must be the same size overall as a single family house in that zone. Code for middle housing areas must include tight controls on scale and mass of buildings to ensure that new construction is truly affordable for the majority of Portlanders.

7) Before such a large area of the city is re-zoned, "middle housing" and the goals around middle housing must be clearly and carefully defined. What is an "appropriate" designated center? What size and price is "middle housing".

This amendment moves too fast: let the Residential Infill Project complete its work. Do some thoughtful modeling. Do not let the profit-centered interests of the developers to build new structures drive the decisions of the City Council.

Thank you for your careful consideration of our comments."

---

[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)

[Novick@portlandoregon.gov](mailto:Novick@portlandoregon.gov)

[Dan@portlandoregon.gov](mailto:Dan@portlandoregon.gov)

[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)

[Nick@portlandoregon.gov](mailto:Nick@portlandoregon.gov)

[cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)

Thank you for letting the City know what you think about this idea by attending the Council meetings and testifying or sending written testimony.

Barbara Strunk

UNR Representative to the Residential Infill Project Stakeholder Advisory Committee

**Arevalo, Nora**

---

**From:** Kris Clarke <krisclarkepdx@gmail.com>  
**Sent:** Tuesday, April 19, 2016 3:18 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Please reject

**From:** Kris Clarke [<mailto:krisclarkepdx@gmail.com>]  
**Sent:** Monday, April 18, 2016 9:58 PM  
**To:** PDX Comp Plan <[pdxcompplan@portlandoregon.gov](mailto:pdxcompplan@portlandoregon.gov)>  
**Subject:** Please reject

The Comprehensive Plan Vote for Argay Neighborhood. PLEASE:  
REJECT AMENDMENT S9: keep Kmart site Mixed Employment as it was planned.  
REJECT AMENDMENT F72: 122nd/Shaver Keep Mixed Employment to west half and re-designate the eastern half of the Rossi and Giusto farm properties FROM R-3  
To R-5 SINGLE family

I'm disappointed that this was added last minute, it feels like you were trying to sneak it past us. You make it difficult to trust that you are listening to the needs and wants of the neighborhood.

Kris Clarke

12609 NE Shaver Street

Portland, Oregon, 97230

Argay Terrace Neighborhood

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:18 PM  
**To:** Denver McVie  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: The Comprehensive Plan

Dear Denver,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

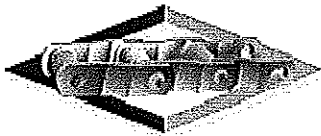
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**From:** Denver McVie [mailto:dmcvie@can-amchains.com]  
**Sent:** Tuesday, April 19, 2016 1:32 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Subject:** The Comprehensive Plan

Hello , my name is Denver McVie , and I am an 11 year resident of the Argay Terrace neighborhood . I am writing in hopes of helping others in persuading you to REJECT The Comprehensive Plan . I support keeping the K-Mart property zoned for mixed employment as it was planned . I also support ( regarding 122<sup>nd</sup> and Shaver property ) keeping the West half mixed employment and changing the East half from R-3 to R-5 as it was originally intended years ago . All one needs to do is look at the increase in crime at the existing projects along Sandy Blvd. to get an idea what impact these developments would have on the Argay neighborhood . Not to mention the HUGE impact it will have on the Parkrose School system . With such a huge influx of people in the area , the schools are at risk of becoming overcrowded and ineffective in educating our youth . Please don't allow this beautiful neighborhood become a warehouse for people in the name of financial gain . The impact will destroy our way of life as we know it .

Thanks for your time and consideration -

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Fax: 503-656-7549  
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Call us Today for all of your MALLEABLE CHAIN needs!*



**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:17 PM  
**To:** Reillyrr@aol.com  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Amendment M74

Dear Ronald,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Reillyrr@aol.com [mailto:Reillyrr@aol.com]  
**Sent:** Tuesday, April 19, 2016 1:13 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Amendment M74

Mayor Hales

I am writing to urge you to support Amendment M74 to the Portland Comprehensive Plan which will be under consideration on April 20. I was born in 1938 and raised in Eastmoreland and have lived most of my life in this neighborhood. The R7 zone designation accurately reflects the nature of the neighborhood since its inception. I cannot believe that the City Council wants to destroy one of the city's premier residential communities. While I recognize that the area being recommended was the Ladd portion, during my lifetime the portion of the neighborhood between 36th and 39th avenues and Woodstock and Bybee boulevards was always treated similarly.

While I wish the proposed change included the entire Eastmoreland neighborhood, you should at least protect the nature of the Ladd portion by approving Amendment M74 to the Portland Comprehensive Plan.

Ronald Reilly

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:16 PM  
**To:** Mike Holmes  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Comprehensive Plan

Dear Mike,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Mike Holmes [mailto:MikeH@walshtuckingco.com]  
**Sent:** Tuesday, April 19, 2016 12:53 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Subject:** Comprehensive Plan

Hello Mr. Mayor & Commissioners, I'm Michael Holmes a 29 year resident of the Argay Terrace neighborhood. I need my opinion to be known that I hope you all vote to reject the Plan! Our ANA strongly opposes the changes made. We support keeping the K-Mart property zoned Mixed Employment as it was planned. Also in regards to the 122<sup>nd</sup>/Shaver property we want the west half to remain Mixed Employment and change the east half from R-3 to R-5 as what was envisioned & intended years ago. All you folks need to do is go to some of the Portland Police sites & look at the crime rates at the existing PROJECTS along Sandy Blvd. to realize the detriment that will follow!! These issues are very dear to us in the ANA & I will be watching your vote very closely & follow your vote to the ballot box!!

**Arevalo, Nora**

---

**From:** s <vwscottvw@gmail.com>  
**Sent:** Tuesday, April 19, 2016 3:15 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

I, Scott Hegney being a resident of the Boise neighborhood residing at 3814 N Albina Ave. am contacting you regarding the proposed change from R1 to CM2 on N. Fremont St. Between Mississippi and Vancouver.

I do not agree with the proposed change. This area should remain R1. It includes a school with heavy foot traffic, low income housing which would be demolished and the destruction of our neighborhood.

We have all seen the changes in Portland. Growth in general is good and I believe that there is already plenty of commercially zoned areas in Portland and nearby to take advantage of.

Please cease, halt, and destroy this proposal before it does the same to the Boise neighborhood. Some parts of Portland need to remain.

Best regards,  
Scott Hegney



## **Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:12 PM  
**To:** Joyce Anderson  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Amendment F72

Dear Joyce,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Joyce Anderson [mailto:maggie3pie@msn.com]  
**Sent:** Tuesday, April 19, 2016 7:00 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Subject:** Amendment F72

Good Morning,

My spouse and I are citizens of Portland, Oregon. We have continually supported all of you as our mayor and public officials. We live just off of NE 125<sup>th</sup> and Shaver in a very small condo. We am asking you to vote against Amendment F72! For the past several decades Portland has followed a guideline in communities. That guideline has helped maintain communities that are diverse in regards to housing. Past mayors and commissioners have realized that the best communities have a balance of apartments, condos and single family homes. That diversity nicely blends families that will live in the community for generations and families that are in the community for just a few months or a few years. If any of you have driven out to the Rossi and Giusto farm properties you would see that the area between 123<sup>rd</sup> from Shaver to Sandy Blvd (to 164<sup>th</sup> and Sandy) is already saturated with thousands of apartments. What has not been built in the area for 30 + years are more single family homes (R-5).

We will all miss the farm areas that we have enjoyed over the years that will be turned into housing soon. What we are asking is that you make the farm areas new single family homes (R-5) that are so desperately needed our area! Please

take into the account the thousands of apartments along Sandy Blvd in this community before you add more apartments. Thank you, Joyce Anderson and Candy Bain

Sent from Mail for Windows 10

## Arevalo, Nora

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From: Washington, Mustafa  
Sent: Tuesday, April 19, 2016 3:11 PM  
To: Katy Neill  
Cc: BPS Comprehensive Plan Testimony  
Subject: RE: Eastmoreland

Dear Katy,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

From: Katy Neill [mailto:[neill777@comcast.net](mailto:neill777@comcast.net)]  
Sent: Monday, April 18, 2016 11:29 PM  
To: Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
Subject: Eastmoreland

As a citizen of Portland, I support M74. Please consider our plea.

Katy Neill  
6515 SE Reed College Place  
Portland, OR 97202  
503 777 3792

Sent from my iPhone

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:10 PM  
**To:** angeliaw@comcast.net  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: REJECT

Dear Angelia,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** angeliaw@comcast.net [mailto:angeliaw@comcast.net]  
**Sent:** Monday, April 18, 2016 3:18 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** REJECT

Mayor Charlie Hales,

REJECT....REJECT.....REJECT.....REJECT.....REJECT.....REJECT.....REJECT....

The Comprehensive Plan  
AMENDMENT S9: keep Kmart site Mixed Employment as it was planned.  
AMENDMENT F72: 122nd/Shaver Keep Mixed Employment to west half and re-designate  
the eastern half of the Rossi and Giusto farm properties FROM R-3  
To R-5 SINGLE family

Thank you,

Angelia Warren

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**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:03 PM  
**To:** Vicki Wentzien  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Amendment M74 to the Portland Comprehensive Plan

Dear Vicki,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Vicki Wentzien [mailto:vkwent@comcast.net]  
**Sent:** Monday, April 18, 2016 2:17 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Cc:** McCullough, Robert <Robert@mresearch.com>  
**Subject:** Amendment M74 to the Portland Comprehensive Plan

Mayor Hales,

I am writing in **opposition** to the part of the Amendment M74 to the Portland Comprehensive Plan that **excludes** all of Eastmoreland "proper" (36th to Cesar Chavez) from the zoning change to R7. While I applaud your efforts to preserve the historical integrity of some of the homes and neighborhood, I do not believe it is right to arbitrarily create the boundary at 36th. Doing so will actually compromise your intent.

Eastmoreland (from 27th to Cesar Chavez) has worked hard to achieve a unity of community. From parades to garage sales to home and tree preservation efforts and more, the neighborhood has worked together and this could very well sever those efforts. Those of us above 36th contribute financially as well as with our time to that goal.

If you proceed with your plan to allow for lot splitting, tree cutting, and construction that leads to pollution and hazards for those of us living amidst it, the **builders and city will be the only ones to benefit**. Quality of life will certainly not be the same for anyone in the neighborhood with increased and unreasonable density.

While I'm all for affordable housing, this is NOT the way to do it. Please reconsider your boundaries and protect the historical integrity of the entire neighborhood. It is important to do so.

Most Sincerely,

Vicki Wentzien

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 3:02 PM  
**To:** Natalia Myers  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Please reject Comprehensive Plan

Dear Natalia,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Natalia Myers [mailto:natalia2241@live.com]  
**Sent:** Monday, April 18, 2016 1:47 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Please reject Comprehensive Plan

My name is Natalie Myers,  
I live on 4126 NE 125th Pl. Portland OR 97230,

I am concern about future of our neighborhood, please reject Comprehensive Plan.  
Please help us and keep as originally planed:

AMENDMENT S9: keep Kmart site Mixed Employment as it was planned.

AMENDMENT F72: 122nd/Shaver Keep Mixed Employment to west half and re-designate the eastern half of the Rossi and Giusto farm properties FROM R-3 To R-5 SINGLE family



Sincerely,

Natalie Myers

←

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## Arevalo, Nora

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:59 PM  
**To:** Barbara Strunk  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Testimony: City Council Comp Plan Amendment P45 Middle Housing

Dear Barbara,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Barbara Strunk [mailto:wolsey\_9@hotmail.com]  
**Sent:** Sunday, April 17, 2016 3:45 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; cctestimony@portlandoregon.gov  
**Subject:** Testimony: City Council Comp Plan Amendment P45 Middle Housing

Testimony Re: City Council Comprehensive Plan Amendment P45 Middle Housing:

"Middle Housing. Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. Apply zoning that would allow this within a quarter mile of designated centers, where appropriate, and within the Inner Ring around the Central City"

central goal of United Neighborhoods for Reform (UNR) is to prevent the demolition of viable, relatively affordable houses in our neighborhoods. 43 neighborhood associations throughout Portland support our resolution that includes this goal.

The proposal to re-zone residential areas around mixed use centers of the city to allow a transition zone of multi-unit, smaller, more affordable housing has merit. There is a need for smaller, more affordable housing. There is no question that the large, expensive houses currently being built in our neighborhoods benefit very few Portlanders. However, UNR urges caution in proceeding with the Middle Housing Zones as written and proposes the following change to the amendment:

**Limit the re-zoned areas around mixed-use centers to 200-300 feet of Centers with complete services, including frequent (every 15 minutes) public transit.**

Our reasons are as follows:

- 1) This amendment regarding middle housing is a huge change that potentially affects most of the city. To bring it into the Comp Plan at this late date is irresponsible. Middle housing deserves the same consideration as mixed use, residential infill and institutional zoning.
- 2) Opening this change to wide areas of the city will make thousands of smaller, viable, older, relatively affordable homes vulnerable to demolition. We question whether even smaller new houses will be as affordable, or as well built, as many currently existing houses.
- 3) A quarter mile around neighborhood centers is far too large. As drawn, middle housing zones would encompass all of Sellwood-Moreland, and almost all of the east-side from SE Holgate to NE Broadway. Opening up such wide swathes of the city is an invitation to bring in the backhoes and decimate traditional neighborhood character, historic housing and urban green spaces that the Comp Plan and the Residential Infill Project are charged with protecting.
- 4) A thoughtful process is needed to judge the impacts on neighborhoods of such a zone change. Each center should be considered on a case-by-case basis. Modeling and analysis must occur, including infrastructure, parking, transit, and impacts on adjacent single dwelling areas before making a zone change to such large areas of the city. (A related example: The City Council has decided to move very slowly to introduce the required deconstruction of demolished houses that will protect public health. The same caution must be applied to this zone change idea, even though, in this case caution does not benefit developers.)
- 5) The city has apparently little interest or influence over the development of effective public transportation. Without better transportation infrastructure it is unwise to encourage such widespread increases of density.
- 6) The Residential Infill Project has not completed its work regarding the scale and mass of single family houses. Code must be clear and transparent that much smaller houses are the sustainable way of the future. Any proposed multi-family buildings in single family residential zones must be the same size overall as a single family house in that zone. Code for middle housing areas must include tight controls on scale and mass of buildings to ensure that new construction is truly affordable for the majority of Portlanders.
- 7) Before such a large area of the city is re-zoned, "middle housing" and the goals around middle housing must be clearly and carefully defined. What is an "appropriate" designated center? What size and price is "middle housing'.

This amendment moves too fast: let the Residential Infill Project complete its work. Do some thoughtful modeling. Do not let the profit-centered interests of the developers to build new structures drive the decisions

of the City Council.

Thank you for your careful consideration of our comments.

Respectfully submitted,

Barbara Strunk for United Neighborhoods for Reform

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:58 PM  
**To:** dennis sutton  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: AMENDMENT S9, AMENDMENT F72

Dear Dennis,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** dennis sutton [mailto:dsutton11@gmail.com]  
**Sent:** Sunday, April 17, 2016 10:04 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Subject:** Re: AMENDMENT S9, AMENDMENT F72

To Major Hale and All Commissioners,

I am writing to express my view on the above Amendments. I moved into the Argay Terrace Neighborhood because of it's mainly single family home living. Now you want to build more Apartments and Industrial in the area which will 100% lower our property values. Like all my neighbors I 100% am against this change to our neighborhood.

So Please do us all here a valued service and **"REJECT"**:

AMENDMENT S9: keep Kmart site Mixed Employment as it was planned.

AMENDMENT F72: 122nd/Shaver Keep Mixed Employment to west half and re-designate the eastern half of the Rossi and Giusto farm properties FROM R-3

To R-5 SINGLE family.

Thank you,  
Dennis Sutton  
4304 NE 125th Pl.  
Portland, Or. 97230

## Arevalo, Nora

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**From:** Michael Crofut <mcrofut@gmail.com>  
**Sent:** Tuesday, April 19, 2016 2:57 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org  
**Subject:** Data and Development are Indivisible

Dear Commissioners,

I would be proud to live in a city that supports equal access to information for everyone. We deserve a 21st Century Plan rooted in the values of digital equity, and I urge you to stand up for Portland's commitment to inclusion and a transparent governing process.

Please keep the open data proposal for Policy 2.11 intact.

Thank you.

Michael Crofut  
1220 NE 17<sup>th</sup> Ave Apt 5A  
Portland OR 97232

## Arevalo, Nora

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From: Elizabeth Donovan <edonovan85@gmail.com>  
Sent: Tuesday, April 19, 2016 2:56 PM  
To: BPS Comprehensive Plan Testimony  
Cc: Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish  
Subject: Comprehensive Plan Testimony

\*I am in support of Amendment M74.\*

Hello,

My wife and I have been so fortunate to call Eastmoreland home for the last three years. We purchased our idyllic Cape Cod cottage (complete with a white picket fence) in September of 2013, and we instantly fell in love with this neighborhood. The curvy tree-canopied streets along with the stunning historic homes make Eastmoreland feel like a make-believe fairytale village.

Unfortunately, we've noticed a huge shift in the neighborhood. Beautiful old homes are being ripped down to be replaced by multiple "skinny" houses. Cute old bungalows in need of some TLC are being demolished to be replaced by huge, HUGE generic houses with no character that look completely out of place.

Seeing the demolition of these old houses is bad enough, but even worse is the destruction of our beautiful trees. Any and all vegetation suffer at the mercy of these new homes. We continue to see removal of trees that are many decades old. This is unacceptable.

We live on SE Nehalem St. near SE Cesar E. Chavez Blvd. and just within the last year there have been six (yes, SIX) new construction homes on our block that either have been completed or are still in process. In one case, one lot was split into two. In another case, two lots have split into three.

I'm writing to you today in order to express my whole-hearted support of Amendment M74. The destruction of our beloved Eastmoreland needs to stop.

Thank you for your time,

Elizabeth Donovan



**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:25 PM  
**To:** hazel smith  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Please don't develop

Dear Hazel,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

From: hazel smith [mailto:[hazeltheowl@hotmail.com](mailto:hazeltheowl@hotmail.com)]  
Sent: Monday, April 18, 2016 8:24 PM  
To: Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
Subject: Please don't develop

The broadmore golf course. We need to save & protect all green space possible, not for us but for the future. If we need more industrial space, please use an ugly run down site. I've lived in Portland all 50 years of my life & I can't stand seeing the beauty of Portland destroyed. Sincerely, Ann spencer

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:24 PM  
**To:** powolfe@earthlink.net  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE:

Dear Phyllis,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

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**From:** powolfe@earthlink.net [mailto:powolfe@earthlink.net]  
**Sent:** Monday, April 18, 2016 5:34 PM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:**

Please save our precious wildlife habitat at Broadmoor Golf Course! Hundreds, if not thousands, of us are watching and waiting to see if you truly care about our birds, our environment, and the health of our beautiful city. This is a spot that must be saved. Thank you for not forgetting us, the voters.

Phyllis Wolfe

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:23 PM  
**To:** Karen Chaivoe  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor

Dear Karen,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Karen Chaivoe [mailto:kchaivoe@comcast.net]  
**Sent:** Monday, April 18, 2016 4:37 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Broadmoor

I do not support the amendment brought forward by you, and Commissioners Novick and Saltzman to turn 57 acres of wildlife habitat at Broadmoor Golf Course in NE Portland into industrial lands. This is a valuable habitat and dividing and destroying this area would fragment further an area that is in need of green spaces.

As a lifelong resident of Portland, I feel the City is now more than ever, in need of native habitats and greenspace, especially with the huge influx of people, the loss of affordable housing and fewer open spaces. People need natural areas as much as the Native birds, mammals, and plants. It is shortsighted to remove this habitat.

Karen Chaivoe



April 19, 2016

**VIA EMAIL [CPUTESTIMONY@PORTLANDOREGON.GOV](mailto:CPUTESTIMONY@PORTLANDOREGON.GOV)**  
**AND HAND DELIVERY**

Mayor Charlie Hales  
Commissioner Dan Saltzman  
Commissioner Nick Fish  
Commissioner Amanda Fitz  
Commissioner Steve Novick  
Portland City Council  
1221 SW Fourth Ave  
Portland, Oregon 97204

**Re: Comprehensive Plan/Zoning Project Testimony**

Dear Mayor and Commissioners:

Lewis & Clark College and other members of the Institutional community appreciate the proposed zoning change to Campus Institution. Our comments to the PSC and City Council have urged the City to include within our boundaries, and hence the new CI zoning, contiguous lands currently owned by the respective institutions. This follows from the shortage of land documented by the City to accommodate the expected growth of institutions over the next 30 years. In Lewis & Clark's case we also understand that our neighbors in the Collins View Neighborhood Association oppose inclusion of the acreage at the corner of Lower Boones Ferry and Terwilliger in our campus boundary. The College's relationship with its neighbors is important and we will not argue the point at this stage. The College has hoped for some time to develop that land into law student housing in an effort to address the worsening housing crisis in the City, provide affordable housing near campus for law students, and reduce traffic and improve a terrible intersection. If the land is downzoned to R-20 (the current plan) we believe that fulfilling those goals becomes impossible. It is also contrary to important City policies encouraging efficient use of housing land and encouragement for maximization of the values inherent within institutional uses.

Thank you and Best Regards,

David G. Ellis  
Vice President, Secretary and General Counsel

## Arevalo, Nora

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:19 PM  
**To:** Dennis Kennedy  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor Golf Course Industrialization

Dear Dennis,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Dennis Kennedy [mailto:dennis@wscribe.com]  
**Sent:** Monday, April 18, 2016 4:05 PM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Broadmoor Golf Course Industrialization

I just registered to vote. I will certainly vote against whichever elected official supports this proposal.

Dennis Kennedy  
626 NE Buffalo Street  
Portland

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:19 PM  
**To:** Anne  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: don't destroy valuable wildlife habitat

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Anne,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Anne [mailto:[swmjrm@comcast.net](mailto:swmjrm@comcast.net)]  
**Sent:** Monday, April 18, 2016 2:32 PM  
**To:** Commissioner Fish <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>; Commissioner Novick <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>; Commissioner Saltzman <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>; Commissioner Fritz <[amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)>; Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
**Subject:** don't destroy valuable wildlife habitat

Broadmoor Golf Course contains riparian habitat, massive trees, eleven at-risk bird species, and Western Painted Turtles. This is an irreplaceable parcel of land, zoned as Open Space. The idea that you would be willing to sacrifice it so that the landowner can make a profit is a betrayal of your civic trust to protect the public interest.

Please protect the Broadmoor Golf Course as open space and natural area.

Thank you.

Anne Woodbury

2221 SW 1st Ave  
Portland, OR 97201

## Arevalo, Nora

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:17 PM  
**To:** Carol Chislett  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Property near Broadmoor Golf course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Carol,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** Carol Chislett [<mailto:carol-rae@comcast.net>]  
**Sent:** Monday, April 18, 2016 2:29 PM  
**To:** Commissioner Fish <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>; Commissioner Novick <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>;  
Commissioner Saltzman <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>; Commissioner Fritz <[amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)>; Hales,  
Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>; Council Clerk – Testimony <[CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)>  
**Subject:** Property near Broadmoor Golf course

As a Portland resident these many years, I am asking that you do not allow property near Broadmoor Golf Course to be designated as industrial. I love enjoying the wildness of Portland and take advantage of it as often as possible. My son and his family live near Broadmoor and make wonderful use of the Children's Arboretum and other areas of wilderness near them. It would be a travesty to give over this property to industrial use. Please do not allow this.

I appreciate your attention to my concerns.

Carol Chislett  
926 SW Corbett Ave  
Portland Or 97239



**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 2:15 PM  
**To:** Darcy Reeves  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Save Wildlife Habitat at Broadmoor Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Darcy,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Darcy Reeves [mailto:reevesda@ohsu.edu]  
**Sent:** Monday, April 18, 2016 1:48 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Save Wildlife Habitat at Broadmoor Golf Course

Hello

Please reject the amendment brought forward by Mayor Hales and Commissioners Novick and Saltzman that would turn 57 acres of wildlife habitat at Broadmoor Golf Course in NE Portland into industrial land.

Thank you  
Darcy Reeves  
971-221-6378

1647 SE Reedway Street  
Portland, OR 97202

April 14, 2016

1221 SW 4<sup>th</sup> Ave.  
Portland, OR 97204

Re: Commissioner Saltzman's Amendment 12

Dear Mayor Hales:

Enclosed please find a copy of my letter to Commissioner Novick with respect to High Density Zoning in Westmoreland. I hope that you will consider this letter, its photos, and the testimony of our neighborhood residents and vote against Amendment 12.

R1 and R2.5 designations are far more appropriate for Westmoreland given the absence of nearby transit options that are convenient and accessible.

Thank you in advance for your consideration.

Best regards,

Laura K. Harris

1647 SE Reedway Street  
Portland, OR 97202

April 12, 2016

1221 SW 4<sup>th</sup> Avenue  
Portland, OR 97204

Commissioner Novick,

In supporting Commissioner Saltzman's Amendment 12, you are upending the democratic process painstakingly carried out prior to ratification of the Comprehensive Plan. Middle Use housing is appropriate for N. Westmoreland – NOT High Density.

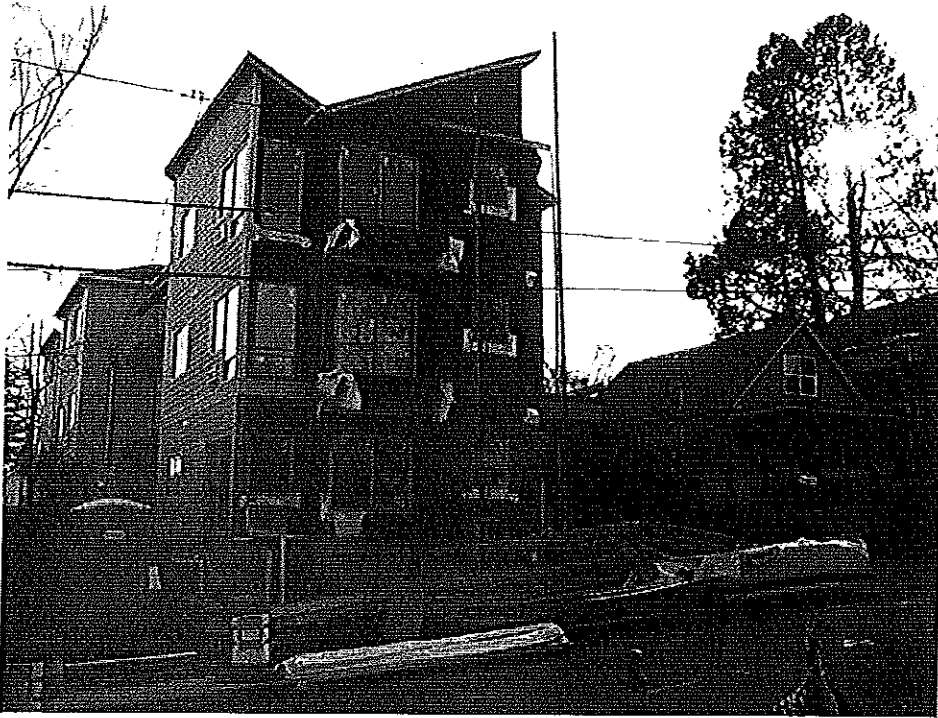
Please vote against Commissioner Saltzman's Amendment 12.

The residents of Portland and the neighborhood association of Sellwood Moreland (SMILE) have expressed their wishes that the area in the vicinity of SE Insley and SE 17<sup>th</sup> Ave. be down-designated from High Density to R2.5 and R1. The Planning and Sustainability Commission then adopted the recommendation for down-designating the zoning in question. It is not the Council's place now to circumvent this process by instituting Jeff Bachrach's vision via the back door of the political process.

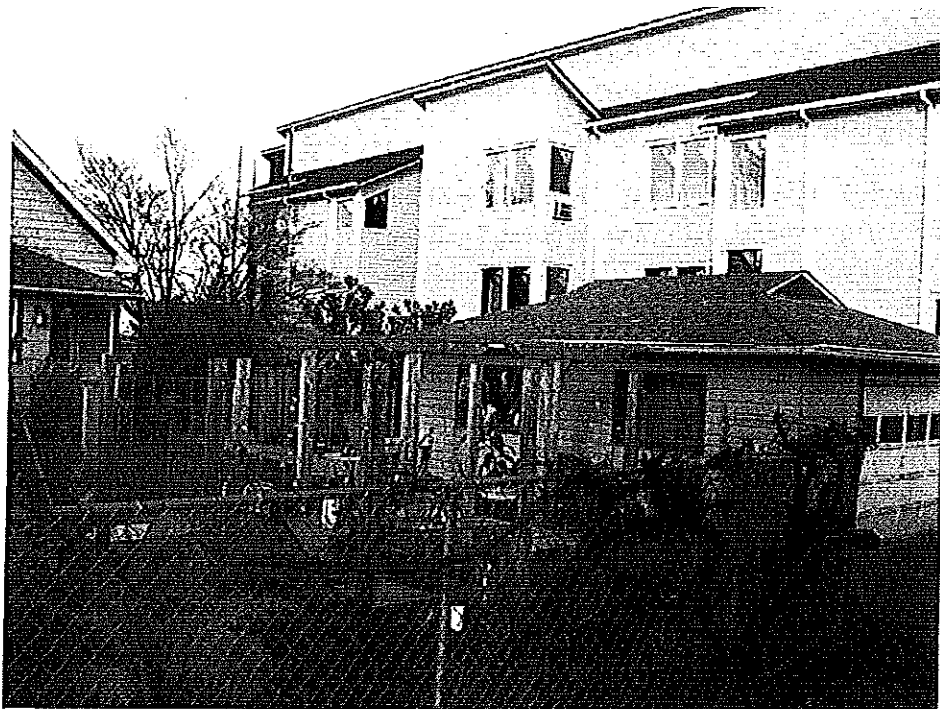
Jeff Bachrach has a personal interest in zoning for North Westmoreland due to his ownership of at least one apartment building in the area affected by Amendment 12. Please do not allow his ostensibly good intentions for affordable housing inform your decision without reservation. Mr. Bachrach does not live in the area himself, and will not be affected personally by continued High Density zoning outside of his certain financial gain.

I live at 1647 SE Reedway Street, which also is in the area affected by your amendment. This neighborhood, which previously consisted of small bungalows and low profile apartment buildings, is now a playground for developers. In the course of the past year, I have watched two very large apartment buildings go up on lots where once stood small family homes. Both of these apartment buildings went up on the same street in the space of one short block. I fear on a daily basis that this will happen on my block as it did to my incredibly unfortunate neighbors.

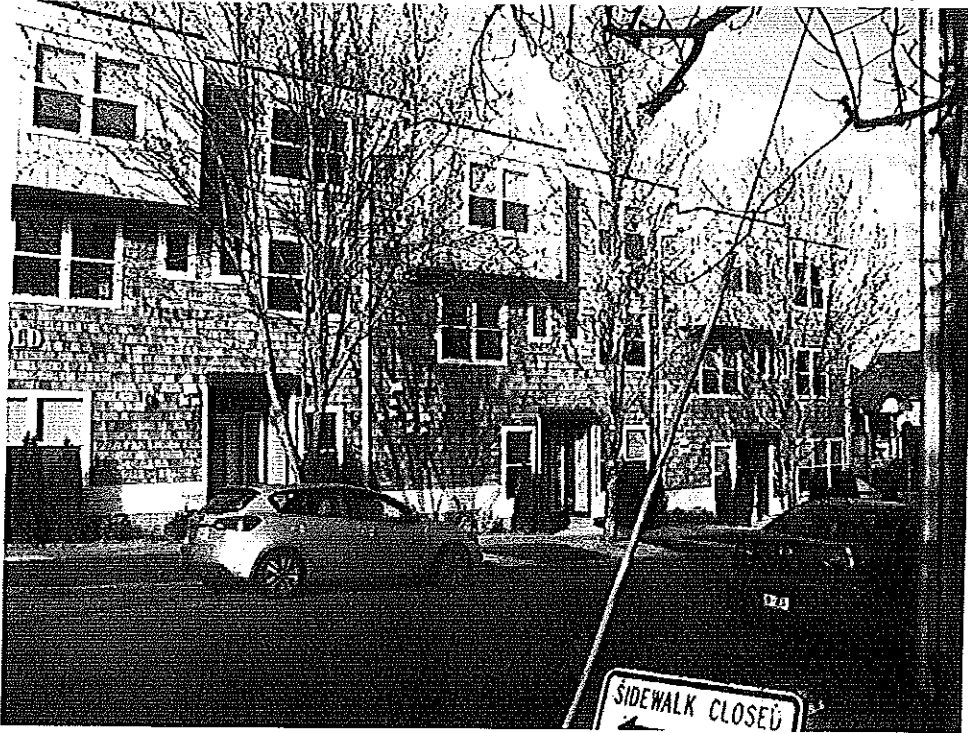
This building on Harold Street will house 14 units -- all on the space where one small house once stood:



Next is the view from the rear. Just look at the lovely backyard oasis made by the owners of the home next door! Too bad it now will act as a stage for a myriad of onlookers:



.. and just up the block, on the other side of the street, there now exists a massive apartment structure where once there was an unassuming house:



The original intent behind increasing the density in these blocks rested on the premise that a max station would service the neighborhood. Because that max station never materialized, the zoning should be downgraded. Public transit options for this neighborhood are far from ideal, despite what you may believe: bus service is limited; and in order to reach the Holgate Max Station, Westmoreland residents must walk over ½ mile, crossing a dangerous seven-lane highway (McLoughlin) and another busy five-lane thoroughfare (Holgate) on the way.

Increased density will continue to bring with it increased noise, congestion, and considerable parking difficulties – not only for those of us who live in the area in question, but also for those who live in the family-oriented neighborhoods across 17<sup>th</sup> Avenue and across Milwaukie Avenue. And of paramount importance, privacy and precious sunlight are and will be cut-off by these large structures that dwarf the homes around them.

Commissioner Novick, I'm quite certain that you never would consider supporting this amendment for your own neighborhood. Please abide by the wishes of your constituents and vote against Commissioner Saltzman's Amendment 12.

Best Regards,

Laura Harris  
ravensrefuge@gmail.com

**Arevalo, Nora**

---

**From:** Erin Daugherty Aviation <erindaughertyaviation@gmail.com>  
**Sent:** Tuesday, April 19, 2016 1:40 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello

My name is Erin DAUGHERTY and I am a renter at  
3436 N Commercial Ave 97227.

I didn't sign this petition but our signature apparently was put down on it. We do not want this re-zoning.  
Thank you

Erin Daugherty  
Corporate Flight Attendant  
503.473.4955

**Arevalo, Nora**

---

**From:** Melinda Williams <mlk1108@comcast.net>  
**Sent:** Tuesday, April 19, 2016 1:37 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Support for M7

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a lifelong resident of Eastmoreland and a historic preservationist, I would like to add my name in support of Amendment M7.

Thank you,  
Melinda Williams

Sent from my iPhone

**Arevalo, Nora**

---

**From:** Mark Wentzien <mark@strongrefuge.com>  
**Sent:** Tuesday, April 19, 2016 1:28 PM  
**To:** Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish  
**Cc:** BPS Comprehensive Plan Testimony; McCullough, Robert  
**Subject:** Amendment M74to the Portland Comprehensive Plan

Dear Mayor and Council members,

I am writing in **opposition** to the part of the Amendment M74 to the Portland Comprehensive Plan that **excludes the portion** of Eastmoreland, between 36th and Cesar Chavez Boulevard, from the zoning change to R7. The entire Eastmoreland neighborhood should be zoned R7. While I applaud your efforts to preserve the historical integrity and legacy of much of that neighborhood, I do not believe it is right to arbitrarily create the boundary at 36th. Doing so will actually compromise your intent, which I assume is to preserve the historical integrity of Eastmoreland.

Eastmoreland (from 27th to Cesar Chavez) has worked hard to achieve a unity of community. From parades to garage sales to home and tree preservation efforts and more, the neighborhood has worked together and this could very well sever those efforts. Those of us above 36th contribute financially as well as with our time to that goal.

If you proceed with your plan to allow for lot splitting, tree cutting, and construction that leads to pollution and hazards for those of us living amidst it, the **builders and city will be the only ones to benefit**. Quality of life will certainly not be the same for anyone in the neighborhood with increased and unreasonable density.

While I'm all for affordable housing, this is **NOT** the way to do it. Please reconsider your boundaries and protect the historical integrity of the entire neighborhood. It is important to do so.

Most Sincerely,

Mark A. Wentzien

Mark A. Wentzien  
Fort Rock Asset Management  
General Counsel/Chief Compliance Officer  
15350 SW Sequoia ParkWay Suite 250  
Portland, Oregon 97224  
Telephone: 503.603.2514



**Rebecca and Arpo Lepisto  
2932 SE Moreland Ln  
Portland OR 97202**

**Received  
APR 18 2016**

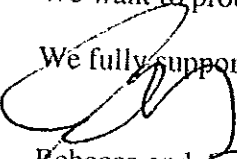
**Charlie Hales, Mayor  
1221 SW 4th Avenue, Room 340  
Portland, OR 97204**

April 14, 2014

We strongly support the proposed Comprehensive Plan for our Lane and the Eastmoreland neighborhood from Residential 5,000 to Single Dwelling 7,000.

If not approved, this is a serious issue that would adversely affect our neighborhood. We want to protect our neighborhood now and for the generations to come.

We fully support Amendment M74.

  
Rebecca and Arpo Lepisto  
2932 SE Moreland Ln  
Portland OR 97202

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 12:57 PM  
**To:** Carie Arps  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Protect the natural space at Broadmoor

Dear Carie,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** Carie Arps [mailto:[carieshields@yahoo.com](mailto:carieshields@yahoo.com)]  
**Sent:** Sunday, April 17, 2016 6:48 AM  
**To:** Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
**Subject:** Protect the natural space at Broadmoor

I want you to protect Broadmoor Golf Course as Open Space and Natural Area, and not convert it to industrial use. Please, as a Cully resident this area is my home.  
Thank you  
Carie Arps

Sent from my iPhone

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 12:53 PM  
**To:** Vicki Matthews  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor golf course

Dear Vicki,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Vicki Matthews [mailto:vickiannmatthews@gmail.com]  
**Sent:** Sunday, April 17, 2016 10:33 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Broadmoor golf course

I was just informed that you are considering rezoning Broadmoor golf course. Really? This is such a terrible idea for the wildlife, wetlands, the city and the golfers. Such a bad idea and this taxpayer does not support it. Move forward with it and know that myself and a legion of others who utilize that golf course will fight you back. Go put your industrial crap somewhere else or novel idea....use existing, vacant space and lands that are already zoned for industrial usage. Bad idea and shame on you to even consider this as an option. I am dissappointed.

Sincerely,  
Vicki Matthews

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 12:51 PM  
**To:** sales@lignomat.com  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: REJECT Amendment S9 and Amendment F72

Dear Uli & Grete,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

---

**From:** sales@lignomat.com [mailto:sales@lignomat.com]  
**Sent:** Tuesday, April 19, 2016 10:35 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Subject:** REJECT Amendment S9 and Amendment F72

**Mayor or any or all Commissioners please "REJECT": The Comprehensive Plan**

**AMENDMENT S9: keep Kmart site Mixed Employment as it was planned.**

**AMENDMENT F72: 122nd/Shaver Keep Mixed Employment to west half and re-designate the eastern half of the Rossi and Giusto farm properties FROM R-3**

**To R-5 SINGLE family**

**Thank you**

**Uli and Grete Heimerdinger**

Lignomat USA Ltd.  
14345 NE Morris Ct  
Portland OR 97230  
800-227-2105  
503-257-8957 USA  
[www.lignomat.com](http://www.lignomat.com)  
[www.wood-moisture.com](http://www.wood-moisture.com)



**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Tuesday, April 19, 2016 12:50 PM  
**To:** Russ and Terri Forsyth  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Argay Terrace Zoning

Dear Russ & Terri,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Russ and Terri Forsyth [mailto:rtzaa@msn.com]  
**Sent:** Tuesday, April 19, 2016 5:43 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Argay Terrace Zoning

Hi Mayor Hales and City Commissioners

Our Argay Terrace neighborhood currently has 44% apartments and 56% single family homes. 44% apartments is a much higher percentage of apartments than almost any other Portland family neighborhood. It is, therefore, unfair and irresponsible to promote further apartment development in our neighborhood.

My neighbors and I have been very clear that we want future development to be entirely in single family homes to re-balance the neighborhood and direct Argay Terrace back to its original purpose as a family neighborhood.

Therefore, I am asking you to vote on your Amendments to the CP as follows:

1. I am in agreement with the M68 Amendment that designates the Post Office site, on the NE corner of at NE 122<sup>nd</sup> and NE Shaver, as Mixed Employment.
2. I am strongly opposed to Amendment S9 and ask you to vote to reject it. Keep the Kmart site at NE 122<sup>nd</sup> and Sandy Blvd Mixed Employment in the final 2035 CP as recommended by the Portland Bureau of Planning and Sustainability.
3. I am also strongly opposed to Amendment F72 and ask you to vote to reject it. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122<sup>nd</sup> Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5.

Thank you,

Terri Forsyth

12244 NE Brazee St.

Portland Oregon, 97230

## **Arevalo, Nora**

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**From:** melody minch <melodygail777@gmail.com>  
**Sent:** Tuesday, April 19, 2016 12:48 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mayor Hales and City Commissioners

I believe that the City of Portland is making a huge mistake in these new apartment developments. I use to love this City and many of its neighborhoods and I now look around and see them being destroyed and the pride I once had for where I live is gone.

Our Argay Terrace neighborhood currently has 44% apartments and 56% single family homes. 44% apartments is a much higher percentage of apartments than almost any other Portland family neighborhood. It is, therefore, unfair and irresponsible to promote further apartment development in our neighborhood.

My neighbors and I have been very clear that we want future development to be entirely in single family homes to re-balance the neighborhood and direct Argay Terrace back to its original purpose as a family neighborhood.

Therefore, I am asking you to vote on your Amendments to the CP as follows:

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3. I am also strongly opposed to Amendment F72 and ask you to vote to reject it. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122<sup>nd</sup> Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5.

Thank you,  
Melody Minch  
14622 NE Rose Parkway  
Portland Oregon  
54 year resident of Portland



**Arevalo, Nora**

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**From:** Susan McBerry <mcberry@lclark.edu>  
**Sent:** Tuesday, April 19, 2016 12:35 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** No high density zoning in Westmoreland

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I oppose high density zoning in N. Westmoreland and ask that Westmoreland be downsized to R1 and R2.5 from HD zoning.

Parking is already difficult. I live here because it is one of the few lovely old neighborhoods in Portland and already notice a difference with just 2 new tall apartments in the vicinity.

Do not make this area any more dense than it already is.

Sincerely,

Susan McBerry  
5848 SE 18th Avenue  
Portland, OR 97202

--

Susan McBerry  
Coordinator of Vocal Activities  
Instructor of Music  
Lewis and Clark College  
Portland, OR 97219

National Association of Teachers of Singing  
Oregon Cascade Chapter Past President

**Arevalo, Nora**

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**From:** Leigh Anne Kranz <leighannekranz@gmail.com>  
**Sent:** Tuesday, April 19, 2016 12:28 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Dear Commissioners,

I understand that later this month you will vote on the Portland zoning blueprint for the next 20+ years--in particular, North Westmoreland.

Personally, I support and understand the need for available and affordable housing, however, I've witnessed how the city has gone about this in the last few years and I can't condone it. I've watched Portland replicate all of California's mistakes.

I would hate for quiet, off-the-beaten-path North Westmoreland to become like other "high-density" zones in Portland (Division Street, for example) where family/wildlife friendly neighborhoods, old-growth trees, green-space, and street parking have nearly vanished. In their place we get towering boxes that loom over homes, block the sun, provide no parking, and make narrow streets nearly impassible. Plus, they are outrageously expensive--so they do not help the people who are truly in need of housing. And these types of developments usher in a Disney-like influx of high-end retail stores that do not serve the basic life needs of the real people living here.

North Westmoreland was only designated as "high-density" in the 1990's when there was a plan to build a Harold Street Max Station. This station was not built--therefore it should no longer be designated as "high-density" because, quite simply, it is not.

Thank you,  
Leigh Anne Kranz  
6023 SE 22nd Ave, Portland, OR 97202

## Arevalo, Nora

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**From:** Jane Williams-Grube <jwmsgrube@gmail.com>  
**Sent:** Tuesday, April 19, 2016 12:00 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commission Members,

We are writing in strong support of Amendment M74 to the Portland Comprehensive Plan: to retain R7 zoning for all of Eastmoreland, including the area between SE 36th Avenue and SE Cesar Chavez Blvd.

Our support for the amendment is based on the following factors:

- Full R7 zoning follows the historical boundaries of the neighborhood. Retaining the integrity of the neighborhood makes sense and is consistent with the desires of the residents. Removing a few streets from the neighborhood zoning lacks a basis that is logical, consistent and fair.
- Amendment M74 continues to incorporate the mix of affordable housing that gives Eastmoreland its character and appeal;
- The Infill of large houses on small lots does not meet the city's objectives of increasing population density; rather it only results in an increased number of cookie cutter houses wedged onto smaller lots, reducing green space and quality of living.
- Current experience in Eastmoreland and elsewhere is that as 'encroachment' is allowed street by street, deterioration of the quality of neighborhood is swift; in this case, in the hands of developers;
- Limited, short term objectives of developers do not necessarily address Portland's stated planning goals.

Effective urban planning is challenging. As citizens of Portland we want to support a process that maintains neighborhoods and encourages Portland's growth in a manner that is fair and responsive to its citizenry.

We do not wish to fall into the bias that developers have the ear of city hall over the citizens of the community. However recent experience in Eastmoreland strongly indicates that neighborhood 'voices' are not acknowledged. We trust that you will seriously consider our voices and strongly urge you to support Amendment M74.

Sincerely,  
Douglas I Grube and Jane Williams-Grube

Jane Williams-Grube  
3717 SE Cooper Street  
Portland, OR 97202

Cell: 240-515-7445

[jwmsgrube@gmail.com](mailto:jwmsgrube@gmail.com)

Skype: jane.williams.grube

**Arevalo, Nora**

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**From:** Andrew Shepherd <andrewjshepherd100@gmail.com>  
**Sent:** Tuesday, April 19, 2016 11:53 AM  
**To:** Council Clerk – Testimony; Novick, Steve  
**Subject:** Greenway on 7th Ave - YES PLEASE!

Please count me as an enthusiastic "YES" for a greenway on NE 7th Ave. I live on the street and have seen MANY near misses involving speeding motorists narrowly missing children.. It is just a matter of time before children start getting seriously injured or killed if we do not control the traffic on this outrageously overused residential street.

Please allow the children a safe walk to school by controlling commuter traffic on 7th!

7th Ave is already a designated bike route so lets move ahead with the cost effective upgrade to a greenway as soon as possible!

Thank you,

Andrew Shepherd  
632 NE Russell st  
503-919-0640

## **Arevalo, Nora**

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**From:** Shrestha, Bandana <BShrestha@aarp.org>  
**Sent:** Tuesday, April 19, 2016 11:51 AM  
**To:** Hales, Mayor; Novick, Steve; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz  
**Cc:** BPS Comprehensive Plan Testimony; Friesen-Strang, Elaine; Dunphy, Jamie; Cohen, Jerry; Alan DeLaTorre  
**Subject:** AARP Comments on Comprehensive Plan Proposed Amendments  
**Attachments:** AARP Comp Plan amndmnt 4 19 16.pdf

Dear Mayor Hales and Commissioners,

Please find attached here AARP comments on the most recent proposed amendments to the comp plan.

Thank you.

Bandana Shrestha ([hear](#) my name)  
Director, Community Engagement  
AARP Oregon  
9200 SE Sunnybrook Blvd, Suite 410  
Clackamas, OR 97015  
Office: 503 513 7368  
Cell: 503 784 1789  
Fax: 503 652 9933  
Email: [bshrestha@aarp.org](mailto:bshrestha@aarp.org)  
Website: [www.aarp.org/or](http://www.aarp.org/or)  
Twitter: bandana1

 Real Possibilities in

# Oregon

April 19, 2016

Portland City Council  
1221 SW 4th Ave., Suite 210  
Portland, OR 97204

Re: Comments on Comprehensive Plan Proposed Amendments

Dear Mayor Hales and Portland City Commissioners:

Thank you for your continued commitment to making Portland a great place where people of all ages and abilities can thrive. As the document that sets directions for the city for the next two decades, it is imperative that the City's Comprehensive Plan reflect the needs and opportunities presented by the growing older adult population in our communities. AARP Oregon has therefore been pleased to participate in the public input process and provided testimony earlier this year in January.

As a follow up, we offer the following comments and support for some proposed amendments on a few key policies:

1. We are pleased Commissioner Fish calls for Age Friendly public facilities in amendment P72 (8.36). AARP supports this addition to the city applying an age-friendly and universal design lens to the development of public facilities and outdoor spaces.
2. AARP supports amendment P91 (9.8) proposed by Commissioners Fish and Novick calling for an Accessible and Age-friendly transportation system, specifically for age friendly planning and addressing the needs of the most vulnerable users. AARP believes that transportation options must be safe, affordable, accessible, dependable, and user-friendly to all users regardless of age, ability, income, race, or ethnicity and is the hallmark of an age-friendly city. If our transportation system is available to the young, older adults, and people with disabilities, it must comply with the Americans with Disabilities Act.
3. We support the amendments P93 and P 94 (9.16, 9.18) requested by Commissioner Fritz calling for pedestrian transportation and pedestrian amenities with the following considerations:
  - Acknowledging accessibility and mobility challenges that people face as they age, we urge the Council to consider quarter or at most a half-mile walk to "neighborhood center, services, transit as a standard (as mentioned in 5.5 or

3.37 as the standard for age-friendly “walking distance” when considering amenities, siting or other improvements.

- On, 9.18 calls for amenities to enhance pedestrian “enjoyment.” We instead suggest the word “experience” in its place. We believe benches, transit shelters, way-finding guides and other improvements are not just for walking pleasure, but can make a real difference for individuals who cannot stand waiting for a bus, or who find it necessary to rest while carrying groceries back to their homes. AARP Oregon also urges the Council to keep the wording to “provide”.
4. We support proposed amendment P45 (5.5) made by Commissioners Saltzman, Novick and Mayor Hales addressing the “Missing Middle” in Portland’s housing development. Creating housing that transitions from single family homes to the larger high rise apartments promotes density in a way that protects the integrity of our neighborhoods, provides housing options and meets our growing needs.
  5. Finally, we applaud the elements of the plan that specifically address housing affordability. In addition, we urge the council to prioritize increasing the stock of accessible, universally designed homes that meet the current needs individuals with physical challenges and the increasing needs of older adults who want to remain in their own neighborhoods and community as long as possible.

Thank you for this opportunity to continue our involvement in the development of the Comprehensive Plan. We feel important changes are being made to make our city a great place for people of all ages and abilities. Please don't hesitate to contact Bandana Shrestha in the AARP Oregon office at 503-513-7368 or at [bshrestha@aarp.org](mailto:bshrestha@aarp.org).

Sincerely,



Gerald J. Cohen, J.D., M.P.A.  
State Director



Elaine Friesen-Strang  
Acting Volunteer State President

cc:  
Council Clerk, City of Portland



## Arevalo, Nora

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**From:** Planning and Sustainability Commission  
**Sent:** Tuesday, April 19, 2016 11:10 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: 16955 SE Division Street, Portland, Oregon (Comprehensive plan)

Julie Ocken  
City of Portland  
Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Ave, Suite 7100  
Portland, OR 97201  
503-823-6041  
[www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps)

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To help ensure equal access to City programs, services and activities, the City of Portland will provide transportation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints and additional information, contact me, City TTY 503-823-6868, or use Oregon Relay Service: 711.  
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**From:** BPS - Mixed Use Zones  
**Sent:** Tuesday, April 19, 2016 11:07 AM  
**To:** Planning and Sustainability Commission <[psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)>; BPS - Mixed Use Zones <[MixedUseZones@portlandoregon.gov](mailto:MixedUseZones@portlandoregon.gov)>; PDX Comp Plan <[pdxcompplan@portlandoregon.gov](mailto:pdxcompplan@portlandoregon.gov)>; Ocken, Julie <[Julie.Ocken@portlandoregon.gov](mailto:Julie.Ocken@portlandoregon.gov)>  
**Cc:** Engstrom, Eric <[Eric.Engstrom@portlandoregon.gov](mailto:Eric.Engstrom@portlandoregon.gov)>  
**Subject:** RE: 16955 SE Division Street, Portland, Oregon (Comprehensive plan)

Julie;

As far as I can tell it is proposed to be Comp Plan and zoned Commercial Mixed Use (CM1 zone). You should still forward this to CP testimony (Council) just in case so they have standing. I will call Mr. Choi to explain my understanding.

Barry

Barry Manning | Senior Planner  
Portland Bureau of Planning and Sustainability  
1900 SW 4th Avenue #7100, Portland, OR 97201  
503.823.7965 (p) | 503.823.7800 (f)  
[barry.manning@portlandoregon.gov](mailto:barry.manning@portlandoregon.gov)

**From:** Planning and Sustainability Commission  
**Sent:** Tuesday, April 19, 2016 10:54 AM  
**To:** BPS - Mixed Use Zones <[MixedUseZones@portlandoregon.gov](mailto:MixedUseZones@portlandoregon.gov)>; PDX Comp Plan <[pdxcompplan@portlandoregon.gov](mailto:pdxcompplan@portlandoregon.gov)>  
**Subject:** FW: 16955 SE Division Street, Portland, Oregon (Comprehensive plan)

I'm not sure where this should be directed... can someone please let me know? thx.

Julie Ocken  
City of Portland

Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Ave, Suite 7100  
Portland, OR 97201  
503-823-6041  
[www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps)

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To help ensure equal access to City programs, services and activities, the City of Portland will provide transportation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints and additional information, contact me, City TTY 503-823-6868, or use Oregon Relay Service: 711.  
-----

**From:** Jim Choi [<mailto:jimchoilaw@hotmail.com>]  
**Sent:** Tuesday, April 19, 2016 10:47 AM  
**To:** Planning and Sustainability Commission <[psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)>; [mixedsuezones@portlandoregon.gov](mailto:mixedsuezones@portlandoregon.gov)  
**Subject:** FW: 16955 SE Division Street, Portland, Oregon (Comprehensive plan)

**Jim Choi**  
Attorney at Law

16323 SE Stark St. Suite 3  
Portland, OR 97233  
503-255-1074

---

**From:** [jimchoilaw@hotmail.com](mailto:jimchoilaw@hotmail.com)  
**To:** [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov); [mixedsuezones@portlandoregon.gov](mailto:mixedsuezones@portlandoregon.gov)  
**Subject:** 16955 SE Division Street, Portland, Oregon (Comprehensive plan)  
**Date:** Thu, 14 Apr 2016 11:38:09 -0700

Dear Counsel Clerk,

I am writing on half of the owner of the property located at 16955 SE Division Street, Portland, Oregon 97236. This site has had a business on it for in excess of 40 years via grandfather clause. They were interested in changing the zoning to commercial and wanted to know how they would accomplish this. Thank you.

**Jim Choi**  
Attorney at Law

16323 SE Stark St. Suite 3  
Portland, OR 97233  
503-255-1074

## Arevalo, Nora

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**From:** brett.c.horton@gmail.com  
**Sent:** Tuesday, April 19, 2016 10:53 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Commissioners,

I am writing a brief testimony to the proposed high density zoning in North Westmoreland. I am a resident of North Westmoreland (1721 SE Ellis Street) and I have been very disappointed to see developers be able to rip down numerous old and very charismatic homes to install apartment buildings or condominiums. I very much oppose the continued designation of high density zoning in North Westmoreland as it is ruining my neighborhood. Over the last 2 years, I have seen over 6 old yet charismatic homes be ripped down and replaced with high density use development. I have even seen one single home be ripped down and replaced with what looks like a 25 unit apartment building. It is creating a parking nightmare and while my home is not directly affected by the zoning, the spillover effect is undeniable. I often can't even park in front of my own home because a 25 unit building comes with about 25-50 cars that have nowhere to park but the street. All I can ask you is to consider one question, would you want this to happen in your neighborhood? If the answer is no, how can you with good conscious vote to allow it to happen in mine? Please remove high density zoning designations from North Westmoreland.

Brett Horton

**Arevalo, Nora**

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**From:** Stockton, Marty  
**Sent:** Tuesday, April 19, 2016 10:25 AM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Planning and Sustainability Commission  
**Subject:** CPU testimony for 1216 SE Marion Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Commissioners,

This is testimony that was sent to the Planning and Sustainability Commission in regards to the Zoning Map, but is related to Comprehensive Plan Map Change #888. Therefore I am forwarding on the testifier's behalf.

With kind regards,  
Marty

Tanya Haddad

4/13/2016

1216 SE Marion Street Portland, OR 97202

[tchaddad@gmail.com](mailto:tchaddad@gmail.com)

Dear commissioners, I am submitting this testimony to formally request that my current R2 zoning be left in place, rather than be changed to the proposed R5. My reasoning for this request relates to the current status of the parcel immediately adjacent to the east (8705 SE 13th Street), which is in the process of developing into a 5 story apartment building. This change, and the proposal of R1 on the neighboring 2 blocks of 13th street, causes me to think it is not unreasonable for my parcel to develop at R2 density within the time frame of the proposed comprehensive plan, and I would like to preserve this option. I also believe this request is compatible with desires for overall increases in density within the UGB over time.

Many thanks for your time, Tanya Haddad 1216 SE Marion Street,  
Portland, OR 97202 503-475-7833

Ord. 187832, Vol. 1.3.D, page 4440

**Arevalo, Nora**

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**From:** Chris Smith <chris@chrissmith.us>  
**Sent:** Tuesday, April 19, 2016 9:48 AM  
**To:** BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick  
**Cc:** Alpert, Josh; Finn, Brendan; Schmanski, Sonia; Crail, Tim; Shriver, Katie; Moore-Love, Karla; Anderson, Susan; Engstrom, Eric; St Martin, Teresa; Houck, Mike  
**Subject:** Comp Plan testimony on amendments P11, P68 and P85  
**Attachments:** Commissioners Letter re Digital Inclusion.pdf

Attached please find testimony on Digital Inclusion issues from Commissioners St. Martin, Houck and myself, writing as individuals.

Thank you.

Chris Smith

19 April 2016

Mayor Hales and Members of City Council,

During the development of the Recommended Comprehensive Plan we strove to make sure that the Plan would prepare Portland for a century that will be dominated by information, while recognizing that today's reality includes a significant digital divide. The Plan's vision of information as a significant driver of innovation and prosperity is inclusive, with important policies for Open Data and Broadband Equity. We seek to both level the playing field and point the way to future prosperity.

It has been suggested that these policies are beyond the scope of what should be in a Comp Plan. We disagree strongly.

As information becomes even more central as a driver of value, the data the City generates should be the property of all its citizens, and readily available both for transparency and for the opportunity to drive collaboration and innovation in and between the public, private and non-profit sectors and the City. The Open Data policy is correctly located in the Community Involvement chapter, linked directly to Goal 1 in the State land use planning system.


The visionaries who passed Senate Bill 100 in 1973 may not have seen that internet access would become as important as transportation and water to the vitality of a neighborhood. But today you can't apply for a job, or to a college, without an online connection. It is increasingly one of the most critical gateways to opportunity. Nothing could be more related to land use than a Comp Plan policy that every neighborhood in the City should enjoy critical communications infrastructure to deliver the internet access speeds that will be demanded in the future.

We urge you to reject amendments P11, P68 and P85.


Thank you.



Chris Smith  
Vice-chair  
Planning and Sustainability Commission



Teresa St. Martin  
Commissioner  
Planning and Sustainability Commission



Mike Houck  
Commissioner  
Planning and Sustainability Commission

**Arevalo, Nora**

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**From:** Mike Ritchey <mikeritchey@gmail.com>  
**Sent:** Tuesday, April 19, 2016 9:40 AM  
**To:** Council Clerk – Testimony; Novick, Steve  
**Subject:** 7th Greenway Testimony

My name is John Ritchey. My wife and I live at 2633 NE 7th Avenue, a street built to accommodate 1000 cars a day, or fewer, but according to the most recent count is being asked to handle 5500. The 7th Avenue Greenway will make all the difference in the world, not only to bikers, pedestrians, motorists and residents on 7th, but also to Portland itself, a beautiful city that (justifiably) prides itself on its livability, and its focus on the wellbeing of its citizens--children who attend King Elementary and Albina Head Start (both on 7th), for example, who deserve our protection, rather than live ammunition training exercises in the Art of Residential Street Survival.

Because of a lack of adequate funding for transportation projects that would help alleviate the overcrowding of Portland's streets and freeways, NE 7th Ave. has become an unmanageable and dangerous residential raceway. Bicyclists who can do so avoid 7th., as do pedestrians, who fear for their lives. Their avoidance is 180 degrees from the direction--and plans--this city and its leaders and their constituents profess to want to take. Further, the city, in asking taxpayers for an additional gasoline tax, is implicitly acknowledging the severity of the need for traffic relief. By locating a greenway on 7th Avenue, a substantial part of that relief would be forthcoming--and would be a positive sign to us all, that Portland is not hiding from its problems, but facing them and making efforts to find solutions.

Join the growing crowd of citizens who love Portland and who want to see its certain expansion managed wisely and well. Wisdom in the question about traffic relief for residential neighborhoods means, among other things, designation of a 7th Ave. Greenway.

Sincerely,

John M. Ritchey



**Arevalo, Nora**

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**From:** Howard & Linda Huff <hghuff54@gmail.com>  
**Sent:** Tuesday, April 19, 2016 9:35 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

Amendment S9-12350 NE Sandy Blvd. and  
Amendment F72 Southeast corner of 122nd and Shaver street

Please reconsider making these areas open to new apartments. The traffic on 122nd is already congested. If you have ever been sitting trying to get out of the post office at 3:00 or try to go south on 122nd during rush hour, you would see that adding more apartments and adding more traffic would NOT be in the best interest of the neighborhood livability.

As it is now, most days the traffic is backed up from Fremont to Halsey just trying to get through that intersection.

Please do not allow apartments, more people, and more traffic congestion here in our neighborhood!

Thank you,  
Linda Huff  
5525 NE 118th  
Portland, OR 97220  
[hghuff@msn.com](mailto:hghuff@msn.com)

## Arevalo, Nora

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**From:** Kris Guptill <kris\_guptill@yahoo.com>  
**Sent:** Tuesday, April 19, 2016 9:13 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings!

We have lived on Marion Street in Sellwood for 15 years. We, like many people, moved to this area because of the affordable mix of working and middle class homes, the access to a small "town" center, and the generally hassle-free pace of life. In the time that we have lived here, multiple large townhouse units have been built which have increased the number of people in the area but have not negatively impacted the quality of life. This is because the units have filled in areas that were already zoned for their use.

I mention these topics because I am concerned for the first time about the future for the southern-most section of Sellwood. While this area is eclectic, the traditional intention for the area has been maintained over the years, that being that the mixed-use buildings and homes have not unduly impacted the ability of the neighborhood to absorb them.

The zoning variance proposed by the Brummel organization for a four-story apartment building at 17<sup>th</sup> and Sherrett does not fit this model. The sheer size of the building will have a negative impact on its immediate neighbors. The influx of cars that will need to park on the street will make it even more difficult for anyone to find parking. And, worst of all, it will set a precedent basically stating that "Sellwood is for sale."

Surely you understand the impact this will have on the neighborhood. Yes, Portland needs more housing, especially high-density housing. We fully support this type of development. But we need to follow the leadership of those who came before us when they considered quality of life as an equal measure of success for growth. Let's slow down and not make the mistakes of a thoughtless land-grab mentality.

Please take into consideration along with other feedback you are receiving as we set development goals for Sellwood (and Portland).

Best Regards,  
Kris Guptill & Jim Seibert  
1123 SE Marion Street  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Eric John Kaiser <ericjohn@ericjohnkaiser.com>  
**Sent:** Tuesday, April 19, 2016 9:09 AM  
**To:** ericjohn@ericjohnkaiser.com  
**Subject:** Please Do Not to Destroy Wildlife Habitat at Broadmoor Golf Course

Hello,

I am contacting you about the Broadmoor Golf Course. Please help preserve it as open space and natural area and not convert it to industrial use. I understand a city needs to grow but Portland is changing too fast and losing its identity, what makes it unique and livable. Once changes are made, we can't go back. It took hundreds of years for this wildlife to be the way it is now.

This would be another disappointment for people that have been living here for a while.

Thanks for listening for understanding and for doing the right thing,

Regards,

Eric John Kaiser

"Parisian Americana"

Get Free music -> [www.ericjohnkaisermusic.com](http://www.ericjohnkaisermusic.com)

Official Website: <http://www.ericjohnkaiser.com>

Official Youtube Channel: <http://www.youtube.com/ericjohnkaiser>

## Arevalo, Nora

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**From:** Sue Werbowski <sueski9@aol.com>  
**Sent:** Tuesday, April 19, 2016 8:59 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have lived in Westmoreland in the same house for almost 50 years. I have seen many changes, some good, some not.

I STRONGLY, STRONGLY oppose high density in N. Westmoreland.

More is not better in this case. WHAT THIS DOES IS DIMINISH THE QUALITY OF LIFE FOR EVERY Person IN THIS COMMUNITY.

Please city council, for once, listen to the people who live in this lovely neighborhood.

We are all begging you.

Thank you for listening.

Susan Werbowski  
6214 SE 18th Avenue  
Portland, Or 97202

Sent from my iPad

**Arevalo, Nora**

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**From:** Majida Nelson <majidaji@mac.com>  
**Sent:** Tuesday, April 19, 2016 8:32 AM  
**To:** Council Clerk – Testimony  
**Subject:** Changes to Broadmoore Golf Course

I am writing to express my frustration that at the last moment a major change for human health and our environment will take place by rezoning the open area of 57 acres near Broadmoore Golf Course to an industrial zone.

As a native Portlander of six generations, I know the value of wildlife and open areas to human health. This open parcel is zoned open space to provide a buffer from industrial chemical effects, including deisel truck fumes from deliveries and pick up.

Considering the lack of effective regulation and competence in air quality monitoring in Portland recently revealed, I have no confidence in any agency or city promises that adding to industrial zones will bring benefit to Portlanders or wildlife.

We need this parcel to remain the small link to health that it is scheduled to be in the Portland Comprehensive Plan.

The work to clean up the Columbia Slough industrial area and the Smith and Bybee Lakes pollution has taken decades to make it safe for human and wildlife.

To change the Portland Comprehensive Plan after so much work and compromise is to undermine the process of planning entirely. How can we come to the table to make compromises with good faith when a devistating major change to air, water and wildlife quality is shoved through at the last minute.

This change will cause not more wealth for Portland, but require more of my tax money to create infrastructure for traffic, sewe, water, major power upgrades and environmental monitoring. Based on history, there will be environmental cleanup in the future and the change in ecology, loss of water system natural flood absorbtion, will create more problems.

Living in North Portland I see many many industrial areas that are not yet being upgraded and used efficiently. We do not need new industry bordering the renewal of Northeast Portland's growing residential areas.

Sincerely,  
Majida Nelson



SAVING HISTORIC PLACES

April 19, 2016

**To: Portland City Council**

**Re: Letter of Testimony: Comprehensive Plan Amendments**

My name is Peggy Moretti and I'm the Executive Director of Restore Oregon, a non-profit that works statewide to preserve and pass forward the historic places that create livable, sustainable communities – and we know that creating livable sustainable communities is just what the Comp Plan is striving to do!

Restore Oregon provided input at several stages of development of the comp plan. As evidenced by the thoughtful amendments that have been made, you heard us – thank you! We are grateful for – and reiterate the importance of – adopting policies on:

- Retaining historic resources and district identity.
- Ensuring that new development is compatible and reflects the existing character of the district.
- Aligning zoning with design guidelines in historic districts.
- How integral historic cultural resources are to the urban environment and keeping Portland, Portland.
- The need for robust regulatory and financial incentives for historic rehabilitation.
- The importance of *encouraging* rehabilitation of historic resources, especially in communities that have been under-served, to tell the story of that community.
- And we appreciate the move toward mandated deconstruction and salvage when historic buildings cannot be saved.

Portland's Comprehensive Plan has taken an important step forward. We look forward to seeing this good policy work translate into even better planning and development initiatives.

Sincerely,

Peggy Moretti  
Executive Director



**PEPSICO**

North America Beverages

April 18, 2016

Sent via E-Mail to: [cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov), [eric.engstrom@portlandoregon.gov](mailto:eric.engstrom@portlandoregon.gov).

City of Portland Bureau of Planning and Sustainability  
Attn: Mixed Use Zones Project  
1900 SW 4<sup>th</sup> Avenue  
Suite 7100  
Portland, OR 97201

Dear Portland City Council:

This letter is a follow up from our letters of January 7, 2016 and October 26, 2015 as Pepsi Beverages Company ("PBC") wishes to make a statement on the record at the upcoming City Council meeting as follows:

PBC's site had previously been proposed for a Mixed Use-Urban Center Comprehensive Plan designation, with proposed mixed use zoning (MU3). PBC previously asked Council to apply a Mixed Employment plan designation to the site in order to allow a General Employment zone (EG1), which better accommodates current operations of the business. It is PBC's understanding, based on conversation with BPS staff, that some planning parameters have changed, and it may now be possible to have the EG1 zone applied, while still retaining a Mixed-Use-Urban Center Comprehensive Plan designation on the site, rather than the Mixed Employment plan designation. If this is possible, PBC requests Council re-apply the Mixed Use Urban Center designation. Based on our discussion with BPS staff, the Mixed-Use Urban Center plan designation with the EG1 zone offers the best combination for PBC's current business operations, while retaining the long term potential for growth in this key location.

If you have any questions, please feel free to contact me at 914-767-6543 or via e-mail at [cindy.poggiogalle@pepsico.com](mailto:cindy.poggiogalle@pepsico.com) or Kevin Fitzpatrick at 503-572-5809 or via e-mail at [kevin.fitzpatrick1@pepsico.com](mailto:kevin.fitzpatrick1@pepsico.com).

Thanks for your assistance in this matter.

Sincerely,

Cynthia M. Poggiogalle  
Director of Real Estate

Cc: Kevin Fitzpatrick

1111 Westchester Avenue, White Plains, NY 10604

Ord. 187832, Vol. 1.3.D, page 4450

**Arevalo, Nora**

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**From:** Christine Yun <cpypdx@gmail.com>  
**Sent:** Monday, April 18, 2016 10:51 PM  
**To:** BPS Comprehensive Plan Testimony; Elmore-Trummer, Camille; Grumm, Matt; Adamsick, Claire; Shriver, Katie; Dunphy, Jamie; Heron, Tim; Stockton, Marty; Joe Meyer  
**Subject:** Comprehensive Plan Amendment Testimony  
**Attachments:** 160417\_Testimony.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We are submitting written testimony regarding the proposed list of amendments as we cannot attend any of the testimony times in person.

Thanks,  
Christine Yun and Joe Meyer



April 17, 2016

Members of Portland City Council

Re: proposed amendments to the Comprehensive Plan

Dear Mayor and City Commissioners:

Thank you for your thoughtful consideration of citizen testimony on proposed Comprehensive Plan changes that will dictate the direction Portland will take over the next 20 years.

We would like first to express support for the following amendments:

P20	Distinct identities – distinct neighborhood character is what makes Portland unique.
P21	Diverse residential areas – diverse residential areas ensure that residents are exposed to diversity of neighbors and thus cultivate empathy and understanding for different life paths
P39	Preservation equity – prioritizing preservation in working class neighborhoods ensures that the story of working class people is an important part of the story of building Portland.
P42	Deconstruction – deconstruction is important to keeping valuable resources out of the landfill and to ensure that embodied energy going into fine wood carvings or artisan glass is not thrown away.
P44	Grocery stores & markets in centers – a city does not consist of housing alone. People have to eat, buy clothes and supplies and recreate. I support the development of everyday businesses throughout the city as well as places to recreate.
P53	Central city industrial districts – industrial districts are important to Portland's history and to ensuring a diversity of jobs and workers. Support minimizing conflicts between industrial areas and neighboring residential areas.

We do not support amendment P45, Middle Housing. This amendment covers territory, which was not part of the extensive public input process during the Comprehensive Plan. While an attractive planning concept, there is not enough detail on how the public will be able to submit input on where this additional density occurs, what form it takes and what the timeline would be for the implementation. In addition, none of the affected property owners have received notice of proposed zoning changes resulting from this amendment, seemingly counter to state land use law.

The following amendments merit more in-depth discussion due to BPS's response to the amendments.

**S20 – elimination of proposed comprehensive plan change #62, which changes zoning in the blocks from 16<sup>th</sup> to 19<sup>th</sup> along Belmont and Morrison from R-1 and R2.5 to mixed-use.**

BPS's response is that all of these properties are commercial uses, which is incorrect. The amendment correctly deletes upzoning to mixed use commercial on those properties which are truly residential uses with the exception of the SE corner of 16<sup>th</sup> & Morrison and the SW corner of 20<sup>th</sup> & Morrison, which are both new apartment buildings with all-residential uses.

**S21 – elimination of proposed comprehensive plan change #348, which changes zoning in a 6-1/2 block area from R5 to R2.5.**

BPS's response is that existing structures are built predominately to R2.5 standards. This is a blanket statement which unfairly simplifies what the existing conditions are. Of 63 lots, 11 are multifamily structures larger than duplexes. There are 5 properties with 6-12 units on lots larger than 5000 SF. The zoning change will result in a loss of density on these non-conforming properties if these properties are re-developed.

All single family houses on lots larger than 3200 SF are at risk of teardowns, since the minimum lot size for R2.5 is 1600 SF. This would impact 13 single family homes and not the 6 mentioned in the Mayor's memo of April 11th.

As mentioned in previous testimony, this area received a Determination of Eligibility to be on the National Register of Historic Places. To encourage teardowns by changing the zoning would be to discourage historic preservation in this working class neighborhood.

The Mayor's proposal to allow density up to R1 standards on lots on certain lots with structures less than 75 years old is in effect putting an R1 overlay on an R5 property. This is confusing and will lead to contested development on the part of neighbors who have not been notified of this proposed change. A more palatable way to increase density would be to allow an ADU to be built on a property that is a duplex.

**S22 – elimination of proposed comprehensive plan change #92, which changes zoning in a half-block area from R5 to R1 (not R2 as stated in the amendments list).**

BPS's response is that the area is already developed to the multifamily standard and allows opportunities for affordable housing. The property, which is already built to the R1 standard is already affordable housing owned by the Housing Authority of Portland. The other 2 properties, a duplex and a quadriplex, already provide 6 units on a 5000 SF lot. Change to the R1 zoning would only result in teardowns and construction of more expensive housing with a net loss in the number of units.

Amendments S20, S21 and S22 in their original form support the objectives of amendments of P20, P21 and P39. We hope that you will pass these amendments so that the Comprehensive Plan is truly a cohesive document.

Sincerely,

Christine Yun and Joe Meyer  
1915 SE Alder St.  
Portland, OR 97214

**Arevalo, Nora**

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**From:** arthur@arthurcoyne.com  
**Sent:** Monday, April 18, 2016 10:34 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi.

I live on Harold Street in Westmoreland. I like my sunny backyard garden, my neighbors, and the on-street parking.

I also understand and support the goal of increasing Portland's housing density, and I like some of the charming duplexes that have gone up.

However, I am opposed to the willy-nilly erection of ugly, boxy, mega-plexus that cram 10+ units on a single lot, with no parking and no greenspace.

On a little street like mine, big apartment complexes are not sustainable solutions. Rather, they are nuisances that create parking problems, noise, loss of privacy, and loss of sunlight for neighbors.

Please try to find a middle ground.

Thank you!

Thomas Coyne  
1905 SE Harold Street  
Portland OR 97202

**Arevalo, Nora**

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**From:** Rebecca Mode <rmode9@gmail.com>  
**Sent:** Monday, April 18, 2016 9:41 PM  
**To:** BPS Comprehensive Plan Testimony; cputestimony@portland.gov  
**Subject:** Amendment # P45 Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**The following testimony I previously sent should be considered with Amendment # P45.**

Dear Mayor and City Commissioners,

I am writing once again to request my property at 506 N.E. Thompson street be opted out of the Eliot Conservation Districts selective down zoning. I request for my property to retain it's current R2 zoning.

The reasons are as follows:

With R2 zoning I can build "Middle Housing" next to my existing duplex on the empty front half of my 9,375 s.f. lot. I can do this leaving my existing duplex intact and still retain a large backyard. With R2.5 zoning I will be required to do a lot division which averages between \$15,000 to \$35,000 dollars. My lot division will trigger tax reassessment which will raise my taxes \$8,000 or more a year without building anything. These additional fees associated with R2.5 zoning will put the financial reality of building out of reach for my family. Even if we were able to afford these additional costs we could only build a single family home. Since I have an existing duplex ( that my family has lived in the past 16 years) I must split off 5,000 S.F. in R2.5 zoning. This would leave 4,375 s.f. where only a single family home can be built.

There are several "Middle Housing" properties already on our block. These properties fit in nicely with the historic nature of our neighborhood. These properties will be non conforming with R2.5 zoning. They are as follows:

32-536 N.E. Thompson ( 1 triplex and 1 side unit on 6,250 s.f.)

544 N.E. Thompson ( 1 triplex on 4,125 s.f.)

431-437 N.E. Thompson ( 2 homes and 1 duplex on 8,334 s.f.)

These stated properties are not currently correctly documented on Portland Maps. These properties fit in nicely with our neighborhood. Leaving my zoning R2 will allow me to add more great "Middle Housing" without harming anyone. Down zoning to R2.5 will result in this land staying empty and underutilized. Please do the right thing and leave my property with current R2 zoning.

My property seems to fit within the guidelines of Amendment #P45 and should be allowed to keep it's current R2 zoning.

Thank you,

Rebecca Mode and David Stone

owners of 506/508 N.E. Thompson st. Portland, Oregon 97212

**Arevalo, Nora**

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**From:** John Harney <harnecos@cnnw.net>  
**Sent:** Monday, April 18, 2016 9:39 PM  
**To:** Hales, Mayor; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Commissioner Novick; BPS Comprehensive Plan Testimony  
**Subject:** Re: Comprehensive Plan Testimony-Argay Neighborhood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

> From: "John Harney" <harnecos@cnnw.net>  
> Date: April 18, 2016

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> I am a resident of the Argay Neighborhood in East Portland.

Please vote to reject Amendment S9 and keep the Kmart site at 122nd avenue and Sandy boulevard mixed employment in the final 2035 plan as recommended by the Portland Bureau of Planning and Sustainability.

Please also vote to reject Amendment F72. Keep mixed employment to the west half of the Rossi and Guisto farm properties fronting 122 avenue. In addition, re-designate the eastern half of the Rossi and Guisto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5 single family.

Please also reject the connection of the Castlegate complex (if built) to Rose Parkway or any other neighborhood street in Argay. A north-south street (147th ave or 146th ave) should be built to allow connection of the apartments to Sandy Blvd and/or 148th ave. This will be needed anyway in the future for further development of that area of vacant land.

>> Argay is one of the most well maintained neighborhoods in the city.

There

> is a huge business-industrial development to our north that stretches over

> 10 miles from PDX to Troutdale. We do not need more of that.

Much more than our fair share of apartments have been built. The transient population has placed a  
> hardship on our schools.

Our property taxes are higher relative to value  
> than most areas of the city.

Traffic has become too heavy. More mixed use  
> and high density residential will be detrimental.  
> Please help preserve this fine neighborhood and prove that the city  
> that  
works is a city that cares.

> John F. Harney  
> 13645 NE Siskiyou Ct.  
> Portland, OR 97230  
> harnecos@cnnw.net

## Arevalo, Nora

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**From:** Catherine Buck <catherinebuck2013@gmail.com>  
**Sent:** Monday, April 18, 2016 9:11 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Regarding: Proposed Change #1514 and 1471, Amendment M42

I am not necessary against the proposed change but the process needs more transparency and you need to solicit input from the neighbourhood residents (and I don't mean going to a council meeting - I mean having meetings \*in\* the neighbourhood).

Specifically:

1. I would like to know about alternatives to the proposed zoning change - alternatives that would be more in keeping with the current feel of the neighbourhood.
2. I am very concerned about the loss of affordable rental housing.
3. The whole problem of traffic flow in the area needs looking at. The flow in the morning off Fremont onto the Fremont bridge is a nightmare - I observe it every day on my bike - bikes, buses and cars all jockeying for position. I \*almost\* feel sorry for the car drivers.

At the very least move the bus stop up to the northwest corner of Fremont/Vancouver, or up to Beech.

4. It's time to have a revised neighbourhood plan for this area, and to have serious consultation with residents and businesses.

Sincerely,  
Catherine Buck  
3541 N Kerby Ave  
Portland 97227



**Arevalo, Nora**

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**From:** May Dea <mdea\_22@yahoo.com>  
**Sent:** Monday, April 18, 2016 4:49 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** comprehensive plan testimony -- Amendments S9 and F72

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I ask that the Commissioners and the Mayor vote to reject Amendment S9 and keep the Kmart site at 122nd and Sandy Blvd.

I ask that the Commissioners and the Mayor vote to reject Amendment F72. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122nd Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5 single family.

**Arevalo, Nora**

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**From:** Ethan Rose <info@ethanrosemusic.com>  
**Sent:** Monday, April 18, 2016 4:35 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Re: Auto-Response Email from BPS Comprehensive Plan Testimony mailbox

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I own and live at the residence at 514 N Fremont St and received a notice that said someone from my household had signed the Gebrehiwot Petition. Neither I nor my partner remember signing such a petition. We certainly wouldn't have signed it knowing the full-scale of the impacts that such a development will have in our neighborhood. We are in opposition to the proposed change #1514 & #1471, Ammendment M42. We feel there is enough existing commercial development in our neighborhood and wanted to make our voices heard in this matter. Please leave the stretch of Fremont between williams and vancouver zoned as residential.

Thanks,

Ethan Rose  
514 N Fremont St.  
Portland, OR 97227

**Arevalo, Nora**

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**From:** Mary Wysong-Haeri <mew1953@gmail.com>  
**Sent:** Monday, April 18, 2016 4:28 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I oppose high density in N. Westmoreland. Like many of the now overcrowded neighborhoods in North and Inner Southeast Portland, we do not have the services or space necessary to deal with large numbers of people, nor has the city planned correctly for parking difficulties (it is delusional to think that most of these people will not own cars) or traffic and congestion (the light on 17th is already not properly timed). I also object strongly to the increased noise and crime and decreased privacy that comes with high density housing.

Portland needs to look into increasing housing density on the west side of Portland as well as the east. Why is it that every time a problem arises, the city looks to East Portland to solve it. Increased housing (both rental and owned) needs to be made available on in West Portland, not forced, yet again, on people living on the East side.

Mary Wysong-Haeri and  
Dr. Hossein Haeri  
6016 SE 21st Ave.  
Portland, Oregon 97202

**Arevalo, Nora**

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**From:** Emily Doumerc <emily.doumerc@gmail.com>  
**Sent:** Monday, April 18, 2016 3:20 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a homeowner in the Argay Neighborhood I support that the site of the current Kmart and farms on 122nd and Shaver should remain classified for Mixed Employment, as it was in earlier Comp Plan versions. This is in regards to the 2035 Comprehensive Plan.

Our neighborhood is at 45% multifamily housing, Mixed Use allows additional major apartment development, Mixed Employment does not. We share the goals of the city for diversity in housing, but feel it is time for other neighborhoods to do as we have already done. Once they catch up, then we can all add more. Please support the livability and longevity of this neighborhood.

Sincerely,

Emily Doumerc

**Arevalo, Nora**

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**From:** Sarah Burchard <SBurchard@themac.com>  
**Sent:** Monday, April 18, 2016 2:57 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I have been a home owner in Westmoreland since 1991. A large part of why I chose to live in that part of SE Portland was for the charm of the older homes, the peacefulness and beauty of the neighborhood, and a sense of community that has been sustained for over a decade. As homes go on the market around me, I ask new neighbors, "why Westmoreland?" The reply is consistent: The sense of community, that the neighborhood is family friendly, and the history of the neighborhood is comforting. I have yet to hear anyone say, "it's because there are plans to allow high density development that will negatively impact my surroundings and quality of life."

I focus on the word HISTORY. Yes, things do change over time but does that mean families that have lived in a long established neighborhood FOR A REASON must now "welcome" multi-level, dense housing from quick buck/strike fast developers and all that it brings with it? More traffic, buildings that don't include off-street parking in their design, you name it.

Surely there are other areas in Portland where such high density development would be more appropriate and welcome. I respectfully urge you to preserve one of Portland's oldest and storied neighborhoods.

Thank you.

**Sarah Burchard**  
**5843 SE 21<sup>st</sup> Ave.**  
**Portland, OR 97202**

## Arevalo, Nora

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**From:** Harvey Hansen <harvey.hansen@gmail.com>  
**Sent:** Monday, April 18, 2016 2:54 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** comprehensive plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Harvey Hansen. I reside at 6414 SE 21st Avenue. I am completely opposed to the plan for "high density" in the Westmoreland neighborhood.

The development, as has been experienced in other neighborhoods, serves only to enrich developers and the city. The quality and "livability" of the neighborhood will be seriously diminished and the streets will become car-clogged as has been the case in nearby neighborhoods. Already, on my street two modest homes have been replaced by two monstrous houses that have robbed neighbors of sunlight and are totally out of scale with surrounding dwellings. They are the equivalent of architectural bullies. The irony is that they will be home to no more people that previously lived at those addresses. I urge you not to sacrifice our neighborhood.

Regards,  
Harvey Hansen

**Arevalo, Nora**

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**From:** Megan McKissack <meganmckissack@gmail.com>  
**Sent:** Thursday, April 14, 2016 3:39 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** [User Approved] Data and Development are Indivisible.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commissioners,

I would be proud to live in a city that supports equal access to information for everyone. We deserve a 21st century Plan rooted in the values of digital equity, and I urge you to stand up for Portland's commitment to inclusion and a transparent governing process.

**Please keep the open data proposal for Policy 2.11 intact.**

Sincerely,

Megan McKissack

2130 NE Wasco St.

Portland, OR



**Arevalo, Nora**

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**From:** Matthew Lynn <matthew\_lynn@yahoo.co.uk>  
**Sent:** Thursday, April 14, 2016 1:49 PM  
**To:** BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish  
**Cc:** McCullough, Robert  
**Subject:** [User Approved] Amendment M74

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear All,

I've just had amendment M74 pointed out to me, and as a resident of SE Rural Street (3722 SE Rural Street) wanted to make a comment about this. In short, I would ask that the whole of Eastmoreland be zoned M7, not just those parts west of 36th Avenue.

There are two main reasons I request this:

- The area of Eastmoreland East of 36th Avenue contains many of the more affordable homes in the neighborhood, and consequently a different mix of homeowners to other parts. It is overwhelmingly these more affordable homes of these that are being demolished to make way for much larger houses in their place, which are then very much more expensive than the home that was replaced; this leads inevitably to reduced economic diversity in the neighborhood.
- The homes being constructed in place of these older homes are inappropriately oversized for their lots in order to maximize the economic return for the developer (not an issue that is limited to Eastmoreland); mature trees are sacrificed and little to no space for a yard is left, diminishing the natural character of the neighborhood and contributing to excessive rain runoff. Owing to their excessive height, the homes loom hugely over existing houses. I would refer you to the three new houses on the south side of SE Rural Street between SE 36th and SE Cesar Chavez constructed over the last couple of years as examples. I'm supportive of renewal of old housing stock that is reasonably beyond restoration with appropriate, modern, efficient housing, but these are not that, and despite their size they are not generally occupied by more people than a more appropriately sized dwelling would have been.

Thank you in advance for taking these points into consideration in your deliberations.

Yours sincerely,

Matthew Lynn

April 18, 2016

To: Mayor Hales and Commissioners  
From: Mike Houck  
Re: Council Comp Plan Amendment

Mayor Hales and Commissioners,

I am writing to express my opposition to Comp Plan Amendment, #55, which deletes language I recommended and was approved by the Planning and Sustainability Commission and is related to Superfund

The amendment reads as follows:

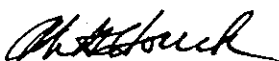
~~Policy 6.41. Portland Harbor Superfund Site. Take a leadership role in prompt resolution and to facilitate a cleanup of the Portland Harbor that moves forward as quickly as possible and that allocates cleanup costs fairly and equitably. Superfund Site and redevelopment of associated brownfields. Encourage a science-based and cost-effective cleanup solution that facilitates re-use of land for river- or rail-dependent or related industrial uses. The Natural Resource Damage Assessment (NRDA) element of Superfund Program promises to provide significant resources that will help restore degraded fish and wildlife habitat.~~

The amendment deletes language I suggested at our PSC work session and decision on the Comprehensive Plan. I asked that this language be added to Policy 6.41 precisely because throughout the Comp Plan process it was stressed that our objective was to "balance" watershed health and environmental health with economic opportunity. It is a matter of law that the Natural Resources Damage Assessment element of Superfund program provides funds to remediate for past environmental damages, including habitat degradation.

The deleted language simply points out that in addition to facilitating clean-up of the Portland Harbor NRDA will be critical to also assessing and remediating environmental damages tied to Superfund. Given the importance of the Comprehensive Plan language, I feel strongly that the city explicit about NRDA as well as brown field clean up and providing additional land for economic development purposes.

I respectfully request that this language be re-inserted into Policy 6.41.

Mike Houck



**Arevalo, Nora**

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**From:** Frank Evans <evansf@calalum.org>  
**Sent:** Monday, April 18, 2016 1:50 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sirs:  
The plan to convert the north part of Westmoreland to high density may have been a viable plan when adequate transit was included. Now, with the loss of the Harold Street Max Station, the neighborhood zoning designation should revert back to R1 and R2.5.  
WITH the Max station, high density designation would have been a benefit to the northern section of the neighborhood. WITHOUT the Max station, a high density designation creates a "worst of both worlds" situation.  
PLEASE! DO NOT COMPOUND THE ERROR of not building the Harold Max Station with cramming High Density into one of the most desirable neighborhoods on the East Side!!  
Frank Evans  
6018 SE 18th Ave  
Portland, OR 97202

## Arevalo, Nora

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**From:** Michelle Neidiger <Michelle@hillarchitects.com>  
**Sent:** Monday, April 18, 2016 12:59 PM  
**To:** BPS Comprehensive Plan Testimony; Commissioner Fritz; Commissioner Saltzman; Hales, Mayor; Commissioner Novick; Commissioner Fish  
**Cc:** geoffunger@gmail.com; tderidder@rcpna.org; editor@rcpna.org; info@rcpna.org; m\_neidiger@yahoo.com  
**Subject:** Comprehensive Plan Testimony - #M45 and #M71  
**Attachments:** mayor hales comp plan.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Hales and City Commissioners,

It has come to my attention that the council is considering zoning changes through a vote on the Comprehensive Plan. In particular, ***I am concerned with proposal #M45 and #M71*** that changes the zoning of the 60<sup>th</sup> Ave Max station area neighborhood within Rose City Park.

We have many complex problems in this small community of the Rose City Park neighborhood. These problems are different from the problems with the greater neighborhood. Zoning isn't one of them. 60<sup>th</sup> Ave offers a unique connection to the City. We who own and live in the couple dozen single family homes along 60<sup>th</sup> Ave feel we have been left out of the conversation that directly impacts our properties and their values. We have invested heavily in our homes, even though the City has invested very little in the neighborhood's safety and growing pedestrian use.

This longstanding blue collar, working class neighborhood of modest homes requires a balance between preserving ALL the prewar, 1920s historic houses as well as opportunities for growth and density. New mixed use and commercial zones at NE Glisan and NE Halsey makes sense. The Sprague's addition is the oldest subdivision within Rose City Park and includes NE 60<sup>th</sup> Ave between Halsey and Glisan. We feel we should really belong in the North Tabor pocket, rather than RCP.

Some of the impacts of this change are bulleted below:

- Changing the zoning from RH will impact setbacks; requiring greater setbacks, thus property owners will lose frontage of their properties, access to on-street parking, or more likely, both.
- Historic homes will not be able to build to their lot lines as we can currently. This leaves older properties vulnerable to become noncompliant, which ultimately leads to demotion and new construction and the loss of modest, single family, affordable housing stock.
- If we change the RH designation, we cannot get this back. The City loses this opportunity for future larger scale growth, and the neighborhood loses on the potential to benefit.

- RH designation draws interest to develop large enough projects to make a real, long term impact on improved density and growth.
- The freeway might be seen as a constraint, but I see a miniaturized Goose Hollow neighborhood, with LEED buildings to solve the IAQ issues associated with building by the I-84.
- Projects that are larger – Mid Rise or more – requires developers and investors to commit to investing within the community and neighborhood for the long term. This protects our neighborhood from quick, subpar growth happening due to an easy target approach; or one of 'hip areas' that fit a low hanging fruit pro-forma with little community involvement.
- The RH zoning is in line with the 2009 City of Portland's visioning of the Needs, Opportunities, and Constraints report, and this neighborhood has the potential to offer a district for employment opportunities, professional services, education, light industrial, as well as affordable family housing.

Personally, I am offended that the greater Rose City Park community is focused on creating a 'center' out of the 7 blocks that make up the 60<sup>th</sup> Ave Neighborhood. Everyone wants services, but not in their backyard. However, if the development focuses on Sandy, NE Halsey and NE Glisan first, we may find this sufficient support for our localized neighborhood services.

57<sup>th</sup> Ave has more infrastructure, less and newer home stock, and greater opportunities for a Commercial District. If Graybar was removed **and that lot was developed for its highest and best use**, we would not need to modify 60<sup>th</sup> Ave sidewalks and parking. This is the lost opportunity of the neighborhood. We would not need added and redundant traffic controls at both 57<sup>th</sup> and 60<sup>th</sup> Ave. A through fare could be created at 57<sup>th</sup> Ave that reconnects to the Freeway onramp as a straight line, rather than the current path of unprotected and unnecessary left turns. It removes traffic from the 60<sup>th</sup> Ave MAX crossing. The Graybar is not fitting in the context of this developing neighborhood. Large trucks pose a constant safety hazard to pedestrians. The parking lot is occupying what could be a connection to 57<sup>th</sup> Ave. These low rise sprawling 'storage' buildings are taking up the space that would be a logical area for a park and ride space. It would offer the neighborhood a street that is already safer and wider for bicycles to connect to the Sullivan's Gulch Trail, thereby limiting the on street 'free park and ride' trend that is growing and creating more dangers along our narrow and very busy pedestrian path.

The 60<sup>th</sup> Ave neighbors would like to work with The Rose City Park neighborhood association on the most appropriate overlay zoning to preserve the oldest homes and lots located in my subdivision, which preserving the density pocket close to the I-84 as the City has envisioned since the 1980s.

Thank you kindly for your time. I appreciate your hearing us.

Sincerely,

Michelle Neidiger and Geoffrey Unger  
1221 NE 60<sup>th</sup> Ave 97213

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(Sincerely,

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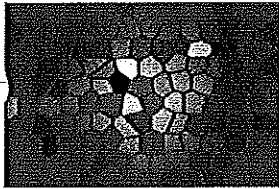
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HILL ARCHITECTS

1750 BLANKENSHIP ROAD, SUITE 400  
WEST LINN, OREGON 97068

MICHELLE NEIDIGER, CDT, LEED AP ID+C, ASSOCIATE IES EP

[michelle@hillarchitects.com](mailto:michelle@hillarchitects.com)



MICHELLE D NEIDIGER, LEED ® AP ID+C  
MDN-STUDIO, INTERIOR SPACE AND ENVIRONMENTS

1221 NE 60<sup>TH</sup> AVE PORTLAND OREGON 97213  
E: m\_neidiger@yahoo.com T: 503.734.9099

Dear Mayor Hales and City Commissioners,

It has come to my attention that the council is considering zoning changes through a vote on the Comprehensive Plan. In particular, ***I am concerned with proposal #M45 and #M71*** that changes the zoning of the 60<sup>th</sup> Ave Max station area neighborhood within Rose City Park.

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Some of the impacts of this change are bulleted below:

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- RH designation draws interest to develop large enough projects to make a real, long term impact on improved density and growth.

(continued)

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Thank you kindly for your time. I appreciate your hearing us.

Sincerely,

Michelle Neidiger and Geoffrey Unger  
1221 NE 60<sup>th</sup> Ave 97213



**Arevalo, Nora**

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**From:** westinglass . <westinglass@gmail.com>  
**Sent:** Monday, April 18, 2016 12:30 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony - M33: Broadmoor Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My partner, my neighbors, and I strongly oppose the redesignation of this section of Broadmoor golf course as "Industrial Sanctuary," (a very Orwellian term). Not only will this destroy valuable and rare habitat for wildlife, contradicting the City of Portland's own previously stated goals for this area, it will also lower our property values as neighbors to this golf course.

It seems Mayor Hales is determined to ruin the property values of all the residents of our neighborhood (NE Holland Ct), perhaps thereby to drive out the residents and make way for more polluting, gray industrial wasteland.

The redesignation of Broadmoor adds further injury to our neighborhood beyond the addition of the Prime Industrial overlay, which opens up the opportunity for industrial uses to take over residential sites on our street and ruin the neighborhood.

Additionally, the conversion of this valuable and precious green space into industrial land is extremely wasteful and lazy, considering the abundance of abandoned industrial sites and brownfields nearby, which would be more appropriate to creating new industrial uses.

For the sake of the wildlife and the humans who live nearby, STOP this redesignation of Broadmoor!

Thank you  
Westin Glass  
3147 NE Holland Ct.  
Portland, OR 97211

## Arevalo, Nora

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**From:** Parsons, Susan on behalf of Moore-Love, Karla  
**Sent:** Monday, April 18, 2016 12:07 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Broadmoor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

**From:** Ron and Don [mailto:ahosanders@comcast.net]  
**Sent:** Monday, April 18, 2016 9:32 AM  
**To:** Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>  
**Subject:** Broadmoor

Please pass this letter on to all the Council members.

Do not allow Hales to sell out the Broadmoor green space to his cronie developers. This space will be forever non-recoverable. The space is great for walking, golfing, bird watching and just having an open green space in a busy industrial area. It also is a core for canoeing on the Columbia Slough. The open green space creates oxygen and uses carbon dioxide. When it's gone, it's gone.

Hales says jobs are the reason for selling out to the whims of developers. Try driving down Columbia during the morning or evening rush hours and you will see that we do not need more workers coming and going onto Columbia and even more going onto our already gridlocked freeways. Marine Drive is already dangerous and over-crowded during rush hours. More workers in that area are only going to make matters worse. Jobs are good when located in the right places, with adequate infrastructure (including transportation).

Hales is a short-term Mayor with little to note as an accomplishment. Don't permit him to reduce significantly the quality of life in Portland forever just because he has the power to make bad decisions.

Thanks for considering my opinion.

Don Aho  
Northeast Portland Resident

**Arevalo, Nora**

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**From:** kvungeror@comcast.net  
**Sent:** Monday, April 18, 2016 11:28 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commissioners,

I am writing to urge you to prevent the building of huge apartment complexes and condos in my neighborhood of Westmoreland and beyond. Already there is a large increase in the traffic and parking is limited. Recently a McMansion was built next door to my Portland Bungalow and the big house with all its cement driveway looks so out of place in our neighborhood. Every time I go for a walk there are more old, small houses demolished and apartments built in their place. When will it stop?

Please drop back the zoning to R1 and R2.5 and preserve our wonderful neighborhood that are so much of what makes Portland Work.

Thank you for your consideration.

Karen V, Unger, MSW, Ed.D.  
Writer, Speaker, Program Developer

brainhealthforlife.net  
supportededucation.com

**Arevalo, Nora**

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**From:** Cindy.M.Kirkpatrick@kp.org  
**Sent:** Monday, April 18, 2016 11:23 AM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** cmkbiker@yahoo.com  
**Subject:** "Comprehensive Plan Testimony"

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have owned and lived in my home for 20 years and in that time, 1/2 block from my home, a duplex was built with off street parking for both units. Well done I say. However, the recent addition of a 12 unit 'building' with NO off street parking along with the 4 homes with NO off street parking (all within one city block of my home, sickens me and will force me to put NO PARKING SIGNS in front of my property. 1.5 blocks from my home a six plex was built, also sans off street parking. I do not object to responsible building in the neighborhood but none of the recent multiplexes that have been built, fall into this category including a large complex between Milwaukie and 17th and Harold and Ellis. I object strongly to any more buildings without suitable off street parking..

Cindy M Kirkpatrick and Gaylin Fickel  
5826 SE 22nd ave  
Portland, OR 97202

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## Arevalo, Nora

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**From:** Brandon Carson <goldglove101@hotmail.com>  
**Sent:** Monday, April 18, 2016 10:49 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I ask that you reject amendment S9. The Kmart site at 122nd and Sandy should remain mixed employment as recommended by the Portland Bureau of Planning and Sustainability.

I also ask that you reject amendment F72. Keep mixed employment to the west half of the Rossi and Guisto farm properties fronting 122nd. Re-designate the eastern half of the Rossi and Guisto farm properties, and all existing farm properties, from R3 to R5 single family homes.

There is a serious problem in this city. The roads can't handle all the traffic and the schools are over crowded. Yet for some reason, the city officials think that they need more apartments so that more people can move here. Ridiculous.

Brandon

**Arevalo, Nora**

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**From:** Elisa Carson <badcochick83@hotmail.com>  
**Sent:** Monday, April 18, 2016 10:42 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** comprehensive plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Argay Terrace.

I ask that you reject amendment S9. The Kmart site at 122nd and Sandy should remain mixed employment, as recommended by the Portland Bureau of Planning and Sustainability.

I ask that you reject amendment F72. Keep mixed employment to the west half of the Rossi and Guisto farm properties fronting 122nd. Re-designate the eastern half of the Rossi and Guisto farm properties and all existing farm properties from R3 to R5 single family homes.

Too many apartments are being built in this city, and in areas where they do not belong. People buy houses in the suburbs to be in neighborhoods of other houses, not to be crowded by apartment buildings. Right now this neighborhood has more houses than apartments. If you allow these changes it could lead to more apartments than houses. This is not right.

Thank you  
Elisa Carson

**Arevalo, Nora**

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**From:** Mary Monetti <lmonetti5@gmail.com>  
**Sent:** Monday, April 18, 2016 10:01 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Fwd: rezoning SE Carlton St from 36th to Chavez Blvd

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

----- Forwarded message -----

**From:** Mary Monetti <lmonetti5@gmail.com>  
**Date:** Mon, Apr 18, 2016 at 9:56 AM  
**Subject:** rezoning SE Carlton St from 36th to Chavez Blvd  
**To:** [mayorhales@portlandoregon.gov](mailto:mayorhales@portlandoregon.gov), [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov), [amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov),  
[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov), [Nick@portlandoregon.gov](mailto:Nick@portlandoregon.gov)

We strongly urge that SE Carlton Street from 36th to Chavez Blvd(39th) be rezoned R7

Luciano and Mary Monetti  
3712 SE Carlton St  
Portland, Or 97202

**Arevalo, Nora**

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**From:** Mike Westlund <mike.westlund@jivesoftware.com>  
**Sent:** Monday, April 18, 2016 9:33 AM  
**To:** BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish  
**Cc:** gina herrmann (gah@uoregon.edu)  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Hayles and City Commissioners,

My name is Mike Westlund and I am one of Portland's technology leaders, as VP IT at Jive Software. My wife is Gina Herrmann, a professor at the University of Oregon. Our family lives in Eastmoreland and we heard that recently our petition to zone Eastmoreland as an R7 neighborhood was rejected. I am writing to ask that you support Mayor Hayles' Amendment M74 so that developers can continue to build appropriately and those of us who live in Eastmoreland can continue to enjoy the character of this beautiful neighborhood of our city.

Thanks,  
Mike Westlund



Date: April 9<sup>th</sup>, 2016

AUDITOR 04/18/16 AM 9:16

To Whom It May Concern,

This document serves as a written testimony to ask that the mayor and city council to NOT approve the Comprehensive Plan proposed amendment #M35 and deny the request of Brummell Enterprises for a change to the zoning stipulated for the properties located at 1623, 1624, 1626, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises (headquartered in Alaska) is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d and CM2 (multi unit housing - allowing up to 4-story structures).

For the following reasons the mayor and the city council should NOT approve amendment 35:

- **TRAFFIC:** The service considerations described by BPS staff are understated, and they make anyone living in this area question the validity of the BPS data source and analysis (which is not cited). On the 17th Ave. corridor South of Tacoma, traffic is currently a capacity issue as it is extremely congested during rush hours in the morning and evening due to local residential and Clackamas County traffic headed to the Sellwood or Ross Island bridges. This section is ALWAYS difficult for pedestrians to cross during the day. The construction of a new apartment building (on Umatilla – a few blocks away) is to add another 44 apartments. Another large apartment building was added last year one block west of 17<sup>th</sup> and Tacoma. A new apartment development is also planned one block east of 17<sup>th</sup> and Tacoma. Per the Bureau of Transportation study on parking concerns with CM1 housing developments, 88% of residents in these type buildings own 1 or more cars. More residents are and will be driving on 17<sup>th</sup> street to work, and for routine trips. The “mitigating factor” BPS staff suggests is under-researched at best. This area is not within an easy walk to the LRT Tacoma stop – it is about 1 mile away from Sherrett st. Residents wanting to take the LRT will and do DRIVE on 17<sup>th</sup> to the Tacoma Stop and park – if no parking is found, which is frequently the case, or if they want a more secure area to park, they will travel further to the Bybee LRT stop and park in the Eastmoreland area – THIS IS HAPPENING NOW.

To state biking on the Springwater Corridor Trail is a mitigating factor is also an overstatement. Based on City Transportation Bureau data on bicycle count locations in 2014 during weekday peak times, this trail had approximately 1,400 to 2,160 people from the entire Sellwood-Moreland and nearby neighborhoods (over 11,200 people total) using it to commute during peak weekday hours in non-winter months. A 12% to 18% bike commuter population is hardly a mitigating factor. For example, this means that the new residents of the new 44 unit apartment building may have 5-6 people who will be bikers who maybe will bike all year round to work (weekend biking drops nearly in half).

- Existing CM1 zoning on 17<sup>th</sup> street properties owned by Brummell Enterprise in this area already allows them to further increase density resulting in more housing and more cars on the 17<sup>th</sup> corridor. This capacity issue is a reality now – there is no need to further exacerbate this problem (and cause others) by changing zoning on non-corridor facing properties that are near or in the middle of the block on Sherrett St.
- The Brummell Enterprises proposal is not about conforming to the comprehensive plan's ideal of focusing development in corridors and centers. It's about pushing high density into an already dense residential area (Sellwood is now 1.5 times more dense than the average Portland neighborhood) and maximizing their profit at the expense of neighbors in the surrounding area. Their request also does not conform with other Comprehensive Plan goals and policies such as: Policy 4.11 Access to light and air, Policy 4.12 Privacy and solar access, Policy 4.18 Compact single-family options, Goal 5.B: Equitable access to housing, Policy 5.14 Gentrification/displacement risk, Goal 5.A: Housing diversity, Policy 4.81 Growing food, Policy 4.67 Design with nature, Policy 4.71 Hazards to wildlife, Policy 4.45 Historic and cultural resource protection
- Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St., Clatsop st. and on Harney St (between 16<sup>th</sup> and 17<sup>th</sup>). They would reduce privacy, and the sunlight, which is necessary to maintain the gardens and prevent the death of the many plants many neighbors have established- using ecologically sound and pesticide-free gardening techniques (one is a National Wildlife Federation Backyard Habitat). The

many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. Residents on Sherrett St., Harney and Clatsop streets already suffered a reduction of livability and solar access when the Brummell company built the 4 story retirement home (1674 SE Sherrett st) on the South side of 17<sup>th</sup> & Sherrett St. It would be devastating to further decrease the neighbors ability to enjoy their homes, gardens, and the wildlife that have been encouraged to share it.

- Many residents throughout this area frequently protest the removal of the old homes. The historically significant homes on Sherrett st. (many over 100 years old) add to the character of Sellwood and any reduction by demolition would diminish that fact.
- Per their previous written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" on 17<sup>th</sup> & SE Sherrett St. by demolishing existing renter occupied homes. However, Sherrett St. is a very narrow street that borders Sellwood Middle School with abundant traffic and parking issues as it is. In fact, because of its narrowness, Sherrett St. has signs on it placed by the city to not allow large trucks to travel on it. They simply do not need to destroy any more homes, damage gardens, create parking problems and reduce livability for their stated "opportunities". Also the city recently designated the intersection of 13<sup>th</sup> & Tacoma as a historic node – this is a far more appropriate gateway location to the south side of the Sellwood-Moreland neighborhood.
- Sellwood-Moreland is rapidly losing single family rental units. This is making it very difficult for people who do not have the ability to buy homes to obtain enough space for gardening that can reduce their cost of living, and a play area for children. This results in further gentrification, a lack of diversity and a forced exodus of families who have lived in the neighborhood for many years. The city needs to pay attention to this problem and preserve the current zoning for these houses.

Sincerely,

Heike Ocko

Name

1566 SE Spokane Str.

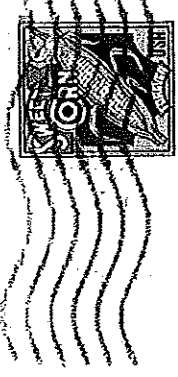
Portland, OR 97202

Address

Made in  
1566 SE Spokane St.  
Portland, OR 97202-6638

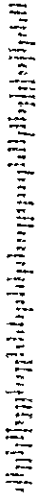


PORTLAND OR 97202  
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Council Clerk  
1221 SW 4<sup>th</sup> Ave, Room 130  
Portland, OR 97204

97204150021



Date: April 10, 2016

AUDITOR 04/13/16 AM 9:16

To Whom It May Concern,

This document serves as a written testimony to ask that the mayor and city council do NOT approve the Comprehensive Plan proposed amendment #M35 and deny the request of Brummell Enterprises for a change to the zoning stipulated for the properties located at 1623, 1624, 1626, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises (headquartered in Alaska) is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d and CM2 (multi unit housing - allowing up to 4-story structures).

For the following reasons the mayor and the city council should NOT approve amendment 35:

- **TRAFFIC:** The service considerations described by BPS staff are understated, and they make anyone living in this area question the validity of the BPS data source and analysis (which is not cited). On the 17th Ave. corridor South of Tacoma, traffic is currently a capacity issue as it is extremely congested during rush hours in the morning and evening due to local residential and Clackamas County traffic headed to the Sellwood or Ross Island bridges. This section is ALWAYS difficult for pedestrians to cross during the day. The construction of a new apartment building (on Umatilla – a few blocks away) is to add another 44 apartments. Another large apartment building was added last year one block west of 17<sup>th</sup> and Tacoma. A new apartment development is also planned one block east of 17<sup>th</sup> and Tacoma. Per the Bureau of Transportation study on parking concerns with CM1 housing developments, 88% of residents in these type buildings own 1 or more cars. More residents are and will be driving on 17<sup>th</sup> street to work, and for routine trips. The “mitigating factor” BPS staff suggests is under-researched at best. This area is not within an easy walk to the LRT Tacoma stop – it is about 1 mile away from Sherrett st. Residents wanting to take the LRT will and do DRIVE on 17<sup>th</sup> to the Tacoma Stop and park – if no parking is found, which is frequently the case, or if they want a more secure area to park, they will travel further to the Bybee LRT stop and park in the Eastmoreland area – THIS IS HAPPENING NOW.

To state biking on the Springwater Corridor Trail is a mitigating factor is also an overstatement. Based on City Transportation Bureau data on bicycle count locations in 2014 during weekday peak times, this trail had approximately 1,400 to 2,160 people from the entire Sellwood-Moreland and nearby neighborhoods (over 11,200 people total) using it to commute during peak weekday hours in non-winter months. A 12% to 18% bike commuter population is hardly a mitigating factor. For example, this means that the new residents of the new 44 unit apartment building may have 5-6 people who will be bikers who maybe will bike all year round to work (weekend biking drops nearly in half).

- Existing CM1 zoning on 17<sup>th</sup> street properties owned by Brummell Enterprise in this area already allows them to further increase density resulting in more housing and more cars on the 17<sup>th</sup> corridor. This capacity issue is a reality now – there is no need to further exacerbate this problem (and cause others) by changing zoning on non-corridor facing properties that are near or in the middle of the block on Sherrett St.
- The Brummell Enterprises proposal is not about conforming to the comprehensive plan's ideal of focusing development in corridors and centers. It's about pushing high density into an already dense residential area (Sellwood is now 1.5 times more dense than the average Portland neighborhood) and maximizing their profit at the expense of neighbors in the surrounding area. Their request also does not conform with other Comprehensive Plan goals and policies such as: **Policy 4.11 Access to light and air, Policy 4.12 Privacy and solar access, Policy 4.18 Compact single-family options, Goal 5.B: Equitable access to housing, Policy 5.14 Gentrification/displacement risk, Goal 5.A: Housing diversity, Policy 4.81 Growing food, Policy 4.67 Design with nature, Policy 4.71 Hazards to wildlife, Policy 4.45 Historic and cultural resource protection**
- Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St., Clatsop st. and on Harney St (between 16<sup>th</sup> and 17<sup>th</sup>). They would reduce privacy, and the sunlight, which is necessary to maintain the gardens and prevent the death of the many plants many neighbors have established- using ecologically sound and pesticide-free gardening techniques (one is a National Wildlife Federation Backyard Habitat). The

14442 NE Morris Ct  
 Portland, OR 97230  
 April 15, 2016

I request that the Commissioners and the Mayor vote to reject Amendment 59. Keep the Kmart site at 122nd/Sandy Blvd mixed employment in the final 2035 Comprehensive Plan as recommended by the Portland Bureau of Planning and Sustainability. I also request the Commissioners and the Mayor vote to reject Amendment F72. Keep mixed employment to the west half of the Rossi and Givsto farm properties fronting NE 122 Avenue. Re-designate the eastern half of the Rossi and Givsto farm properties and all existing farm property including the Garre properties from R-3 to R 5 single homes for families.

The Commissioners and the Mayor have not been listening to the people of the East side. They should not have their positions if they refuse to listen to the people they represent!

Maureen Lynch



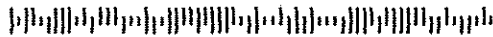
Maureen Lynch  
14442 NE Morris Ct  
Portland, OR 97230

PORTLAND OR 970

15 APR 2016 PM 3 L



Council Clerk  
Comprehensive Plan Testimony  
1221 SW 4<sup>th</sup> Ave. Room 130  
Portland, OR 97204



Date: April 10, 2016

AUDITOR 04/10/16 AM 9:16

To Whom It May Concern,

This document serves as a written testimony to ask that the mayor and city council to NOT approve the Comprehensive Plan proposed amendment #M35 and deny the request of Brummell Enterprises for a change to the zoning stipulated for the properties located at 1623, 1624, 1626, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises (headquartered in Alaska) is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d and CM2 (multi unit housing - allowing up to 4-story structures).

For the following reasons the mayor and the city council should NOT approve amendment 35:

- **TRAFFIC:** The service considerations described by BPS staff are understated, and they make anyone living in this area question the validity of the BPS data source and analysis (which is not cited). On the 17th Ave. corridor South of Tacoma, traffic is currently a capacity issue as it is extremely congested during rush hours in the morning and evening due to local residential and Clackamas County traffic headed to the Sellwood or Ross Island bridges. This section is ALWAYS difficult for pedestrians to cross during the day. The construction of a new apartment building (on Umatilla – a few blocks away) is to add another 44 apartments. Another large apartment building was added last year one block west of 17<sup>th</sup> and Tacoma. A new apartment development is also planned one block east of 17<sup>th</sup> and Tacoma. Per the Bureau of Transportation study on parking concerns with CM1 housing developments, 88% of residents in these type buildings own 1 or more cars. More residents are and will be driving on 17<sup>th</sup> street to work, and for routine trips. The "mitigating factor" BPS staff suggests is under-researched at best. This area is not within an easy walk to the LRT Tacoma stop – it is about 1 mile away from Sherrett st. Residents wanting to take the LRT will and do DRIVE on 17<sup>th</sup> to the Tacoma Stop and park – if no parking is found, which is frequently the case, or if they want a more secure area to park, they will travel further to the Bybee LRT stop and park in the Eastmoreland area – THIS IS HAPPENING NOW.

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- Existing CM1 zoning on 17<sup>th</sup> street properties owned by Brummell Enterprise in this area already allows them to further increase density resulting in more housing and more cars on the 17<sup>th</sup> corridor. This capacity issue is a reality now – there is no need to further exacerbate this problem (and cause others) by changing zoning on non-corridor facing properties that are near or in the middle of the block on Sherrett St.
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- Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St., Clatsop st. and on Harney St (between 16<sup>th</sup> and 17<sup>th</sup>). They would reduce privacy, and the sunlight, which is necessary to maintain the gardens and prevent the death of the many plants many neighbors have established- using ecologically sound and pesticide-free gardening techniques (one is a National Wildlife Federation Backyard Habitat). The

many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. Residents on Sherrett St., Harney and Clatsop streets already suffered a reduction of livability and solar access when the Brummell company built the 4 story retirement home (1674 SE Sherrett st) on the South side of 17<sup>th</sup> & Sherrett St. It would be devastating to further decrease the neighbors ability to enjoy their homes, gardens, and the wildlife that have been encouraged to share it.

- Many residents throughout this area frequently protest the removal of the old homes. The historically significant homes on Sherrett st. (many over 100 years old) add to the character of Sellwood and any reduction by demolition would diminish that fact.
- Per their previous written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" on 17<sup>th</sup> & SE Sherrett St. by demolishing existing renter occupied homes. However, Sherrett St. is a very narrow street that borders Sellwood Middle School with abundant traffic and parking issues as it is. In fact, because of its narrowness, Sherrett St. has signs on it placed by the city to not allow large trucks to travel on it. They simply do not need to destroy any more homes, damage gardens, create parking problems and reduce livability for their stated "opportunities". Also the city recently designated the intersection of 13<sup>th</sup> & Tacoma as a historic node – this is a far more appropriate gateway location to the south side of the Sellwood-Moreland neighborhood.
- Sellwood-Moreland is rapidly losing single family rental units. This is making it very difficult for people who do not have the ability to buy homes to obtain enough space for gardening that can reduce their cost of living, and a play area for children. This results in further gentrification, a lack of diversity and a forced exodus of families who have lived in the neighborhood for many years. The city needs to pay attention to this problem and preserve the current zoning for these houses.

Sincerely, *Sharon A. Jones*  
Name *Robert P. Jones*  
Sharon Jones and Robert Jones  
1822 S.E. Harney St.  
Address Portland, OR 97202-7317

Mayor Hales and City Council Members,

We have lived in this neighborhood for over thirty years, renting three different residences over those years. Our current landlord recently raised our rent for the fourth time in six years. We chose this area in 1982 for its affordability and livability and raised our two children here. Our daughter and her family live four blocks from us now. The qualities we sought when moving to Sellwood have been rapidly disappearing with the continual construction of multi-unit apartments with little or no parking (for example the complexes built on 17<sup>th</sup> & Tacoma & 21<sup>st</sup> & Tacoma). Most bike riders in our neighborhood also own and drive cars and the noise and traffic pollution have increased dramatically. I respect the need for the urban growth boundary but we need trees, air quality, light, and safe, quiet streets within that boundary too. Smarter growth is possible. Please listen to the citizens affected by these changes and not just developers when



making your decisions regarding amendment #M35 and others like it. Consider the future citizens, our grandchildren and yours when planning development please.

Thank you,  
Sharon and Robert Jones

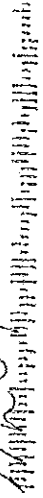
Robert & Sharon Jones  
1822 S.E. Harney St.  
Portland, OR 97202-7317



PORTLAND OR 970  
15 APR 2016 PM 4 L

Council Clerk  
1221 S.W. 4<sup>th</sup> Ave., Room 130

Portland, OR 97204



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**Arevalo, Nora**

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**From:** Joe Simpson <joesimp72@gmail.com>  
**Sent:** Monday, April 18, 2016 9:16 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Do not destroy Argay Terrace

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We oppose building apartments at the current Target site on NE 122<sup>nd</sup> and Sandy.  
Please do not destroy our neighborhood.  
Thank you,  
Joe Simpson  
Sherrel Simpson  
[joesimp72@gmail.com](mailto:joesimp72@gmail.com)  
503-789-0626

**Arevalo, Nora**

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**From:** Cathy Ingram <CATNINA@COMCAST.NET>  
**Sent:** Monday, April 18, 2016 8:01 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Councilors,

I oppose high density in North Westmoreland. The city needs to stop NOW before the historic qualities of the area are destroyed. Please try and remember the 1970s when so many historic and architecturally important buildings were destroyed downtown, often to build parking lots. Don't let this happen in our historic area!

And the huge apartment buildings being built here don't deal at all with another of the city's major issues: AFFORDABLE housing. My daughter, who grew up in Westmoreland, cannot afford to rent in this area.

Portland has great vision and planning capabilities, it shows in many of the outstanding projects completed that have created this immense livability. Please look at the big picture before razing areas of our neighborhood! Preserve this historic area!

Sincerely,

Catherine Ingram  
6615 SE 18th Avenue  
Portland, OR 97202

**Arevalo, Nora**

---

**From:** Dean Scrutton <dscrutton@gmail.com>  
**Sent:** Sunday, April 17, 2016 9:24 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello!

My name is Dean Scrutton (I live at 1732 SE Harold Street, Portland Oregon 97202). I am writing to voice strong support to change the zoning of our neighborhood back to R1 and R2.5. We support increased density, but with the max station no longer being added to Harold Street, having true high density housing (large buildings with limited parking and limited mass transportation options) is leaving the neighborhood vulnerable and hurts livability. PLEASE CONSIDER THIS CHANGE IN A BALANCED WAY back to a R1-R2.5.  
Thanks! Dean

**Arevalo, Nora**

---

**From:** Wayne Duncan <9999ew9999@gmail.com>  
**Sent:** Sunday, April 17, 2016 9:13 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Date April 14, 2016

Two whom it may concern

We bought this house in 1973 and traffic on 17th was very light. Now traffic has increased 100 fold and now we get traffic off 17th onto Nehalem St. every night during rush hour. Nehalem St. is very narrow and when you get parking on both sides of the street and two cars going the opposite direction cannot pass each other. If you put in more multi-level buildings and with no parking on Nehalem St. it will make it very inconvenient for the residence on the street to find parking and may cause other problems. At the present we have multiple rental housing and with their cars and some of them have no driveways parking on the street is a problem at present.

This document serves as a written testimony to ask that the mayor and city Council to not approve the comprehensive plan proposed amendment #M 35 and deny the request of Brummell Enterprises for a change to the zoning deep related for the properties located at 1623, 1624 1626, 1653 1663 1674 and 1735 SE. Sherrett St, 1668 SE. Nehalem St. and 1665 SE. Spokane St. Brummell Enterprises (headquarter in Alaska) is seeking to change the zoning from R2ad and R 1D2 CM2 (multi unit housing-allowing up to 4-story structures).

For the following reasons the mayor and city Council should not approve amendment 35:

**TRAFFIC:** the service considerations described by BPS staff are understated, and they make anyone living in this area question validity of the BPS data source and analysis (which is not cited). Space-based On the 17th Ave corridor South of Tacoma, traffic is currently a capacity issue as it is extremely congested during rush

hours in the morning and evening due to local residential and Clackamas County traffic headed to the Sellwood or Ross Island Bridge. This section is ALWAYS difficult for pedestrians to cross during the day.

The construction of a new apartment building (on Umatilla-a few blocks away) is to add another 44 apartments. Another large apartment building was added last year one block west of 17th and Tacoma. A new apartment development is also planned one block east of 17th and Tacoma.

Per the Bureau of Transportation study on parking concerns with CM1 housing developments, 88% space of residence in these type buildings own 1 or more cars. More residents are and will be driving on 17th St. to work, and for routine trips. The "mitigating factor" BPS staff suggests is under-researched at best. This area is not within an easy walk to the LRT Tacoma stop-it is about 1 mile away from Sherrett St. Residents wanting to take the LRT will and do DRIVE on 17th to the Tacoma stop and park-if no parking is found, which is frequently the case, or if they want a more secure area to park, they would travel further to the Bybee LRT stop and park in the East Moreland area-THIS IS HAPPENING NOW.

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Existing CM1 zoning on 17th street properties owned by Brummell Enterprises in this area already allows them to further increase density resulting in more housing and more cars on the 17th corridor. This capacity issue is a reality now there is no need to further exacerbate this problem (and caused others) by changing zoning on-corridor facing properties that are near or in the middle of the block on Sherrett St.

The Brummell Enterprises proposal is not about conforming to the comprehensive plans ideal of focusing development and cuspidors and centers. It's about pushing high density into an already dense residential area (Sellwood is now 1.5 times more dense than the average Portland neighborhood) and maximizing their profit at the expense of neighbors in the surrounding area. Their request also does not conform with other Comprehensive Plan goals and policies such as; Policy 4.11 access to light and air, Policy 4.12 Privacy and solar access, Policy 4.18 Compact single-family options, Goal 5.B: Equitable space access to housing, Policy 5.14 Gentrification/displacement risk, Goal 5.A: Housing diversity, Policy 4.81 Growing food, Policy 4.67, Designing with nature, Policy 4.71 Hazards to wildlife, policy 4.45 Historic and cultural resource protection.

Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St., Clatsop St, and on Harney St. (between 16th and 17<sup>th</sup>). They would reduce privacy, and the sunlight, which is necessary to maintain the gardens and prevent the deaths of many plants many neighbors have established-using ecological sound and pesticide-free gardening techniques (one is a national wildlife Federation backyard habitat). The many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. Residents on Sharrett St., Harney and Clatsop St. have already suffered a reduction of livability and solar access when the Brummell company built the 4-story retirement home (1674 SE. Sherrett

St.) On the south side of 17th and Sherrett St. It would be devastating to further decrease the neighbors ability to enjoy their homes, gardens, and the wildlife that have been encouraged to share it.

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Sellwood-Moreland is rapidly losing single family rental units. This is making it very difficult for people who do not have the ability to buy homes to obtain enough space for gardening that can reduce their cost of living, and a play area for the children. This results in further gentrification, a lack of diversity and a forced exodus of families who have lived in the neighborhood for many years. The city needs to pay attention to this problem and preserve the current zoning for these houses.

Sincerely,

Wayne Duncan

1634 SE. Nehalem

Portland, OR 97202



**Arevalo, Nora**

---

**From:** Dan Root <danroot@earthlink.net>  
**Sent:** Sunday, April 17, 2016 8:01 PM  
**To:** BPS Comprehensive Plan Testimony; Frederiksen, Joan; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Britta Bavaresco; Lynn Loacker; Jeffrey J. Brown; <peterbelluschi@msn.com>; Do Dodo; <ljjessell@yahoo.com>; <laf28@comcast.net>; <billbrady1@mac.com>; <miltlankton@dwt.com>; Alicia Ahn; jrloacker@gmail.com; SHNA board  
**Cc:** Craig Eastman; Terri Gotcher  
**Subject:** Amendment N-14 to the Comprehensive Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Daniel Root, Julie Kim, & Otis Root  
1521 SW 61st Drive  
Portland, 97221

April 17, 2016

To Whom it May Concern:

We are writing to oppose the Amendment N-14 to the Comprehensive plan that has been proposed by Commissioner Novick that singles out a specific property within the Sylvan Highlands neighborhood for rezoning to a more dense category.

We oppose this on several grounds:

The amendment is directly counter to the Comprehensive Plan recommendations. In this process, the owner of the property submitted it for modification within the plan. After thorough consideration, the city planners recommended against it and felt that maintaining the current zoning status was in the best interest of the community. Amending the plan in this fashion for the benefit of a single land owner does not provide a venue in which the merits and downsides can be appropriately aired and digested. Any consideration of changing the zoning should go through a normal Type 3 process.

The neighborhood is already set up to be stressed by another development further down Canyon Court that was recently approved that will nearly double the density of the Sylvan Highlands in one fell swoop. That was made able to a loop hole in the zoning rules that gate the owner the right to proceed. As the Comprehensive Planning Commission has determined, there are insufficient local services or access to efficient transportation to support more aggressive development. The area is close to downtown (4-5 miles), but access to the freeway is through a 3 way stop intersection that is shared with a Middle School that is set to reopen in the next school year. Additionally, both Canyon Ct and 61st Drive are impassable in freezing weather. The proposed site address is 6141 SW Canyon Ct, but the only access is on 61st Drive. 61st Drive is a pastoral road that is a former logging road. It is narrow, angles, and turns such that strangers to the road are commonly off the side, sometimes, dangerously so. It is also frequented by cyclists and pedestrians who enjoy its beauty. Since there are no sidewalks, and it will not likely ever be feasible to install them due to steep edges of the road, these users are all on the road. Increasing density in this area with. Nearly all residents commute with cars, as walking for a work commute, cycling, and public transportation is not reasonably efficient here, and there are few services within walking distance. Cycle commutes are challenged by the road down (slippery when wet), and the

850 foot climb from Portland City Center (about 500 from Beaverton City center). Additionally, the area is directly adjacent to sensitive environmental protection zones. Density close to these zones puts them at risk.

This amendment appears to be put forth for the benefit of this single land owner against the desires of the community and against the analysis of the City Planners. It is not in the interest of the Greater Portland or the local residents. It's passage would suggest a win for obtuse political deals and a travesty for the cause of thoughtful representative government for the people by the people.

Thank you,  
Dan Root, Julie Kim, and Otis Root.

**Arevalo, Nora**

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**From:** Lisa Thomas <lisamarie.thomas@yahoo.com>  
**Sent:** Sunday, April 17, 2016 5:30 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

April 17, 2016

Comprehensive Plan Testimony  
c/o Council Clerk  
1221 SW 4<sup>th</sup> Ave. Room 130  
Portland, OR 97204

Honorable Mayor and City Commissioners:

I am writing to oppose Commissioner Saltzman's Comprehensive Plan amendment 12 which would retain exceptionally high-density RH zoning in North Westmoreland.

I've been a resident in this neighborhood since 2006 and I am adamantly opposed to high-density development in North Westmoreland. There is insufficient parking in this area as it is. Recently 14 apartments were built less than one block from my residence, and just across the street from those, 18 more apartments are under construction. Street parking has become difficult if not impossible for residents. Greater density will make our neighborhood unlivable due to increased parking congestion.

Thank you for your consideration and help in keeping our neighborhood livable.

Sincerely,

Lisa M. Thomas  
5400 SE Milwaukie Ave.  
Portland, OR 97202  
503-232-3320  
lisamarie.thomas@yahoo.com

**Arevalo, Nora**

---

**From:** Bill Lambert <blambert560@gmail.com>  
**Sent:** Sunday, April 17, 2016 4:39 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony - I oppose high density in N. Westmoreland

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Date: April 17, 2016

Subject: Testimony to Portland City Council on the Comprehensive Plan

Dear Honorable Mayor and City Commissioners:

Thank you for your careful deliberations on the complexities of the 2035 Comprehensive Plan. As you well appreciate, our City faces many competing needs and the acute issue of providing affordable housing has become a dominating concern. As intended, the Urban Growth Boundary has successfully encouraged renewal of our inner city areas and protected outlying farmland and open space. But now we are at a crossroads of finding a new balance point of providing housing for low income people while supporting this renewal.

I believe we are in a good position to make informed choices on zoning because of investments in mass transit and active transit. That said, infrastructure development in North Westmoreland did not occur as planned and should be dropped back down to R1 and R2.5. My reasons for opposing retention of the high density designation in the North Westmoreland Neighborhood are:

1. 1. The construction of the Orange MAX line did not include the installation of a station at Harold Street (this was planned, but did not occur).
2. 2. A bridge has not been constructed over McLaughlin 99 to join Westmoreland with Reed College/Eastmoreland (this was planned, but did not occur).
3. 3. Tractor-trailer diesel truck traffic to the BNSF rail yard has more than doubled in the last 10 years as container traffic has increased. (The loss of shipping to the Port of Portland has resulted in a substantial shift to the SE Portland rail facilities.)
4. 4. Roadways in the Westmoreland neighborhood have not been improved to handle the new volume of heavy truck and increased commuter traffic from Clackamas County. (Existing roadways are narrow and congested, and have poor signalization.)

5. Existing commercial real estate in the area has not been improved nor is the space fully leased/rented.  
(Vacant commercial real estate is observable.)

These situations already strain the carrying capacity of the neighborhood, and new stresses associated with high-density development will only worsen the situation. Impacts that we observe now include traffic congestion, noise, reduced air quality, poor street drainage and flooding, and unsafe conditions for pedestrians and cyclists.

Thank you for considering my testimony.

Sincerely,

William Lambert

5926 SE 21<sup>st</sup> Avenue

Portland, OR 97202

tel 503-936-1094

email [blambert560@gmail.com](mailto:blambert560@gmail.com)

**Arevalo, Nora**

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**From:** Liz Luthy <lizluthy@hotmail.com>  
**Sent:** Sunday, April 17, 2016 1:38 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** 'Elizabeth Luthy'  
**Subject:** RE: Comprehensive plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

4-16-16

Mary Elizabeth Luthy  
5814 SE 20<sup>th</sup> Ave.  
Portland, OR 97202

Dear Mayor Hales and Commissioners,

I am writing to you about the proposed changes to the zoning density of EASTMORELAND Westmoreland. I think most people agree that we need affordable housing. If higher density with the associated noise, congestion, crime, and transiency issues are to be a shared burden then why is Westmoreland being disproportionately being asked to carry the load and not Eastmoreland?

Crime has shot up in Westmoreland because of the homeless in Oaks Bottom public park. Bus access has decreased. Increased density is being proposed for Westmoreland because of the Orange line, but the Orange line bisects EASTMORELAND and Westmoreland. Where is the proposal for High Density housing in the Mayor's neighborhood? If Portland needs more affordable housing then affluent neighborhoods need to share the burden. (While you are at it, site some of the city homeless shelters there as well. The mayor's office is always mentioning their compassion for the homeless. Have them be neighbors with the mayor; use the golf course.)

Westmoreland is already shouldering its share of the city's problems. I am against the proposed zoning density increase and the aspirational planning that will put the cars of apartment dwellers on my narrow street. It would damage the quality of life in our neighborhood for decades to come.

Thank you for considering this matter.

Sincerely,

Mary Elizabeth Luthy

**Arevalo, Nora**

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**From:** CatInk Pdx <catink.pdx@gmail.com>  
**Sent:** Sunday, April 17, 2016 1:25 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** comprehensive plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For hearing Wednesday April 20  
To all Council

Hello,

I am concerned about the loss of middle housing.....the housing choice of condo homes for our aging population and our first-time home owners.

Proposed changes 290 and 688 for the vacant 22 acres from NE 145th to NE 147th and Sandy Blvd South towards Rose Park Way.

**The current zoning R-3 multi-family dwellings meets your density requirements** please don't change it to R-5 single family homes when there are so many single family and apartment complexes in this area. We need the R-3 zoning for housing choice. ( R318771 R318536)

Paulette Rossi

3710 NE 147th

Portland Oregon 97230



## Arevalo, Nora

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**From:** David Wychor <dwychor@gmail.com>  
**Sent:** Sunday, April 17, 2016 12:32 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

As a new resident to the Portland city from Beaverton I moved into a new construction (1710 SE Harold St) where an 800 some square foot house on a double lot was demolished and the lot subdivided for two new houses. Because of this and inappropriate tax assessment our property taxes more than quadrupled from \$1,800 to \$8,400. This showed to me that the city is trying to gouge its residents. If the city is going to demand that much for taxes then I want to live in a clean uncluttered neighborhood. I strongly opposed the high density zoning for this neighborhood. If you want people to move to this area than don't cram people in and gouge them for taxes. This is not the type of neighborhood for high density when having to pay over \$8,000 a year for land.

Should you have any questions or wish to speak to me further you can reach me on my cell phone (not a TCPA opt in) at 503.789.2857.

David Wychor

"What lies behind us and what lies before us are tiny matters compared to what lies within us."

-Ralph Waldo Emerson

## **Arevalo, Nora**

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**From:** Markus <meemarkus@gmail.com>  
**Sent:** Sunday, April 17, 2016 7:15 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We live in Westmoreland and are opposed to the proposed high density planning of N. Westmoreland.

We urge you to vote to keep the neighborhood a family friendly neighborhood and not have these builders take over that don't care about keeping the homes in character with the neighborhood and build these high rises that take away our trees, take away any parking, and add to the traffic problem and the sunlight we so cherish.

Please do not make this a high density Neighborhood.

We urge you to vote NO to High Density in N. Westmoreland.

Markus and Jeannie Worrell  
2115 SE Yukon Street

Sent from my iPad

## Arevalo, Nora

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From: Jeffrey J. Brown <drjjbrown@msn.com>  
Sent: Saturday, April 16, 2016 8:34 PM  
To: BPS Comprehensive Plan Testimony; Frederiksen, Joan; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman

Follow Up Flag: Follow up  
Flag Status: Flagged

April 14, 2016

Comprehensive Plan Testimony c/o Council Clerk

1221 SW 4th Avenue, Room 130

Portland, OR 97204

RE: Zoning Change Amendment      Item #N 14 - 6141 SW Canyon Court (R326896)

Council Members,

As in prior testimony, and without understanding the process whereby a city commissioner can invalidate the concerted and unanimous efforts of a neighborhood association, we oppose the proposed rezoning of the property located at 6141 SW Canyon Ct and the process by which this was proposed as an amendment to the Comprehensive Plan by Commissioner Novick.

Much neighborhood work has gone into our petition related to this issue. There has been unanimous opposition to rezoning of the property at 6141 SW Canyon Ct. Testimony has been provided by both the residents and the neighborhood association and has been consistent with the comprehensive plan. Mr. Novick appears to be acting without regard to this, or providing an equal and balanced amount of testimony or data to support his amendment.

Rezoning of this property does nothing to improve the quality of life in Portland and, in fact, is another inch in the direction of reducing it. The property is the only residential property within the SHNA boundary to have a change suggested (and only through the action of the developer and a single City Council member) and no true analysis was completed to look at the impact the proposed change will have to the neighborhood in light of other, already approved, changes that will drastically impact the neighborhood and the safety, transportation and parking infrastructure of a single, highly bottlenecked street and dangerous intersection at East Sylvan School.

Commissioner Novick has proposed his amendment even though the Bureau of Planning and Sustainability recommended no change to the zoning for the property (currently zoned R20) and there has been significant neighborhood opposition due to lack of a comprehensive analysis about the impact of this and other significant development on a single access, dead end street (SW Canyon Ct).

A zoning change for this property does not belong in the Comprehensive Plan in any fashion and the proposed zoning change should follow the standard Type III process required for requesting a zoning change. A Type III process better addresses re-zoning of a single property and that process requires notification to neighbors, pre-

conference hearings and open hearings to allow proper discussion and dialog about the proposed change, rather than being added as a “rider” to the Comprehensive Plan process.

Many neighbors have voiced their concerns about the impact of increased density for this property and impact on the neighborhood infrastructure, especially in light of the approved development of 244 apartment units immediately to the west that will impact that same infrastructure (mainly SW Canyon Ct and the intersection at East Sylvan School).

Even though the Planning process had been followed and the planning experts in the Bureau of Planning and Sustainability concluded that no zoning change is appropriate for this property without broader consideration of the impact on transportation and parking infrastructure, Commissioner Novick apparently has decided that a zoning change is warranted.

This decision directly contradicts the analysis of the planning experts, the concerns of neighbors directly impacted and totally circumvents an established process for requesting a zoning change. The proposed change was driven only by the wishes of the property owner and not as a result of neighborhood requests or the result of planning analysis.

There is nothing comprehensive about this proposed change or about Commissioner Novick’s proposed amendment to the Comprehensive plan for this single property. Mr. Novick’s inclusion of his amendment in the final step of the Comprehensive Plan process strongly suggests developer favoritism and back-office politics over open and transparent process and neighborhood involvement.

In our opinion, the City Council should deny the proposed amendment and direct the property owner to pursue a zoning change request through the standard Type III process which includes notification to neighbors and transparent discussions about the merits of the proposed change.

Sincerely,

Jeffrey and Lisa Brown

1321 SW 61st Dr

Portland, OR 97221

(503) 292-2014

**Arevalo, Nora**

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**From:** mjones@miltjones.com  
**Sent:** Saturday, April 16, 2016 6:53 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Resending testimony below with my address information:

Please accept this testimony with respect to proposed amendment P#45.

This amendment, encouraging zoning changes within the "inner ring" to allow greater density in neighborhoods that are currently made up of individual single family homes is very, very significant and deserves much more public notice and opportunities for public input that is afforded by this last minute council amendment process. I recommend that this be taken up after much greater public participation opportunities after following passage of the plan without it.

I will be candid with my view that a primary purpose of zoning is to avoid surprises to people who invest and live in neighborhoods. Changes that result in unpleasant surprises should generally be avoided.

Thank you,

Milt Jones  
425 SW Bancroft  
Portland, Oregon 97239

**Arevalo, Nora**

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**From:** Joe Simpson <joesimp72@gmail.com>  
**Sent:** Saturday, April 16, 2016 3:51 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I strongly oppose apartments added in Argay.  
Why ruin our neighborhood?  
Go to the west side.  
JS

**Arevalo, Nora**

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**From:** Huss Steven <chicahuss@yahoo.com>  
**Sent:** Saturday, April 16, 2016 1:50 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attention City Commisioners:

I live in the northern area of Westmoreland, and it has been brought to my attention that both our SMILE neighborhood association and the Bureau of Planning and Sustainability has recommended that our zoning be dropped back down to R1 and R2.5. I wholeheartedly agree with that recommendation and strongly oppose high density zoning in North Westmoreland. My husband and I chose this neighborhood fifteen years ago because it was so family friendly. We have started our own family since we moved here. Four years ago we actually moved eight houses away from our old home when we needed a bigger house. It was the only house we even considered because we love our street and neighbors so much. High density zoning brings issues of parking, traffic, increase in noise, and increase in crime. It could completely change the character of the street and neighborhood we love so much. Please downzone Westmoreland to R1 and R2.5 instead of HD.

Thank you,

Larcy Huss  
5923 SE 20th Avenue  
Portland, OR 97202

Arevalo, Nora

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From: ang23tsg@comcast.net  
Sent: Saturday, April 16, 2016 1:23 PM  
To: BPS Comprehensive Plan Testimony  
Subject: COMPREHENSIVE PLAN TESTIMONY

Follow Up Flag: Follow up  
Flag Status: Flagged

Dear City Council Members,

I am responding to the upcoming discussion regarding the "2035 Comprehensive Plan"; i.e., High Density, for rezoning of the North Westmoreland district of Portland.

In 1971, after looking in many area of Portland, we moved into the Floral Park Addition of Westmoreland, a nice, quiet neighborhood to raise our new family.

Sometime in the 1990's, many of the properties were, unbeknownst to us, re-zoned to 'High Density' in anticipation of the new MAX-line station to be built at SE Harold Street. In Tri-Met's great wisdom, this station was never built. Now, with a giant, 6-plex built on the property directly behind us, with no parking, a three-story duplex being built two properties to the West and a similar project due just across the street from it, we get the feeling of being buried by these monster buildings. NOT something for a quiet, livable neighborhood. Most are being built without off-street parking provisions which puts all the vehicles on the streets (dangerous), as well as, three bus lines removed due to the MAX Orange Line; leaving a 1/2- to 3/4-mile walk to a MAX station for most of this area.

Needless to say, **WE ARE VERY OPPOSED TO THE PROPOSED 'HIGH DENSITY' ZONING OF NORTH WESTMORELAND!**, including our own property.

Our recommendation is to **Downzone** this area, back to **R1** and **R2.5**.

Sincerely,

Bruce & Patricia Conrad  
2102 SE Harold Street  
Portland, OR 97202-4951  
503-235-6067



P.S. We would like a bus line back on SE McLoughlin Blvd.

**Arevalo, Nora**

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**From:** Bryan Huizi <bryanhui@gmail.com>  
**Sent:** Saturday, April 16, 2016 8:45 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I oppose high density in N. Westmoreland.

Bryan Huizi  
1835 SE Ellis St.  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Cathy Bassett <catvsearth@gmail.com>  
**Sent:** Saturday, April 16, 2016 7:29 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I strongly oppose the approval of amendment #M35 - Brummell Enterprises request for a zone change.

If this amendment should pass it will destroy this entire neighborhood. Many homes will be razed for a towering structure that will bring nothing to the neighborhood. Many of these homes have been occupied by the same residents for 10 to 30 years. Many back yard gardens for 10+ years will be destroyed. Gardens these people rely on for sustaining their very lives. A towering building will compromise the remaining residents from sun light for their gardens.

A significant seed station will be eliminated. Livability must be considered. There will be parking and traffic issues. This amendment only takes into consideration the needs of Brummel Enterprises.

We are watching Portland being destroyed by the influx of new residents who have no stake in the Portland we know and love.



Thank you for your consideration.

Cathy Bassett  
9712 SE Reedway Street  
Portland OR  
97266

## Arevalo, Nora

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**From:** Anna Perry <bandap@comcast.net>  
**Sent:** Saturday, April 16, 2016 6:13 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mayor Hales and City Commissioners

Our Argay Terrace neighborhood currently has 44% apartments and 56% single family homes. 44% apartments is a much higher percentage of apartments than almost any other Portland family neighborhood. It is, therefore, unfair and irresponsible to promote further apartment development in our neighborhood.

Our neighbors have been very clear that we want future development to be entirely in single family homes to re-balance the neighborhood and direct Argay Terrace back to its original purpose as a family neighborhood.

Therefore, we are asking you to vote on your Amendments to the CP as follows:

1. WE ARE in agreement with the M68 Amendment that designates the Post Office site, on the NE corner of at NE 122<sup>nd</sup> and NE Shaver, as Mixed Employment.
2. WE ARE strongly opposed to Amendment S9 and ask you to vote to reject it. Keep the Kmart site at NE 122<sup>nd</sup> and Sandy Blvd Mixed Employment in the final 2035 CP as recommended by the Portland Bureau of Planning and Sustainability.
3. WE ARE also strongly opposed to Amendment F72 and ask you to vote to reject it. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122<sup>nd</sup> Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5.

Thank you,  
anna Perry  
Bill Perry  
14409 NE Morris Court  
Portland, Ore. 97230  
503 281 6437

**Arevalo, Nora**

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**From:** Angela Morrow <angemorrow@gmail.com>  
**Sent:** Friday, April 15, 2016 9:01 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** comprehensive plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I oppose high density buildings.

Angela Morrow  
5815 se 18th ave.  
portland, or 97202

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Angela Morrow  
[purposehandmade.com](http://purposehandmade.com)

**Arevalo, Nora**

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**From:** Miriam Erb <miriam.erb@gmail.com>  
**Sent:** Friday, April 15, 2016 8:58 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** corinne stefanick; David Schoellhamer  
**Subject:** Re: SMILE Testimony supporting Amendment #56 - Open Space Springwater Corridor  
**Attachments:** Comp Plan Amendment #56.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CORRECTED TESTIMONY FOR AMENDMENT #56 attached.

On Fri, Apr 15, 2016 at 4:31 PM, Miriam Erb <[miriam.erb@gmail.com](mailto:miriam.erb@gmail.com)> wrote:  
Attached is Sellwood Moreland Improvement League (SMILE) testimony supporting Amendment #56 to the proposed Comprehensive Plan. Thank you.

Miriam Erb, SMILE Board Member  
[\(503\) 234-6455](tel:5032346455)

# S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE  
8210 SE 13th AVENUE, PORTLAND, OR 97202  
STATION 503-234-3570 • CHURCH 503-233-1497

April 13, 2016

**Comprehensive Plan Testimony**  
**Re: Mayor Hales Amendment #56**  
c/o Council Clerk  
1221 SW 4<sup>th</sup> Ave. Room 130  
Portland, OR 97204

Honorable Mayor and City Commissioners:

The Sellwood-Moreland Improvement League (SMILE) supports and applauds Mayor Hales' amendment #56 requesting that zoning for six Metro-owned/Portland Parks & Recreation-managed lands along the Springwater Corridor Trail be rezoned from their historic R5 designation to Open Space.

## Background

Over a period of election cycles, Metro – using funds from bond measures dedicated to the acquisition of lands for “parks, trails, and natural areas” – acquired these properties in the Sellwood-Moreland neighborhood along the route of the Springwater Corridor. Since then, the lands have primarily been used and managed as open space under an inter-governmental agreement between the agencies. These lands sit adjacent to the Willamette Greenway and just south of Oaks Bottom Wildlife Refuge on remnant oak savanna habitat.

When the properties were in private ownership they were zoned primarily for residential use. However, despite the purchase by a public agency using voter-approved funds over a decade ago, they still retain that zoning. Nonetheless, most people in the community consider these lands to be most valuable for their natural attributes.

Anticipating that these lands would be used as open space, substantial private investments have been made to develop the private lands adjoining these parcels. Additionally, the community, neighborhood association and agencies have expended significant human capital in the planning for public enjoyment of these lands and to enhance their unique role as a valuable wildlife corridor in an urban neighborhood setting. In fact, the community has received a Metro “Nature in Neighborhoods” grant with which to restore habitat on one parcel located between SE Marion and Linn Streets at 9<sup>th</sup> Avenue.

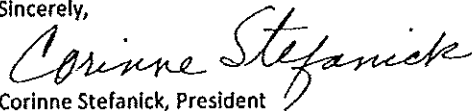
**Resolution**

*Be it resolved by the Board of Directors of the Sellwood-Moreland Improvement League that the public properties acquired by Metro along the Springwater Corridor in the neighborhood be designated in the Portland Comprehensive Plan for the purpose for which they were acquired. The Board therefore supports Mayor Hales Amendment #56 to change the zoning designation for these lands from R5 to Open Space.*

- *Approved at the SMILE Board of Directors Meeting by a vote of 11-0 on April 11, 2016.*

Our neighborhood has been actively involved in plans to steward these lands and we look forward to seeing this change added to the Comprehensive Plan so their open-space attributes may endure. Thank you.

Sincerely,



Corinne Stefanick, President  
Sellwood-Moreland Improvement League



## Arevalo, Nora

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**From:** sue\_kp@hotmail.com  
**Sent:** Friday, April 15, 2016 7:52 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Bill Lindekugel  
**Subject:** Comprehensive Plan Testimony  
**Attachments:** Comp Plan one page 4-8-16.docx

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Hi Mayor Hales and City Commissioners

Our Argay Terrace neighborhood currently has 44% apartments and 56% single family homes. 44% apartments is a much higher percentage of apartments than almost any other Portland family neighborhood. It is, therefore, unfair and irresponsible to promote further apartment development in our neighborhood.

My neighbors and I have been very clear that we want future development to be entirely in single family homes to re-balance the neighborhood and direct Argay Terrace back to its original purpose as a family neighborhood.

Therefore, I am asking you to vote on your Amendments to the CP as follows:

1. I am in agreement with the M68 Amendment that designates the Post Office site, on the NE corner of at NE 122<sup>nd</sup> and NE Shaver, as Mixed Employment.
2. I am strongly opposed to Amendment S9 and ask you to vote to reject it. Keep the Kmart site at NE 122<sup>nd</sup> and Sandy Blvd Mixed Employment in the final 2035 CP as recommended by the Portland Bureau of Planning and Sustainability.
3. I am also strongly opposed to Amendment F72 and ask you to vote to reject it. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122<sup>nd</sup> Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5.

Thank you,

Sue Pretty  
13325 NE Rose Parkway  
Portland Oregon, 97230



## Comp Plan Proposals Could Bring Major Changes to Argay Terrace

On March 18<sup>th</sup>, the City released its final 2035 Comprehensive Plan with the addition of Commissioner and Mayor Amendments which resulted in a drastic change in future zoning plans for the Kmart site and the farm properties along NE 122<sup>nd</sup> and NE Shaver. **These last minute amendments could result in serious changes, but remember, they have not yet been approved. It will be hard for the City Council to approve these changes if there is enough negative testimony from our neighborhood. That is why your comments are so important and why they are need by April 20<sup>th</sup>, the close of the final public comment period.**

The previous changes on the east side of Argay Terrace which were supported by ATNA and Argay neighbors remain unchanged. One new Amendment, M68, which applies to the Post Office site, would support that use and similar future uses but not allow any apartment development. ATNA supports Amendment M68.

The two remaining Amendments could mean easily another 1,000 or more apartments for Argay Terrace (up to nearly 1,250) under current zoning codes and policies. Potential new policies still under consideration could offer additional densities for affordable housing; raising these numbers even higher. Just with the current policies in place, Argay Terrace could go from a neighborhood of 56% single family homes and 44% apartments to 37% single family homes and 63% apartments. Argay Terrace residents have already been very clear that they want future development to be entirely in single family homes to re-balance the neighborhood and direct Argay Terrace back to its original purpose as a family neighborhood.

**April 20<sup>th</sup> is the final date for your testimony.**

If you agree with the proposed Amendments and support additional apartment development, that's fine. We want everyone to be heard from. Simply testify that you support the amendments as written.

If you oppose additional apartment development, we suggest the following wording could serve as a basis for your testimony. What you say is up to you; the following is just meant as a way for people to get started and to make sure that your comments are directed to the correct Amendments and properties:

I (we) ask that the Commissioners and the Mayor vote to reject Amendment S9 and keep the Kmart site at 122<sup>nd</sup> and Sandy Blvd. Mixed Employment in the final 2035 Comprehensive Plan; as recommended by the Portland Bureau of Planning and Sustainability.

I (we) ask that the Commissioners and the Mayor vote to reject Amendment F72. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122<sup>nd</sup> Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5 single family.

As before, you have several ways to submit your testimony. In all cases, remember to include the Amendment number and the location of the property (this is done automatically on the MapApp).

Online at: [portlandoregon.gov/bps/mapapp](http://portlandoregon.gov/bps/mapapp). Click the "Land Use" layer. Click on the location you want to testify about, then click the "Comment" tab in the upper right of your screen and enter your information.

**Arevalo, Nora**

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**From:** Jessica Louisa <jessica.louisa16@gmail.com>  
**Sent:** Friday, April 15, 2016 7:14 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,  
My name is Jessica Whittaker and am a home owner at 5917 se 23rd Ave in Portland Oregon 97202, I oppose the high density zoning and hope people realize how ridiculous this is since we don't have the public transport or parking structures to support.  
Please help keep me safe as I run in this neighborhood on a daily basis. Too many cars in an area not prepared for them, means accidents waiting to happen.  
Thank you,  
Jessica Whittaker  
5917 se 23rd ave  
Portland or 97202

Sent from my iPhone

## Arevalo, Nora

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**From:** Robin Johnson <robinajohnsonpdx@gmail.com>  
**Sent:** Friday, April 15, 2016 5:55 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** density in North Westmoreland

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Portland City Commissioners,

Please consider this testimony in opposition of Amendment 12 to the 2035 Comprehensive Plan regarding High Density zoning in the North Westmoreland neighborhood. I am a property owner in this neighborhood and feel these alterations would be detrimental to the livability of our area, particularly concerning traffic, parking and safety.

The S.M.I.L.E. association similarly opposes the changes, as does the Bureau of Planning & Sustainability. I agree with their recommendations to decrease the high density zoning back down to R1 and R2.5, or even R5 where appropriate (ie, in area of formerly proposed Harold Street MAX Orange Line station which was never built).

Thank you,  
Robin Johnson  
6413 SE 21st Ave  
Portland, OR 97202

**Arevalo, Nora**

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**From:** Jim & Amy Carpenter <carpjam@comcast.net>  
**Sent:** Friday, April 15, 2016 5:48 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Portland City Commissioners,

Please consider this testimony in opposition of Amendment 12 to the 2035 Comprehensive Plan regarding High Density zoning in the North Westmoreland neighborhood. I am a property owner in this neighborhood and feel these alterations would be detrimental to the livability of our area, particularly concerning traffic, parking and safety.

The S.M.I.L.E. association similarly opposes the changes, as does the Bureau of Planning & Sustainability. I agree with their recommendations to decrease the high density zoning back down to R1 and R2.5, or even R5 where appropriate (ie, in area of formerly proposed Harold Street MAX Orange Line station which was never built).

Thank you,  
Amy Carpenter  
845 SE 22nd Ave  
Portland OR 97202

**Arevalo, Nora**

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**From:** Lois Buerk <loisbuerk@comcast.net>  
**Sent:** Friday, April 15, 2016 5:36 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** COMPREHENSIVE PLAN TESTIMONY: LOIS BUERK 6226 SE 22nd Ave PORTLAND, OR 97202

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I very strongly oppose high density in N. Westmoreland. The neighborhood is not designed for high density. High density has an extremely negative impact on the livability of the neighborhood. It is a neighborhood of families, old and young, and increased density will have a very negative impact on the what it is as a neighborhood!

Please vote for the zoning to be dropped back down to R1 and R2.5.

It is important that we maintain the qualities of our neighborhoods...so that they can continue to flourish!

Sincerely,  
Lois Buerk

**Arevalo, Nora**

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**From:** bruce robbins <bruceprobbins@gmail.com>  
**Sent:** Friday, April 15, 2016 4:29 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** density zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On April 28th the City Council will vote on the Commissioners Amendments to the 2035 comprehensive zoning plan that effects us for the next 20 years. It is my understanding that commissioner's Saltzman and Novick are voting for more density. SHAME on them! They won't ever get my vote again. I would bet that none of the City Council members have one of these units next to their home! I am voicing my STRONG disapproval of how they have already taken away the character of our great neighborhoods. This is sad, and wrong! Cramming more multi unit housing buildings on our narrow neighborhood streets has created a parking problem, and a safety problem because of the traffic increase. The council tries to justify this by telling us they want to attract people that don't drive, and will use public transportation. That is a "idiotic" statement! Even people that commute for work on public transportation have cars for daily use. I have lived in my home over 40 years. I am trying to convince my wife to sell NOW! We have two homes behind us that are on over sized lots. I am afraid if we wait any longer the City Council will approve them being torn down, (even though they are nice homes) and my property value will plummet. Stop ruining our great city by building in the areas not meant for 75 ft high multi unit buildings. If I wanted to live in the intercity I would have purchased a home in the Pearl District. Stop destroying our neighborhoods so you can collect more INCOME TAX! Bruce Robbins

**Arevalo, Nora**

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**From:** Barry A Walker, Jr <barryalanwalker@gmail.com>  
**Sent:** Friday, April 15, 2016 3:42 PM  
**To:** Council Clerk – Testimony  
**Subject:** Broadmoor Golf Course Open Space

Hello County Clerk,

I'm writing to let you know that I want you protect the Broadmoor Golf Course as open space, not convert it to Industrial Use. Please kill the amendment that is converting this space to industrial use.

A concerned citizen,  
Barry Walker  
Portland, OR



## Arevalo, Nora

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 3:31 PM  
**To:** Leslie Martinsen  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor Golf Course Open Space

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Leslie,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** Leslie Martinsen [<mailto:lesliemartinsen1@frontier.com>]  
**Sent:** Friday, April 15, 2016 2:15 PM  
**To:** Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
**Subject:** Broadmoor Golf Course Open Space

Hello Mayor Hales,

I love the work you are doing. Your emails keep me up to date as well as the news. You are such a good man to be taking action for the homeless and middle east refugees coming into this area. So proud of you!

Just saying', anyway, although our house is in Far Southwest, we do hike around the columbia slough. Please do not let the industrial area take over the open space. It will really help that aesthetic of that area. Perhaps theres another place for that industrial development.

Thank You!

Ben and Leslie Martinsen



## Arevalo, Nora

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 3:24 PM  
**To:** alexandra wiley Pengelly  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Do Not to Destroy Wildlife Habitat at Broadmoor Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Alexandra,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** alexandra wiley Pengelly [mailto:alexa.pacificnw@gmail.com]  
**Sent:** Friday, April 15, 2016 1:28 PM  
**To:** Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>  
**Subject:** Do Not to Destroy Wildlife Habitat at Broadmoor Golf Course

Dear Commissioners,

**Please save wildlife habitat, wetlands and giant trees at Broadmoor.** This is a vital issue and will only get tougher if we don't make a stand against development that destroys remaining critical habitat in our city. Do open this area for industrial use!

The owner has no legitimate expectation that this land will be upzoned. City Council is putting the property owner ahead of the public interest if they allow it to be destroyed. Please be vigilant on these issues regarding habitat in our city. Green spaces are also related to healthier cities and reduced crime rates.

- The majority of the site is within a designated environmental overlay, an area the city recognizes has "highly significant resources and functional values."
- The site is bordered on three sides by waterways and wetlands including the Columbia Slough, the Catkin Marsh Wetlands, and a Port of Portland environmental mitigation site. This parcel contains more than a full mile of riparian habitat! Destroying this site will not only eliminate important habitat. It will leave the surrounding habitat isolated and fragmented, cutting the heart out of one of the most important wildlife complexes on the slough.
- The site is full of massive trees including many large giant sequoias like the ones that the community fought to save in SE Portland.
- 11 at-risk bird species and the state listed sensitive Western Painted Turtles have been identified in this habitat complex.
- The entire site ranks as "high value" on the regional natural resources inventory.

thank you,  
Alexa

--

**Alexa Wiley Pengelly**  
[alexa.pacificnw@gmail.com](mailto:alexa.pacificnw@gmail.com)

"I say beware of all the enterprises that require new clothes, and not rather a new wearer of clothes" -Thoreau

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 3:22 PM  
**To:** Raymond Gragg  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Amendment M74

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Raymond,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Raymond Gragg [mailto:rayegragg@gmail.com]  
**Sent:** Friday, April 15, 2016 1:24 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Amendment M74

We are residents of the Eastmorland area. We would like our Eastmorland street to be rezoned R7. We feel it is in the best interest of all who live in this beautiful neighborhood. Thank you for your time and consideration. Ray and Carol Gragg 3827 SE Lambert Portland Oregon 97202. 503-7741341

## Arevalo, Nora

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**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 2:33 PM  
**To:** Katie Doka  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Comprehensive Plan testimony/Opinion, Amendment M74

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Katie,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** Katie Doka [mailto:k.doka@comcast.net]  
**Sent:** Friday, April 15, 2016 12:10 PM  
**To:** Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>; Commissioner Novick <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>;  
Commissioner Fritz <[amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)>; Commissioner Saltzman <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>;  
Commissioner Fish <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>  
**Subject:** Comprehensive Plan testimony/Opinion, Amendment M74

Hello,

I wanted to share with you the testimony I submitted regarding the Amendment M74 to the Comprehensive Plan. I would like my street and the others that are excluded from the R7 designation in Eastmoreland to be included in that proposed designation and not to be designated as R5 zoning. The properties in Eastmoreland should all have the same R7 designation to keep the neighborhood intact for future generations.

I have lived in the area of Eastmoreland, that is proposed to be excluded from the amendment changing Eastmoreland to R7, for 15 years. I think this area, ( between SE 36th Ave. and SE Cesar Chavez Blvd.), should also be designated R7 along with the rest of Eastmoreland. I do not understand why this area should be treated any differently. We have quite a few lots that are 7,500 square feet on our street and have already witnessed two houses on two separate lots being completely torn down and replaced with two very large houses, very close together, on each lot. It has already changed the character of the neighborhood. The developers and the City benefit from these practices, but the residents don't. Most of the homeowners on our street purchased these properties because they wanted to live in an area that was less congested, but now that quality is disappearing with no end in sight. I would like the City to consider its residents' opinions as a priority, since it supposed to be representing them, and not just the developers and the money brought to the city in the form of permit fees. The current city proposal is lacking a vision of what is worth preserving, and selling out for some short term monetary gains that do not benefit the majority of its residents.

I urge you to designate all of Eastmoreland as R7 and thank you for considering my comments.

Katie Borden  
3670 SE Malden St.  
Portland, Oregon 97202

**Arevalo, Nora**

---

**From:** ken Diener <kend@kjdarch.com>  
**Sent:** Friday, April 15, 2016 2:20 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Comprehensive plan testimony  
**Attachments:** KJD testimonyNo348-928-62.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Mayor, Commissioners and Staff,  
Please see the attached 5 page pdf file as my written support to the  
4 page handout I submitted with my testimony last night (4/14/16)  
speaker #42.

Thank you for your attention to these issues.

Ken Diener  
KJD Architecture PC  
536 SE 17th Ave  
Portland Or 97214

p.503-231-2884  
f. 503-231-9521

[Kend@kjdarch.com](mailto:Kend@kjdarch.com)



[www.kjdarch.com](http://www.kjdarch.com)



# Comp Plan Testimony

## - Ken Diener April 14, 2016

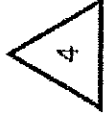
**NO on Mayors List #5**  
**Yes on Amendments #S 20,21,22**



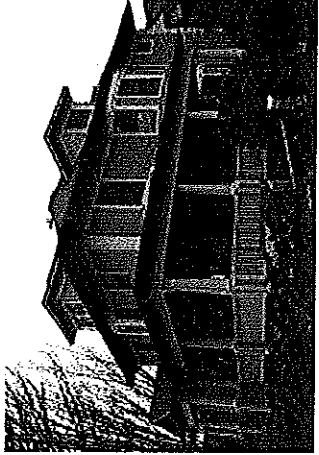
No on the Middle Density Housing Concept  
 The language has not been set and NEEDS more study before formally entering the Comp Plan. As written, down zoning large swaths of R5 to R2.5 HAS NOT BEEN vetted through the Public testimony, the MAP has not been added to Public notice, was NEVER on the MAP APP the official comp plan Map. Hundreds of affected properties were NEVER GIVEN NOTICE!

Middle housing as written:

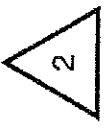
- \* is AN INCENTIVE TO DEMOLITION!
- \* is a violation of Historic/neighborhood Preservation Policies.
- \* Reduces existing affordable units for NEW gentrification
- \* Violates Anti-Displacement Policies
- \* New units are Less green or sustainable than rehabbing Existing units (80 year cross over)



BPS Recommendation: No change.  
 The properties in question are occupied by commercial uses.



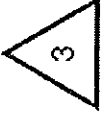
**YES on #S21 Remove change #348**  
**Rebuttal to Planning**



BPS Recommendation: No change.  
 The existing development in the area is predominantly built to the R2.5 density.

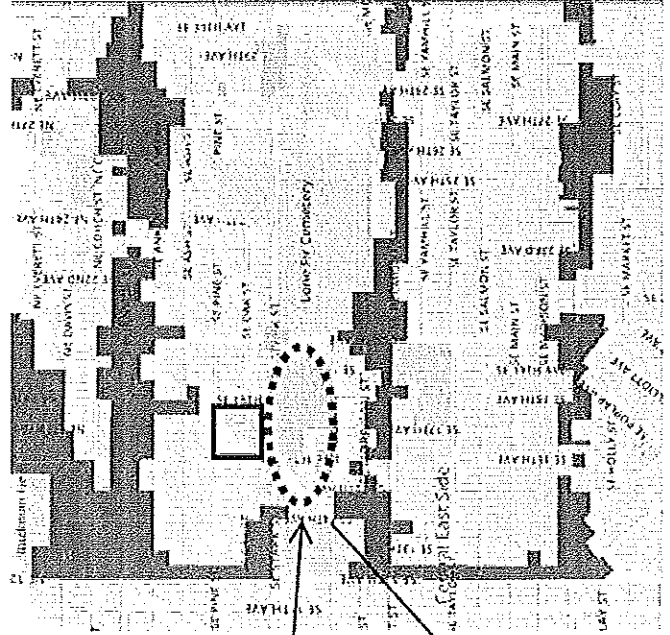
**40 of 63 identified lots comply with R2.5. 110 existing multi-family units still not in compliance.**

**YES on #S22 Remove change #928**  
**Rebuttal to Planning**



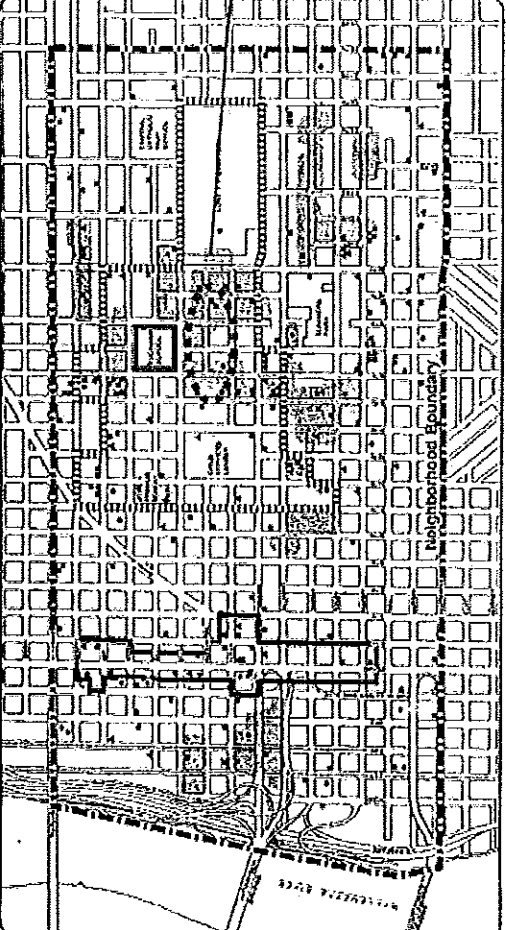
BPS Recommendation: No change.  
 The existing development is multi-dwelling. Opportunity for affordable housing.

**The existing building IS Low income assisted housing NOW.**  
**The designation would remove existing affordable and VERY historic houses/**



**2016 Proposed Comp Plan**

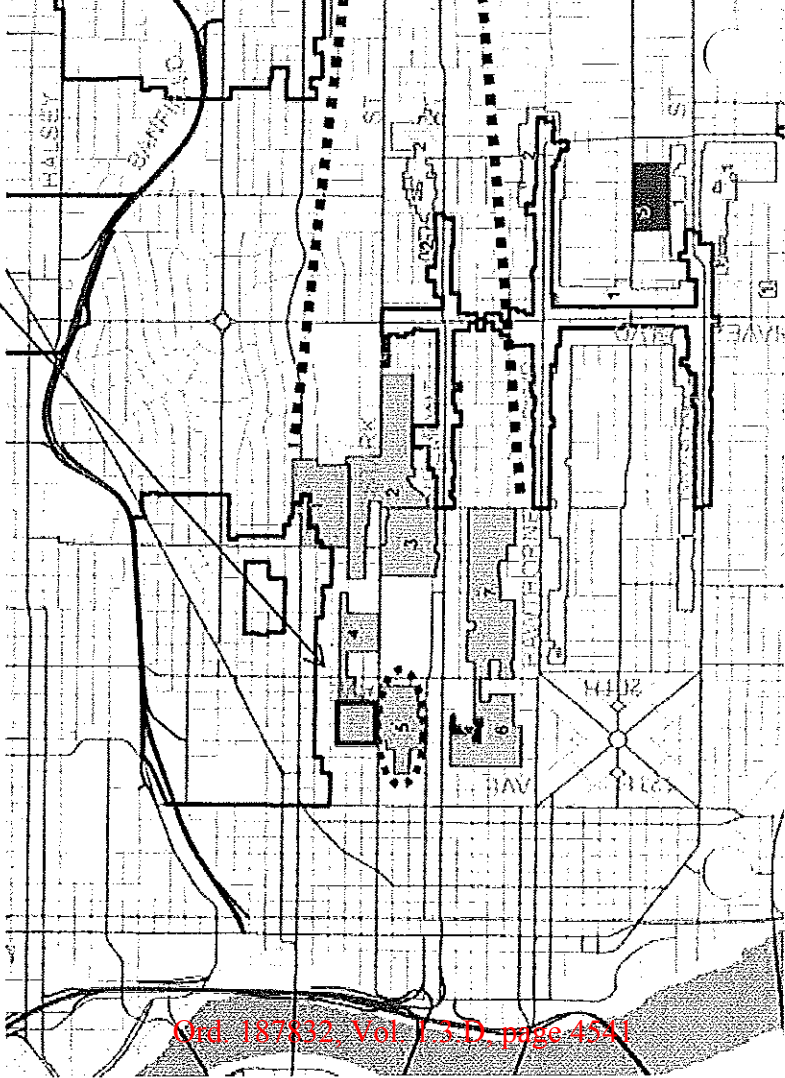
**NO on Mayors Policy #5 - MAP**  
**2016 Proposed Comp Plan**  
**Middle Housing Study**



**1991** EXISTING AND POTENTIAL  
**Buckman** HISTORIC PROPERTIES AND DISTRICTS  
**Plan**

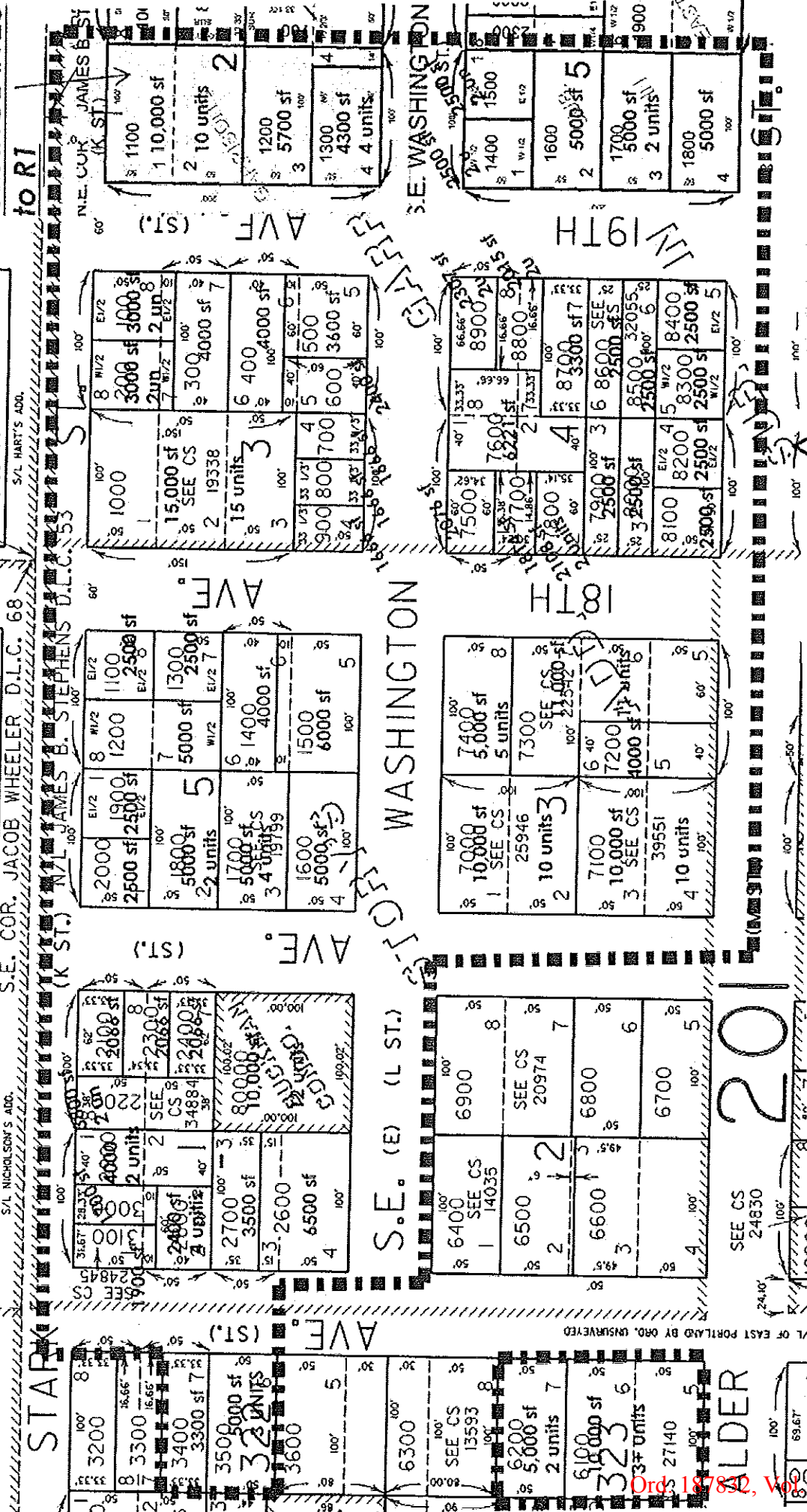


- LEGEND**
- Historic Landmarks
  - Park
  - Public Art
  - Existing/Proposed Structures
  - City of Portland Council Member's Historic District
  - National Historic District (Historic National Historic Landmark)



# REMOVE: PROPOSED CHANGE #18 & #928

# PROPOSED CHANGE #928



## KEY: 63 lots

- 15 Lots Comply with Ex R5 -single family
- 25 {1600 -3K sf} +15 = 40 would comply with R2.5
- 23 STILL NOT COMPLIANT w/ R2.5
  - Ex 23 lots of Multifamily
  - ex 110 units of multifamily

YES on #S21  
Remove change #348

YES on #S22  
Remove change #928

ALL Lots have been reinvested in over the past 20 years: Only result of the proposed change is Demolition and Gentrification



01/10/2016

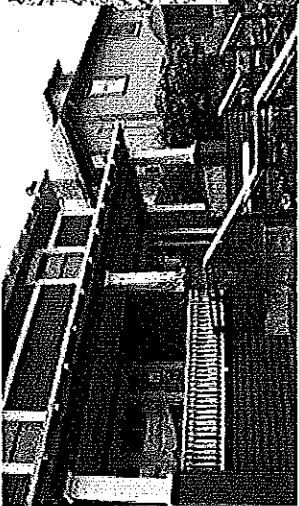
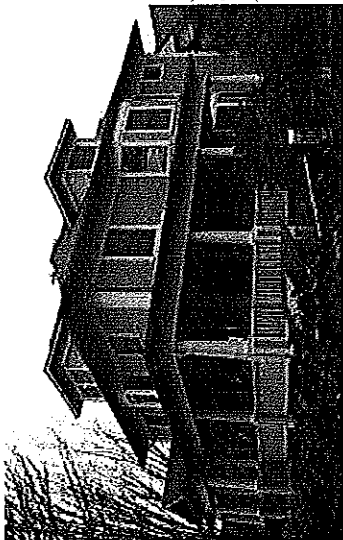
NO ON the:  
PROPOSED CHANGE #348 & #928  
<https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=landUse>

YES on #S22  
Remove change #928

#928 Ex historic  
homes & 10 low  
income  
housing to be  
R1  
townhouses?

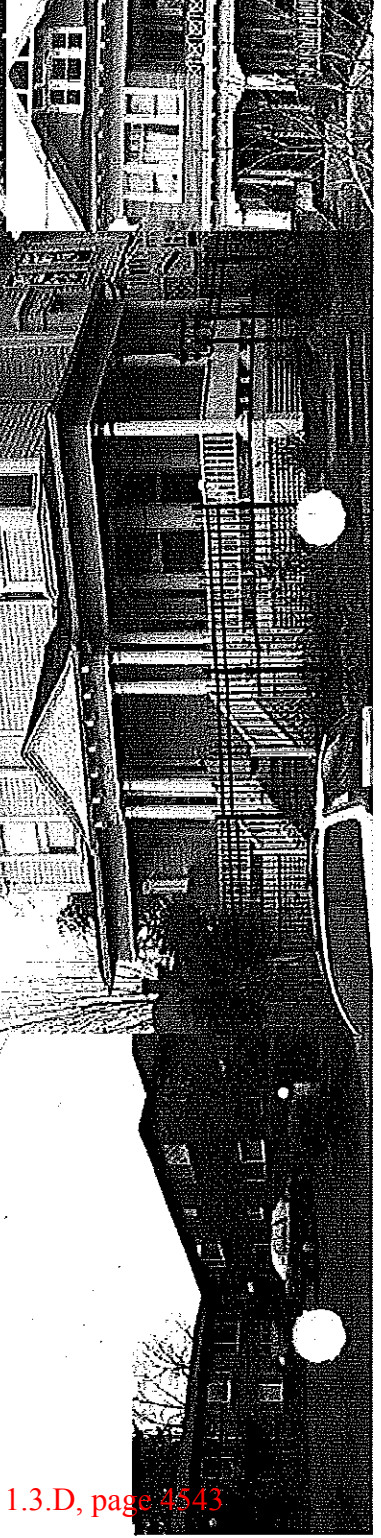
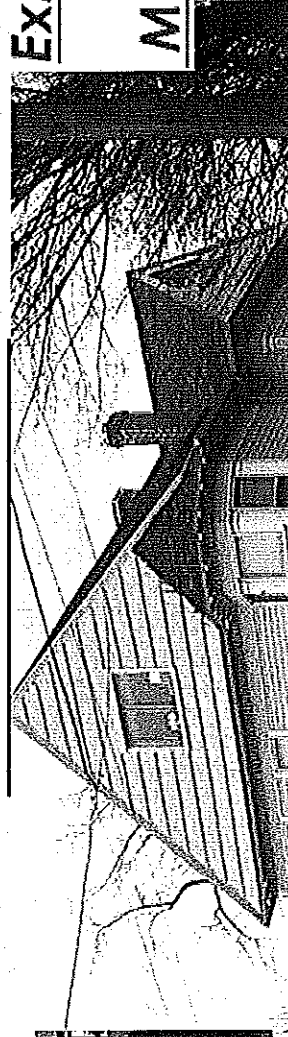
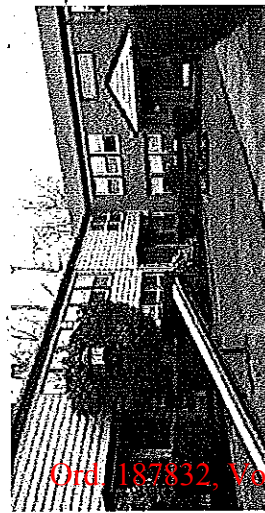


Ex; R5 single family homes  
to be 6+ townhouses each?

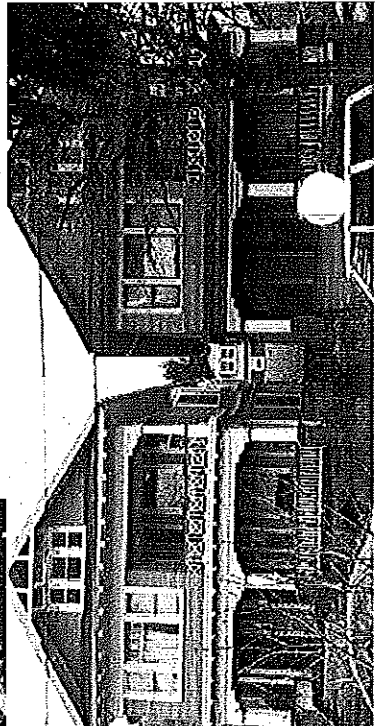


YES on #S21  
Remove change #348

**AT RISK:**



Existing 110 units of  
grandfathered  
Multifamily housing



# No to Proposed Change #2 Ex historic homes & couplet crossing separating the Neighborhood

Map App



REMOVE: PROPOSED CHANGE #348 & #928

SE 20TH AVE

SE 19TH AVE

SE 18TH AVE

SE 17TH AVE

SE 20TH AVE

Colonel Summers Community Garden

Colonel Summers Park

SE TAYLOR ST

SE 17TH AVE

SE 16TH AVE

SE 16TH AVE

SE 15TH AVE

SE 15TH AVE

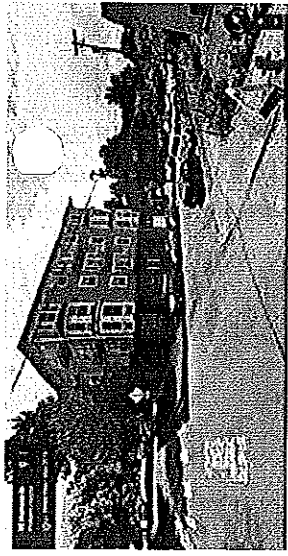
SE 14TH AVE

14TH AVE

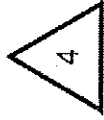
MORRISON ST

SE 13TH AVE SE 12TH AVE SE 11TH AVE SE 10TH AVE SE 9TH AVE SE 8TH AVE SE 7TH AVE SE 6TH AVE SE 5TH AVE SE 4TH AVE SE 3RD AVE SE 2ND AVE SE 1ST AVE

East Side



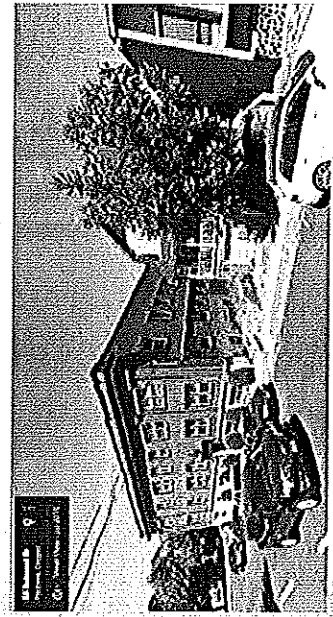
#1 New 4 story built 2014



YES on #S20  
Remove change #62



#2 Disney victorians



#3 Historic Affordable Multi-family at risk

## Arevalo, Nora

---

**From:** Broughal, Justine  
**Sent:** Friday, April 15, 2016 2:13 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Adamsick, Claire  
**Subject:** Testimony: Broadmoor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sarah Prall  
2216 SW Sunset Blvd.  
Portland, OR 97239

Sarah called and left a voicemail on 4/15. She asked that we vote against the Broadmoor amendment. She noted that we need to preserve wildlife and green space.

Justine Broughal  
Constituent Services Assistant  
Office of Commissioner Amanda Fritz  
[Justine.Broughal@portlandoregon.gov](mailto:Justine.Broughal@portlandoregon.gov)  
(503) 823-3008

*The City of Portland is a fragrance free workplace. To help me and others be able to breathe, please avoid using added fragrances when visiting City offices.*

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-2036, TTY 503-823-6868 with such requests or visit <http://www.portlandoregon.gov/bibs/article/454403>

**Arevalo, Nora**

---

**From:** Broughal, Justine  
**Sent:** Friday, April 15, 2016 1:35 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Adamsick, Claire  
**Subject:** Testimony: #M33

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kathy Joy-Young  
218 N Baldwin St.  
Portland, OR 97217

Kathy called our office on 4/13. She is opposed to the rezoning of the Broadmoor Golf Course.

Thanks,

Justine Broughal  
Constituent Services Assistant  
Office of Commissioner Amanda Fritz  
[Justine.Broughal@portlandoregon.gov](mailto:Justine.Broughal@portlandoregon.gov)  
(503) 823-3008

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To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-2036, TTY 503-823-6868 with such requests or visit <http://www.portlandoregon.gov/bibs/article/454403>

## Arevalo, Nora

---

**From:** Broughal, Justine  
**Sent:** Friday, April 15, 2016 1:29 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Adamsick, Claire  
**Subject:** Testimony: #M33

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Anthony Roberts  
4124 NE 78<sup>th</sup> Ave.  
Portland, OR 97218

Anthony called our office in order to testify against the industrial zoning of Broadmoor Golf Course.

Thanks,

Justine Broughal  
Constituent Services Assistant  
Office of Commissioner Amanda Fritz  
[Justine.Broughal@portlandoregon.gov](mailto:Justine.Broughal@portlandoregon.gov)  
(503) 823-3008

*The City of Portland is a fragrance free workplace. To help me and others be able to breathe, please avoid using added fragrances when visiting City offices.*

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-2036, TTY 503-823-6868 with such requests or visit <http://www.portlandoregon.gov/bibs/article/454403>



**Arevalo, Nora**

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**From:** carolyn <carolyn76@gmail.com>  
**Sent:** Friday, April 15, 2016 1:20 PM  
**To:** BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Commissioner Novick  
**Subject:** 2035 Comprehensive Plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We are very disappointed with how the City of Portland is treating the Argay Terrace neighborhood in NE Portland. First the city plans to open Rose Pkwy to traffic from Castlegate Apartments despite 148th Avenue being the more logical and safer option. This is infuriating and is an example of government completely ignoring their constituents and basic logic and their own traffic safety guidelines.

Next up is the Comprehensive Plan which forces more apartment complexes in a neighborhood that already has a very large number of apartment complexes. The city seems intent on destroying the character and livability of this neighborhood. I will be watching your actions very closely and voting accordingly. I am so frustrated by the stonewalling from the commissioners on these very important issues.

We ask that the Commissioners and the Mayor vote to reject Amendment S9 and keep the Kmart site at 122nd and Sandy Blvd. Mixed Employment in the final 2035 Comprehensive Plan; as recommended by the Portland Bureau of Planning and Sustainability.

We ask that the Commissioners and the Mayor vote to reject Amendment F72. Keep Mixed Employment to the west half of the Rossi and Giusto farm properties fronting NE 122nd Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the Garre properties) from R-3 to R-5 single family.

sincerely,

Carolyn & Al Williams  
3322 NE 127th Ave  
Portland, OR 97230

## Arevalo, Nora

---

**From:** Becky Gibbons <gibbonsreb@gmail.com>  
**Sent:** Friday, April 15, 2016 12:05 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org  
**Subject:** Data and Development are Indivisible.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commissioners,

I would be proud to live in a city that supports equal access to information for everyone. We deserve a 21st Century Plan rooted in the values of digital equity, and I urge you to stand up for Portland's commitment to inclusion and a transparent governing process.

Please keep the open data proposal for Policy 2.11 intact.

## Arevalo, Nora

---

**From:** Julie Mulley <mulleyja@gmail.com>  
**Sent:** Friday, April 15, 2016 12:02 PM  
**To:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; BPS Comprehensive Plan Testimony  
**Cc:** City Auditor Griffin-Valade; Anderson, Susan; jim.rue@state.or.us; mnalandusecommittee@gmail.com  
**Subject:** RE: PROTECT SINGLE-FAMILY HOMES IN MULTNOMAH NEIGHBORHOOD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: PROTECT SINGLE-FAMILY HOMES IN MULTNOMAH NEIGHBORHOOD

I oppose City Council Amendment #P45, New Policy 5.5, Middle Housing to the 2035 Comprehensive Plan (see amendment text below). If passed, this amendment will allow the single-family zoned property in Multnomah to be changed to multifamily zoning without adequate opportunity for public review and comment. This amendment is a radical, last-minute change to the 2035 Comprehensive Plan that is too far reaching to be incorporated into the plan with approximately a month for public comment. This is insufficient time for our neighborhood to become aware of the consequences of what is being proposed and to voice opposition to it.

In addition to objecting to the manner in which this amendment was introduced, I object to its substance. When the Discussion Map in the Draft SW Community Plan proposed that essentially all of Multnomah be rezoned R2.5 to allow attached row housing, hundreds of people in our neighborhood objected to the wholesale elimination of most single-family residential zoning at that time. I believe that the majority of the people in my neighborhood still oppose it, but that they are unaware that this amendment is even being considered. This is totally inconsistent with State Goal 1 that requires citizen involvement in land use planning.

Hundreds of Multnomah residents, the Multnomah Neighborhood Association, and Southwest Neighborhoods Inc. have all requested that the City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan.

If the Village is designated a Neighborhood Center with a 1/2-mile radius, it will overlap with the boundaries of the two adjacent Town Centers (Hillsdale and West Portland) and the Barbur Boulevard Civic Corridor. The higher-density development within a quarter mile of these designated centers will overlap with Multnomah and leave little room for the existing single family homes as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village and is more in keeping with the semi-rural character of the neighborhood.

The introduction of the Draft 2035 Comprehensive Plan stated that there was more than enough capacity to meet the projected growth without changing any zoning. During dozens of discussions with BPS staff, as we advocated for the Neighborhood Corridor and in opposition to the Neighborhood Center designation, we were assured that Multnomah's single-family zoning would remain unchanged with the proposed Neighborhood Center Designation. Amendment #P45 directly contradicts those assurances. It undermines our trust in city government and in due process. I urge you to reconsider amendment #P45 and to vote against it.

Please add this to the record.

Thank you,

Julie A. Mulley

2758 SW Moss ST

Portland, OR 97219

[Name]

[Address]

**Arevalo, Nora**

---

**From:** Broughal, Justine  
**Sent:** Friday, April 15, 2016 12:00 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Adamsick, Claire  
**Subject:** Testimony: #M33

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Todd Newman  
218 N Baldwin St.  
Portland, OR 97212

Todd called our office on 4/13/16. He opposes the rezoning of Broadmoor Golf Course and favors keeping it open space. He also said that the owners who own the golf course don't live here, and it's important to consider the impact on the citizens who do live here.

Thanks,

Justine Broughal  
Constituent Services Assistant  
Office of Commissioner Amanda Fritz  
[justine.Broughal@portlandoregon.gov](mailto:justine.Broughal@portlandoregon.gov)  
(503) 823-3008

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**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 11:39 AM  
**To:** richgun1@comcast.net  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Rich,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P: 503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** richgun1@comcast.net [mailto:richgun1@comcast.net]  
**Sent:** Friday, April 15, 2016 10:49 AM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Broadmoor Golf Course

Dear Commissioners and Mayor,

I came to the hearing last night but my number to testify was so high I figured I would not fit in the timeline so I am writing this memo to encourage you to not change the zoning at Broadmoor Golf Course. It needs to remain open space to protect the environment. This is a very fragile area that has been neglected for years. The industrial companies bordering the slough have almost destroyed it as far as a wild life area. I know there is some Ezone protection but that alone is not enough, we need to keep Broadmoor as a designated open space area.

The owners of the property should have no expectation to make millions by any rezoning. They have hardly paid any property tax because it has been designated open space and now they want it rezoned so they can make millions at the tax payer and communities expense.

I urge you strongly to leave broadmoor intact as open space.

Thank You

Rich Gunderson  
5717 NE 55th Ave.  
Portland, Oregon 97218  
[richgun1@comcast.net](mailto:richgun1@comcast.net)

## Arevalo, Nora

---

**From:** Hales, Mayor  
**Sent:** Friday, April 15, 2016 11:37 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Council Agenda Item #382 - Written Testimony from Bill McMonagle  
**Attachments:** Bill McMonagle Letter 2016-04-13.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Council Clerk – Testimony  
**Sent:** Friday, April 15, 2016 10:49 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Fritz, Amanda <Amanda.Fritz@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>  
**Cc:** Wiggins, Rachael <Rachael.Wiggins@portlandoregon.gov>; Wadsworth, Jasmine <Jasmine.Wadsworth@portlandoregon.gov>; Quitugua, Betsy <Betsy.Quitugua@portlandoregon.gov>; Brewster, Stacy <Stacy.Brewster@portlandoregon.gov>  
**Subject:** FW: Council Agenda Item #382 - Written Testimony from Bill McMonagle

Karla Moore-Love | Council Clerk  
Office of the City Auditor | City Hall Rm 130  
503.823.4086

---

**From:** Aebi, Andrew  
**Sent:** Friday, April 15, 2016 7:39 AM  
**To:** Council Clerk – Testimony <CCTestimony@portlandoregon.gov>  
**Cc:** Shriver, Katie <Katie.Shriver@portlandoregon.gov>; Bowles, Amy <amy@pte17.org>  
**Subject:** Council Agenda Item #382 - Written Testimony from Bill McMonagle

Karla or Sue,

Please add to the Council record for next week. Thank you.

Andrew

### Andrew Aebi MBA

Local Improvement District Administrator | City of Portland | Bureau of Transportation  
voice 503.823.5648 | fax 503.823.7371  
e-mail: [andrew.aebi@portlandoregon.gov](mailto:andrew.aebi@portlandoregon.gov)  
website: [www.portlandoregon.gov/transportation/article/82647](http://www.portlandoregon.gov/transportation/article/82647)

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12555 SW Hall Boulevard, Tigard, Oregon 97223-6226  
Tel. (503) 639-3453 - Fax (503) 639-1232 - [www.h-mc.com](http://www.h-mc.com)

April 13, 2016

Andrew Aebi  
City of Portland, Local Improvement District Administrator  
1120 SW 5th Avenue, Suite 800  
Portland, Oregon 97204

**RE: Letter of Support for COPPEA Value Capture Program for Local Improvement Districts**

Andrew:

Andrew, thank you for the opportunity to comment on the proposed Resolution to be considered by the Portland City Council next week for the formation of future (LID) local roadway improvement districts. The funding mechanism of increment financing is a very use full tool that allows government to assist the citizens in upgrading the roadway and infrastructure for the betterment of the neighborhood.

As I understand the Resolution the City will be providing financial assistance from the general fund to jump start the LID process in various neighborhoods as interest of the citizens become aware of the LID program that is being considered. Using the increase in assessed valuation as matching funds to reduce the overall direct costs to the citizens is a novel approach to the funding of the LID and you are applauded for coming up with this concept.

As a former member of the City of Tigard, downtown urban renewal district, I was involved for a number of years with the formation of the district and the increment financing for the project. The roadway and other facility improvements are now beginning to take place. Property owners within the district are taking pride in the development and are up grading their private facilities and properties. It is this jump start that gets the pride of ownership moving and the improvements to existing properties as well as new construction add to the assessed value within the district. The sense of being a part of the improvements provide a feel of neighborhood whether downtown or in a residential area the safety, accessibility, and livability of the community draws people outside to interact, using the improved facilities as a meeting place. Getting people to mingle and interact is always a good thing, always.

The roadway and infrastructure systems in the United States are getting older and more expensive to maintain, preserve and expand. The roads are showing significant signs of distress; and transportation funding is not keeping up with the need. For example, the federal gas tax has not increased since 1993. Oregon approved the Jobs and Transportation Act in 2009 which increased the state gas tax, however the gas tax is not sufficient to generate enough revenue to cover street maintenance costs locally or statewide. Cities all over the state are facing a funding gap of more than \$300 million for street maintenance and preservation per a survey conducted by the League of Oregon Cities in 2014. With the movement to increased vehicle fuel mileage and electric vehicles, road maintenance gas tax funding will continue to decrease. It is well past time to create an additional maintenance funding source

Formation of local roadway improvement districts allows the benefitting property owners a mechanism to improve substandard public roadways that ultimately will decrease the long term pavement and vehicle maintenance costs for the citizens. The increase in mobility, comfort, safety, and livability is the goal for all citizens that work, live, and visit the City.

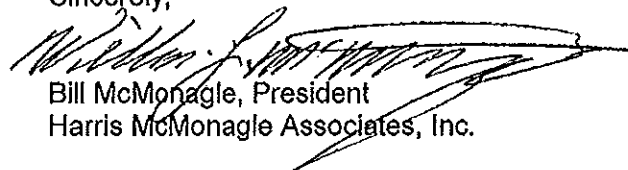
Historically, cities typically reduce the overall cost of local improvement districts by providing matching funds for a portion of the project. Since local improvement districts are formed by the adjacent properties owners at various times of the year, it is very difficult for cities to prepare their yearly budgets that include local matching funds. The use of a portion of the additional revenue created by the increase in property values by the completion of the capital improvements is a very equitable and creative way to generate a stable revenue source to provide the city matching funds to continue a "pipeline" of needed projects.

Over my design career I have been involved with multiple street improvement projects constructed to what is considered to be rural street standards, where the roadways are constructed with no curbs or sidewalks, and have drainage ditches/driveway culverts. Rural street standards should not be considered for projects where the lot sizes are less than 1/2 of an acre in size. The benefits of fully paved roadways that include curbs, sidewalks, storm drainage systems, and street trees, far outweigh the cost savings realized by not constructing the curbs or sidewalks. I would highly encourage that the City consider setting a minimum full improvement standard street section for the proposed projects, if they have not already done so.

Many of the local roadway improvement districts will be projects that improve areas of the City on a block by block basis or smaller. With the smaller projects, an opportunity exists for the City to promote the utilization of emerging small business and minority owned planning, engineering, surveying, and construction companies to complete the work. Small businesses are the engines of our economy and the benefits of the completed projects can be two-fold, an increase in small and minority owned businesses in the City with living wage jobs, and the completion of projects that add benefits to the community.

Andrew, I again I would like to thank you for providing me the opportunity to provide support for the pending Resolution. The local improvement district funding mechanism combined with tax increment financing will create another tool for the city to complete needed roadway improvements that increase the safety and livability of your citizens.

Sincerely,



Bill McMonagle, President  
Harris McMonagle Associates, Inc.

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 11:36 AM  
**To:** mjhh98@hotmail.com  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Wildlife Habitat

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mjhh98,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** mjhh98@hotmail.com [mailto:mjhh98@hotmail.com]  
**Sent:** Friday, April 15, 2016 11:07 AM  
**To:** Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>  
**Subject:** Wildlife Habitat

Please listen to sounds of nature as your guide to livability.

Thankyou

Sent from Outlook Mobile. Yes, it works with Gmail.

**Arevalo, Nora**

---

**From:** Linda Jessell <ljessell@yahoo.com>  
**Sent:** Friday, April 15, 2016 11:36 AM  
**To:** BPS Comprehensive Plan Testimony; Dan Root; John Rush  
**Subject:** comprehensive plan testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to express my deep concerns about the proposed change to the comprehensive plan for zoning of the property at 6141 SW Canyon Ct. We have lived for 46 years only two houses away from this property. When the current owner purchased it and was unable to quickly sell it, he cut a large stand of mature fir trees with the purpose of development. Now he intends to develop 26 condos on the site. This is a neighborhood serviced by two small unimproved streets, 61st Drive, which the 6141 address driveway feeds into, and Canyon Court winding in front of the school on 58th, another narrow, steep street.

A couple of lots west of the 6141 property, a 245 unit apartment complex has just been approved, much to our chagrin. Our area is heavily wooded and semi-rural in nature and we have no nearby bus service, sidewalks or even shoulders on our road. The approval of the apartment complex will completely change the nature of our neighborhood by introducing a huge number of car trips to the two small streets. (Canyon Court is dead-ended on the west side.)

For years, I have walked my dogs on our street though it is narrow and sometimes dangerous with cut-through traffic. It is obvious that I will not be able to continue to enjoy my neighborhood in the same way in the future.

We understand that our city needs affordable housing, but none of the apartments or the proposed condos will meet that standard. It is probable that tenants and owners will own and use multiple cars since there is limited bus service from the lines that stop 1/3 mile away.

We feel that the decision to rezone the 6141 property will severely impact our property values, and add even more to traffic problems, dramatically increasing density in an area without infrastructure to support it. Decisions about land-use planning should be considered and thoughtful, carefully examining neighborhood and traffic issues. Commissioner Novick should respect the decision of the Planning and Sustainability Bureau and rescind his hasty and impulsive rezoning attempt.

Sincerely,

Linda and Todd Jessell  
1651 SW 61st Dr.  
Portland, Or. 97221

**Arevalo, Nora**

---

**From:** Broughal, Justine  
**Sent:** Friday, April 15, 2016 11:34 AM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Adamsick, Claire  
**Subject:** Amendment #M33

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jenna Roberts (6011 SE Gladstone St., Portland, OR 97206) called our office on 4/15/16 in order to testify against the rezoning of Broadmoor Golf Course for industrial use. She said that it should remain open space.

Her phone number is (619) 788-8313

Thanks,

Justine Broughal  
Constituent Services Assistant  
Office of Commissioner Amanda Fritz  
[Justine.Broughal@portlandoregon.gov](mailto:Justine.Broughal@portlandoregon.gov)  
(503) 823-3008

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Keith Dieringer  
7315 SE 152nd Ave  
Port. OR 97236

4/8/2016

RECEIVED  
PLANNING & SUSTAINABILITY

2016 MAY 12 A 8:58

Notice of proposed zoning  
map change.

At BARBARA Welch RD  
State 1D # 152E24BD 1100 &  
152E24BD 2700

Base zone to Proposed  
R10 — R20

Please do your research & stop pushing this thro!

I was told this change was  
not true however according to  
your paperwork this is?

I hold the City of Portland &  
State liable for any decreased  
value of these properties from  
the undertaking with out proper  
community, owners involvement. Asset  
value changed from certified bank  
appraisals for subjected lots.

cc: file

Sincerely,  
[Signature]

**Arevalo, Nora**

---

**From:** Broughal, Justine  
**Sent:** Friday, April 15, 2016 11:24 AM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Adamsick, Claire  
**Subject:** Comp Plan Testimony: Amendment #M33

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Comprehensive Plan Testimony:**

Elise Scott  
No address

She voiced her concern over amendment #M33, saying that there should be "no more shading back room deals." She asked that Commissioner Fritz vote against the amendment.

Ellen Yarnell  
4832 SE 73<sup>rd</sup>, Portland, OR 97206  
She asked that Commissioner Fritz vote against the amendment.

Thanks,

Justine Broughal  
Constituent Services Assistant  
Office of Commissioner Amanda Fritz  
[Justine.Broughal@portlandoregon.gov](mailto:Justine.Broughal@portlandoregon.gov)  
(503) 823-3008

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**Arevalo, Nora**

---

**From:** Council Clerk – Testimony  
**Sent:** Friday, April 15, 2016 10:47 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: protect the 57 acres of valuable wildlife habitat in Broadmoor Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
503.823.4086

**From:** Jeffree White [mailto:jeffreewhite@gmail.com]  
**Sent:** Thursday, April 14, 2016 11:21 PM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>;  
Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales,  
Mayor <mayorcharliehales@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>  
**Subject:** protect the 57 acres of valuable wildlife habitat in Broadmoor Golf Course

I write to express concern to protect the 57 acres of valuable wildlife habitat in Broadmoor Golf Course as Open Space and Natural Area, not convert it to industrial use.

Thank you.

Jeffrey White  
8314 NE Multnomah St.



**Arevalo, Nora**

---

**From:** Council Clerk – Testimony  
**Sent:** Friday, April 15, 2016 10:46 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Protect Broadmoor Golf Course as Open Space

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
503.823.4086

**From:** Tracy Sawyer [mailto:travelintrace@hotmail.com]  
**Sent:** Thursday, April 14, 2016 7:23 PM  
**To:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>  
**Subject:** Protect Broadmoor Golf Course as Open Space

Dear Members of Portland City Council,

I was outraged to learn that the owners of Broadmoor Golf Course want to sell their 57 acres for industrial use.

This goes against it's use and intent as Open Space, and is an important habitat for wildlife, is full of large, old growth trees, and offers crucial open space in the rapidly developing Portland area.

Please DO NOT change the zoning for this important natural area from Open Space to one for industrial use. As a Portland resident, I feel very strongly that this land will be better served maintaining ALL of it as Open Space and a Natural Area.

It is especially alarming that this huge change is requested last minute, without community input. Please keep the interests of the community in mind, and not just the interests of the owners of the golf course, who are just looking to maximize their profits at the expense of wildlife and the community at large.

Thank you,

Tracy Sawyer  
2717 SE 31st Ave  
Portland, OR 97202

**Arevalo, Nora**

---

**From:** Scott Lewis <slewis@composent.com>  
**Sent:** Friday, April 15, 2016 10:46 AM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org  
**Subject:** Data and Development are Indivisible

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commissioners,

I would be proud to live in a city that supports equal and transparent access to information for everyone. We deserve a 21st century Plan rooted in the values of digital equity, and I urge you to stand up for Portland's commitment to inclusion and a transparent governing process.

Please keep the open data proposal for Policy 2.11 intact.

Thank You.

Scott Lewis, Ph.D  
Principal, Composent, Inc.  
503-756-8719

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 10:12 AM  
**To:** Willilah M  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Proposed Amendments for Argay Terrace

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Willilah,

On behalf of Mayor Charlie Hales, thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall. For more information, please visit the Bureau of Planning and Sustainability website at: <https://www.portlandoregon.gov/bps/57352>.

Commissioner Steve Novick wrote a statement about this topic for the Mid-County Memo. For your information, I have included it here:

The City, including staff from the Bureau of Transportation and my office, has worked closely with the Argay Terrace Neighborhood Association and the Castlegate Apartment developer (MonteVista Homes) for nearly two years with the shared goal of ensuring neighborhood livability and safety. Portland is a growing and changing city, and it is important that we have thoughtful and robust conversations about how new developments will complement our neighborhoods with minimal negative impacts to current residents. We love Portland for the place it is and because of the character of its neighborhoods. We're also experiencing a housing crisis as our growing population outpaces the stock of affordable and family housing.

In this regard, the Castlegate Apartments present both an opportunity and a challenge. I appreciate the thoughtfulness and advocacy of the Argay Terrace Neighborhood Association and its Board. The permitting and development process is lengthy, complicated and, at times, frustrating. In this case, technical engineering reports added confusion instead of clarity. As I learned of the complicating factors involved with the Castlegate Apartments, I directed staff to carefully review all aspects of the project and to reconsider the concerns raised by the neighborhood.

While PBOT initially found 148th to be the likely connection for the proposed Castlegate Apartment development, unsafe sight lines ultimately led to the final decision against this connection. A connection to NE 148th Ave from the Castlegate development would not provide enough time or adequate distance for a driver traveling north on 148th to stop to avoid a crash. The approved route along Rose Parkway will help achieve our Vision Zero goal to reduce and prevent traffic fatalities and serious injuries.

While I do agree the sight line issue on 148th will need to be addressed as the Argay neighborhood continues to develop, I am also working to address other transportation priorities in outer east Portland, including crossing

improvements and new sidewalks to make it safer for children walking to school and seniors walking to transit stops.

Addressing our long overdue maintenance needs is also a top priority. Without addressing those needs, our streets will continue to crumble and become increasingly more expensive to fix. I will be proposing a new funding mechanism in 2016 to address PBOT's large funding gap. I hope that after we secure a new funding mechanism, PBOT will be better equipped to address concerns like the sight line issue on 148th.

I look forward to the continued engagement and advocacy of the Argay Terrace Neighborhood Association as we address the transportation safety and maintenance needs specific to the Argay community.

We would also encourage you to contact the developer directly to share your ongoing concerns. You can contact the developer directly at either of the following:

Chet Antonsen  
503-720-8701

MonteVista Homes  
[Chet@mtvistahomes.com](mailto:Chet@mtvistahomes.com)

If you have further questions or concerns regarding this matter please contact Commissioner Steve Novicks office @ 503-823-4682 or [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov).

Thanks again for contacting the Mayor's office.

Sincerely,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Williliah M [mailto:mobuck@gmail.com]  
**Sent:** Friday, April 15, 2016 9:47 AM  
**To:** Commissioner Fritz <[amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)>; Commissioner Saltzman <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>; Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>; Commissioner Fish <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>; Commissioner Novick <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>  
**Subject:** Proposed Amendments for Argay Terrace

We ask that the Commissioners and the Mayor vote to REJECT AMENDMENT S9 and keep the Kmart site at 122nd and Sandy Blvd. mixed employment in the final 2035 Comprehensive Plan; as recommended by the Portland Bureau of Planning and Sustainability.

We ask that the Commissioners and the Mayor vote to REJECT AMENDMENT F72. Keep Mixed Employment to the west half of Rossi and Giusto farm properties fronting NE 122nd Avenue. In addition, re-designate the eastern half of the Rossi and Giusto farm properties and all existing farm property (including the

Garre properties) from R-3 to R-5 single family.

We ask that the Commissioners and the Mayor vote to KEEP AMENDMENT M68 in the 2035 Comprehensive Plan which designates the current site of the Parkrose Post Office for Mixed Employment.

We do not want Argay Terrace Neighborhood to become 63% apartments, we want future development to be entirely in single family home to re-balance the neighborhood and direct Argay Neighborhood back to its original purpose as a family neighborhood. It is time that the remainder of Portland neighborhoods (many with as little as 5% or fewer apartments, i.e. Eastmoreland Neighborhood) take up the slack and do their part.

**Also, stop Castlegate connection to Rose ParkWay.**

The PBOT decided to route traffic from the Castlegate Apartment Home complex through one mile of our neighborhood instead of directly to NE 148th Ave which fronts the project.

PBOT appears to have chosen to route traffic through our neighborhood without any study and in spite of PBOT's own statistics which show the routes likely to be followed are more dangerous than the intersections of NE 148th Place and NE Rose Parkway, directly opposite the apartment site. PBOT's own Traffic Investigation unit studied those two intersections and found both completely safe, even though the line of sight for one of the intersections is 70 feet less than the line of sight measured at the proposed Castlegate entrance. In fact, PBOT Vision Zero statistics show this location more than three times safer than the intersection of NE 147th (Milton -- Fremont) at NE 148th Avenue. **Still, PBOT and city officials refuse to discuss this mistake.**

*Willilah & Gene Mosbrucker  
13212 NE Shaver St.  
503-255-6381  
(residents of Argay Terrace for 41 years)*

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 10:00 AM  
**To:** larry goforth  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Larry,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** larry goforth [mailto:goforth01@yahoo.com]  
**Sent:** Thursday, April 14, 2016 3:07 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Cc:** Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>  
**Subject:** Broadmoor Golf Course

I am writing to let you know my total disapproval of the proposed development of Broadmoore Golf Course. Much of Portland has already been destroyed by gross development and now this. I won't go into the reasons why I am so opposed to this because I know all of you already know it, wildlife - wetlands-migration sites-riparian zones old growth Sequoias etc. this has a lot to do with pure and simple greed, I was born here 66 years ago and it seems as if everyday more of Portland is being hit by the wrecking ball, it's just a shame and all I can do is hope you will decide differently and oppose this.

Respectfully,  
Larry Goforth

**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:59 AM  
**To:** Carol Armstrong-Iovanovici  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Carol Armstrong-Iovanovici [mailto:carolcosmo45@gmail.com]  
**Sent:** Thursday, April 14, 2016 3:07 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Broadmoor

I urge you to keep Broadmore golf course an open space/green space for wildlife and Nature. With all of the infill housing, and associated demolition in NE Portland we are losing trees and natural habitat daily.

Sneaking a change of zoning through without adequate public hearings is not cool.

I frequently kayak through this area and am amazed at the wildlife. I have noticed a correlation between the amount of wildlife and green space along the slough. Certain heavily industrial areas, such as cornfoot road near the airport, are much more polluted, and therefore have less mammals and bird life present.

For our future as a "green city" let's preserve this wonderful and rare space.

Carol Armstrong-Iovanovici

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:57 AM  
**To:** deanna settlemier  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor golf course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Deanna,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** deanna settlemier [mailto:[deesettlemier@icloud.com](mailto:deesettlemier@icloud.com)]  
**Sent:** Thursday, April 14, 2016 6:00 PM  
**To:** Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
**Subject:** Broadmoor golf course

I oppose the destruction of the wildlife habitat at the Broadmoor golf course for industrial use. Portland is known for it's green space and should keep that spirit alive and well.

Sent from my iPad



**Arevalo, Nora**

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**From:** Tim Kieltyka <thkieltyka@gmail.com>  
**Sent:** Friday, April 15, 2016 9:54 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** NO on M35

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Hales,

I would like to elaborate on my testimony from last night concerning amendment #M35 of the Comprehensive Plan.

**Points Against the Comprehensive Plan Amendment #35. (See below images one and two)**

Reduced air space, sunlight, and quality of life as a result of the area having four story buildings bordering single family homes. Many of which tend extensive gardens thus adding support to the nearby Johnson Creek Watershed.

Sherrett Street in particular is already a narrow street, and if the proposed change to R1 (Image one in blue below) is passed, the possibility exists that the two parking lots for the retirement home could be developed logging the streets further, regardless of what else is built.

This proposal would alter the look and feel of the area by removing as many as twelve single family dwellings, many of which are nearly 100 years old. (see image one and two below)

The parking and access to Sellwood Middle School and field would be impacted by the added car traffic, especially during sports seasons.

There exists today many vacant and under used properties along SE 17<sup>th</sup> (see image two below) that could be developed under the current zoning.

There exists today a four story building (Retirement Home) that protrudes west into the residential area of Sherrett and Clatsop.

There are already several larger apartment building under construction in the surrounding areas (i.e. 1685 SE Umatilla) that will increase density and traffic along 17<sup>th</sup> in the near future.

IMAGE ONE (West of SE 17th)





Sincerely,  
Tim Kieltyka and Bridget O'Connor  
1633 SE Sherrett St. (Fifteen year property owners)  
Portland 97202

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:44 AM  
**To:** Eric Crum  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Opposed to Proposed Amendment M-33 to Portland's 2035 Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Eric,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Eric Crum [mailto:eric@tomollaconsulting.com]  
**Sent:** Thursday, April 14, 2016 4:36 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Opposed to Proposed Amendment M-33 to Portland's 2035 Plan

Dear Mayor Hales:

As a current resident, home-owner, and also small business owner within the City of Portland, I am writing to personally voice my concern over, and objection to amendment M-33 proposed by you and Commissioners Novick and Saltzman, to Portland's 2035 Plan.

I am gravely disappointed by the lack of transparency and public involvement in the decision to move forward with proposing the M-33 amendment. This amendment has been added very late in the overall process of the 2035 Plan, without adequate public oversight and scrutiny. It is becoming apparent that the representatives of this City, and those of whom I voted for, are being driven more by narrow financial interests rather than the City's overall ecological well-being.

I emphatically implore you NOT TO PASS proposed amendment M-33!

The additional 57-acres targeted for the rezoning from Open Space to Prime Industrial Land of the Broadmoor Golf Course has already been ranked by the city as a "high value" natural resource in their natural resources inventory and, in addition, the City has promised to protect and restore this area - see 2012 land purchase. Why the sudden change in philosophy and direction?

I ask you to please use your better judgement and protect those limited ecologically significant natural resources that the City still contains within it's boundaries. Please DO NOT PASS the proposed amendment M-33.

With deep concern and respect,

Eric T. Crum

--  
Eric T. Crum  
*Principal*  
Tomolla Consulting  
[eric@tomollaconsulting.com](mailto:eric@tomollaconsulting.com)  
(616) 550-9649  
[www.tomollaconsulting.com](http://www.tomollaconsulting.com)

## **Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:43 AM  
**To:** Dawn Smallman  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: comment on amendment to make zoning change at Broadmore Golf Course

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Dawn,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Dawn Smallman [mailto:dawnsmallman@gmail.com]  
**Sent:** Thursday, April 14, 2016 4:36 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>  
**Subject:** comment on amendment to make zoning change at Broadmore Golf Course

Dear Mayor Hales and Commissioners Novick, Fritz, Saltzman and Fish,

I'm writing you to please request that you withdraw and/or vote down the amendment to the Portland Comprehensive Plan that would re-zone 57 acres at the Broadmore Golf Course, changing it from open space with an environmental overlay to industrial-use zoning.

Our City already has plenty of industrial-zoned land available for lease. Our rivers are in serious of need of cleanup from the years of pollution and degradation that is a result of too much industry placed adjacent them.

This land is important wildlife habitat, as all riparian areas are. The highest value of parcels of land like this one, are their value as open, green space that supports wildlife, mature trees, clean air and biodiversity. Its time

that our City learns this lesson and ceases making new proposals to pave over nature in favor of private industry and private landowners' profits.

Please withdraw or defeat this misguided amendment.

Sincerely,  
Dawn Smallman  
1148 SE 50th Ave.  
Portland, OR 97215

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:42 AM  
**To:** fraser  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Broadmoor eviseration

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear John,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** fraser [mailto:[fraser8090@comcast.net](mailto:fraser8090@comcast.net)]  
**Sent:** Thursday, April 14, 2016 5:22 PM  
**To:** Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
**Subject:** Broadmoor eviseration

Dear Mr. Mayor:

I've lived in northeast Portland most of my life. I've played Broadmoor for about 50 years. My best friends ashes are behind the fourth green. I've been a member of the Men's Club for about 15 years.

The Kreigers are friends of mine. That said I am very disappointed in your proposal to rezone the golf course from open space to industrial.

You say the change will create jobs. I'm trying to see your logic. You vote against bringing the natural gas operation that would have created many jobs on land already designated industrial. Then you vote against expanding industrial land on Hayden Island. Land that no one can get to, particularly wildlife. So which is it jobs or wild places?

I've seen coyotes, deer, hawks, eagles, there's even a beaver dam.

The course is part of a wildlife corridor.

I've voted for every Metro proposal to protect open spaces.



Now one that is right in our city, used by thousands could become concrete. It is a unique riparian zone inside our city. If this is supposed to be one of your legacy items, it's misplaced. You will be remember for many years in northeast Portland and it won't be fondly.

John Fraser

fraser8090@comcast.net

Alice P. Blatt  
15231 NE Holladay  
Portland, OR 97230

To: Portland City Council members

I am offering comments regarding the Comprehensive Plan proposed amendments #M33 (Broadmoor Golf Course) and #M34 (Riverside Golf Course) which have only recently become part of this several years' process. I urge withdrawal of these amendments for these reasons:

We have been informed that a March 2016 Revised Draft Economic Opportunities Analysis memo indicates there are sufficient industrial lands to meet State land use goals. The Broadmoor property is better suited as open space and habitat and doesn't offer significant enough job potential to justify infrastructure investment.

For more than 25 years many NE Portland residents have joined in attempting to balance the industrial "Sanctuary" zoning needs of our Columbia River floodplain with its environmental wildlife corridor function between the Columbia Gorge and the Willamette/Columbia confluence. Wildlife corridors depend for their survival on connectivity and sufficient breadth – ours is barely adequate – fragmenting valuable locations threatens their survival.

The Broadmoor 57 acres, 38 of which are E-zoned, are crucially located on the long north riparian slope of the main slough, and have been recognized as one of the most important wildlife complexes along the 18 mile slough course. Their multitudes of mature trees provide not only valuable habitat but air and water quality functions, countering our generally diminishing tree canopy. This site is surrounded by additionally valuable wetlands, the survival of which could be precarious, with loss of their core. Western Painted Turtles and a variety of at-risk bird species occupy this site.

Protection of all the most valuable environmental locations in the floodplain is important for a multitude of reasons – we hear frequently from residents, as well as locally-employed individuals, of the sheer pleasure and pacifying influence of associating with these natural areas and their flora and fauna. To the great credit of the Columbia Slough Watershed Council, the Regatta, Explorando, and the vast number of wonderfully innovative educational experiences for all age levels is beyond estimation of value.

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:35 AM  
**To:** Toni Smith  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE: Protect Broadmoor Wildlife Habitat

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Toni,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Toni Smith [mailto:Toni.Smith@happylucky.com]  
**Sent:** Thursday, April 14, 2016 6:54 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Protect Broadmoor Wildlife Habitat

I am writing to encourage you to consider the future of Portland by taking action to protect the Broadmoor Wildlife Habitat.

The plan to convert 57 acres of valuable wildlife habitat at Broadmoor Golf Course in NE Portland to industrial use is short sighted and removes a valuable green space. The land is currently zoned as Open Space, meaning it is intended to preserve and enhance public and private natural, park and recreational values, but the owner wants to sell the land, and has asked that the City upzone this acreage so that he can sell it to industrial developers and reap a huge profit.

As you are aware:

- The majority of the site is within a designated environmental overlay, an area the city recognizes has "highly significant resources and functional values."
- The site is bordered on three sides by waterways and wetlands including the Columbia Slough, the Calkin Marsh Wetlands, and a Port of Portland environmental mitigation site. This parcel contains more than a full mile of riparian habitat! Destroying

this site will not only eliminate important habitat. It will leave the surrounding habitat isolated and fragmented, cutting the heart out of one of the most important wildlife complexes on the slough.

- The site is full of massive trees including many large giant sequoias like the ones that the community fought to save in SE Portland.
- 11 at-risk bird species and the state listed sensitive Western Painted Turtles have been identified in this habitat complex.
- The entire site ranks as "high value" on the regional natural resources inventory.

My belief is that this amendment is about greed—the owners of Broadmoor already stood to make millions of dollars in profit based on a prior proposal by the City to upzone significant acreage at the front of the golf course along Columbia Blvd for industrial use. The original proposal was bad—this new proposal makes it much, much worse. Adding these additional 57 acres of valuable wildlife habitat will add millions more to the owners' profit, but at the expense of wildlife, habitat, and Open Space. This amendment undermines the public process. The conversion of the 57 acres to industrial use was never proposed during the multi-year comprehensive plan public process. In fact, it was proposed to be permanently protected as Open Space and natural area every step of the way and was only shifted to industrial use at the very end of the process at the behest of the landowner.

I appeal to your conscious and assumed shared opinion that Portland is losing its charm and beauty quickly and without forethought.

With respect,

Toni Lee Smith  
615 SE Main Street  
Portland OR 97214

## Arevalo, Nora

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:32 AM  
**To:** Daphne Kropf  
**Cc:** BPS Comprehensive Plan Testimony  
**Subject:** RE:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Daphne,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20th 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

-----Original Message-----

**From:** Daphne Kropf [mailto:[daphnekropf@gmail.com](mailto:daphnekropf@gmail.com)]  
**Sent:** Thursday, April 14, 2016 8:26 PM  
**To:** Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>  
**Subject:**

Do not change the zoning, or destroy the natural habitat or do you not believe in climate change.

Please do not sell out before you leave office.

Daphne Kropf  
Sent from my iPad

## Arevalo, Nora

---

**From:** Washington, Mustafa  
**Sent:** Friday, April 15, 2016 9:15 AM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** jay.elaine@gmail.com  
**Subject:** FW: Jay Hoover - TSP 40116 - Live testimony from 4/14 Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Jay Hoover,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Wednesday April 20<sup>th</sup> 2pm-5pm at City Hall.

For more information, please visit the Bureau of Planning and Sustainability website at:  
<https://www.portlandoregon.gov/bps/57352>

Thanks again,

Mustafa Washington  
Constituent Services Specialist  
Office of Mayor Charlie Hales  
P:503-823-4120  
[mustafa.washington@portlandoregon.gov](mailto:mustafa.washington@portlandoregon.gov)  
[www.portlandoregon.gov/mayor](http://www.portlandoregon.gov/mayor)  
<https://www.portlandoregon.gov/toolkit/>

**From:** Jay Hoover/Elaine Martin [mailto:jay.elaine@gmail.com]  
**Sent:** Friday, April 15, 2016 8:53 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>  
**Cc:** Transportation System Plan <TSP@portlandoregon.gov>  
**Subject:** Jay Hoover - TSP 40116 - Live testimony from 4/14 Hearing

Citizen Testimony - Live testimony presented on Thursday, April 14<sup>th</sup>, 6:00 to 9:00 pm,

Jay Hoover  
2533 NE 9th Ave.  
Portland OR 97212  
Testifying on behalf of a group of residents of 8 and 9th Ave.

I am here on behalf a group from 8th and 9th Ave to express concern about a prospective project - TSP ID 40116 - NE 7th/9th Ave Bikeway . The idea is to provide a Greenway for bicycles to get from Northeast Portland to parts south.

Bike routes are important and everyone supports them but creating a safe bike route is not the driving energy behind this cause. Instead this is a traffic problem in search of a project.

Inadequate funds exist to maintain streets or calm traffic. . The only way to get help on transportation issues is to glom onto a project. The Bike part allows high dudgeon if any oppose.

Ironically, there is much to agree on among the neighbors.

- Many of us commute by bike so a safe route is important.
- Traffic on 7 Ave goes too fast and the volume of traffic on 7th should be discouraged by slowing it down.
- There needs to be a way for children to cross 7th safely
- The roundabouts on 7th should be case studies in failed traffic engineering.

These are solvable traffic problems and the residents of 7th Ave. have looked to their government for a solution but Making 7th Ave Safe By Calming Traffic is not a project. It has no ring to it. The staffer to coordinate traffic calming did not even exist. The NW Greenway project was adopted as a cause when it was realized the only relief they will get is this project.

Why am I opposed ?

Blocking traffic on 7th Ave with diverters - instead of calming - will divert thousands of cars onto even narrower neighborhood streets. To meet the greenway design goal of 1000 cars a day means that at least 4000 cars are going to go somewhere..

Why not design relief for 7th Ave without diverters that spill cars into the neighborhood streets?

MLK is supposed to be the answer but no local person going south or north wants to use it, It is not a local street. The only path north is 15th Ave. which is already "3-lights-to-cross-Fremont " overcrowded. As density dramatically increases why cut another north-south route?

I acknowledge that those supporting the 7th Ave route have organized early and they have a legitimate need. Many neighbors less directly affected are just now learning about the plan to block 7th and many, like I do, will oppose shutting down a street and diverting thousands of cars through the neighborhood.

**Arevalo, Nora**

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**From:** karenlynj <karenlynj@gmail.com>  
**Sent:** Friday, April 15, 2016 6:57 AM  
**To:** BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish  
**Subject:** Comprehensive Plan Testimony  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Planning Commission,

We are strongly in favor of Amendment M74 changing the zoning to R7 for Eastmoreland.

The demolition of livable homes by developers whose sole mission is profit is reprehensible.

More importantly, in light of the Panama Papers saga, we fail to understand why your decision making is not more transparent. Are you above a recognized process in a viable democracy?

Sincerely,

Bob Baughman and Karen Johannes  
320 SE Glenwood St.  
Portland, OR 97202

Sent from my Galaxy Tab® S2



Received

APR 15 2016

Jackie Johnson  
28 NE Monroe St.  
Portland, OR 97212

April 12, 2016

To whom it may concern,

I own two properties in the Eliot neighborhood that are currently zoned R2 with a proposal to down-zone to R2 .5. They are side by side, at 28 NE Monroe and 32 NE Monroe, in the Eliot neighborhood. I grew up in the neighborhood and have lived in my home in Eliot for 22 years.

Based on conversations that I've had with city, county, and neighborhood committee representatives, and my review of measure 50, it appears that this zone change could trigger a reassessment of my properties, which could result in a substantial property tax increase - even though I haven't made any changes to the property.

This would present a hardship to me and many of my neighbors. I have penciled out my budget with a tax increase and realize I cannot maintain these two houses if the property taxes rise more than the 3% that measure-50 outlines as a max per year.

I do not want to leave my home or my community or lose my income from my rental. I get a very small income from Social Security, which covers health insurance premiums, co-payments, and miscellaneous health issues. If the property taxes increase, I will have to sell my houses, lose my renters, lose my art studio space, and store years of paintings, or destroy them, and rid myself of most of my belongings.

My main income is from my tenants and an occasional sale of a painting. I'm now limited on rent increases because of new landlord tenant laws. Unlike many landlords, I did not displace my tenants, or hike their rent before the law went into effect. I believe that was morally wrong and bad for the city.

I have community here, the hospital is two blocks away, and there are other resources that I can walk to. I have a wonderful life that took me years to develop. I have planned for my old age in the best way that I could and I worry I will become isolated somewhere - this is not the best situation for people of my age. I have had a lot of medical surgeries and not in the best of health, but I have lived well here and I don't ask for much. I don't think asking to stay in one's home and retain a good quality of life is too much to ask. I am sure this isn't the only request you've heard.

I was told by the Eliot neighborhood association that a tax increase could not happen, yet no one at the city or county have been able to guarantee that this won't happen. The only advice I received from the city was that I could sell a house or do a reverse mortgage, etc. I was shocked to hear these suggestions.

Last night at the Eliot land-use committee, they voted to write a letter to withdraw neighborhood support for the zone change if the county could not guarantee that a tax increase will not be triggered. They now realize, based on the turnout at the meeting, that a tax increase would present too much hardship and displacement of homeowners and tenants in the neighborhood.

I was told by a city rep several months ago that I had a good case to opt out of the zone change since my houses are adjacent to a higher density zone near Williams Ave. But after talking to BPS, it sounds like this is not an option. I would, however, like to opt out.

I grew up in North/Northeast Portland and I know the history of displacement in this neighborhood. It looks to me like this could happen again. 22 years ago, I bought my current house in the Eliot neighborhood because I wanted to live in a neighborhood that was integrated with an assortment of people and classes. I believe that that makes the richest neighborhoods.

Please obtain an official letter from the county that reassures the neighborhood that property taxes will not increase as a result of this zone change. If that is not possible, please consider leaving the zone as is or allow me to opt out.

Thank you for your consideration to this important matter.

Jackie Johnson

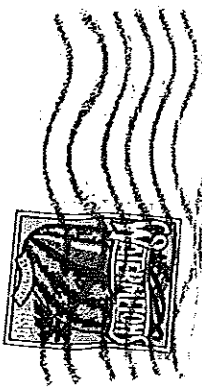


Cc: Multnomah County Assessor's office  
City of Portland (Office of sustainability, City Council, City Commissioners)

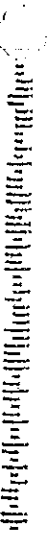
JACQUE JENKINSON  
28 AVE MONROE ST  
PORTLAND, OR 97212

CITY OF PORTLAND - CITY HALL  
ATTN: MAYOR CHARLIE HALE  
1221 SW 4TH AVE  
PORTLAND, OREGON 97204

PORTLAND OR 97204  
13 APR 2016 PM 2 1



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Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Evelyn Bishop	4/15/2016	East	Argay	13932 N.E. Beech Street	97230	Portland	I ask that the Commissioners & the Mayor vote to reject Amendment S9 & keep the Kmart site at 122nd & Sandy Blvd. Mixed Employment in the final 2035 Comprehensive Plan; as recommended by the Portland Bureau of Planning & Sustainability.	1N2E23BC 1100
Evelyn Bishop	4/15/2016	East	Argay	13932 N.E. Beech Street	97230	Portland	null	1N2E23BC 1100
Evelyn Bishop	4/15/2016	East	Argay	13932 N.E. Beech Street	97230	Portland	As an Argay Terrace resident, I ask that the Commissioners & Mayor vote to reject Amendment S9 & keep the Kmart site at 122nd & Sandy Blvd. Mixed Employment in the final 2035 Comprehensive Plan; as recommended by the Portland Bureau of Planning & Sustainability.	1N2E23BC 1100

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Darlene Curran	4/15/2016	East	Argay	3510 NE 134th Ave	97230	Portland	<p>Greetings:</p> <p>There are some proposed amendments to the 2035 Comprehensive Plan that will negatively impact my neighborhood. I moved to Parkrose Heights in 1965 and graduated from Parkrose High School in 1969. I now live in Argay Terrace and have been at my current address for 13 years.</p> <p>The amendments at issue are Amendment S9 concerning the Kmart property at Northeast 122nd Avenue and Sandy Boulevard and Amendment F72 concerning the Rossi and Giusto farm properties fronting Northeast 122nd Avenue near Shaver St. As Portland continues to grow and our inner city neighborhoods continue to gentrify, it is well known that neighborhoods like mine east of 82nd Avenue are carrying the housing burden of folks forced out of the inner city by ever escalating rent and housing costs.</p> <p>Argay Terrace is a unique neighborhood developed in the 1960s featuring large lots and meandering streets that are very appealing to families. It is important to me and to my neighbors to maintain the flavor and family friendly neighborhood we chose when we purchased homes in Argay Terrace.</p> <p>The proposed amendments noted above have the potential of adding hundreds of new apartments to the Argay Terrace neighborhood. Our neighborhood is currently 56 percent single family homes to 44 percent apartments...a much higher apartment rate than most other Portland neighborhoods. Added apartments as proposed by this amendment have the potential to swing that ratio to 37 percent single family homes and 63 percent apartments.</p> <p>These proposed amendments also have the potential to over burden Parkrose schools. You may be aware that the superintendent of the Parkrose School District is in favor of these amendments, however, many of us who live in Argay Terrace (she does not) are concerned she may simply be looking at the added dollars more students will bring to the district without considering how those students will be impacted by overcrowding.</p> <p>With these very important considerations in mind, I ask that the Commissioners and the Mayor vote to reject Amendment S9 and keep the Kmart site at Northeast 122nd Avenue and Sandy Boulevard Mixed Employment in the final 2035 Comprehensive Plan as recommend by the Portland Bureau of Planning and Sustainability.</p>	1N2E23BC 1100

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Jordan Antonelli	4/15/2016	Southeast	Sellwood-Moreland	5732 SE 21st Ave	97202	Portland	<p>I strongly oppose the designation of the northwest part of the Westmoreland Neighborhood (or any part, for that matter) as High Density. Previous actions to allow large, multi-unit dwellings without dedicated off street parking is already having a negative effect on the livability of this area. Continuing to add to the pressure with more of the same will have a pronounced negative effect on our quality of life, not to mention our property values. Voting yes on this proposal is a vote changer for me. I will not be voting for people who continue to make bad decisions for the people in a neighborhood in favor of some misguided idea of marginal improvements for potential residents. Please note also that the last decision that was made regarding transportation in this neighborhood resulted in a REDUCTION in mass transit availability in this area. I now have to walk 6 blocks plus to get to a bus stop to take me downtown, for example. Ask the downtown establishments I used to patronize how much they've appreciated that.</p> <p>Leave our neighborhood alone.</p> <p>Sincerely, Jordan Antonelli - 19 year Westmoreland Resident</p>	1S1E14DB 13500

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Mary Elizabeth Luthy	4/17/2016	Southeast	Sellwood-Moreland	5814 SE 20th ave	97202	portland	<p>4-16-16  M. Elizabeth Luthy  5814 SE 20th Ave.  Portland, OR 97202</p> <p>Dear Mayor Hales and Commissioners,  I am writing to you about the proposed changes to the zoning density of EASTMORELAND Westmoreland. I think most people agree that we need affordable housing. If higher density with the associated noise, congestion, crime, and transiency issues are to be a shared burden then why is Westmoreland being disproportionately being asked to carry the load and not Eastmoreland?  Crime has shot up in Westmoreland because of the homeless in Oaks Bottom public park. Bus access has decreased. Increased density is being proposed for Westmoreland because of the Orange line, but the Orange line bisects EASTMORELAND and Westmoreland. Where is the proposal for High Density housing in the Mayor's neighborhood? If Portland needs more affordable housing then affluent neighborhoods need to share the burden. (While you are at it, site some of the city homeless shelters there as well. The mayor's office is always mentioning their compassion for the homeless. Have them be neighbors with the mayor; use the golf course.)  Westmoreland is already shouldering its share of the city's problems. I am against the proposed zoning density increase and the aspirational planning that will put the cars of apartment dwellers on my narrow street. It would damage the quality of life in our neighborhood for decades to come.  Thank you for considering this matter.  Sincerely,  M.Elizabeth Luthy</p>	1S1E14CA 4400
Doug Klotz	4/17/2016	Southeast	Mt. Tabor	1908 SE 35th Pl	97214	Portland	<p>It is unclear if this amendment covers the properties on the east side of 50th that abut 50th. It makes sense to keep the properties that abut 50th as Mixed Use-Urban Center. At this intersection, the main stem of traffic turns south, and the lot at the SE corner of 50th/Hawthorne sort of "caps" the end of the commercial strip. The mapping of this amendment seems to show this to be the case. However, the description of Amendment F-61 describes all properties east of 50th. I would say that F-61 should include only the properties East of the properties that abut SE 50th.</p>	1S2E06CA 6200

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Westin Glass	4/18/2016	Northeast	Sunderland	3147 NE Holland Ct	97211	Portland	<p>My partner, my neighbors, and I strongly oppose the redesignation of this section of Broadmoor golf course as "Industrial Sanctuary," (a very Orwellian term). Not only will this destroy valuable and rare habitat for wildlife, contradicting the City of Portland's own previously stated goals for this area, it will also lower our property values as neighbors to this golf course. It seems Mayor Hales is determined to ruin the property values of all the residents of our neighborhood (NE Holland Ct), perhaps thereby to drive out the residents and make way for more polluting, gray industrial wasteland.</p> <p>This adds further injury to our neighborhood beyond the addition of the Prime Industrial overlay, which opens up the opportunity for industrial uses to take over residential sites on our street and ruin the neighborhood.</p> <p>For the sake of the wildlife and the humans who live nearby, STOP this redesignation of Broadmoor!</p>	1N1E12D 100
Westin Glass	4/18/2016	Northeast	Sunderland	3147 NE Holland Ct	97211	Portland	<p>My partner, my neighbors, and I strongly oppose the redesignation of this section of Broadmoor golf course as "Industrial Sanctuary," (a very Orwellian term). Not only will this destroy valuable and rare habitat for wildlife, contradicting the City of Portland's own previously stated goals for this area, it will also lower our property values as neighbors to this golf course. It seems Mayor Hales is determined to ruin the property values of all the residents of our neighborhood (NE Holland Ct), perhaps thereby to drive out the residents and make way for more polluting, gray industrial wasteland.</p> <p>This adds further injury to our neighborhood beyond the addition of the Prime Industrial overlay, which opens up the opportunity for industrial uses to take over residential sites on our street and ruin the neighborhood.</p> <p>For the sake of the wildlife and the humans who live nearby, STOP this redesignation of Broadmoor!</p>	1N1E12D 100
Emily Doumerc	4/18/2016	East	Argay	13839 NE Beech St.	97230	Portland	<p>Please do not ruin our neighborhood by changing zoning laws to allow for another 1000+ apartments to be built in this area. We need buildings that will foster community. Like a grocery store that has organic fresh vegetables, coffee shops, a library, a civic center, local businesses. Our school are already overcrowded and underfunded. We have already seen a significant increase of low income apartment homes in this neighborhood, please support our community to thrive.</p>	1N2E23CB 9900



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Ted Snider	4/18/2016	Northeast	Sunderland	4649 NE Simpson	97218	Portland	Say what??! I know the Mayor is not running for re-election, but the rest of you...if you vote for this we are gonna stick your nose in it. Talk about lack of public process, everything up to this point has designated this as open space in the Comp Plan. The front section along Columbia is the concession. This 57 acre section is the line we will fight for. Commissioner Sponsored Amendment prepare for battle!	1N1E12D 100
Heather Hehn	4/19/2016	Southeast	Eastmoreland	5920 SE 23rd Ave	97202	Portland	I OPPOSE HIGH DENSITY IN N. WESTMORLAND. I love my neighborhood the way it is!!!! That is why I bought my house here 15 years ago! Remember who votes for you!!!!!!!!!!!!!!!!!!!!	1S1E24BA 14300
Beth Hehn	4/19/2016	Southeast	Eastmoreland	5920 SE 23rd Ave.	97202	Portland	I OPPOSE HIGH DENSITY IN N. WESTMORLAND. I love my neighborhood the way it is!!!! That is why I bought my house here 15 years ago! Remember who votes for you!!!!!!!!!!!!!!!!!!!!	1S1E24BA 14300
Kay Newell	4/19/2016	Northeast	Boise	3901 N Mississippi Ave	97227	Portland	Regards Proposed Comprehensive CM2 Mixed use from Existing R1 plan on N Fremont between N Ivy and N Gantenbein Ave to Haight Ave petitioned By Mr. Alem Gebrehiwot. because he came to this country 30 years ago with nothing, worked hard,, bought property, started businesses, and hired people from the community. He supported community programs; examples, donating land for a community garden, providing low cost use of his buildings for nonprofits. The community has voted to support most of the developers who came to the community to build the high rise buildings on Vancouver, Williams and Mississippi Ave. Will you please vote to allow Mr. Alem Gebrehiwot, a long time Boise neighbor, business man, a first time developer, who is also a minority, do what all the big deep pocket developers are doing in our neighborhood. Very few developers have offered us affordable housing. Please vote to allow him to change the zone from R1 to CM2. I keep hearing support for supporting local long time community members. This offer of development supports many of the unrealized community goals and promises. Let's stop talking and deliver.	1N1E27BA 200

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Kay Newell	4/19/2016	Northeast	Boise	3901 N Mississippi Ave	97227	Portland	<p>Walk the talk! Vote to support Mr. Alem Gebrehiwot 's request. because he came to this country 30 years ago with nothing, worked hard,, bought property, started businesses, and hired people from the community. He supported community programs; examples, donating land for a community garden, providing low cost use of his buildings for nonprofits.</p> <p>The community has voted to support most of the developers who came to the community to build the high rise buildings on Vancouver, Williams and Mississippi Ave.</p> <p>Will you please vote to allow Mr. Alem Gebrehiwot, a long time Boise neighbor, business man, a first time developer, who is also a minority, do what all the big deep pocket developers are doing in our neighborhood. Very few developers have offered us affordable housing. Please vote to allow him to change the zone from R1 to CM2. I keep hearing support for supporting local long time community members. This offer of development supports many of the unrealized community goals and promises. Let's stop talking and deliver.</p>	1N1E27BA 200

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