

Date: 4/11/2016

To: City Council Clerk, 1221 SW 4th Avenue, Room 130, Portland
From: Shelley Baker-Gard, & Leonard Gard 1647 SE Sherrett St., Portland, Or. 97202

Purpose: Written Testimony opposing Comprehensive Plan Amendment #M35; Primary focus is Sherrett St.

Amendment Details: Change: Add Multi-Dwelling 1,000 and Mixed Use - Neighborhood to several parcels.
Location: SE 17th and Sherrett (at 1735, 1663, 1653, 1626, 1624 & 1623 SE Sherrett), SE 17th and Nehalem
(Multiple Tax lots).

BPS Service Considerations: 17th is expected to be over capacity in 2035 in this area at PM peak. Mitigating factor is proximity to Milwaukie LRT – Tacoma stop, and Springwater Corridor trail.

Brummell Enterprises is headquartered in Alaska and through this proposed amendment is seeking to maximize their profits at great costs to the livability of the residents in this area and in the Sellwood –Moreland area in general. Because our family has lived on Sherrett street for over 30 years, the following arguments to oppose the adoption of M#35 focus on the 17th and Sherrett street area homes. However, many other neighbors have some of the very same concerns for the 17th and Nehalem, Clatsop and Spokane streets' proposed zoning changes.

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 17th and Tacoma. A new apartment development is also planned one block east of 17th and Tacoma, and several others northwest of 17th and Sherrett St.

Per the 2015 Bureau of Transportation SW study on parking concerns with CM1 housing developments, 88% of residents of these type buildings own 1 or more cars. More residents are and will be driving on 17th street to work, and for routine errands. The "mitigating factor" for increased traffic and parking suggested by the BPS staff is light rail and biking. However, the Sherrett st. area is not within an easy walk to the LRT Tacoma stop – it is about 1 mile away. 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 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 (I personally bike year round on this trail know from experience it is not easy, and not always possible or safe). 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 bike commuters who *maybe* will bike all year round to work (weekend biking drops nearly in half).

Existing CM1 zoning on 17th street properties owned by Brummell Enterprise in this area already allows them to expand their "opportunities" and 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 on Sherrett St. (picture #5)

In addition to the above issues, the following BPS & Comprehensive plan policies and goals do not support the change in zoning for properties located on SE Sherrett St. between 17th and 16th (see *Italics* for reasoning) :

Policy 4.11 Access to light and air. Provide for public access to light and air by managing and shaping the height and mass of buildings while accommodating urban scale development.

Policy 4.12 Privacy and solar access. Encourage building and site designs that consider privacy and solar access for residents and neighbors while accommodating urban-scale development. PAGE GP4-6

These non-corridor facing zone changes would greatly restrict light for existing home owners, renters, and retirement home residents – 4 story CM1 or R1 buildings would block the sun and leave us in dense shade, loom over residents and

reduce privacy. The retired residents of the large retirement home on 17th between Sherrett & Clatsop have a very small area away from traffic (the 1674 SE Sherrett lot) to hold outdoor events, enjoy a slice of sun, and garden in their raised beds. It also serves as parking for their staff. Brummell Enterprise's requested zone change would enable them to remove this area and build another 4 story structure which would greatly reduce the quality of life for these seniors. The potential structure would also further encroach on the privacy and light of the home owners at the adjacent lot (see picture #1) and across the street.

Policy 4.18 and Policy 5.38: Compact single-family options. Encourage development and preservation of small resource-efficient and affordable single-family homes in all areas of the city. PAGE GP4-7

Goal 5.B: Equitable access to housing

Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults

Policy 5.14 Gentrification/displacement risk. Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

Goal 5.A: Housing diversity

Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

Policy 4.81 Growing food. Increase opportunities to grow food for personal consumption, donation, sales, and educational purposes.

A zoning change would enable the destruction of several small sustainable rental homes that because they are small have garden areas that help reduce the cost of food for their residents. Affordable rental homes with garden areas are becoming scarce and this reduces equality in livability, diversity, and leads to gentrification. There is a 2 year wait for a community garden spot, which makes these types of homes even more important to retain. And even if they had to be torn down in the future, these lots currently have an R2.5 or R2 designation which would make them suitable for "Middle Housing".

The retirement center residents at 17th & Sherrett also would not be able to have enough sun to grow food if their open area at 1674 is removed for 4 story additions.

Additionally, several existing homes owned by long term residents have high producing gardens (we produce \$200-\$400 per year of organic fruit and vegetables). At our home on 1647 SE Sherrett, we have also set up a Seed Share Station – I collect organic seed from my garden for the sole purpose of sharing them freely with neighbors for food production; other neighbors donate seeds they cannot use to share. For several years this has been a popular place to meet neighbors and talk "garden". The lack of sun due to additional 4 story buildings in front of our home (South sun) and directly next and back of our home (East sun) would make it impossible to produce food and seeds. (see Pictures #2).

Policy 4.67 Design with nature. Encourage design and site development practices that enhance, and avoid the degradation of, watershed health and ecosystem services and that incorporate trees and vegetation.

Policy 4.71 Hazards to wildlife. Encourage building, lighting, site, and infrastructure design and practices that provide safe fish and wildlife passage, and reduce or mitigate hazards to birds, bats, and other wildlife.

By limiting the sunlight, the many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. Solar access 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);. Our garden would be severely impacted. It contains plants established for over 30 years including a native Service Berry tree that feeds hundreds of birds. This garden is a designated National Wildlife Federation Backyard Habitat. Residents on Sherrett St. have already suffered the loss of sunlight and reduction of livability when the Brummell company built the 4 story retirement home on the South side of 17th&Sherrett St. It would be devastating to

further decrease our ability to enjoy our homes, gardens, and the wildlife that we have encouraged to share it. (see Pictures #3)

Policy 4.45 Historic and cultural resource protection. Protect and encourage the restoration of historic buildings, places, and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

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. (see Picture #4)

Zoning chap 10: #14. Mixed Use — Neighborhood

This designation promotes mixed-use development in neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a storefront character...

33339

Per their written testimony to the Bureau of Planning, Brummell Enterprises, intends to create a "south gateway node into Portland" on 17th& SE Sherrett St. However, Sherrett St. is a very narrow street and it is highly inappropriate to suggest it would be a suitable corridor of any sort. 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. Also the city recently designated the intersection of 13th& Tacoma as a historic node – this is a far more appropriate gateway location to the South side of the Sellwood neighborhood. No "gateway" is needed at the 17th& Sherrett intersection. That intersection is already part of the mixed-use neighborhood corridor running along SE 17th. To the west, Sherrett dead-ends at the Willamette River. To the east, it ends at 23rd; traffic has to turn north to reach McLoughlin Blvd. 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 historic lower density residential areas to maximize their profit margin.

Narrow Sherrett Street



Sincerely,

Shelley Baker-Gard

Leonard Gard

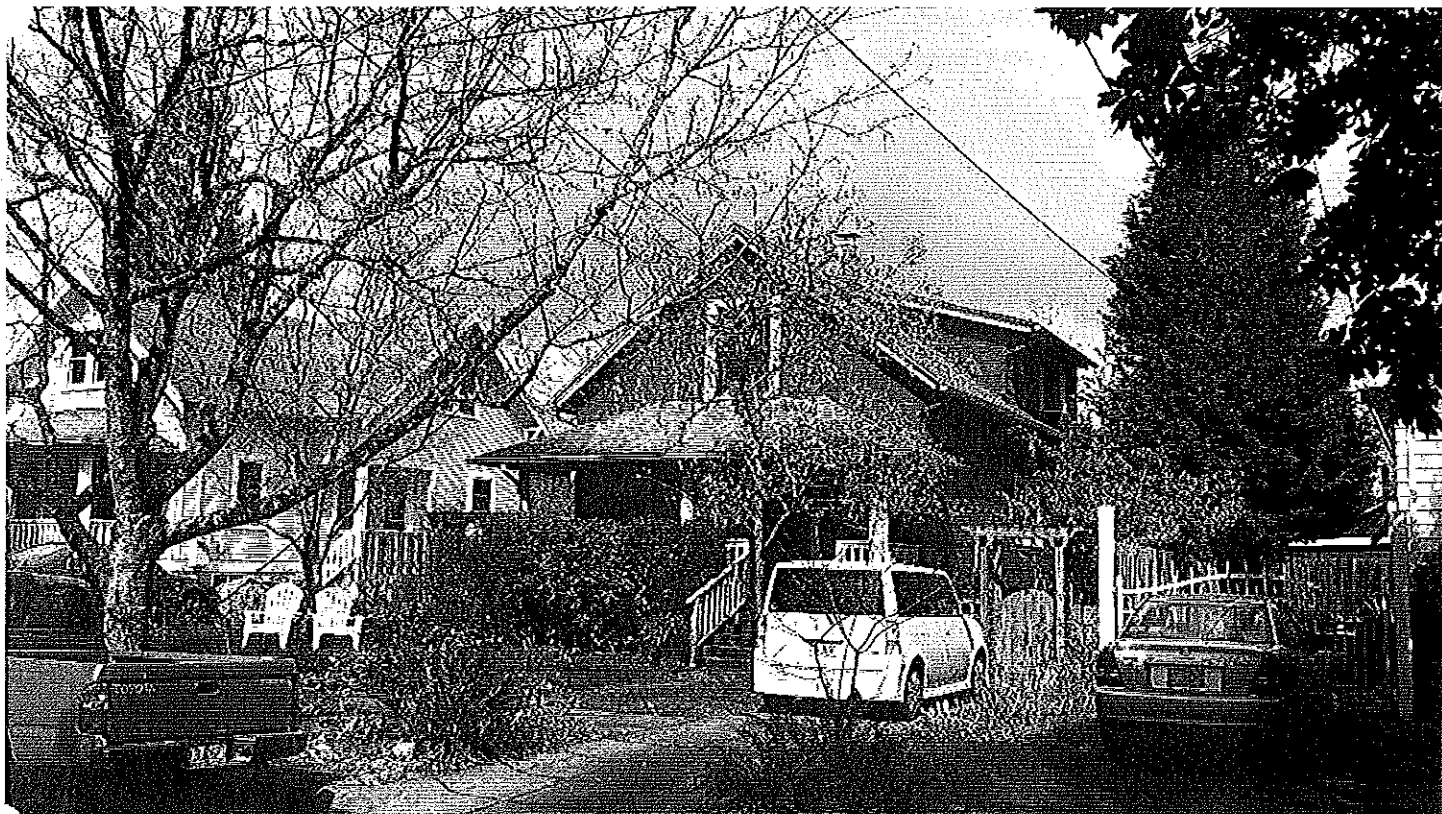
Pictures #3

South sunlight 1t 1647 SE Sherrett directly across from 1674 SE Sherrett request to CM1 & RD1 – a 4 story structure would eliminate or greatly reduce the sunlight.



Pictures #2

South Sun & Seed station



Pictures# 3 cont'd

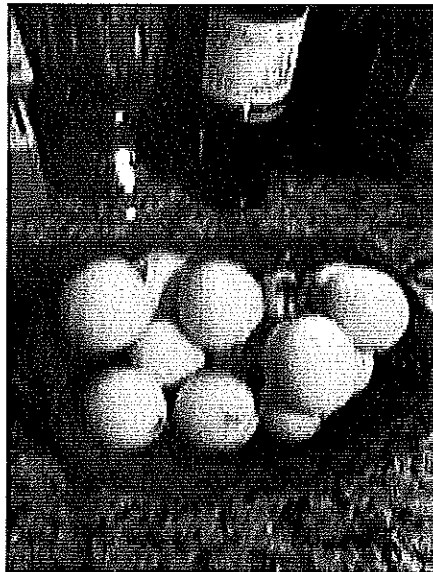
East Sun on Aspen and Service Berry trees



Picture # 2

Food Production- Raspberries, blueberries, grapes, lemons, Goji (not pictured are various vegetables: kale, chard, tomatoes etc.)

Parsley, lettuce, squash - \$200-\$400 in savings per year)



Picture 1

1674 lot/ Retirement Center “backyard” space and sunlight could be removed with zone change



Existing historical houses in the middle of the block occupied by long term renters – removal results in lack of diverse housing & gentrification



Picture 5

Existing CM1 zoning on 17th 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 17th corridor.

17th & Sherrett CM1 Brummell warehouse



17th & Sherrett st –whole block on 17th is CM1 currently – no need to expand to side streets



Arevalo, Nora

From: Emily Chenoweth <emilychenoweth@gmail.com>
Sent: Monday, April 11, 2016 10:33 PM
To: Commissioner Fish; Commissioner Novick; Commissioner Saltzman; Commissioner Fritz; Hales, Mayor; Council Clerk – Testimony
Subject: Save the wildlife habitat at Broadmoor golf course

To Whom it May Concern:

I'm writing to express my great dismay at the prospect of the Broadmoor Open Space's possible "upzoning," which would convert precious wild space into industrial use. We're already razing lovely, affordable houses to build McMansions and luxury condos, thereby kicking out lower- and middle-income families and changing, forever, the human population of Portland. Do we really want to kick out all the wildlife too?

Please protect Broadmoor Golf Course as an Open Space and Natural Area, and just say no to "upzoning."

Sincerely,
Emily Chenoweth
SE Portland

Arevalo, Nora

From: Jay Monk <jmonk2011@gmail.com>
Sent: Monday, April 11, 2016 10:19 PM
To: Commissioner Fish; Commissioner Novick; Commissioner Saltzman; Commissioner Fritz; Hales, Mayor; Council Clerk – Testimony
Subject: please preserve wildlife habitat

To the offices of Mayor Hales and the Commissioners of Portland,
I am writing to share my concerns with you over the proposed development to convert Broadmoor golf course wildlife habitat into industrial zoned use. I believe that this use of the land would be irresponsible and inconsistent with our role as stewards of the land.

The area in question is bordered by multiple other wildlife habitat zones and this particular acreage is integral in maintaining the integrity of this delicate region. This land provides over a mile of riparian habitat, which offers important protected space to waterfowl and other species living in the area. In addition, there are multiple Giant Sequoia trees there which provide a valuable resource to the birds and other creatures which live there.

Finally, as a resident of Portland I personally place a lot of spiritual and ethical value on preserving the open habitat spaces we have remaining. We can't sell out this habitat to developments which would destroy the biological diversity which is already present there. As I stated above, I believe that we have an ethical obligation to act as good stewards of this land, and you as elected representatives have an important responsibility in carrying out that stewardship. Thanks for your time,

Jason Monk

Arevalo, Nora

From: Jacqueline Mull <jaci.mull@gmail.com>
Sent: Monday, April 11, 2016 9:32 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: Completed

To Whom It May Concern,

As I understand it, the city's planning bureau decided to reject our neighborhood's request to zone Eastmoreland as an "R7" neighborhood.

I also understand that an amendment has been proposed to the comprehensive plan which would grant our request.

As a resident of Eastmoreland, I strongly support the "R7" zoning. I know the city is in desperate need of more housing, but zoning Eastmoreland as "R5" does little to accomplish that goal while at the same time potentially destroying one of the treasures of our city.

The following likely has little impact on the current zoning amendment, but I, myself, live just on the edge of Eastmoreland - between 36th and 39th streets. I don't know if one part of a neighborhood can be zoned differently from another part - but I would gladly agree to live in a higher density swath of neighborhood to protect the charming historic homes and trees between 27th and 36th. That part of the neighborhood is one of the gems of Portland and I think responsible city planning should find ways to protect areas like the heart of Eastmoreland that we as Portlanders take such pride in.

Thank you for your consideration, and please support our request for "R7" zoning.

Sincerely,

Jacqueline Mull
3669 SE Lexington St

Arevalo, Nora

From: David Olsav <davidolsav@yahoo.com>
Sent: Monday, April 11, 2016 9:29 PM
To: BPS Comprehensive Plan Testimony
Cc: Arlene Williams
Subject: Comprehensive Plan Testimony SE Henry St

Follow Up Flag: Follow up
Flag Status: Completed

Re: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already mixed zoning with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an

approved turnaround (OFC 503.2.5 & D103.1).” This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

Sincerely,

David B Olsav
5433 SE Henry Street
Portland OR 97206
davidolsav@yahoo.com

Arevalo, Nora

From: Leanne Bennett <lhopper@gmail.com>
Sent: Monday, April 11, 2016 9:16 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in support of Amendment M74, to change the zoning of Eastmoreland to an R7 zone, which is equivalent to the old R5 zone. The architectural history and tree canopy of the Eastmoreland neighborhood is of great value to Portland as a whole, and especially to the SE.

Please vote to support Amendment M74 to protect one of the jewels of Portland!

Thanks,
Leanne Bennett
7404 SE Reed College Pl
Portland, OR 97202

Arevalo, Nora

From: Kevin Bennett <kb@kbmax.com>
Sent: Monday, April 11, 2016 9:12 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in support of Amendment M74, to change the zoning of Eastmoreland to an R7 zone, which is equivalent to the old R5 zone. The architectural history and tree canopy of the Eastmoreland neighborhood is of great value to Portland as a whole, and especially to the SE.

Please vote to support Amendment M74 to protect one of the jewels of Portland!

Thanks,
Kevin Bennett
7404 SE Reed College Pl
Portland, OR 97202

Arevalo, Nora

From: rushworden@comcast.net
Sent: Monday, April 11, 2016 9:10 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am writing today to oppose the approval of amendment #35-Brummell Enterprises request of a zone change.

This proposal would not bring a vibrant node for the Sellwood neighborhood. The Sellwood neighborhood is an old section of Portland and these changes will only destroy the livability in the Sellwood district. The streets are narrow, there is currently little parking on the streets and any changes, as indicated in this proposal will destroy the livability of our community.

This proposal amounts to nothing more than greed on the part of Brummell Enterprises. It is their intention to build more multiunit dwellings in a small residential neighborhood. Brummell Enterprises has no care of the Sellwood neighborhood or its residents. There only care is to destroy an older area of the city with distinct housing for profit.

Gail J. Worden
1814 SE Harney St.
Portland, OR 97202

Arevalo, Nora

From: ppink137@comcast.net
Sent: Monday, April 11, 2016 8:37 PM
To: BPS Comprehensive Plan Testimony
Subject: Please reject amendment F72

Follow Up Flag: Follow up
Flag Status: Completed

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 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.

Mr. and Mrs. Edd Humburg
14522 NE Rose Parkway
Portland, OR 98230

Arevalo, Nora

From: Jenny <jpritchard98@yahoo.com>
Sent: Monday, April 11, 2016 8:27 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Novick, Steve
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Mayor and Commissioners,

I am writing in **support** of Mayor Hales proposed **Amendment M74** to the proposed comprehensive plan. I believe the proposed amendment is the only viable option to support the livability of our neighborhood and maintain our forest canopy. I implore you to support Amendment M74.

Thank you,

Jenny Seilo

3619 SE Lexington Street

Portland, OR 97202

(Oregon native, Portland resident since 2001, Eastmoreland resident since 2013)

Arevalo, Nora

From: Eileen Pettycrew <pettycrew@hevanet.com>
Sent: Monday, April 11, 2016 7:34 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Bureau:

We are in support of Mayor Hales' proposed amendment, Amendment M74, to grant the Eastmoreland neighborhood's request to zone Eastmoreland as an R7 neighborhood.

Please document our support of Amendment M74, which is vitally important to the livability of our neighborhood, maintaining the tree canopy, and our investment in our homes.

No more treeless McMansion lots in Eastmoreland!

Thank you.

Sincerely,

James C. and Eileen M. Pettycrew
7519 SE 31st Ave
Portland, OR 97202

Arevalo, Nora

From: Nicole Anderson <nkanders@gmail.com>
Sent: Monday, April 11, 2016 7:11 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

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.

Nicole Anderson

Arevalo, Nora

From: Martha Dibblee <dibblee@hevanet.com>
Sent: Monday, April 11, 2016 7:00 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

To Portland City Council:

I write in urgent support of Amendment M74 to the Comprehensive Plan, which would rezone Eastmoreland as an "R7" neighborhood to preserve Eastmoreland's character and livability.

I urge the city's planning bureau to grant our zoning request in Amendment M74, proposed by Mayor Hales.

Martha Dibblee
Eastmoreland resident 50 yrs

Arevalo, Nora

From: Heidi Levy <levy.heidi@gmail.com>
Sent: Monday, April 11, 2016 6:56 PM
To: Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I write in support of Amendment M74.

The zoning change will maintain existing lot sizes in Eastmoreland, the lot sizes, in fact, that were established by the original developers and builders of this historic neighborhood. As I understand, studies by the city and neighborhood experts show that this will have minimal impact on density.

Further, it will help to preserve older, more affordable homes of greater architectural value. It will also help to prevent the clear-cutting of trees that so beautifully contribute to Portland's desirable urban canopy, trees cut down on lots where current houses are demolished to make way for over-sized speculatively-built houses.

My family ~ all Portland voters ~ feel that truth in zoning is imperative for fostering the kind of transparency necessary for our government to truly serve the people in every corner of our city.

I ask for your support of livability, architectural heritage, and urban canopy by voting for this amendment.

Very sincerely yours,
Heidi Nickerson Levy

--
Heidi Nickerson Levy
7306 SE 28th Avenue
Portland, OR 97202

503.774.8998 landline
503.490.5665 cell

Arevalo, Nora

From: Robbi Brewer <rmbrewer@comcast.net>
Sent: Monday, April 11, 2016 6:45 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

This testimony is in relation to proposed changes to the Comprehensive Plan Map that would affect our property at 7334 SE 34th Avenue, as communicated in your notice dated March 18, 2016.

We support the recommended change in Comprehensive Plan designation from Residential 5,000 to Single-Dwelling 7,000.

In conveying this to you, we also ask the City Council to take note that, while it is a positive step, we believe the proposal does little or nothing to address our strongest objection to current land-use regulation in Portland: the ongoing demolition of older housing stock. We ask that you give a much higher priority to addressing this issue and saving the character of this and other neighborhoods.

Thank you.

Robbi M. Brewer
Jeff Brewer
7334 SE 34th Ave.
Portland, OR 97202

Arevalo, Nora

From: Evan Palmer <evjpalmer@gmail.com>
Sent: Monday, April 11, 2016 6:42 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

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.

Evan Palmer

.651 NE Wasco St.

Portland, OR

Arevalo, Nora

From: vanessa renwick <qualitypie@gmail.com>
Sent: Monday, April 11, 2016 6:36 PM
To: Council Clerk – Testimony; Commissioner Fritz; Commissioner Saltzman; Commissioner Novick; Commissioner Fish; Hales, Mayor
Subject: The last three paragraphs ESPECIALLY - concerning the broadmoor

<http://mobile.nytimes.com/2016/03/13/opinion/sunday/the-global-solution-to-extinction.html>

Unless we wish to pauperize the natural world drastically and permanently, believing that later generations will be smart enough to find a way to bring equilibrium to the land, seas and air, then we, the current inheritors of this beautiful world, must take more serious action to preserve the rest of life.

There is only one rational way to accomplish this goal, and that is to bring the extinction rate back to the level that existed before the worldwide expansion of human populations. The disappearance of natural habitat is the primary cause of biological diversity loss at every level — ecosystems, species and genes, all of them. Only by the preservation of much more natural habitat than previously envisioned can extinction be brought close to a sustainable level.

The only way to save upward of 90 percent of the rest of life is to vastly increase the area of refuges, from their current 15 percent of the land and 3 percent of the sea to half of the land and half of the sea. That amount, as I and others have shown, can be put together from large and small fragments around the world to remain relatively natural, without removing people living there or changing property rights. This method has been tested on a much smaller scale at the national and state park levels within the United States.

This step toward sustained coexistence with the rest of life is partly a practical challenge and partly a moral decision. It can be done, and to great and universal benefit, if we wish it so.

Vanessa Renwick
Oregon Department of Kick Ass

Arevalo, Nora

From: aurelia . <aurelia.moran@gmail.com>
Sent: Monday, April 11, 2016 6:20 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

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.

-Aurelia Moran

3007 NE 57th

Portland, OR 97213

Arevalo, Nora

From: Kari Goin <karigoin@gmail.com>
Sent: Monday, April 11, 2016 6:19 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Re: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

Also, this is my portland address:

8267 SW Pointer Way
Portland, OR
97225

On Mon, Apr 11, 2016 at 6:17 PM, Kari Goin <karigoin@gmail.com> wrote:

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

-Kari Goin

Arevalo, Nora

From: Jeanette Hardiman <jeanette.f.hardiman@gmail.com>
Sent: Monday, April 11, 2016 6:17 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

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: tiffany devine <tiffany.devine@icloud.com>
Sent: Monday, April 11, 2016 6:17 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: [User Approved] Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

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.

Tiffany Devine
3325 SE Main st
Portland or 97214

Arevalo, Nora

From: Marlene Gillis <marlene.gillis@gmail.com>
Sent: Monday, April 11, 2016 5:53 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Re-sending with full mailing address.

I ask that the Commissioners and the Mayor vote to reject Amendment S9 and keep the Kmart site at 122nd and Sandy Blvd, as "Mixed Employment" in the final 2035 Comprehensive Plan, as recommended by the Portland Bureau of Planning and Sustainability.

I ask that the Commissioners and the Mayor vote to reject Amendment F72, and keep the "Mixed Employment" zoning 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.

As a long-term resident of the outer east side, I have been paying a disproportionate amount of taxes relative to other areas of town, and getting no representation at the Metro level. Revising the zoning to further increase the density of the neighborhood goes against everything the city has promised for the outer east side communities, and I personally will not support it. Once again, it represents an unfair burden of growth on a neighborhood that has already taken on more than it's fair share of high density / low income housing.

Marlene Gillis,
3708 NE 136th Pl
Portland, OR 97230

Arevalo, Nora

From: Benjamin Popp <noiseonfilm@gmail.com>
Sent: Monday, April 11, 2016 5:32 PM
To: Commissioner Fish; Commissioner Novick; Commissioner Saltzman; Commissioner Fritz; Hales, Mayor; Council Clerk – Testimony
Subject: STOP the destruction of the wildlife habitat at Broadmoor golf course

Dear Mayor and Commissioners,

Upon hearing of this NEW destruction to our wonderful city I felt immediately compelled to write you a letter strongly urging you AGAINST letting developers come in and pave over this wildlife habitat which lives within our city.

I have begun to feel that your duty is to destroy this wonderful city and all of the fantastic elements of it and its culture so that developers might profit while simply abandoning the communities afterwards they have come in and destroyed.

In a time when our air is being challenged due to toxins from some companies, you now are seeking to destroy a green space that is healthy not only for the city, but for other species living there?!

After seeing you let a park get demolished,(St. Francis Park) I must now only assume that you all are hell bent on taking out all of our green spaces and the rest of this city's soul.

I STRONGLY URGE YOU to NOT let this habitat be destroyed for profit and greed.

Sincerely Yours,
Ben Popp

Arevalo, Nora

From: Edna Zappa <ednazappa@yahoo.com>
Sent: Monday, April 11, 2016 5:29 PM
To: BPS Comprehensive Plan Testimony
Cc: ednazappa@yahoo.com
Subject: Bill M74

Follow Up Flag: Follow up
Flag Status: Completed

It is going to be good for all of the Portland area in passing this bill. This Eastmoreland community is a family friendly and people friendly place to walk thru, bicycle thru, drive thru and to live in. There are schools, playground, and garden areas in Eastmoreland that locals come to in order to enjoy a simple, energy boost on any given day. So you see what can be preserved for all in preserving not just the architecture but all of the area's history and livability standards.

Please pass Bill M74 and continue to support all pertinent decision making for neighborhoods' healthy livability.

Sincerely,

Edna Zappa

3628 SE Ogden St.

Arevalo, Nora

From: Moore-Love, Karla
Sent: Monday, April 11, 2016 5:12 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: Lewis and Clark College Proposed Amendment to Campus Institutional Zone Plan

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Maryellen Read [mailto:maryellenread@gmail.com]
Sent: Monday, April 11, 2016 4:07 PM
To: Alexandra Clarke <clarkealexandra@ymail.com>
Cc: 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>; Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>
Subject: Re: Lewis and Clark College Proposed Amendment to Campus Institutional Zone Plan

Maryellen's letter below.

RE: Opposition to Amendment #S16 to the Comprehensive Plan

Dear

Please record this as a letter in opposition to Commissioner Saltzman's **Eleventh Hour Stealth Amendment #S16** to the Campus Institutional Zoning Designation of the Portland Comprehensive Plan.

Amendment #S16 proposes to rezone the Lewis and Clark College-owned properties at Lower Boones Ferry Road and SW Terwilliger. #S16 is vigorously and adamantly opposed by Collins View Neighborhood Association, SWNI, and residents of Collins View, as stated in previous letters to the City Council. Portland's Bureau of Planning and Sustainability (BPS) does not support the amendment, noting that "These properties are not within the College Master Plan boundary."

I bring to your attention that Amendment #S16 is rife with errors and misattributions. One of the cited addresses does not exist at all. "Related testimony (for or against) [from] Lewis and Clark" is not included anywhere in the entire document. "Related testimony... [from] Collins View NA" is a document relating to an entirely different matter [River View Natural Area].

The inclusion of these misstatements is either intentional or incompetent. If City council votes on the erroneous text of a document, does the ruling apply to the misstated address? Or does the ruling apply to a "corrected" version, which is therefore a new document, voted on without any citizen opportunity to review?

The amendment's last minute insertion is an affront to the months long work of John Cole's Campus Institutional Zoning Project and to those who crafted the Comprehensive Plan. The last minute stealthy insertion of #S16 into a long list of amendments reframes as just theater all the public and city's efforts at crafting the Zoning Project and Comprehensive Plan. It violates the entire civic public process. It marginalizes and makes a mockery of neighborhood involvement.

Commissioner Saltzman, what are your reasons for proposing amendment #S16?

Please vote against Amendment #S16.

Signed,

Maryellen Read

Collins View resident

On Mon, Apr 11, 2016 at 3:29 PM, Alexandra Clarke <clarkealexandra@ymail.com> wrote:

Dear Mayor Hales, City Council Members and City Clerk:

I am writing to oppose the Lewis and Clark College proposed amendment to add student housing dorms on the property located at the west side of the S.W. Boones Ferry and Terwilliger intersection to the Lewis & Clark's campus institutional zone plan. The institutional zone plan for Lewis and Clark 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 of the arguments against inclusion. Those reasons continue to exist today. The only change from 2009 is that there is an even greater influx of traffic flowing up from Lake Oswego through the already failed intersection design at Terwilliger and Boones Ferry. As a matter of fact, the traffic flowing from that intersection through the Boones Ferry shortcut past my house to S.W. Taylors Ferry to avoid the Terwilliger intersection is extremely dangerous due to cars driving at excessive speeds and tailgating. This short, final section of S.W. Boones Ferry is historically an access street for residents and their guests only. It

was not designed for the volume and speed of traffic it is experiencing now. To put any development on college property at the top of Maplecrest Dr. and along Boones Ferry will literally be putting lives in danger.

I find it interesting that 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. As a matter of fact, a representative of Lewis & Clark fully participated in work related to the campus institutional zone where the boundary change to include these properties was considered. At that time, there was no objection raised about not including them. The college let the opportunity pass to bring these properties into the discussion again.

As a fifth generation Oregonian and a citizen of Portland for all of my life, I 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.

Respectfully,

Alexandra Clarke, MAFM

Arevalo, Nora

From: Moore-Love, Karla
Sent: Monday, April 11, 2016 5:11 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: Lewis and Clark College Proposed Amendment to Campus Institutional Zone Plan

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Alexandra Clarke [mailto:clarkealexandra@ymail.com]
Sent: Monday, April 11, 2016 3:29 PM
To: 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>; Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>
Subject: Lewis and Clark College Proposed Amendment to Campus Institutional Zone Plan

Dear Mayor Hales, City Council Members and City Clerk:

I am writing to oppose the Lewis and Clark College proposed amendment to add student housing dorms on the property located at the west side of the S.W. Boones Ferry and Terwilliger intersection to the Lewis & Clark's campus institutional zone plan. The institutional zone plan for Lewis and Clark 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 of the arguments against inclusion. Those reasons continue to exist today. The only change from 2009 is that there is an even greater influx of traffic flowing up from Lake Oswego through the already failed intersection design at Terwilliger and Boones Ferry. As a matter of fact, the traffic flowing from that intersection through the Boones Ferry shortcut past my house to S.W. Taylors Ferry to avoid the Terwilliger intersection is extremely dangerous due to cars driving at excessive speeds and tailgating. This short, final section of S.W. Boones Ferry is historically an access street for residents and their guests only. It was not designed for the volume and speed of traffic it is experiencing now. To put any development on college property at the top of Maplecrest Dr. and along Boones Ferry will literally be putting lives in danger.

I find it interesting that 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. As a matter of fact, a representative of Lewis & Clark fully participated in work related to the campus institutional zone where the boundary change to include these properties was considered. At that time, there was no objection raised

about not including them. The college let the opportunity pass to bring these properties into the discussion again.

As a fifth generation Oregonian and a citizen of Portland for all of my life, I 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.

Respectfully,

Alexandra Clarke, MAFM

Arevalo, Nora

From: Ken Moholt-Siebert <kmsarchitect@gmail.com>
Sent: Monday, April 11, 2016 4:56 PM
To: BPS Comprehensive Plan Testimony
Cc: Deborah Parker; Peter Sergienko
Subject: Comprehensive Plan Testimony
Attachments: IMG_20160411_163940318.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Comprehensive Plan Testimony

33 N. Fargo Street, 1N1E27AB 11500 RX to RH; 77 NE Cook Street, 1N1E27AA 8600 R2 to R2.5; 32E/N Cook Street, 1N1E27AB 11000, RX to RH; 3217 N. Williams Avenue, 1N1E27AB 11200.

I am reaching out to you regarding the proposed zone changes to my client's property.

I started working in the neighborhood in the very early 1990's, at Portland Community Design. I've seen a lot of change in the neighborhood, but I am very much a newcomer.

Unlike me, my client grew up in the neighborhood, which in those days was a vibrant African-American neighborhood, with black-owned businesses lining Williams Street. It was a vibrant neighborhood despite the deep racism of the time and a pattern of discrimination against blacks that was manifest in the insidious form of red-lining, such that no bank-financing was possible. And it was manifest in the eminent domain granted to Emmanuel Hospital, across the street, which bulldozed much of the neighborhood, and to the freeway ramps of the Fremont bridge. Her mother owned and operated the Tropicana Restaurant, which was fixture of the neighborhood for many decades.

Over the years, nearly all the buildings except my client's (A house on Fargo and the Tropicana on Williams) were torn down on the block. Some years ago, CX zoning was applied to the location, but little happened. Adjacent property owners attempted to bully my client into selling her property, on unfavorable terms, but she held firm. Vandals came along and damaged the property, and she had costs associated with that. Adjacent property owners dumped toxic materials on her property, which she had to remove at her cost.

About nine years ago, my client asked my assistance with her house, which is on a 50-foot wide lot on Fargo. She wanted simply to restore the house, but the costs were high, and the value of a house was not high enough to make that very feasible. On top of that, the adjacent properties were vacant, and had been for many years. The zoning of CX that the City had applied to the block required certain minimum densities that made development on her property difficult, if not prohibitive. Nine units minimum were required on her house-sized lot.

It was not feasible to consider an elevatored building at that time. The cost of an elevator and space requirements of two stairs and a corridor, would make the floor plate grossly inefficient in terms of net rentable area. And the vacant lots on both sides presented a great deal of uncertainty that added significant risk to any real estate investment by my client.

At some cost to my client, we developed a design for four units and went through a land use process, specifically, a design review with modification of the minimum density. However, my client wanted to save her house and we spent a couple years looking at moving the house. She even bought a property about a block away, only to find that the move would be impractical, due to street trees along the route.

By this time, the economy was heading into deep recession.

In the last couple years, dramatic changes have happened in the vicinity. New Seasons has been built on the block to the north, and a 206 apartment building. And on my client's block, to the west, a new 104 apartment building towers over her house, and on the east, a new 50 unit building will start construction next month, built right up to the property line. And across the street to the south, a new building with 100 units is in the works.

As these buildings have been constructed, the outside developers have been less than considerate. The restaurant had its sewer line cut. The development to the west dug up half my client's property without permission and put a trespassing drainline across it. Additionally, they parked their construction shack immediately in front of the house and then blocked access to the house.

So my client, who has owned her property long before all these developers moved in, finds herself surrounded quite literally, and has suffered many an indignity along the way.

The surrounding development utilizes the full potential of the CX zoning, specifically,

No need for side setbacks

Full 4:1 FAR

Full height at the street-facing property line

Now the City wants to downzone my client's property, after letting all these outside developers max out the surrounding property. The proposed RH zone will limit the height of her building to 25 feet at the front, forcing her building to step back into the deep shadow of the adjacent buildings. The zoning will require her to provide big setbacks, up to 14 feet on both sides, even when the adjacent property is built to the side property line to a height of six or more stories. (Imagine 14 feet subtracted on both sides of a 50-foot parcel!) The proposed zoning will mean that my client will only be able to build half the FAR of her neighbors. This means that after my client has been shaded out by her neighbors, she will be required to provide light and air for them in perpetuity. It also means that the value of her property will be reduced by half.

What is the rationale for this downzoning? I quote:

>

> > *Proposed Residential designation will ease the transition in scale between new buildings and adjacent residential development*

This rationale assumes that on one side of a gradient, there is massive development, and on the other, low-rise residential. But the reality is anything but that. We have massive development on one side of my client's property, and massive development on the other. There is no gradient.

A basic principle of equity suggests that my client should have the same development rights as the properties on both sides. To downzone her property, after letting outside developers crowd her out on both sides, is a grave injustice. It is an injustice that echoes a deeply flawed historical pattern that denied access to capital to residents for many decades thereby reducing or eliminating the possibility of building capital ravaged the fabric of the neighborhood with eminent domain

applied radical upzoning with a very high bar in the form of minimum density that made development by the the existing owners, who had been denied access to capital all this time, virtually impossible. for various reasons, saw dramatic gentrification that drove most of the existing population out, allowed massive development quite literally to surround my client's property and under the current proposal, would deny my client, who was there first, the development rights granted to the outside developers surrounding her, and would reduce the development potential of my client's property by half, and the value by a similar amount, force my client's development to step back into the shadow created by the buildings already built by the outside developers and require my client to provide large side setbacks to benefit neighbors who provide zero and finally, do so for a rationale that is simply does not apply. I urge you to reconsider this proposed zone change on this block. Perhaps it makes sense elsewhere, but it is simply wrong in this instance, and profoundly unjust.

Yours sincerely,

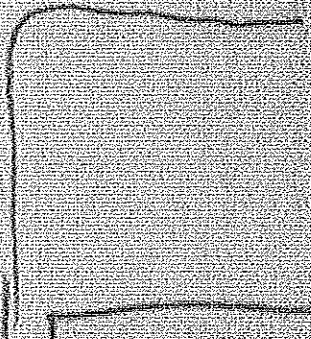
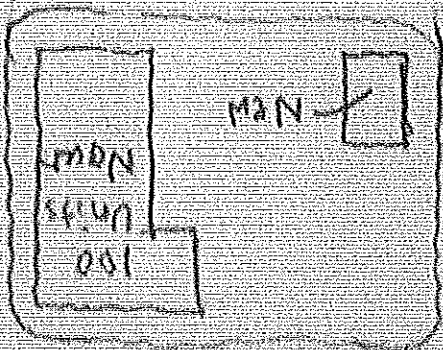
Ken Moholt-Siebert

--

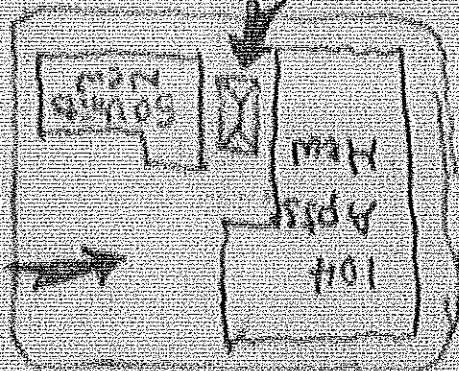
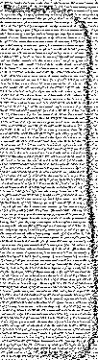
*Kenneth Moholt-Siebert, Architect * PO Box 4690 Santa Rosa, California 95402 * (707) 542-3099 * kenms@teleport.com*



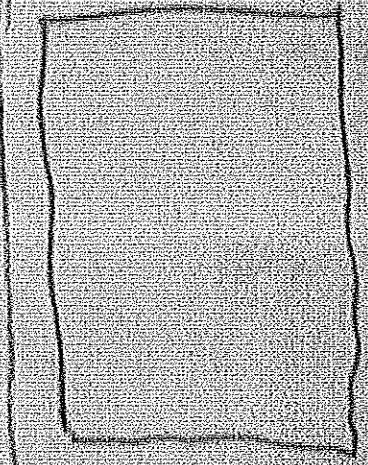
Moride



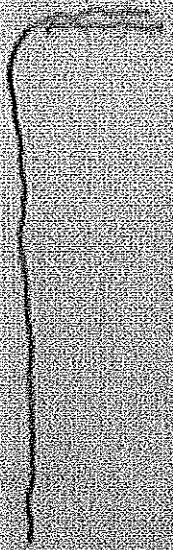
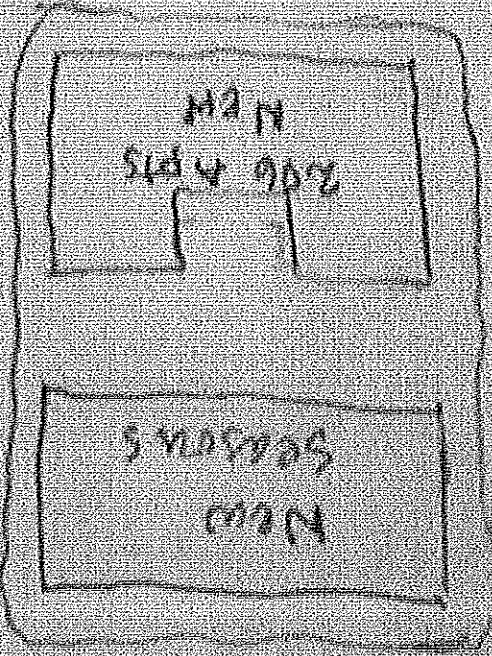
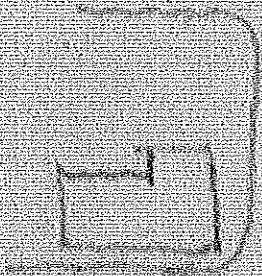
Fargo



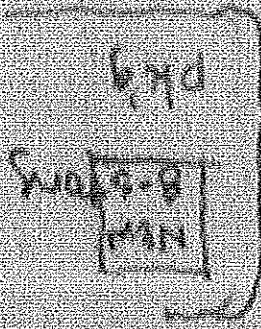
Van covers



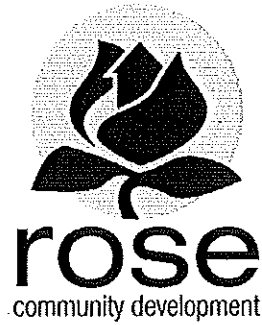
Cook St.



Willis Dr



PK9



April 11th, 2016

Dear Portland City Council:

Access to broadband Internet connections is a vital component of modern life. It has become increasingly difficult to search and apply for jobs, perform job-related communications, and do work for school without access to a reliable Internet connection. This is now a necessity, not a luxury.

Unfortunately, options for this access remain limited for many neighborhoods and individuals in our city. While the proposed Comprehensive Plan made strides towards addressing this digital inequity, recent proposed amendments (#P68 and #P85) weaken this language, including specific reference to broadband access.

Reliable Internet access is part of a complete neighborhood. The Comprehensive Plan should build on the Digital Equity Action Plan, unanimously approved last week, and reflect this new reality by building equity into Internet access in Portland. We hope that you will reject these amendments and preserve the existing language.

Thank you for your service.

Sincerely,

Nick Sauvie
Executive Director

Arevalo, Nora

From: Stephanie Stewart <stewartstclair@gmail.com>
Sent: Monday, April 11, 2016 4:55 PM
To: BPS Comprehensive Plan Testimony
Cc: Stockton, Marty; John Laursen
Subject: Comprehensive Plan Testimony, Amendements
Attachments: Testimony-60BelmontLtr.docx

Follow Up Flag: Follow up
Flag Status: Completed

Via email, Testimony for the Official Record from the Mt. Tabor Neighborhood Association
April 11, 2016
RE: Comp Plan draft amendment to SE 60th and SE Belmont

Dear Mayor Hales and Commissioners Fish, Fritz, Novick and Saltzman -

We are writing today because we were alarmed to find — on the list of City Council proposed Comp Plan Map amendments (item #M28) — a recommendation to up-zone the property on the northeast corner of SE 60th and SE Belmont. We have not previously seen this proposal in the Comp Plan's public documents over the last several years. It is distressing to see this potential change of zoning raised at the last minute, with such a compressed opportunity for the neighborhood to gather information and weigh in.

The intersection at SE 60th and SE Belmont is dangerous and functions poorly. This location has had more injuries in the last twelve years than all but one other location in our neighborhood (data from the PBOT Vision Zero project). This intersection's "level of service" is demonstrably inadequate and fails to meet *current* load demands. Traffic backs up so badly here in all four directions that aggressive cut-through traffic pours off these collector streets, to burden local access streets. No increase in intensity of land use can occur at this location until the transportation plan targeted at improving the infrastructure here is implemented (Project # 70006, "60th Avenue Corridor Improvements") — and as of today, that transportation plan has not been funded.

We would love to see the property on the northeast corner of SE 60th and Belmont developed into an asset for our neighborhood, but not with up-zoning that ignores — and indeed would exacerbate — the transportation issues at this failing intersection. Infrastructure improvements must precede development, or at least take place concurrently with it. Yes, the properties on two other corners of this intersection — built early in the last century — are multi-story buildings, but it is precisely because these more intense uses are already in place that this particular lot must be developed at a much lower intensity. The existing properties consume all of the intensity the infrastructure here can bear.

In the absence of sufficient infrastructure, or at least a funded plan to fix the infrastructure on a committed schedule, the Mt. Tabor Neighborhood Association supports the original staff recommendation for zoning at this site; that recommendation was also supported by the Planning and Sustainability Commission through its first review.

Stephanie Stewart and John Laursen
Mt. Tabor Neighborhood Association Land Use
503-230-9364

MOUNT-TABOR

NEIGHBORHOOD ASSOCIATION

April 11, 2016

RE: Comp Plan draft amendment to SE 60th and SE Belmont

Dear Mayor Hales and Commissioners Fish, Fritz, Novick and Saltzman -

We are writing today because we were alarmed to find — on the list of City Council proposed Comp Plan Map amendments (item #M28) — a recommendation to up-zone the property on the northeast corner of SE 60th and SE Belmont. We have not previously seen this proposal in the Comp Plan's public documents over the last several years. It is distressing to see this potential change of zoning raised at the last minute, with such a compressed opportunity for the neighborhood to gather information and weigh in.

The intersection at SE 60th and SE Belmont is dangerous and functions poorly. This location has had more injuries in the last twelve years than all but one other location in our neighborhood (data from the PBOT Vision Zero project). This intersection's "level of service" is demonstrably inadequate and fails to meet *current* load demands. Traffic backs up so badly here in all four directions that aggressive cut-through traffic pours off these collector streets, to burden local access streets. No increase in intensity of land use can occur at this location until the transportation plan targeted at improving the infrastructure here is implemented (Project # 70006, "60th Avenue Corridor Improvements") — and as of today, that transportation plan has not been funded.

We would love to see the property on the northeast corner of SE 60th and Belmont developed into an asset for our neighborhood, but not with up-zoning that ignores — and indeed would exacerbate — the transportation issues at this failing intersection. Infrastructure improvements must precede development, or at least take place concurrently with it. Yes, the properties on two other corners of this intersection — built early in the last century — are multi-story buildings, but it is precisely because these more intense uses are already in place that this particular lot must be developed at a much lower intensity. The existing properties consume all of the intensity the infrastructure here can bear.

In the absence of sufficient infrastructure, or at least a funded plan to fix the infrastructure on a committed schedule, the Mt. Tabor Neighborhood Association supports the staff recommendation for zoning at this site; that recommendation was also supported by the Planning and Sustainability Commission through its review.

Sincerely,
Stephanie Stewart and John Laursen
Mt. Tabor Neighborhood Association Land Use
1121 SE 50th Ave; Portland, OR 97215

Arevalo, Nora

From: Washington, Mustafa
Sent: Monday, April 11, 2016 4:38 PM
To: Lacy Campbell
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Protect Broadmoor

Follow Up Flag: Follow up
Flag Status: Completed

Dear Lacy,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: Lacy Campbell [mailto:lacycampbell13@yahoo.com]
Sent: Sunday, April 10, 2016 10:06 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>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Protect Broadmoor

I am writing to ask that you protect Broadmoor Golf Course as an Open Space and Natural Area and not convert it to industrial use. Please consider using existing brown fields instead. They would be better suited for it and you wouldn't be destroying great habitat for animals. I live near Broadmoor Gold course and while I don't golf, I enjoy driving by it because it is the only area that is actually green. This area is super important habitat that if gone would create more fragmentation along the Columbia Slough Watershed.

Please don't convert Broadmoor to industrial land!

Thank you,
Lacy Campbell

Arevalo, Nora

From: vanessa renwick <qualitypie@gmail.com>
Sent: Monday, April 11, 2016 4:36 PM
To: Council Clerk – Testimony; Commissioner Fritz; Commissioner Saltzman; Commissioner Novick; nicknick@portlandoregon.gov; Hales, Mayor
Subject: DO NOT Destroy Wildlife Habitat at Broadmoor Golf Course

HI!

Please leave the wildlife habitat at broadmoor golfcourse.

This city is going kookoo tearing down houses and mowing down huge trees and habitat for wildlife everywhere.

Look at Forest Park. Genius made that happen. Foresight for future generations, not only humans, but all sorts of wildlife.

Quit cementing over all the good that is about us for GREED.

- 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.

thanks for listening.

Vanessa Renwick
Oregon Department of Kick Ass

Arevalo, Nora

From: Paul Hightower <paul.g.hightower@gmail.com>
Sent: Monday, April 11, 2016 4:35 PM
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: Completed

Greetings all,

I am writing in with my very strong support for support of Amendment M74. This zoning change will maintain existing lot sizes in Eastmoreland. Studies by city and neighborhood experts show a minimal density impact. I purchased my house on a lot that would be ideal for splitting. When I put in my offer, I found out that the sellers had received a slightly higher cash offer at the last minute by a developer seeking to split the lot and build to character-less homes on this property.

I have a hard time faulting developers for wanting to abide by the laws and earn a living for their family, but I believe that Portland is seeing a gross level of homogenization. This is a city and a neighborhood rife with charm. There is a nice mix of smaller homes (like mine - 800 square foot) and mansions alike. This creates a lovely mix for a livable neighborhood. Within sight of my front porch, 9 enormous developer-built homes have gone up creating a uniquely ugly and ultimately unaffordable environment (these are all selling for \$600k+ and my home was purchased in 2014 for under \$300k).

I implore you to consider passing this amendment to help retain the beauty and affordability of this city I love.

Sincerely,
Paul Hightower

Arevalo, Nora

From: Washington, Mustafa
Sent: Monday, April 11, 2016 4:15 PM
To: Mary McDonald-Lewis
Cc: BPS Comprehensive Plan Testimony
Subject: RE: From Mary McDonald-Lewis

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mary,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: Mary McDonald-Lewis [mailto:mary@marymac.com]
Sent: Sunday, April 10, 2016 1:43 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: From Mary McDonald-Lewis

Hello friends,

I like and admire you all — and for some of you, I've actually voiced your campaigns, and been proud to do so.

Now, I want to use my voice instead to speak for those who cannot.

The wildlife at Broadmoor Golf Course. Today I read with dismay:

"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..."

We know Audubon's stance on the subject:

- The majority of the site is within a designated environmental overlay, an area the city recognizes as "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'm going to ask you to do something unusual, though, and that is to place yourself in the position of the animals whom you are killing with this move. These are innocent beings, living their lives. Having their babies, savoring their existence. You will take this away from them with this move, and you know it. You know it.

So aside from all of the other moral and ethical reasons not to sell out to greed and rob Portlanders of yet more precious verdant space, before you drop off to sleep, imagine the bulldozers coming for you and your family, if your home. The fear you feel? The desperation that would grip you as you gathered your children to run? It's the very same thing they will feel as you inflict this on our friends living in that green and glorious space now. The very same.

Please let me continue to be proud to speak for you, and speak for them.

Thanks, and thanks for all you do.

Mary McDonald-Lewis

Me: Mary McDonald-Lewis
E: mary@marymac.com
C: 503.705.1363
W: www.marymac.com
S: mmcdonaldlewis
LI: www.linkedin-mmcdonaldlewis-dialectcoach.com
PH: www.productionhub-mmcdonaldlewis-dialectcoach.com
S32: www.stage32.com/mmcdonaldlewis.dialectcoach
Issuu: www.issuu-mmcdonaldlewis-dialectcoach.com
AirBnB: www.pdxairbnb.com

Arevalo, Nora

From: Kevin COOK <kevin.c.cook@multco.us>
Sent: Monday, April 11, 2016 4:14 PM
To: olivia lanzone
Cc: compplan@multco.us; BPS Comprehensive Plan Testimony
Subject: Re: [Comprehensive Plan] against rezoning

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Lanzone.

The property at 3408 SW Scholls Ferry is within an unincorporated urban pocket that is subject to the Portland Comp Plan.

You will need to contact the City to provide comment on the City Comp Plan update. I'm sorry for any confusions regarding the two planning processes occurring simultaneously.

The Portland Comp Plan update info is available at the following: <http://www.portlandoregon.gov/bps/57352> or by calling 503-823-0195 (cputestimony@portlandoregon.gov).

Kevin Cook
Planner
Multnomah County Dept. of Community Services
Land Use Division
1600 SE 190th Ave, Suite 116
Portland, OR 97233
P 503.988.0188
F 503.988.3389

On Thu, Apr 7, 2016 at 7:40 PM, olivia lanzone <olanzone@hotmail.com> wrote:

our address: 3804 sw scholls ferry road, pdx 97221

From: Kevin COOK <kevin.c.cook@multco.us>
Sent: Thursday, April 7, 2016 7:07 PM
To: olivia lanzone
Cc: compplan@multco.us
Subject: Re: [Comprehensive Plan] against rezoning

Dear Ms. Lanzone,

Some properties that are adjacent to or near the Portland city limits are under the planning and zoning jurisdiction of the City of Portland by way of an Intergovernmental Agreement between the County and the City.

I believe your property may be located within an unincorporated urban pocket administered by the City of Portland for planning and zoning. If you want to provide your address or at least a nearby intersection, I can confirm whether the area is located within or near a Portland urban pocket.

The City of Portland's new Comprehensive Plan will apply within the unincorporated urban pockets and they are still taking comment on the draft plan. Here is the contact info for Portland's Comprehensive Plan update:

<http://www.portlandoregon.gov/bps/57352>



Comprehensive Plan Update | The City of Portland, Oregon

www.portlandoregon.gov

The City of Portland is updating its Comprehensive Plan, a long-range 20-year plan that sets the framework for the physical development of the city.

[503-823-0195](tel:503-823-0195)

Please let me know if I can help with anything else.

Kevin Cook
Planner
Multnomah County Dept. of Community Services
Land Use Division
1600 SE 190th Ave, Suite 116
Portland, OR 97233
P [503.988.0188](tel:503.988.0188)
F [503.988.3389](tel:503.988.3389)

On Thu, Apr 7, 2016 at 12:08 AM, olivia lanzone <olanzone@hotmail.com> wrote:

i am not within portaland city limits. all the mailers i have received and have called about, and been given information about relates to multnomah county.

From: Kevin COOK <kevin.c.cook@multco.us>

Sent: Monday, April 4, 2016 2:48 PM

To: olivia lanzone

Cc: compplan@multco.us

Subject: Re: [Comprehensive Plan] against rezoning

Good Morning.

I am wondering if your property is within the city limits of Portland. We do not have zone districts in the rural unincorporated County that allow for 4 dwellings per lot.

The City of Portland is also conducting an update of their Comprehensive Plan, so it may be that you want to send comment to the City of Portland Comprehensive Planning effort.

If you provide me with your address I would be happy to verify jurisdiction for you.

Kevin Cook

Planner

Multnomah County Dept. of Community Services

Land Use Division

1600 SE 190th Ave, Suite 116

Portland, OR 97233

P [503.988.0188](tel:503.988.0188)

F [503.988.3389](tel:503.988.3389)

On Sun, Apr 3, 2016 at 12:13 AM, olivia lanzone <olanzone@hotmail.com> wrote:

my home's current zoning allow 4 homes total on the lot.

proposed changes in zoning allow 2 homes total on the lot.

quite a change in potential income.

From: Kevin COOK <kevin.c.cook@multco.us>

Sent: Friday, April 1, 2016 6:47 PM

To: olivia lanzone

Cc: COMPPLAN@MULTCO.US

Subject: Re: [Comprehensive Plan] against rezoning

Thank you for your message.

Is there a particular policy and/or zone district that you are referring too?

Your opinion is important to us, but it would be helpful to know a little more about how our draft policies may affect you personally.

I am available to answer any questions you may have about the plan policies and next steps in terms of providing testimony and participating in upcoming hearings.

If you would like to share your address or a particular neighborhood that you are interested in, I am happy to discuss the current zoning with you and how draft policies may affect future uses of property.

With that said, it is important to note that the draft of the County Comprehensive Plan update does not recommend changing the base zone district anywhere in the unincorporated lands of Multnomah County.

Feel free to email me with additional info/questions or call if you prefer.

Thank you and have a good day.

Kevin Cook
Planner
Multnomah County Dept. of Community Services
Land Use Division
1600 SE 190th Ave, Suite 116
Portland, OR 97233
P **503.988.0188**
F **503.988.3389**

On Thu, Mar 31, 2016 at 7:00 PM, olivia lanzone <olanzone@hotmail.com> wrote:

my husband and i used our life savings to buy our home. current zoning was a huge factor in our decision. in the event of future illness or incapacity, we planned to subdivide the lot and use the proceeds to pay for our health care. your plan to restrict our ability to do that is upsetting and leaves us hanging out to dry. please reconsider reversing course. it's obvious this decision has not been well thought through.

--

You received this message because you are subscribed to the Google Groups "Comprehensive Plan Update" group.

To unsubscribe from this group and stop receiving emails from it, send an email to compplan+unsubscribe@multco.us.

Arevalo, Nora

From: Washington, Mustafa
Sent: Monday, April 11, 2016 4:08 PM
To: reiss9271@comcast.net
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Please support R-7 designation for our home

Follow Up Flag: Follow up
Flag Status: Completed

Dear James,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: reiss9271@comcast.net [mailto:reiss9271@comcast.net]
Sent: Sunday, April 10, 2016 10:27 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Please support R-7 designation for our home

Dear Mayor Hales:

As a long-time resident of Portland and the Eastmoreland neighborhood, I strongly support changing the comprehensive plan designation for our home to "single-dwelling 7000". I sincerely hope you will support this. Please let me know if you feel otherwise.

-James Reiss, MD
441 SE 28th Avenue
Portland, OR 97202

Arevalo, Nora

From: Lynne Murphy <lmurphy@windermere.com>
Sent: Monday, April 11, 2016 3:16 PM
To: BPS Comprehensive Plan Testimony
Cc: Commissioner Fish
Subject: Copmrehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am in full support of Amendment M74.

It appears that a request of a neighborhood can be reviewed and decided without any apparent reason or questioning or research while the same request by other neighborhoods is validated with a positive response. Does someone harbor a specific issue with the Eastmoreland neighborhood but not Reedwood?

Is there a particular reason we cannot be afforded the same consideration with a similar outcome or at the very least an explanation as to why it was not approved.

The builders are buying homes, sometimes below market value, demolishing and replacing them with homes with a huge footprint and/or height, exorbitant prices, and styles

becoming to their neighbor's homes that have existed for more than, in most cases, 80 years yet do nothing to enhance the livability, the affordability or the cohesiveness of the neighborhood. What is the city is looking for? Why is this request so out of line? Why no open conversation?

Moving into an established neighborhood, such as Eastmoreland, Laurelhurst, Alameda and others, a buyer and potential homeowner feels secure that they are moving into an established and stable neighborhood. It isn't a neighborhood of cookie cutter homes, the large lot will most likely be preserved, and the light that streams into their windows when they buy the home will be the same light for years to come.

Eastmoreland Resident
Lynne Murphy

Lynne Murphy | Managing Principal Broker (OR)

Windermere Stellar

Johnson Office

Direct (503) 497-5262 | Cell (503-307-3873

733 NW 20th Ave, Portland, OR 97209

Arevalo, Nora

From: Marti Granmo <marti@granmo.com>
Sent: Monday, April 11, 2016 3:14 PM
To: BPS Comprehensive Plan Testimony
Subject: Fwd: Comprehensive Plan Testimony (with full name and address) re: Amendment M74

Follow Up Flag: Follow up
Flag Status: Completed

Begin forwarded message:

From: Marti Granmo <marti@granmo.com>
Subject: Comprehensive Plan Testimony (with full name and address)
Date: April 11, 2016 at 3:12:32 PM PDT
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>

Begin forwarded message:

From: Marti Granmo <marti@granmo.com>
Subject: Comprehensive Plan Testimony
Date: April 11, 2016 at 3:09:40 PM PDT
To: cputestimony@portlandoregon.gov

Regarding Amendment M74: Please accept this email as my response to the Planning Bureaus decision to not approve the request to zone Eastmoreland as an R7 neighborhood. Considering that other neighborhoods were granted R7 zoning — and these neighborhoods are similar to Eastmoreland, in that they also have the majority of homes on lots that fall under the parameters of R7 zoning — it does not make sense to me what the rationale for this decision is — especially since the request from the ENA for this specific information was not satisfied.

I ask that the Planning Bureau reconsider this decision and present concise, detailed explanations of the process and decision. I do not feel it is in the public interest to not be forthright with information that supports your decision....nor do I feel it is fair to the Eastmoreland to not consider all of the existing and traditional uses of property in the neighborhood.

Please make the change for the Eastmoreland Neighborhood to be classified as R7. This change will ensure that a viable, livable and beautiful Portland neighborhood will continue to be able to maintain the essence of its long standing character.

Thank you,

Martha Jean Granmo
6538 SE 38th Avenue
Portland, OR 97202

Arevalo, Nora

From: Kristin Wolff <kristin@thinkers-and-doers.com>
Sent: Monday, April 11, 2016 2:56 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible
Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners:

I would be proud to live in a city that supports equal access to information for everyone.

In the 21st Century, that should be a given, but it appears to be a point of debate in the new Comprehensive Plan.

I urge you to support Portland's commitment to transparent government, inclusion, and to encouraging the culture of civic participation for which our city is rightly famous.

Please keep the open data proposal for Policy 2.11 intact.

For a modern, progressive city like Portland (and for cities all over the world), it is the obvious choice.

Sincerely,

Kristin Wolff
Business Owner, Research Analyst

Kristin Wolff
1403 NE Thompson #4
Portland, OR 97212

Kristin Wolff
@kristinwolff
503.888.1022
thinkers-and-doers.com

Making purposeful learning, inspired work, and innovation-for-good more universal, every day.

Arevalo, Nora

From: Paul Notti <paul@solnett.com>
Sent: Monday, April 11, 2016 2:16 PM
To: BPS Comprehensive Plan Testimony
Subject: Opposition to CPP Amendment #35

Follow Up Flag: Follow up
Flag Status: Completed

To the Commissioners
c/o City Clerk
1221 SW 4th Avenue, Rm 130
Portland, OR

Dear Commissioners

As an 18 year resident of Sellwood, I am writing to urge you to reject Amendment #35. I am a proponent of smart density, but am very concerned that the City is just rolling over to developers, who provide funding for development to the City. Companies like Brummel dont care whether they destroy the liveability of Portland. The infill of new homes and apartments is not going that well. The City is allowing too great a number of units without smart planning. Traffic is getting worse, mass transit doesnt solve the issue and the City is making silly assumptions like more people will just bike if traffic is too bad. Meanwhile in select neighborhoods like Eastmoreland, we see much greater emphasis on neighborhood liveability.

Stop allowing developers to come in, maximize units with no liveability plan and hope that the existing infrastructure works. You cant hope that people wont drive. this is America. people have cars. To allow large apartment buildings 30 units or less without parking is not smart planning. Its stupid planning and will take neighborhoods down. Why create more stress, more traffic and less livability in hope of achieving broader social goals, which could be achieved in much more efficient manner? More traffic jams will result in more CO2. Sellwood absorbs a tremendous amount of traffic in the AM and PM both crossing the Sellwood Bridge and North / South - with Hwy 99 and Milwaukie Ave. This zoning change will only increase traffic and risk liveability and safety - more people cutting through neighborhoods, more traffic, less parking, and a greater risk to families and children.

I walk a lot. I bike a lot and am a supporter of mass transportation. But creating too much congestion in one neighborhood will just harm the neighborhood. Brummel doesnt care. You need to. You are our elected officials.

Thank you for your consideration.

Paul Notti
1553 SE Spokane Street, Portland, OR 97202
(503) 238 3795

Charlotte Joshi
648 SW Maplecrest Court, Oregon 97219
(503) 246-6571

April 11, 2016

Via Hand Delivery

Mayor Charlie Hales
Commissioner Steve Novick
Commissioner Dan Saltzman
Commissioner Nick Fish
Commissioner Amanda Fritz
Portland City Hall
1221 SW 4th Portland, Oregon 97204

Re: Proposed Comprehensive Plan Map Amendment:
Lewis & Clark College at Lower Boones Ferry & SW Terwilliger

Mayor Hales and Commissioners:

I have been a resident in the Collins View Neighborhood for over forty years. As such I oppose the amendment of Lewis & Clark's Comprehensive Plan and strongly support the Collins View Neighborhood Association's opposition to the inclusion of the properties at Lower Boones Ferry & SW Terwilliger (Lots 425, 9919, 10015, 10025 and 10300) in the Campus Institutional Zone. Making them part of the Campus Institutional Zone would allow them to be developed as the College previously requested in the 2009 case of LU-08-180498.

In that case the hearings officer denied the College's request a) to include lots 425, 9919, 10015 and 10025 in its Master Plan Boundaries so that it could build student housing and a parking lot, and b) to expand its facilities at Huston Field (Lot 10300) which borders Tryon State Park. Lots 425, 9919, 10015 and 10025 are residential properties which have never been part of the campus footprint. Indeed, at the time the College was acquiring these properties, the neighborhood was told they were to be single-family residences in keeping with the neighborhood residential housing profile for law students with families and professors who would fully integrate into the neighborhood.

This amendment is a backdoor attempt to circumvent the 2009 findings of the hearings officer in case LU 08-180498. Attached is an excerpt of this finding with relevant portions highlighted and the main reason for the hearing officer's decision regarding the lots currently being considered for amendment circled for your easy reference. The traffic conditions upon which this reason is based have continued to worsen during the ensuing six years.

It should be noted that the hearing officer's decision was made after careful consideration and considerable public and College input. Included in that input was an especially telling video demonstrating the traffic impact [bottleneck on major arterial] such an inclusion would create. I

Mayor Charlie Hales
Commissioner Steve Novick
Commissioner Dan Saltzman
Commissioner Nick Fish
Commissioner Amanda Fritz
April 11, 2016
Page Two

understand Commissioner Saltzman has given no reason why he wishes to sidestep an informed decision by an experienced, unbiased, and professional hearing officer.

It is undeniable that approval of this amendment would adversely affect the surrounding neighborhood. To approve the amendment without adequate knowledge as to whether

- a) the economic benefit a campus institutional zone is expected to provide would materialize, and
- b) any such economic benefit would be enough to overcome
 - (i) the economic damage done to the property owners,
 - (ii) the decreased livability of the neighborhood residents, and
 - (iii) the money the City would need to spend on roadway and intersection improvement [which even now are rated as "failed" by PBOT]

would be a travesty.

I genuinely believe that if the Counsel were to ratify this proposed amendment it would expose itself to charges of political favoritism and abuse of power. The City Council should not allow itself to become a party to bypassing careful consideration and public input.



Charlotte Joshi, Homeowner
648 SW Maplecrest Court
Portland, Oregon 97219

Attachment
cc: Council Clerk (via Electronic Mail)

review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.”

The Hearings Officer also keeps in mind PCC 33.800.050 which sets forth the function of the relevant approval criteria. This section of the Code, paraphrased, says that if a proposal “can” comply with the criteria with conditions it should be approved with conditions. Finally, the Hearings Officer must keep in mind the PCC 33.800.060, which places the burden of proof to show that the approval criteria are met upon the College.

The Hearings Officer decided that the cumulative impacts, arising from the College’s requested amendments for Griswold Stadium (excepting for the noise monitoring request) and the lights/PA system at Huston Field tipped the scale to the side of the adverse impacts being considered as significant. The Hearings Officer, in the LUR 92-00074 case, did approve with conditions the use of Griswold Stadium with lights and a PA system. The 1998 Master Plan review permitted the use of Huston Field, with conditions. The Hearings Officer notes that requests to use Griswold Stadium and Huston Field were approved. However, those approvals were with conditions to assure that the adverse impacts to the neighborhood did not become significant.

The College’s request for the boundary expansion and law/graduate school student housing, in the opinion of the Hearings Officer, was simply not approvable by the evidence in the record. The Hearings Officer found what he believed to be serious deficiencies in the underlying traffic analysis submitted by the College; so serious as to render the College’s traffic based conclusions unreliable. It is the opinion of the Hearings Officer until the methodology/data gaps are adequately and credibly filled in the approval criteria set forth in PCC 33.815.105 D.2 cannot be satisfied/met.

The Hearings Officer found the “development proposals” within the existing Master Plan boundaries (excepting the Huston Field request) to meet all relevant approval criteria. The Hearings Officer found that the mandatory noise monitoring requirement for Griswold could be modified with an additional condition. The Hearings Officer found the approval criteria were met for the requested modification to LUR 97-0074 CU MS Condition Q, but modification was not necessary to Condition T. The Hearings Officer agreed with the College’s request to exclude, from student counts, persons who are studying overseas or off-campus. The Hearings Officer found that LUR 97-0074 CU MS Conditions U, V, and W, are no longer necessary.

IV. DECISION

Denial of the request to expand the boundary of the Master Plan to include the following properties:

- 425 SW Maplecrest Drive [1S1E28DA 300]
- 9919 SW Boones Ferry Road [1S1E28DA 4300]
- 10015 N/ SW Boones Ferry Road [1S1E28DA 4400]
- 10015 SW Boones Ferry Road [1S1E28DA 4500]
- 10025 SW Boones Ferry Road [1S1E28DA 4600]

Denial of the request to approve law/graduate school housing on the boundary expansion land west of SW Boones Ferry Road (boundary expansion area).

Denial of the request to remove previous conditions so that lighting and public address systems can be installed at Huston Field.

Denial of a request to modify operational conditions related to Griswold Field, excepting the request to modify the noise reporting condition is **Approved**.

Approval of a Conditional Use Master Plan amendment and update, which incorporates the following proposed improvements:

- The development of new academic buildings, student housing and other alterations/additions/improvements as identified on Exhibit A.14 (not including requested law/graduate student housing project and lights/PA system at Huston Field).

Approval of requested modifications to conditions

- Condition Q (LUR 97-00074 CU MS): clarify TDMP reporting requirements.
- Conditions U, V, and W (LUR 97-00074 CU MS): these conditions deleted.
- Condition A.7 (LUR 97-00074 CU MS): omit students studying overseas and taking distance learning classes from calculation of enrollment.

subject to the following conditions:

- A. Within three months of the final decision on this current Master Plan (LU 08-180498 CU MS), Lewis and Clark College must submit to the Bureau of Development Services six copies of the approved Master Plan, updating and amending the Master Plan Amendment document dated *November 1998* (CU 97-00074 CU MS). The Master Plan must include an updated/current Transportation Demand Management Plan and Event Management Policy, incorporating all changes and conditions of approval.
- B. The duration of the amended Master Plan will extend a full ten years from the date of the final decision of this land use review, or until the approved Master Plan is superseded by a request to further amend and update the Master Plan.
- C. Lewis and Clark College shall continue to utilize its current Transportation Demand Management Plan as a means to manage transportation-related issues associated with past Master Plan issues. Lewis and Clark College should provide copies of an updated (certain measures have been completed) TDMP to reflect any ongoing and continuing programs and measures that the Lewis and Clark College will be undertaking.
- D. Parking at Huston Field is limited to 28 spaces and is limited to students during non-event hours and to event participants, maintenance, and handicap users. Appropriate use of

Charlotte Joshi,
648 SW Maplecrest Court
Portland, OR 97219

Via Hand Delivery

Mayor Charlie Hales
Portland City Hall
1221 SW 4th
Portland, Oregon 97204

Charlotte Joshi
648 SW Maplecrest Court
Portland, OR 97219

Via Hand Delivery

Commissioner Steve Novick
Portland City Hall
1221 SW 4th
Portland, Oregon 97204

Charlotte Joshi
648 SW Maplecrest Court
Portland, OR 97219

Via Hand Delivery

Commissioner Dan Saltzman
Portland City Hall
1221 SW 4th
Portland, Oregon 97204

Charlotte Joshi
648 SW Maplecrest Court
Portland, OR 97219

Via Hand Delivery

Commissioner Amanda Fritz
Portland City Hall
1221 SW 4th
Portland, Oregon 97204

Charlotte Josh.
648 SW Maplecrest Court
Portland, OR 97219

Via Hand Delivery

Commissioner Nick Fish
Portland City Hall
1221 SW 4th
Portland, Oregon 97204

Arevalo, Nora

From: william newman <whnewman@nwtechventures.com>
Sent: Monday, April 11, 2016 1:17 PM
To: BPS Comprehensive Plan Testimony
Cc: 'John Rush'; 'Gretchen Hollands'
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I wish to state my opposition to the proposed zoning change suggested unilaterally by Commisioner Novick for a property at 6141 SW Canyon Court.

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. This is the only requested change within the SHNA boundary considered during the Comprehensive Planning process.

Furthermore, 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.

Finally, the method by which the amendment has been included in the final step of the Comprehensive Plan process reeks of developer favoritism and back-office politics over open and transparent process and neighborhood involvement.

Regards,
William Newman
4916 SW Fairhaven Lane
Portland, OR 97221

Robert D. Fischer, MD, MPH
9407 SW Corbett Lane
Portland, Oregon 97219

Mayor Charlie Hales,
Commissioner Steve Novik
Commissioner Nick Fish
Commissioner Amanda Fritz
Portland City Hall
1221 SW 4th Ave
Portland, OR 97204

11 April, 2016

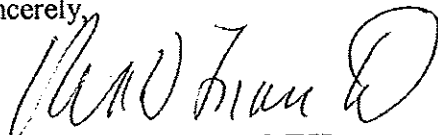
Mayor Hales and Commissioners:

I am writing in support of the Portland Bureau of Planning and Sustainability (BPS) recommendation that the City Council NOT ACCEPT Commissioner Saltzman's requested Amendment #S16 to the 2035 Comprehensive Plan.

Indeed, I must suggest you question Commissioner Saltzman on where in the world he ever came up with the notion that it might be a good idea simply to side-step, a previous, well-considered formal City ruling related to these properties. It was contrary to what he is proposing here. (See: Decision of the Hearings Officer. File No: LU08-180498 CU MS (HO 4090017) One must wonder who Commissioner Saltzman thinks he is working for here. Additionally, an idea of this reach and impact should never be made in a last-minute seemingly innocent little amendment at the end of a planning process that has been going for years now. Fortunately, BPS apparently knows and respects the well-documented history of neighborhood concerns about the area surrounding the specific properties identified in Commissioner Saltzman's amendment.

Allow me to be clear. I'm an alumnus and active supporter of Lewis and Clark College. I understand and generally support the idea that college needs to look forward to expanding its campus facilities to accommodate growth in the future. To this end, Lewis and Clark has purchased dozens of houses in the Collins View neighborhood in areas where one might envision in an expansion of campus's footprint. But let's be fair. Given the impact that such college expansions will have on the neighborhood, the process that should be used for approving such actions is not a Commissioner's simple, end-stage, apparently political "amendment" for the City's Comprehensive Plan. Now is the time to listen to your technical staff at BPS.

Sincerely,



Robert D. Fischer, MD, MPH

CCs : Commissioner Dan Saltzman
Council Clerk

Arevalo, Nora

From: Dan Standley <dan@spraykote.com>
Sent: Monday, April 11, 2016 12:27 PM
To: BPS Comprehensive Plan Testimony
Subject: Amendment F72

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Jim Wygant <jrwygant@gmail.com>
Sent: Monday, April 11, 2016 12:14 PM
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: Completed

As a resident of Eastmoreland for nearly 40 years, I am appalled at the Planning Bureau's decision to deny R7 zoning for my neighborhood. In the past few years we have seen destruction of viable housing, usually resulting in a single-family residence being replaced by another single-family residence costing nearly twice as much. In some cases the result has been an additional house on the same lot.

What a layman would regard as new construction is often treated by the City as a "remodel," when a fragment of the original dwelling is left in place. A consequence of this destruction is to make the neighborhood less affordable, but these drastic changes also damage the character of what has been a well-established neighborhood with classic Tudor homes and beautiful landscaping. Does the City have no regard for quality of life?

A fireman who was using one of our Tudor homes for training (by cutting into the roof) told me that they never get a chance to train on such well constructed homes. He said the obvious, new homes are not built to the same standards as those being torn down. The house he and his colleagues were using for training was pulled down the next day. A picture of it now appears on a poster that is prominently displayed around the neighborhood. The McMansion being built to replace it has been under construction for nearly two years, apparently as a consequence of the developer experiencing some cash flow problems. In the meantime, the neighbors live with the mess and noise of sporadic construction.

I mentioned that this has been happening for only a few years, and I conclude that it is the product of unrestrained greed by developers, who find the City willing to let them do just about anything they want. I know that present policies might enhance the City's portion of the property taxes that are collected, but I can not believe that the City Planning Bureau and the City Commission would be so cynical to allow this to continue.

Please do what is right and approve R7 zoning for Eastmoreland. Then make some other changes to restrict the kind of destruction that now occurs unimpeded.

James Wygant
7505 SE Reed College Pl
Portland OR 97202

Arevalo, Nora

From: John DeLacy <johncdelacy@gmail.com>
Sent: Monday, April 11, 2016 12:07 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am strongly in favor of R7 zoning for Eastmoreland. This neighborhood has a distinctive character that is being destroyed by the infill trend of multiple houses on lots formerly having a single dwelling. The impact on density for Portland as a whole is insignificant with Eastmoreland being such a small neighborhood in comparison to the whole of Portland.

John DeLacy

--
John DeLacy
Portland, OR USA

Arevalo, Nora

From: cindy simpson <ckcsimpson@hotmail.com>
Sent: Monday, April 11, 2016 12:06 PM
To: BPS Comprehensive Plan Testimony; Hales, Mayor; novick@portlandoregon.gov; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish
Subject: I am in support for Amendment M74

Follow Up Flag: Follow up
Flag Status: Completed

Hello City Council,

I am very disappointed to hear that the city's planning bureau has decided to ruin Eastmoreland by not granted our reasonable request of R7. If this is a democracy, I fail to see how it worked for Eastmoreland. 99.9 % of us want this designation. It has been our designation for many years until someone thought they could just change it.

The city's planning bureau decided to reject our request to zone Eastmoreland as an "R7 neighborhood. They have refuse to explain why or provide requested documents supporting their decision. Comparable zoning request information from other neighborhoods have been granted.

Mayor Hales has proposed Amendment M74 to the proposed comprehensive plan to grant our zoning request.

We could not always afford to live in Eastmoreland, but as we got older we were able to buy a fixer upper and live here and raise our family. We pay huge taxes. They are difficult to pay, but we have sacrificed and are able to stay and live in an ideal community. It is close to downtown, yet it seems far away. We have natural borders that help it be that way.

I can't understand why this committee wants to destroy something that is so lovely and actually a tourist attraction. Most of the homes that have recently been built here are ugly and are already big eyesores in our neighborhood. Builders rarely look at the surrounding houses to try to blend in with them. Their main goal is build tall, cheap, mow down all the fauna, cut the trees down and get the most money they can for the property.

Is it because Charles Hales lives in our neighborhood that the planning committee is denying our request? I know there has been a lot of press on the subject.

I am a 6th generation Oregonian. Portland has always been a lovely place to live and work. In the last 3 years, your city planning department has been on a mission to ruin the Portland as we know it. I know that we need to make room for other people, but they way they are going about it is going to turn us into a very crowded, unlivable city, that does not work. They are succeeding. Almost everyone I talk to about this, feels the same way.

Please help us preserve Eastmoreland!

Sincerely,

Cindy Simpson
2916 SE Moreland Lane
Portland, OR 97202

503-888-1669

Date: 4/7/16, 2016

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 (head quartered 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 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% of residents in these type buildings own 1 or more cars. More residents are and will be driving on 17th 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 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 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).

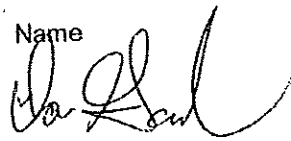
- Existing CM1 zoning on 17th street properties owned by Brummell Enterprise in this area already allows them to further increase density resulting in more housing and more cars on the 17th corridor. This capacity issue is a reality now – there is no need to further exacerbate this problem (and cause others) by changing zoning on non-corridor facing properties that are near or in the middle of the block 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 16th and 17th). 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 17th & 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 17th & SE Sherrett St. This would enable them to demolish 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 13th & 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,

Name



Address

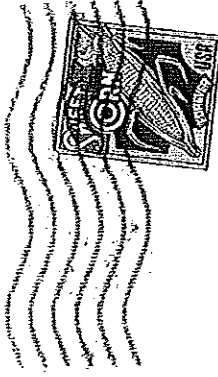
1647 SE Sherrett St

This has been my home
for literally all of my
life if this ~~butting~~
zone change is allowed
it will eventually lead
to the destruction of
my neighborhood

Jan Bard
1647 SE Sherman St
Portland, OR 97202

PORTLAND OR 9720

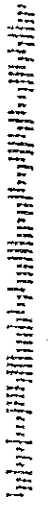
08 APR 2006 PM 5 L



Council Clerk
1221 SW 4th Avenue, Room 130
Portland, OR 97204

Comprehensive
Plan Testimony

97204150021



Jennifer Bennett
8502 SE 16th Ave
Portland, OR 97202

RE: Zoning Changes on Sherrett St. in Sellwood

This is my resident testimony and disapproval of the "Brummell Proposal" which is requesting a change to the zoning stipulated in the Comprehensive Plan for the properties located at 1623, 1624-26, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d (multi-unit housing) and CM2 (allowing up to 4-story structures).

As a resident of this street, my neighbors and I beg of you to please consider the facts about this street, the existing homes, the needs of the school which is less than half of a block from some of the proposed development, and our support for density and new homes where they make sense.

The Existing Homes – The homes Brummell want to destroy are occupied with long-term renters. These renters are just as much a part of this community as the owners on the street. They love their homes, they maintain them, they have garden that provide vegetables and habitats for animals, and they have children in the Sellwood school system. The homes themselves are not in disrepair and there is no reason they should be torn down. They have been inhabited for over a century and can easily be wonderful homes for people for another century or more.

Sherrett Street – The street itself is narrow and cannot support more traffic or parking. It is actually a street not used by delivery trucks because of this. When residents cars are parked along the street, like they always are, it is just wide enough for one car to pass through. This road is in no way suitable for any sort of dense residential corridor. We do have a retirement home at the corner of 17th and Sherrett, but all traffic for that facility uses 17th Avenue and the structure is completely lined with trees along Sherrett Street. The elderly residents of this building would also be impacted by construction and the destruction of the neighborhood in which they take their daily walks. Almost any time I drive down this street, I have to pull over for oncoming traffic. The street just isn't wide enough to become any sort of corridor for development and it certainly is not one now. It is a quiet, residential street, plain and simple.

Our Homes, Our Beloved Neighborhood – This street is a low-density residential area. We have lovely old homes that we cherish and have put everything we have into maintaining, restoring, and loving. Personally, my home is my sanctuary. I saved for years to be able to afford it and smile every time I see it. It's heaven. It may not be a mansion by any means, but it is home and it is perfect for me. My neighbors feel the same way. We would be devastated to see our neighborhood become essentially an apartment complex. Please know, we definitely support adding more housing – Portland desperately needs it – but why destroy our street when there are so many vacant or under-used lots along major roads? There are empty lots along 17th Street just a stone's throw from this proposed development. Developing along major roads would make so much more sense. **Density makes sense, adding housing makes sense, but not here.**

Sellwood Middle School – Sellwood Middle School is less than half a block from some of these proposed developments. Children walk to school on these streets. The marching band, with its young, budding musicians, uses 16th Avenue right at the intersection with Sherrett for practicing their marching. Being a

low-density residential area, they can do this with no impact to traffic or risk to the students. Adding dozens of more cars would endanger their use of these streets. Additionally, little league baseball is played at Sellwood Middle School in the summer. On those evenings, there is no parking for blocks and there are children and parents everywhere. We love this. Our neighborhood feels so alive and so like the neighborhood we all dreamed of. It's middle class, but everyone is happy, there are cheers in the air, and happiness all around. There are also carnivals, parent-teacher nights, and a 5K race that starts at the middle school each year and with these, our tiny streets are filled to the brim. There is no way those streets can support dozens more cars.

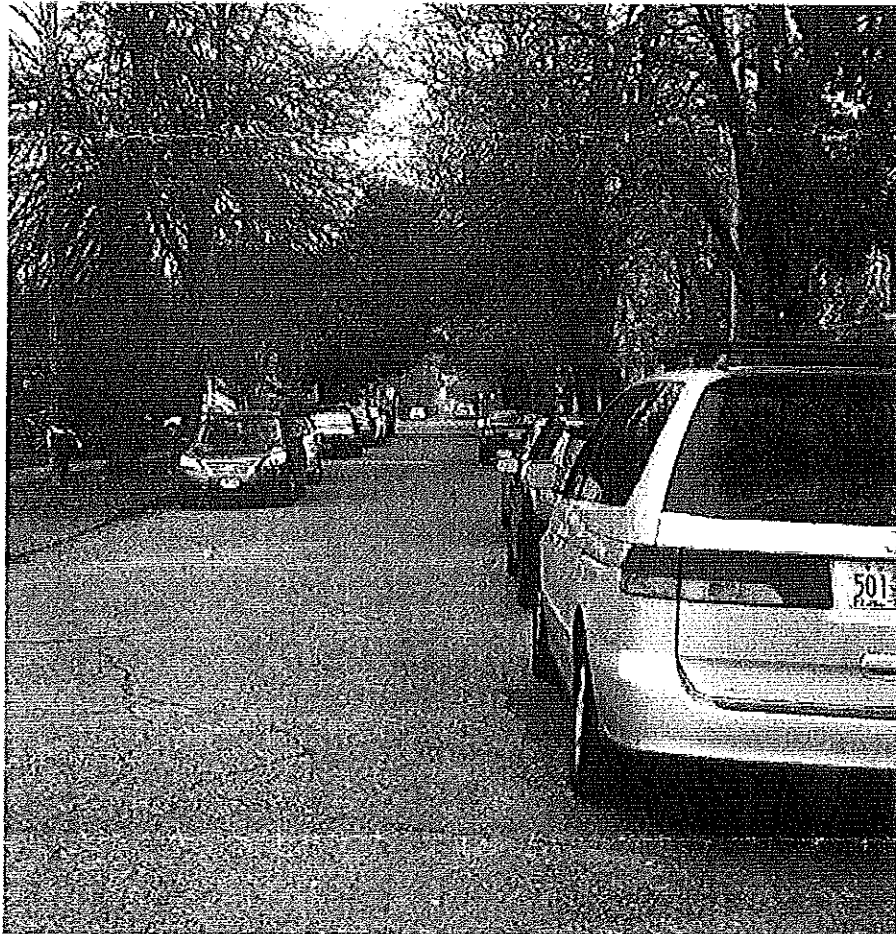
If this isn't enough to convince you, please take a drive down our street one day. You will see the love in the way we maintain our homes. You will see the children enjoying the safe area around the school. You may even get a wave from one of the elderly residents of the assisted living home as they get their much enjoyed exercise while walking around the block. Join us on the first day of the Hood to Coast relay race where we will sit in our front yards and cheer on the runners and socialize - we are on the course of the race.

Please do not displace the renters who call our neighborhood home. Please do not allow the destruction of homes that do not need to be destroyed. And finally, please take into account the needs of those of us who live in our little dream homes along this street and love it with all our hearts. We encourage you to support the building of new homes for our fellow Portlanders, but it does not have to be at the expense of those of so happy to live where we do. We have empty lots, we have underused spaces, please use those.

Our beautiful, tree-lined oasis (on a rare, car-free day) in southeast Portland. By the way, the house of the left would be torn down if this proposal is passed:



And this is Sherrett St. on a completely normal Monday night. I see absolutely no way this street can support dozens of new residents. With the existing, smaller number, there is room for one car to drive down the middle. Anyone coming the other way has to stop and pull over. Adding 20 or 40 new homes, their residents, and their guests will completely choke this street. Like I've said before, I support density and development, but not at this cost. We have countless wider, main streets where development is welcome and the traffic can be accommodated.



Sincerely,

Jennifer Bennett

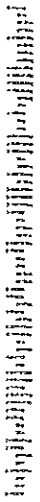
A handwritten signature in cursive script that reads "Jennifer Bennett".

Jennifer Bennett
8502 SE 16th Ave
Portland, OR 97202

PORTLAND
OR 970
US APR 16
PM 4 L

Postage & Fees Paid
04/08/2016
\$00.48
04111245922

Council Clerk
1221 4th Ave, Room 130
Portland, OR 97204

57 1190021 

Arevalo, Nora

From: Margaret DeLacy <margaretdelacy@comcast.net>
Sent: Monday, April 11, 2016 11:14 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony
Subject: amendment M74

Follow Up Flag: Follow up
Flag Status: Completed

Dear CPU staff:

I am a strong supporter of the amendment M74 Mayor Hales proposed to upzone Eastmoreland. This is in keeping with the intention of the original platting of the neighborhood which has been inexplicably eroded over time.

I am also very distressed and annoyed at the reception the Eastmoreland request has met with by the Bureau of Planning, the disregard of previous testimony and the disrespectful treatment of Mr. McCulloch by members of the Bureau. As a citizen who often testifies before public bodies, I would have expected more of the "City that Works."

Sincerely yours,

Margaret DeLacy, Ph.D.

Arevalo, Nora

From: Bruce Gilley <gilleyb@pdx.edu>
Sent: Monday, April 11, 2016 11:08 AM
To: BPS Comprehensive Plan Testimony
Subject: Resend: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

From Bruce Gilley & Joyce Wan
6533 SE 30th Avenue
Portland, OR 97202

From: Bruce Gilley [mailto:gilleyb@pdx.edu]
Sent: Monday, April 11, 2016 11:04 AM
To: 'cputestimony@portlandoregon.gov' <cputestimony@portlandoregon.gov>
Subject: Comprehensive Plan Testimony

Dear City of Portland – As owners of a single family dwelling in Eastmoreland (6533 SE 30th Avenue, 97202), we write to express our support for the R7 zoning request of our neighborhood (i.e. we are in support of Amendment M74). We have seen many neighborhoods ruined (and their tax bases denuded) by poor planning approaches. The City of Portland needs upper middle income families to NOT move to Beaverton or Lake Oswego in order to maintain its tax base, the quality of its schools, and the diversity of its neighborhoods. Yet each attack on our neighborhood does just that. Whatever are the objectives held by the city, it is not in the self-interests of the groups it claims to represent to attack our neighborhood – Sincerely, Bruce Gilley & Joyce Wan

Arevalo, Nora

From: Joyce Wan <jypwan@yahoo.com>
Sent: Monday, April 11, 2016 11:04 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony-Amendment M74

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam:

I am a resident of Eastmoreland and am writing in support of Amendment M74 to ensure that the Eastmoreland neighborhood is established as R7 Zoning. This zoning is important to maintain the historic and distinct characteristic of the neighborhood I live in. A number of developers whose only interest is making a quick profit are preying upon Eastmoreland-often tearing down beautiful, historic homes to squeeze multiple homes on the same lot. These homes are often oversized with the minimal offset from neighbors. These developers literally come at night to demolish homes, and chop down trees and have little to no interest in consulting with or even informing the community. I urge you to support this amendment.

Thank you
Joyce Wan

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:57 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: Comprehensive Plan amendments

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Adrienne Leverette [mailto:adyleverette@gmail.com]
Sent: Monday, April 11, 2016 9:47 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>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Comprehensive Plan amendments

Dear City Council Members,

I am writing to express my strong support for Mayor Hales' proposed amendments to the City's Comprehensive Plan that:

- Reduce carbon emissions
- Limit fossil fuel distribution and storage facilities
- Increase renewable energy

Please keeps Portland's longterm future in mind and vote to include these amendments.

Thank you,
Adrienne Leverette

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:56 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: Broadmoor

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Kathryn Sheibley [mailto:kssheibley@gmail.com]
Sent: Monday, April 11, 2016 9:07 AM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Broadmoor

To Whom It May Concern,

I urge you to protect Broadmoor Golf Course as Open Space and Natural Area and not convert it to industrial use.. The loss of this Open Space would be devastating to wildlife and the environment and the citizens of Multnomah County.

Sincerely,
Kathryn Sheibley

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:55 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: Considerations of the Habitat Destruction of Broadmoor Golf Course
Attachments: Effects of golf courses on local biodiversity.pdf; Natural links - naturalistic golf courses as wildlife habitats.pdf; The_egology_of_golf_courses.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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

From: JEFFREY GA-HO LEE [mailto:jglee3288@ucla.edu]
Sent: Sunday, April 10, 2016 3:16 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: Considerations of the Habitat Destruction of Broadmoor Golf Course

To Whom It May Concern,

Hi, I am a graduate student at UCLA in the Dept. of Ecology and Evolutionary Biology -- I am originally from Clackamas, OR though!

I am writing to express my concern in the introduced 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.

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. In fact, the land 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.

Please help us save wildlife habitat, wetlands and giant trees at Broadmoor. The owner has no legitimate expectation that this land will be upzoned. City Council is putting the property owner ahead of the public interest. Attached, please find some articles that provide important ecological insights of how this golf course is vital to native biodiversity.

I really appreciate your time and consideration.

Sincerely,
Jeffrey Lee



Effects of golf courses on local biodiversity

R.A. Tanner, A.C. Gange*

School of Biological Sciences, Royal Holloway, University of London, Egham, Surrey TW20 0EX, UK

Received 20 May 2003; received in revised form 2 February 2004; accepted 13 February 2004

Abstract

There are approximately 2600 golf courses in the UK, occupying 0.7% of the total land cover. However, it is unknown whether these represent a significant resource, in terms of biodiversity conservation, or if they are significantly less diverse than the surrounding habitats.

The diversity of vegetation (tree and herbaceous species) and three indicator taxa (birds, ground beetles (Coleoptera, Carabidae) and bumblebees (Hymenoptera, Apidae)) was studied on nine golf courses and nine adjacent habitats (from which the golf course had been created) in Surrey, UK. Two main objectives were addressed: (1) to determine if golf courses support a higher diversity of organisms than the farmland they frequently replace; (2) to examine whether biodiversity increases with the age of the golf course.

Birds and both insect taxa showed higher species richness and higher abundance on the golf course habitat than in nearby farmland. While there was no difference in the diversity of herbaceous plant species, courses supported a greater diversity of tree species. Furthermore, bird diversity showed a positive relation with tree diversity for each habitat type. It was found that introduced tree species were more abundant on the older golf courses, showing that attitudes to nature conservation on courses have changed over time. Although the courses studied differed in age by up to 90 years, the age of the course had no effect on diversity, abundance or species richness for any of the animal taxa sampled. We conclude that golf courses of any age can enhance the local biodiversity of an area by providing a greater variety of habitats than intensively managed agricultural areas.

© 2004 Elsevier B.V. All rights reserved.

Keywords: Golf courses; Conservation; Carabid beetles; Birds; Bumblebees; Biodiversity

1. Introduction

Over the last 30 years, household expenditure on recreation has increased substantially in the UK, for example in 1996 an estimated £9 billion was spent on day trips to the countryside. Recreation and leisure activities do not always pose a significant problem to the environment (Coppock and Duffield, 1975), though impacts on wildlife (Chettri et al., 2001) and

habitats (Boyle and Samson, 1985) have been reported. Furthermore, the effect of transport (Cincotta et al., 2000), noise (Mikola et al., 1994) and pollution (Sun and Walsh, 1998) are all concerns expressed by governmental bodies. Activities including hill walking (Riffell et al., 1996), power boating (Bell, 2000), wildlife-photography and skiing (Burger, 2000) have all been shown to disturb wildlife and habitats.

Few of the aforementioned activities have such an intimate interaction with the environment as golf. The game has seen a tremendous increase in popularity over the last 100 years and there are now over 2600 golf courses in the UK and over 31,500 worldwide.

* Corresponding author. Tel.: +44-1784-43188;

fax: +44-1784-470756.

E-mail address: a.gange@rhul.ac.uk (A.C. Gange).

Golf course establishment has increased by over 42% in the last 30 years (Daniels, 1972) and currently, the UK holds over half of all golf courses found in Europe (Anonymous, 1996). Annual participation in the game increased by 18% between 1987 and 1996 and at that time an estimated 12% of the population played golf over a 12-month period (Anonymous, 1996).

The demand on Britain's 22 Mha from the growing human population and the demand for golf courses has led to changes in course design and management. Following the traditional style of links courses, established in Scotland during the 14th century, the beginning of the 16th century saw the introduction of open inland courses dominated by heathland habitat (Anonymous, 1989). It was not until the 19th century that a new style of golf course was seen to evolve from the landscape garden designs of Lancelot 'Capability' Brown. These parkland golf courses were different from previous, in that shelter in the form of trees and bushes surrounded the course and patches of woodland were found throughout. By 1972, over 54% of golf courses in the UK were parkland courses (Dair and Schofield, 1990).

There has been increasing concern about the magnitude of global biodiversity loss (Gaston, 1996). In the UK, biodiversity is highly concentrated in the south east of the country, as is much of the human population and the majority of golf courses (Gaston, 1996; Lennon et al., 2000; Beebee, 2001). Habitat modification (Terman, 1997), chemical contamination (Murphy and Aucott, 1998), water management (Cohen et al., 1993) and urbanisation around golf courses (Markwick, 2000) are all concerns that have been expressed by those who claim that courses are a poor use, ecologically speaking, of land (Platt, 1994). However, until recently, there was little evidence to support the view that golf courses are good or bad for the environment at a landscape scale. What little information there is suggests that golf courses are not significant sources of water pollution (Cohen et al., 1999) and may be the equal of many natural habitats in terms of animal and plant diversity (Terman, 1997; Gange and Lindsay, 2002).

To date, there is only a handful of research studies that have employed a strict scientific method to the study of wildlife on golf courses with most focusing on links courses (Green and Marshall, 1987; Blair, 1996; Terman, 1997, 2000). All studies have shown that golf

courses compare well in terms of wildlife abundance and diversity to that of adjacent areas of land. A feature of these studies (e.g. Blair, 1996; Terman, 1997) is that the diversity of taxa on golf courses has been compared with areas of pristine natural habitat. As shown by Gange and Lindsay (2002), a more realistic question to ask, in terms of landscape ecology, is how the biological diversity of a golf course compares with that of the habitat from which the course was constructed. Gange and Lindsay (2002) present four simple case studies, where in each instance it was found that the diversity of insects and birds on a golf course was higher than that of the surrounding agricultural land. However, this was a short-term study of about 11 weeks and only two courses studied were in the UK. Approximately 60% of the UK is arable and pasture farmland (equally divided between the two), forms of land use known to be of low ecological value and shown to degrade biodiversity (Altieri, 1999; Chamberlain et al., 2000). As land targeted for golf development in the last 20 years has been almost exclusively farmland, it is the aim of this paper to extend the studies of Gange and Lindsay (2002), in terms of duration and replicate number. We sought to determine whether golf courses harbour different levels of biodiversity than the habitats they replace and whether abundance and species richness of certain animal taxa differ between old and young courses. These studies are important, because it is well known that effective course management lies in the understanding of the natural processes, which operate within the course (Brennan, 1992).

2. Materials and methods

2.1. Sites and taxa studied

All sites used in this study are located in the county of Surrey, UK and all golf courses were of the parkland design. It has been suggested that the age of a golf course is an important factor in its wildlife value (Dair and Schofield, 1990), and so courses were selected that fell into one of three age groups, with three replicates in each group. These groups were 1–10, 20–30 and 90 years plus. Nine golf courses and nine adjacent farmland areas were sampled in total. All adjacent areas of land were within 0.5 km of the golf course and all consisted of pasture grassland used for

cattle or sheep grazing. The adjacent areas were demarcated by the farm boundary and chosen to reflect the land use that was in existence before a course was created, or what the land would support if it were not a golf course. Hereafter, each course or adjacent area is termed a 'site', thus there were 18 sites in total. Aerial photographs of each site were obtained and the total area of each was calculated.

When measuring diversity, a complete inventory for all species is impossible due to time and effort. We chose well-known indicator species (Kremen, 1992; Pearson, 1996; Simberloff, 1998) that were relatively easy to observe and identify. Vegetation was sampled, as this is the habitat template and dominance and diversity in plant communities dictate the composition and diversity of animal species (Southwood et al., 1983). Birds (Furness and Greenwood, 1993; Gregory and Baillie, 1998), ground beetles (Coleoptera, Carabidae (Butterfield et al., 1995)) and bumblebees (Hymenoptera, Apidae (Saville et al., 1997; Carvell, 2002)) have repeatedly been used as indicator species and were the taxa chosen for this study.

2.2. Recording techniques

Eleven bird censuses were conducted, approximately one every 3 weeks at each site, between 12 November 2001 and 30 June 2002. The Variable Circular Plot (VCP) method was used (Reynolds et al., 1980), which is a form of distance sampling developed from line transects (Buckland et al., 1993). The method does not assume all individuals present are recorded and the observer can miss up to 50% of individuals and still obtain reliable density (Bibby et al., 2000). The VCP method is ideal for bird sampling when habitats within areas are patchy and has proved to be a powerful reliable estimator of bird density for a range of different species (Buckland et al., 1993; Fancy, 1997; Nelson and Fancy, 1999). Birds were only recorded if they were seen utilising the site, i.e. perching, feeding or nesting. We did not record birds by their song alone; because we were not confident of our ability to use sound reliably. This was a deliberate decision, because we wanted to eliminate any possible incidental use of a site (e.g. flying over) and to only record direct utilisation (defined above). Our bird estimates are therefore conservative, but as unbiased as possible.

A square grid drawn to scale and consisting of squares totalling 100 m × 100 m was placed on each aerial photograph. Using this grid, 16 points were randomly selected in each site, each being greater than 200 m apart. The observer stood at each of the 16 points for 5 min and counted all the birds visible. Approaching each point carefully and moving vigilantly between points avoided disturbing any birds. Using reference points (trees, shrubs, fences, etc.) from the aerial photographs, the distance each individual bird was from the point was recorded to the nearest metre. One golf course and one adjacent site were sampled each day with no censuses conducted in high winds or heavy rain. Sampling took place between 06:00 and 10:30 h when bird activity is greatest (Bibby et al., 2000).

The program DISTANCE 3.5 (Thomas et al., 1998) was used to calculate bird density. The program fits field data to a selection of different models (key functions) using series expansions to fine-tune the fit. The data were ungrouped and in cases where the model fit was weak, the data were truncated at varying lengths and percentages, as recommended by Buckland et al. (1993). Means of the 16 data points for density, species richness and diversity in each site on each date were calculated to provide overall site values for analysis.

All invertebrate sampling was conducted for 2 months from 1 May to 30 June 2002. Pitfall traps, consisting of plastic containers 10 cm deep and 5 cm in diameter filled with 30 ml of ethylene glycol as a preservative, were sunk into the ground. These are the most commonly used and highly effective traps for catching ground beetles (Greenslade, 1964; Southwood and Henderson, 2000). Using aerial photographs, 20 traps were randomly placed throughout each site. Samples were collected and stored every 10 days, and identification of species was performed with reference to Lindroth (1974) and Forsythe (2000). Means of the 20 data points for density, species richness and diversity in each site on each date were calculated to provide overall site values for analysis.

Line walking is the most frequently cited method for bumblebee censusing and was the method adopted in this study (Saville et al., 1997; Walther-Hellwig and Frankl, 2000). Surveys were conducted between midday and 15:00 h and consisted of 4 × 100 m line transects, randomly located within each site using aerial photographs. Each site was surveyed 15 times between

1 May and 30 June 2002. Every bumblebee seen whilst walking was either identified on the wing or captured with a net, identified, recorded and released. Recording was only conducted on clear bright days, of low winds. Means of the four transects points for density, species richness and diversity in each site on each date were calculated to provide overall site values for analysis.

Vegetation sampling was divided into two categories (1) trees (sampled in November 2001) and (2) herbaceous species (sampled from 1 June to 18 July 2002). Using aerial photographs, six 50 m × 50 m quadrats for tree sampling and twenty 5 m × 5 m quadrats (hereafter termed 'plots') for herbaceous plants were selected in each site. Tree quadrats were randomly placed, while herbaceous quadrats conformed to stratified random samples, by the avoidance of heavily wooded areas or the actual pasture, or greens, tees and fairways. Within each quadrat, total tree abundance for each species present was recorded. Herbaceous species were sampled using a 38 cm linear steel frame, containing ten 3 mm diameter point quadrat pins. The frame was placed randomly 20 times in each plot, giving a total of 200 pins sampled per plot. The number of touches of all living plant material was recorded in 2 cm (below 10 cm) or 5 cm (10 cm and above) height intervals on each pin. Data for the 200 pins were summed and means calculated of diversity, height of vegetation and species richness (Brown and Gange, 1989). Values for each plot were then averaged to provide site means for analysis.

2.3. Statistical analysis

All data on species richness, abundance, and diversity were analysed using site means as replicates. Bird species were categorised by feeding type (1) insect feeders, (2) other carnivores, (3) seedeaters and (4) omnivorous species. The Shannon–Wiener diversity index (H) (Magurran, 1988) was used to estimate diversity for all taxa, except for herbaceous species where Williams Alpha diversity (Southwood and Henderson, 2000) was used. Data was tested for normality and homogeneity of variance and where appropriate square root transformations were made. Zero values were rare and did not compromise any of the analyses. A repeated measures analysis of variance, using date and site as the main effects was performed

on diversity, abundance and species richness for each organism group. Meanwhile, single factor analysis of variance was used to examine whether course age had an effect on density and diversity of each group.

3. Results

3.1. Vegetation

Tree diversity was higher on the golf course habitats than the adjacent land sites ($F_{1,16} = 6.42$, $P < 0.05$), with a mean of 10.4 species per 2500 m² being found in golf course habitats compared to 7.4 species per 2500 m² on the adjacent lands. The proportion of native trees in the landscape differed between course types ($\chi^2 = 0.75$, $P < 0.01$), with oldest courses having significantly fewer natives (74.1%) than middle aged (81.8%) or young courses. The proportion of native trees on youngest courses (84.7%) was lower, but not significantly so, compared with that of the surrounding farmland (91.9%). No differences were found in the herbaceous vegetation (diversity, species richness or height) between the two habitats.

3.2. Bird species

Bird diversity was significantly higher on the golf courses than the adjacent areas of land ($F_{1,16} = 7.67$, $P < 0.05$; Fig. 1a). A significant interaction term between site and date was found in the analysis ($F_{10,160} = 1.94$, $P < 0.05$), because the two habitats did not show a similar pattern of change through the season. The golf course habitats had higher species richness than the adjacent sites ($F_{1,16} = 13.92$, $P < 0.05$), with an average of 13 bird species seen on each sample date, compared to 11 species on each date in the adjacent sites.

There was no difference in the density of birds between the habitat types, and neither was there any significant change in bird abundance over time (Fig. 1b). However, there was a highly significant association between bird species diet and habitat type ($\chi^2 = 19.36$, $P < 0.01$). Higher proportions of insect feeding birds (28%) were found on the golf course habitats compared to the adjacent land types (19%). Meanwhile, omnivorous species (e.g. the Rook (*Corvus frugilegus*) and Magpie (*Pica pica*)) were found in higher pro-

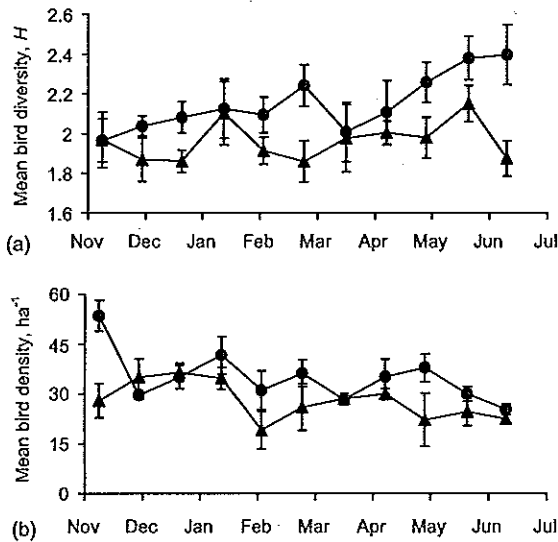


Fig. 1. (a) Mean bird diversity (H) and mean bird density (numbers per ha) (b) on golf course habitat (●) and adjacent land sites (▲). Vertical bars represent one standard error.

portions within the adjacent sites (56%) than the golf course habitat (46%). The age of the golf course had no effect on bird density, diversity or species richness.

A significant relationship was found between bird diversity and tree diversity in each habitat type (Fig. 2). Of most interest was the fact that the slopes of the regression lines for each habitat type were significantly different ($t = 2.29$, d.f. = 14, $P \leq 0.05$), indicating that for any given value of tree diversity, bird diversity was higher on the golf courses than the adjacent land sites. However, the lines appeared to converge,

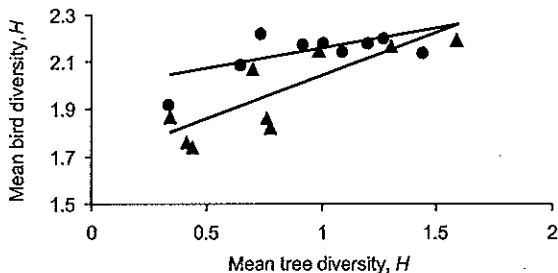


Fig. 2. The relationships between bird diversity and tree diversity, for nine golf courses ($r^2 = 0.706$; $F_{1,7} = 16.796$; $P < 0.05$) (●) ($y = 0.265x + 1.902$) and nine adjacent sites ($r^2 = 0.705$; $F_{1,7} = 16.75$; $P < 0.05$) (▲) ($y = 0.366x + 1.663$).

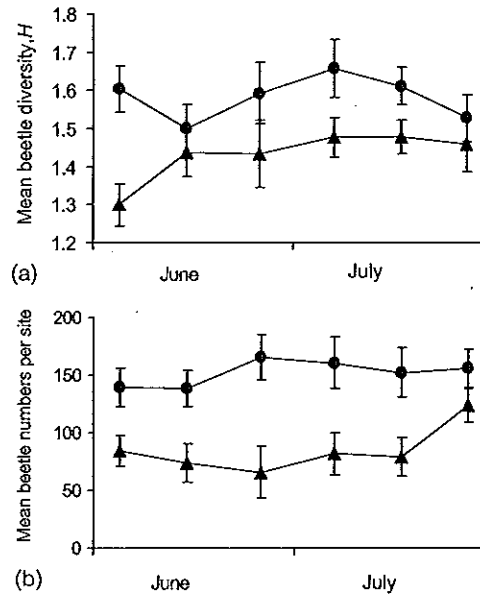


Fig. 3. (a) Mean Carabid diversity and mean total numbers caught (b) on the nine golf courses (●) and nine adjacent sites (▲). Vertical bars represent one standard error.

such that at high tree diversity, one might predict no difference between the courses and adjacent areas.

3.3. Carabid species

There was some evidence that beetle diversity differed between the two habitat types ($F_{1,16} = 4.21$, $P = 0.057$, Fig. 3a). However, numbers of beetle individuals captured were much higher on the golf courses than the adjacent sites ($F_{1,16} = 20.40$, $P < 0.001$, Fig. 3b) and an average of 8.4 different species were found on each date on the golf courses, compared with 6.5 species on the adjacent sites ($F_{1,16} = 6.59$, $P < 0.05$). There was no significant interaction term between site and date for any of the beetle data, indicating that beetles followed similar temporal patterns in the different areas. The age of the golf course had no effect on beetle abundance, diversity or species richness.

3.4. Bumblebee species

There was no difference in diversity (Shannon–Weiner H), of bumblebees between golf course habitats and adjacent sites (Fig. 4a). However, bumblebees

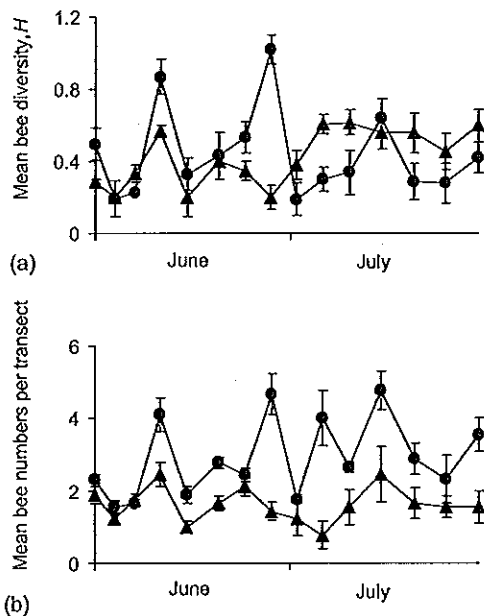


Fig. 4. (a) Mean bumblebee diversity and mean total numbers caught (b) on the nine golf courses (●) and nine adjacent sites (▲). Vertical bars represent one standard error.

showed a highly significant difference in abundance and species richness per 100 m when comparing the two habitat types. The golf courses had higher abundance ($F_{1,16} = 19.41$, $P < 0.001$) and higher species richness ($F_{1,16} = 24.41$, $P < 0.001$) than the adjacent farmland. An average of six species per transect were found on the courses, compared with three species per transect at the adjacent sites. Both bumblebee diversity ($F_{15,240} = 1.94$, $P < 0.05$) and abundance ($F_{15,240} = 2.12$, $P < 0.05$, Fig. 4b) showed a significant interaction term between site and date. This was because for both variables, values on the adjacent land stayed relatively constant through time, whereas the course showed fluctuating values. In the case of diversity, values for the course were higher early in the season, but lower in late season, thereby contributing to the fact that there was no overall effect of site in the ANOVA (above). The age of the golf course had no effect on bee diversity, abundance or species richness.

4. Discussion

These results show that, for the taxa studied, golf courses can contain levels of biodiversity equal to or

above that of the habitats they replace. Gange and Lindsay (2002) discuss how enhancing biodiversity is about conserving species local to an area, not just increasing numbers. Every species has specific habitat preferences and green keepers can contribute greatly to conservation by providing such habitats for endangered local species. We suggest that the variety of habitats that a golf course provides is potentially greater than that of farmland, thus enabling a greater diversity of species to exist. By increasing habitat heterogeneity within a landscape, golf courses can enhance the diversity of a local area.

The age of the golf course had no effect on diversity for any of the taxa studied. This was surprising, because one might think that over time a greater variety of habitats on a golf course would become established, thereby enhancing biodiversity. One possible explanation lies in the identity of the vegetation in the different sites. Older courses were found to harbour a greater amount of introduced tree species, many of which were planted for their aesthetic, rather than ecological value. Introduced tree species provide poorer habitats for birds than native trees (Fuller, 1997) and they can affect biodiversity by changing the composition, structure and community pattern of an ecosystem (Peterken, 2001). Although the diversity of native trees was often lower on the golf courses, we found that for any given value of tree diversity, bird diversity was higher on the golf courses than the adjacent land sites, with each habitat displaying a different temporal change through time. These results are consistent with other studies (Blair, 1996; Terman, 1997; Gange and Lindsay, 2002). It is known that mass planting of introduced species in plantations, like conifer forests, does reduce bird diversity (Fuller, 1997), but in the case of golf courses, bird diversity could be reacting to the stand diversification produced by the array of exotic and native species rather than individual introduced species.

It should be noted that the regression for golf courses is clearly dependent on one datum, that of the lowest value for tree diversity, suggesting that further work needs to be done to assess the validity of the relation. However, an important point is that if the slope of the regression for golf courses was close to zero, this would imply that bird diversity was high, irrespective of tree diversity. Such a result suggests that other habitats on the golf courses are very im-

portant in affecting the diversity of birds that inhabit the area. Furthermore, we found that the regression lines tended to converge, suggesting that at high tree diversity, farmland would be the equal of the golf course in terms of bird diversity and could even exceed it. Extrapolation of regression lines is dangerous and only further research can confirm or refute this hypothesis.

A second explanation for the lack of course age effects is the mobility of the groups we studied. Birds, ground beetles and bumblebees are all highly mobile creatures and all of them would have no difficulty colonising new golf course developments. For taxa that are less mobile or slow to disperse, course age may well affect their occurrence, and again this highlights the need for further research in this area.

A final point regarding the lack of course age effects concerns the dietary requirements of the organisms studied. Although different bird feeding types were found between the sites (below), none of the birds, beetles or bumblebees found could be considered as extreme dietary specialists. Even species common on the courses, (but not recorded on the farmland) such as the green woodpecker (*Picus viridis*) (which feeds on ants) or the song thrush (*Turdus philomelos*) (which prefers snails) are just as likely to find food on a 5-year as they are on a 100-year old course. However, the abundance of this food may change with time (e.g. one would expect ant colonies to increase with course age) as will the structure of the habitat in which it is found. Future research should take into account the degree of specialism of the taxa studied, in order to determine whether older courses harbour greater numbers of specialist species and whether this is related to food or habitat availability. Certainly, one would expect more specialists in older sites (Southwood et al., 1983) and these are often the rare species in a community (Gaston, 1996).

It is most likely that combinations of environmental factors are shaping bird diversity on the golf courses including topography, nest sites, the 'health' of the site (Furness and Greenwood, 1993), and food source. The two habitats attracted different types of bird species (insect feeding birds were more common on the golf course habitats compared to the adjacent sites, while omnivorous species were rarer) due to the vegetation composition of each habitat, invertebrate abundance and the land-use of each habitat. The adja-

cent sites were pasture farmland which has repeatedly been shown to contain homogenous habitats and low levels of biodiversity (Gregory and Baillie, 1998; Chamberlain et al., 2000; Stoate et al., 2001). Birds do not abide by man-made boundaries and confusion can arise as to which birds are using the site and which are just using the course as a stepping stone to other habitats. To overcome this problem, individuals were only recorded if they were seen utilising the site. Given that we also did not use song as a measure of presence, we believe that our estimates of bird diversity on courses are very conservative and show an encouraging diversity of birds on courses. Many bird species are becoming increasingly rare due to intensive agricultural farming, loss of preferred habitat, pollution and land-use changes (Gill, 1990; Gregory and Baillie, 1998). It is possible that the presence of golfers could disturb birds and impact on breeding patterns but evidence suggests bird communities can withstand intermediate levels of human activity like golfers (Riffell et al., 1996; Chettri et al., 2001).

It has been suggested that golf courses could act as 'sink' habitats, into which species are attracted, only to be killed by exposure to pesticides (Terman, 1997). While, in theory at least, this is quite possible, there appears to be no scientific evidence to support or refute this suggestion. While not being specifically tested for in our study, we found no evidence to support this idea. In all the bird surveys we conducted, not a single dead bird was seen whose death could be attributed to anything other than predation. Furthermore, certain bird species, whose decline in numbers have been attributed to agricultural pesticides (e.g. *T. philomelos*, Bullfinch, (*Pyrrhula pyrrhula*) and Kestrel, (*Falco tinnunculus*)) were all found feeding on golf courses, but not on the adjacent areas.

Species richness and abundance of carabid ground beetles were higher on the golf course habitat than the adjacent sites. The difference in beetle numbers can be attributed to courses having heterogeneous habitats, which provide varying microclimates (Gange and Lindsay, 2002). Carabid species are vital omnivorous predators in arable fields, providing farmers with a natural self-regulating pest control, but numbers and species in intensive agricultural cultivation have repeatedly been shown to be low (Kromp, 1999). An interesting finding made by Lindsay (2003) is that these beetles were never recorded crossing fairways

on golf courses, indicating that these are major barriers for some invertebrate species. Incorporating natural buffer zones within the golf course and between adjoining sites, as suggested by Terman (2000), could provide wildlife with natural corridors. It is a fact that between 40 and 70% of a golf course is non-play areas of varying habitats (Anonymous, 1989; Terman, 1997) which has the potential to act as corridors within the course. More studies such as that of Gange et al. (2003) are required so that management of golf course habitats can be better informed by ecological research.

There is growing concern about the decline in the natural populations of several species of bumblebee in Europe, and only six of Britain's 19 species are now regularly found in the countryside (Carvell, 2002). Declines in populations have been attributed to habitat loss and agriculture intensification (Saville et al., 1997). We found that the species richness and abundance of bumblebees was higher on the golf course habitats than the adjacent habitats. Nest site availability, abundant flowering herbaceous species and low management intensity (in the rough) are possible explanations for the higher numbers and species of bumblebees found on the courses. Often golf courses have a varied ground surface with exposed banks, which are ideal nesting sites for some bee species (Gange and Lindsay, 2002). Such heterogeneous habitats with uneven, exposed ground are much less common on farmland and pasture. Our data suggest that the presence of a golf course in a landscape could have a positive effect on bumblebee populations, though as yet we do not know if courses can act as reservoirs of these insects. If golf courses can act as source habitats for bees, then they could greatly enhance crop pollination and production in nearby areas.

We are aware that our data only cover one season. Future studies in golf course ecology should include multi-species sampling and large sample sizes, performed over longer periods of time. Recording species movements within golf courses (and between golf course and adjacent sites) is vital, so that green keepers and ecologists can formulate biological action plans, which target specific endangered species and promote their existence with the course. These problems are the subject of our current research.

5. Conclusion

In the current age of golf expansion, the most meaningful question to address is whether construction of a golf course can enhance local biodiversity, compared with the farmland from which it is invariably formed. This study has shown that golf courses can enhance the diversity of three indicator groups (birds, ground beetles and bumblebees), relative to adjacent pasture farmland. More studies are needed to determine if golf courses act as source or sink habitats for beneficial insects and rare species, or conversely, whether they can act as refuges for pest species too. Different forms of farmland, involving varying intensities of agriculture also need to be considered.

Acknowledgements

We are most grateful to all the site owners and golf courses for allowing access to their land.

References

- Altieri, M.A., 1999. The ecological role of biodiversity in agroecosystems. *Agric. Ecosyst. Environ.* 74, 19–31.
- Anonymous, 1989. On course conservation: managing golf's natural heritage. English Nature, Peterborough, UK.
- Anonymous, 1996. An Environmental Management Program for Golf Courses. European Golf Association, Pisces Publications, Newbury, UK.
- Beebee, T.J.C., 2001. British wildlife and human numbers: the ultimate conservation issue? *Br. Wildl.* 1, 56–59.
- Bell, J.P., 2000. Contesting rural recreation: the battle over access to Windermere. *Landscape Use Policy* 17, 295–303.
- Bibby, C.J., Burgess, N.D., Hill, D.A., Mustoe, S.H., 2000. *Bird Census Techniques*. Academic Press, London.
- Blair, R.B., 1996. Land use and avian species diversity along an urban gradient. *Ecol. Appl.* 6, 506–519.
- Boyle, S.A., Samson, F.B., 1985. Effects of non-consumptive recreation on wildlife: a review. *Wildl. Soc. Bull.* 13, 110–116.
- Brennan, A.-M., 1992. The management of golf courses as potential nature reserves. *Asp. Appl. Biol.* 29, 241–248.
- Brown, V.K., Gange, A.C., 1989. Differential effects of above- and below-ground insect herbivory during early plant succession. *Oikos* 54, 67–76.
- Buckland, S.T., Anderson, D.R., Burnham, K.P., Laake, J.L., 1993. *Distance Sampling: Estimating Abundance of Biological Populations*. Chapman and Hall, London.
- Burger, J., 2000. Landscapes, tourism and conservation. *Sci. Total Environ.* 249, 39–49.

- Butterfield, J., Luff, M.L., Baines, M., Eyre, M.D., 1995. Carabid beetle communities as indicators of conservation potential in upland. *Forest Ecol. Manage* 79, 63–77.
- Carvell, C., 2002. Habitat use and conservation of bumblebees (*Bombus* spp.) under different grassland management regimes. *Biol. Conserv.* 103, 33–49.
- Chamberlain, D.E., Fuller, R.T., Bunce, R.G.H., Duckworth, J.C., Shrubbs, M., 2000. Changes in the abundance of farmland birds in relation to the timing of agricultural intensification in England and Wales. *J. Appl. Ecol.* 37, 771–788.
- Chettri, N., Sharma, E., Deb, D.C., 2001. Bird community structure along a trekking corridor of Sikkim Himalaya: a conservation perspective. *Biol. Conserv.* 102, 1–16.
- Cincotta, R.P., Wisniewski, J., Engelman, R., 2000. Human population in the biodiversity hotspots. *Nature* 404, 990–992.
- Cohen, S., Durborow, T., Barnes, N.L., 1993. Groundwater and surface-water risk assessments for proposed golf courses. *ACS Symp. Ser.* 522, 214–227.
- Cohen, S., Svrjcek, A., Durborow, T., Barnes, N.L., 1999. Water quality impacts on golf courses. *J. Environ. Qual.* 28, 798–809.
- Coppock, J.T., Duffield, B.S., 1975. *Recreation in the Countryside: a Spatial Analysis*. Macmillan, London.
- Dair, I., Schofield, J.M., 1990. Nature conservation, legislation and environmental aspects of golf course management in England. In: Cochran, A.J. (Ed.), *Science and Golf. E. and F.N. Spon*, London, pp. 330–335.
- Daniels, R.E., 1972. Golf and wildlife conservation. *J. Devon Trust Nat. Conserv.* 3, 39–46.
- Fancy, S.G., 1997. A new approach for analysing bird densities from variable circular plot counts. *Pacific Sci.* 51, 107–114.
- Forsythe, T.G., 2000. *Common Ground Beetles*. Richmond Publishing Co. Ltd., Richmond.
- Fuller, R.J., 1997. Native and non-native trees as factors in habitat selection by woodland birds in Britain. In: Ratcliffe, P.R. (Ed.), *Native and Non-Native in British Forestry*. Institute of Chartered Foresters, Edinburgh, pp. 132–141.
- Furness, R.W., Greenwood, J.J.D., 1993. *Birds as Monitors of Environmental Change*. Chapman and Hall, London.
- Gange, A.C., Lindsay, D.E., 2002. Can golf courses enhance local biodiversity? In: Thain, E. (Ed.), *Science and Golf IV*. Routledge, pp. 721–736.
- Gange, A.C., Lindsay, D.E., Schofield, J.M., 2003. The ecology of golf courses. *Biologist* 50, 63–68.
- Gaston, K.J., 1996. *Biodiversity. A Biology of Numbers and Differences*. Blackwell Science, London.
- Gill, F.B., 1990. *Ornithology*. W.H. Freeman & Company, London.
- Green, B.H., Marshall, I.C., 1987. An assessment of the role of golf courses in Kent, England, in protecting wildlife. *Landscape Urban Plan* 14, 143–154.
- Greenslade, P.J.M., 1964. Pitfall trapping as a method for studying populations of Carabidae (Coleoptera). *J. Anim. Ecol.* 33, 301–310.
- Gregory, R.D., Baillie, S.R., 1998. Large-scale habitat use of some declining British birds. *J. Appl. Ecol.* 35, 785–799.
- Kremen, C., 1992. Assessing the indicator properties of species assemblages for natural areas monitoring. *Ecol. Appl.* 2, 203–217.
- Kromp, B., 1999. Carabid beetles in sustainable agriculture: a review on pest control efficacy, cultivation impacts and enhancement. *Agric. Ecosyst. Environ.* 74, 187–228.
- Lennon, J.J., Greenwood, J.J.D., Turner, J.R.G., 2000. Bird diversity and environmental gradients in Britain: a test for the species-energy hypothesis. *J. Anim. Ecol.* 69, 581–598.
- Lindroth, C.H., 1974. *Coleoptera, Carabidae. Handbooks for the Identification of British Insects*. Royal Entomological Society of London.
- Lindsay, D.E., 2003. *Conservation Potential and Patch Dynamics of Lowland Heath on Golf Courses*. Ph.D. Thesis, University of London.
- Magurran, A.E., 1988. *Ecological Diversity and Its Measurements*. Chapman and Hall, London.
- Markwick, M.C., 2000. Golf tourism development, stakeholders, differing discourses and alternative agendas: the case of Malta. *Tour. Manage* 21, 515–524.
- Mikola, J., Miettinen, M., Lehtikoinen, E., Lehtila, K., 1994. The effects of disturbance caused by boating on survival and behaviour of velvet scoter *Melanitta fusca* ducklings. *Biol. Conserv.* 67, 119–124.
- Murphy, E.A., Aucott, M., 1998. An assessment of the amounts of arsenical pesticides used historically in a geographical area. *Sci. Total Environ.* 218, 89–101.
- Nelson, J.T., Fancy, S.G., 1999. A test of the variable circular-plot method where exact density of a bird population was known. *Pacific Conserv. Biol.* 5, 139–143.
- Pearson, D.L., 1996. Selecting indicator taxa for the quantitative assessment of biodiversity. In: Hawksworth, D.L. (Ed.), *Biodiversity: Measurements and Estimation*. Chapman and Hall, London, pp. 75–79.
- Peterken, G.F., 2001. Ecological effects of introduced tree species in Britain. *Forest Ecol. Manage* 141, 31–42.
- Platt, A.E., 1994. *Toxic Green: the Trouble with Golf*. Worldwatch Institute, Washington, DC.
- Reynolds, R.T., Scott, J.M., Nussbaum, R.A., 1980. A variable circular-plot method for estimating bird numbers. *Condor* 82, 309–313.
- Riffell, S.K., Gutzwiller, K.J., Anderson, S.H., 1996. Does repeated human intrusion cause cumulative declines in avian richness and abundance? *Ecol. Appl.* 6, 492–505.
- Saville, N.M., Dramstad, W.E., Fry, G.L.A., Corbet, S.A., 1997. Bumblebee movement in a fragmented agricultural landscape. *Agric. Ecosyst. Environ.* 61, 145–154.
- Simberloff, D., 1998. Flagship, umbrella and keystones: is single species management passé in the landscape era? *Biol. Conserv.* 83, 247–257.
- Southwood, T.R.E., Henderson, P.A., 2000. *Ecological Methods with Particular Reference to the Study of Insect Populations*. Kluwer Academic Publisher, Dordrecht.
- Southwood, T.R.E., Brown, U.K., Reader, P.M., 1983. Continuity of vegetation in space and time: a comparison of insects' habitat template in different successional stages. *Res. Popul. Ecol.* 3, 61–74.
- Stoate, C., Boatman, N.D., Borralho, R.T., Carvalho, C.R., Snoo, G.R., Eden, P., 2001. Ecological impacts of arable intensification in Europe. *J. Environ. Manage* 63, 337–365.

- Sun, D., Walsh, D., 1998. Review of studies on environmental impacts of recreation and tourism in Australia. *J. Environ. Manage* 53, 323–338.
- Terman, M.R., 1997. Natural links: naturalistic golf courses as wildlife habitat. *Landscape Urban Plan* 38, 183–197.
- Terman, M.R., 2000. Ecology and golf: saving wildlife habitats on human landscapes. *Golf Course Manage* 68, 183–197.
- Thomas, L., Laake, J.L., Derry, J.F., Buckland, S.T., Borchers, D.L., Anderson, D.R., Burnham, K.P., Strindberg, S., Hedley, S.L., Burt, M.L., Marques, F., Pollard, J.H., Fewster, R.M., 1998. Distance 3.5. Research Unit for Wildlife Population Assessment, University of St. Andrews, UK.
- Walther-Hellwig, K., Frankl, R., 2000. Foraging habitats and foraging distances of bumblebees, *Bombus* spp. (Hym., Apidae) in the agricultural landscape. *J. Appl. Ent.* 127, 299–306.

Rob Tanner is a field ecologist who conducted the research in this paper while studying for a Masters degree in biological research at Royal Holloway, University of London. He is now working at Imperial College, London.

Dr Alan Gange is a reader in microbial ecology at Royal Holloway. He is interested in the multitrophic links between soil microorganisms, insects and vascular plants and how these contribute to the structure of plant communities. He works in natural, semi-natural and managed plant communities, the applications of his work being the conservation of rare species and the biological control of weeds.



ELSEVIER

Landscape and Urban Planning 38 (1997) 183–197

LANDSCAPE
AND
URBAN PLANNING

Natural links: naturalistic golf courses as wildlife habitat

Max R. Terman *

Department of Biology, Tabor College, Hillsboro, KS 67063, USA

Abstract

Worldwide, there are over 25,000 golf courses. In the United States, there are approximately 15,000, with developers building about 350 new courses each year. Japan, Taiwan, China, and other countries are experiencing a similar golf boom. Some developers regard golf course development as one of the fastest growing types of land development in the world. Typically considered by ecologists to be an environmental problem, scientists are now reexamining golf courses to assess their potential to be wildlife habitat. Can naturalistic courses (those with substantial amounts of native wildlife habitat) actually benefit wildlife populations, especially birds, and still be attractive to golfers? My ecological research with a well-known naturalized links-style golf course in Kansas suggests that a naturalistic golf course can support significant numbers of birds, including many threatened species. When compared to a nearby natural area, the golf course equaled the natural area in total bird species richness but not in the relative abundance of specific kinds of birds. Naturalistic golf courses, while not natural areas, can complement biological reserves, military reservations, greenbelts, parks, farms, backyards and other units of the regional habitat mosaic. The large amount of habitat on naturalistic courses also reduces water runoff, irrigation, and chemical inputs. Furthermore, raising the profile of naturally landscaped golf courses can engage thousands of additional people in wildlife habitat preservation issues. Naturalistic courses are growing in popularity and the golfing community is responsive to aesthetic and environmental concerns. With the involvement of ecologists, this burgeoning interest in natural habitats on golf courses may significantly increase the amount of wildlife habitat, especially if designers build these kinds of courses in urban areas and on degraded landscapes such as landfills, quarries, and eroded lands. © 1997 Elsevier Science B.V.

Keywords: Biodiversity; Habitat; Golf; Bird conservation

1. Golf and the environment

The popularity of golf in the world is growing and the number of golf courses worldwide now exceeds 25,000. This involves a considerable amount of open space and potential habitat because the average 18-hole golf course covers about 54 ha of land. The United States now has more than 15,000 courses

with more than 350 new courses being built each year (estimated from Balogh and Walker, 1992). Japan, Taiwan, China, and other Asian countries are experiencing a similar 'golf boom' (Chen, 1991).

Because of increasing concern over the growing number of golf courses and associated land development (Platt, 1994), the golfing community is now seriously addressing environmental issues associated with the game (Edmondson, 1987; Balogh and Walker, 1992; Dobereiner, 1992; Schiffman, 1994). Potential environmental problems associated with

* Corresponding author. Tel.: +1-316-947-3121; fax: +1-316-947-2607; e-mail: maxt@tcnet.tabor.edu

golf course construction and maintenance include loss of habitat (such as wetlands) and wild species; water depletion; chemical contamination of soil, surface water, ground water, and living organisms; excessive runoff and soil erosion; and urbanization around golf courses (see Balogh and Walker, 1992; Cohen, 1991; Cohen et al., 1993). Golf courses are expanding while there is growing concern about worldwide environmental degradation and loss of habitat and decline in biodiversity. The Japanese National Environmental Agency attributes the loss of more than 5000 ha of forest annually to golf-course development in that country (Platt, 1994).

In response, many golf organizations are searching for scientific information that can help make the construction and management of future and existing golf courses more environmentally compatible. The United States Golf Association (USGA); the Golf Course Superintendents Association of America (GCSAA), and the American Society of Golf Course Architects are especially active in this regard (see Balogh and Walker, 1992; Harker et al., 1993; Love, 1992; Smith, 1992; Smith et al., 1993). In Great Britain and Scotland, the Nature Conservancy Council and the Scottish Natural Heritage program promote environmentally sound approaches to golf course management and construction (see NCC, 1989). Many golf course architects are speaking out on environmental issues (see Doak, 1992; Hurdzan, 1996) and articles on what golf course superintendents can do to meet environmental expectations are appearing more frequently (Tatnall, 1991). Even environmental organizations such as Audubon International (not affiliated with the National Audubon Society) are joining in the search for ways to make golf courses more environmentally compatible (Dodson, 1990).

As part of this new focus, old and new golf courses that incorporate wildlife habitat are gaining in popularity (Klemme, 1995). Many of these naturalistic courses (those using the natural environment of a region as a development template—sometimes referred to as minimalist designs) retain the native vegetation, land form, soils, and typical habitat units of a region (for comparison, see Fig. 1). Architects intentionally use the native regional environment as a guide for development of the golf course (Smart et al., 1993). Could such naturalistic golf courses actu-

ally be wildlife reserves? This is an attractive scenario because golf courses are self-supporting economic units that come with a well-organized maintenance staff capable of caring for natural areas as well as for turf. Furthermore, as a social and cultural unit, golf clubs can make many new people aware of environmental and wildlife management issues. However, how effective can a naturalistic golf course be in providing wildlife habitat?

2. A study of Prairie Dunes Country Club and Sand Hills State Park

To examine how a naturalistic golf course compares to a natural area, I conducted a 3-year study of the birds found on Prairie Dunes Country Club and a nearby natural area, Sand Hills State Park, in Hutchinson, Kansas (Table 1). Prairie Dunes Country Club (Fig. 1) is one of the most habitat and wildlife rich golf courses in the nation (Fuller, 1996) and hosts more than 35,000 rounds of golf per year. Ranked as high as 8th in the country and 14th in the world by leading golf magazines, its honorary membership includes professional golfers Jack Nicklaus, Arnold Palmer, Sam Snead, Tom Watson, Johnny Miller, Judy Bell, and Julie Inkster.

The management program at Prairie Dunes includes environmental planning, public involvement, integrated pest management, wildlife food and cover enhancement, and water conservation and enhancement. This comprehensive approach fully certifies Prairie Dunes as a cooperative sanctuary by Audubon International (NY), which is known for its programs that encourage golf courses to adopt environmentally sustainable strategies in design, construction, and management. Approximately 74% of Prairie Dunes consists of native prairie plants growing in the roughs and out-of-play areas and in a 40-ha natural buffer zone that partially surrounds the course. This natural greenbelt separates the golf course from most of the nearby housing developments. The maintenance staff conducts prescribed burning of on-course grass areas when conditions allow.

Sand Hills State Park is a unique natural area under the control of the Kansas Department of Wildlife and Parks. Located approximately 2.5 km from Prairie Dunes, its 455 ha contain public trails

Table 1
Site descriptions of Prairie Dunes Country Club and Sand Hills State Park

	Prairie Dunes Country Club	Sand Hills State Park
Description	Constructed in 1937, 1957 Architect Perry Maxwell 18-hole private country club Formerly grazed prairie 35,000 golf rounds per year Turf, natural roughs, buffer zone Integrated pest management Spot burning on-course	Acquired 1974 State park Formerly grazed prairie Hikers, horseback riders Mowed trails, natural area No chemical treatment Periodically burned
Size of total area (ha)	105	455
Size of survey area (ha)	64.8	56.7
Transect surveyed (km)	4.4	3.5

accessible only to walkers and permitted horseback riders. Habitats in the park include sand dunes, grasslands, wetlands, and woodlands. Park personnel burn the area to maintain a cover of native herbs and grasses. Compared to the golf course, the park is a low impact area with minimal human disturbance to wildlife.

Prairie Dunes and Sand Hills present an ideal situation for a comparative ecological study. With the exception of tees, fairways, greens, and construction, Prairie Dunes is very similar to Sand Hills State Park in topography and vegetation. Both have native prairie plants and rolling dunes typical of the sand-hills biotic region of Kansas, a relatively narrow band of ancient river-borne Rocky Mountain sediments deposited in the south central part of the state of Kansas.

The public trail used for the bird transect in the park is approximately the same shape and distance (3.5 km) as a loop transect through both nine-hole layouts of the golf course (4.4 km). Birds on both sites were censused in good weather between 0700 and 1100 and we alternated the sites as to which was censused first. Another trained observer and I counted and recorded by species all birds seen along the park trail and near the tees, fairways, roughs, and greens of the golf course. To sample the birds using the two areas in different seasons, we performed 12 censuses over three years, with five censuses occurring during the autumn, one during winter, two during spring, and four during summer. The off-course natural areas at Prairie Dunes were not censused and all the bird observations on Prairie Dunes pertain to the golf course proper. Future studies will census the natural areas at Prairie Dunes.

I converted the data for all census periods to birds per kilometer and relative abundance (the number of birds in a species divided by the total number of birds for all species) (Table 2). Chi-square contin-

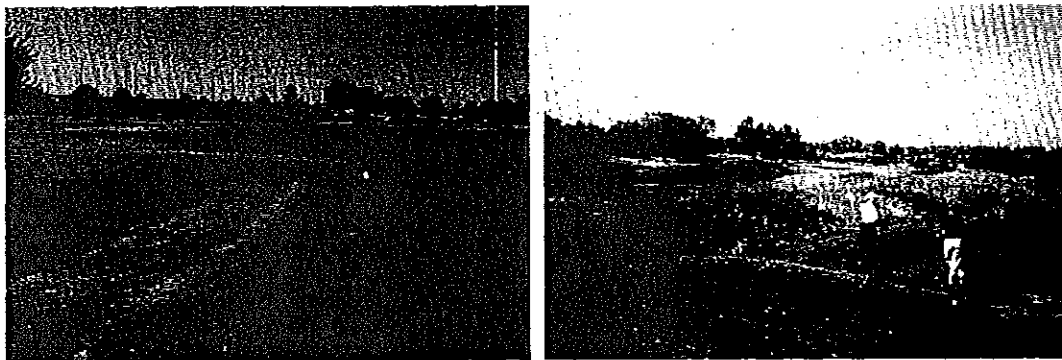


Fig. 1. Photographs of a traditional, completely mowed golf course (left) and a naturalistic golf course, Prairie Dunes Country Club (right).

Table 2
Numbers (birds/km) and relative abundance (% of total) for birds on Prairie Dunes (PD) and Sand Hills State Park arranged in descending order of Prairie Dunes bird numbers
Species.

Species	Birds/km		Relative abundance	
	PD	SH	PD	SH
American robin, <i>Turdus migratorius</i>	91.6	26.0	20.0%	9.1%
European starling, <i>Sturnus vulgaris</i>	70.5	2.6	15.3%	0.9%
American tree sparrow, <i>Spizella arborea</i>	51.1	8.0	11.1%	2.8%
House sparrow, <i>Passer domesticus</i>	23.9	0.0	5.2%	0.0%
Harris sparrow, <i>Zonotrichia querula</i>	21.8	10.6	4.8%	3.7%
Barn swallow, <i>Hirundo rustica</i>	17.0	0.9	3.7%	0.3%
Eastern kingbird, <i>Tyrannus tyrannus</i>	16.8	12.0	3.7%	4.2%
Common grackle, <i>Quiscalus quiscula</i>	15.5	4.6	3.4%	1.6%
Mourning dove, <i>Zenaidura macroura</i>	12.7	8.3	2.8%	2.9%
Northern cardinal, <i>Cardinalis cardinalis</i>	12.7	12.6	2.8%	4.4%
Blue jay, <i>Cyanocitta cristata</i>	12.5	8.9	2.7%	3.1%
Black-capped chickadee, <i>Parus atricapillus</i>	9.3	20.3	2.0%	7.1%
Dark-eyed junco, <i>Junco hyemalis</i>	8.0	8.9	1.7%	3.1%
House wren, <i>Troglodytes aedon</i>	7.7	10.3	1.7%	3.6%
American goldfinch, <i>Carduelis tristis</i>	7.0	15.1	1.5%	5.3%
Northern oriole, <i>Icterus galbula</i>	7.0	5.4	1.5%	1.9%
Bell's vireo, <i>Vireo bellii</i>	6.8	4.3	1.5%	1.5%
Field sparrow, <i>Spizella pusilla</i>	6.1	4.0	1.3%	1.4%
Western kingbird, <i>Tyrannus verticalis</i>	6.1	1.1	1.3%	0.4%
Northern flicker, <i>Colaptes auratus</i>	5.2	16.6	1.1%	5.8%
Brown-headed cowbird, <i>Molothrus ater</i>	4.1	2.6	0.9%	0.9%
Cattle egret, <i>Bubulcus ibis</i>	3.4	0.3	0.7%	0.1%
Northern bobwhite, <i>Colinus virginianus</i>	3.4	9.4	0.7%	3.3%
Eastern meadowlark, <i>Sturnella magna</i>	3.2	4.3	0.7%	1.5%
Red-winged blackbird, <i>Agelaius phoeniceus</i>	3.0	11.7	0.6%	4.1%
Canada goose, <i>Branta canadensis</i>	2.7	1.4	0.6%	0.5%
Killdeer, <i>Charadrius vociferus</i>	2.5	0.3	0.5%	0.1%
Chimney swift, <i>Chaetura pelagica</i>	2.3	0.3	0.5%	0.1%
Gray catbird, <i>Dumetella carolinensis</i>	2.3	5.7	0.5%	2.0%
Brown thrasher, <i>Toxostoma rufum</i>	2.0	3.7	0.4%	1.3%
Song sparrow, <i>Melospiza melodia</i>	2.0	0.6	0.4%	0.2%
American crow, <i>Corvus brachyrhynchos</i>	1.8	13.4	0.4%	4.7%
Franklin's gull, <i>Larus pipixcan</i>	1.8	0.0	0.4%	0.0%
Red-headed woodpecker, <i>Melanerpes erythrocephalus</i>	1.6	2.9	0.3%	1.0%
Wild turkey, <i>Meleagris gallopavo</i>	1.4	0.0	0.3%	0.0%
Common yellowthroat, <i>Geothlypis trichas</i>	1.1	6.0	0.2%	2.1%

Eastern bluebird, <i>Sialia sialis</i>	1.1	1.7	0.2%	0.6%
Grasshopper sparrow, <i>Ammodramus savaanarum</i>	0.9	5.1	0.2%	1.8%
Orchard oriole, <i>Icterus spurius</i>	0.9	0.3	0.2%	0.1%
Red-tailed hawk, <i>Buteo jamaicensis</i>	0.9	4.3	0.2%	1.5%
Yellow-rumped warbler, <i>Dendroica coronata</i>	0.9	0.6	0.2%	0.2%
Downy woodpecker, <i>Picoides pubescens</i>	0.7	1.7	0.1%	0.6%
Great blue heron, <i>Ardea herodias</i>	0.7	0.6	0.1%	0.2%
Upland sandpiper, <i>Bartramia longicauda</i>	0.7	0.0	0.1%	0.0%
American kestrel, <i>Falco sparverius</i>	0.5	0.0	0.1%	0.0%
Belted kingfisher, <i>Ceryle alcyon</i>	0.5	0.0	0.1%	0.0%
Mississippi kite, <i>Ictinia mississippiensis</i>	0.5	0.9	0.1%	0.3%
King-necked pheasant, <i>Phasianus colchicus</i>	0.5	0.0	0.1%	0.0%
Yellow-billed cuckoo, <i>Coccyus americanus</i>	0.5	0.6	0.1%	0.2%
Chipping sparrow, <i>Spizella passerina</i>	0.2	0.0	0.0%	0.0%
Dickcissel, <i>Spiza americana</i>	0.2	9.4	0.0%	3.3%
Great crested flycatcher, <i>Myiarchus crinitus</i>	0.2	1.1	0.0%	0.4%
House finch, <i>Carpodacus mexicanus</i>	0.2	0.0	0.0%	0.0%
Northern harrier, <i>Circus cyaneus</i>	0.2	0.6	0.0%	0.2%
Northern mockingbird, <i>Mimus polyglottos</i>	0.2	0.3	0.0%	0.1%
Red-bellied woodpecker, <i>Melanerpes carolinus</i>	0.2	2.3	0.0%	0.8%
Turkey vulture, <i>Cathartes aura</i>	0.2	2.0	0.0%	0.7%
Bewick's wren, <i>Thryomanes bewickii</i>	0.0	0.3	0.0%	0.1%
Blue grosbeak, <i>Guiraca caerulea</i>	0.0	0.3	0.0%	0.1%
Carolina wren, <i>Thryothorus ludovicianus</i>	0.0	0.6	0.0%	0.2%
Rufous-sided towhee, <i>Pipilo erythrophthalmus</i>	0.0	3.1	0.0%	1.1%
Eastern wood-pee-wee, <i>Contopus virens</i>	0.0	0.6	0.0%	0.2%
Hairy woodpecker, <i>Picoides villosus</i>	0.0	0.6	0.0%	0.2%
Indigo bunting, <i>Passerina cyanea</i>	0.0	0.3	0.0%	0.1%
Lark sparrow, <i>Chondestes grammacus</i>	0.0	0.3	0.0%	0.1%
Least flycatcher, <i>Empidonax minimus</i>	0.0	0.6	0.0%	0.2%
Red-breasted grosbeak, <i>Pheucticus ludovicianus</i>	0.0	0.6	0.0%	0.2%
N. rough-winged swallow, <i>Selidopteryx serripennis</i>	0.0	0.3	0.0%	0.1%
Vesper sparrow, <i>Pooecetes gramineus</i>	0.0	0.9	0.0%	0.3%
White-breasted nuthatch, <i>Sitta carolinensis</i>	0.0	0.3	0.0%	0.1%
White-throated sparrow, <i>Zonotrichia albicollis</i>	0.0	0.3	2.3	0.8%
Yellow-breasted chat, <i>Icteria virens</i>	0.0	0.6	0.0%	0.2%
Total	459.1	285.7	100.0%	100.0%

gency table analysis was used to test for significant differences between the golf course and natural area in species richness and relative abundance. Indices of community similarity and species diversity were also calculated and used in the comparison (using Brower et al., 1990).

Both the golf course and the natural area supported complex bird communities, sharing many species (Table 2). The golf course had a higher density of birds than the natural area (459 to 286 birds per km). In terms of the number of species (species richness), the golf course (57 species) compared favorably to the natural area (63 species) and a statistical comparison indicated no significant differences ($\chi^2 = 13.2$, $df = 11$, $p > 0.10$). However, there were significant differences in relative abundance (the specific kinds, numbers, and proportions of the total in each kind) ($\chi^2 = 195.7$, $df = 27$, $p < 0.001$). Measures of community similarity and species diversity also indicated noticeable differences. Standard community similarity indices (Canberra–Metric, Bray–Curtis, Morisita's, Standers, Horn, Sorensen, and Jaccard) ranged from 0.372 to 0.809, respectively, on a scale of 0 to 1, indicating that Sand Hills and Prairie Dunes had only moderately similar bird communities. Species diversity indices (Simpson and Shannon indices) and dominance (Simpson) and evenness (Sheldon) measures also revealed noticeable differences with the natural area being much more even in its spread of species than the golf course. Sheldon evenness for the natural area was 0.541 and for the golf course 0.343. The number of equally abundant species on Sand Hills was 34.1 while Prairie Dunes had only 19.6. The Simpson dominance on the natural area was 3.56 while the golf course had 8.77.

Sand Hills had more species of birds than Prairie Dunes but fewer individuals. Sand Hills had 15 bird species that did not occur on Prairie Dunes and nine species occurred on the golf course but not on the park (Table 2). For the most part, habitat-sensitive birds requiring areas away from human disturbance (e.g., least flycatcher) occurred more frequently on the natural area while those with less restrictive habitat needs and higher tolerances for disturbance frequented the golf course (e.g., American robin). According to Blair (1996), birds can be categorized

as urban avoiders, urban exploiters, and suburban adaptable species. While Prairie Dunes shared many species with Sand Hills, the golf course had more urban exploiter and suburban adaptable birds and less urban avoiders than Sand Hills.

Is it worthwhile to include areas of natural habitat areas on golf courses? If providing a home for a significant number of threatened birds is important, the answer is yes. Fifty-seven species of birds used Prairie Dunes in my survey and knowledgeable observers have added 15 to 20 more species to the list. Some birds using Prairie Dunes such as the great crested flycatcher, and yellow-billed cuckoo are listed in Ehrlich et al. (1988) as birds considered at risk. Furthermore, naturalistic golf courses may be able to help the many birds that require open grassland-type environments. Grassland birds such as the grasshopper sparrow and eastern meadowlark make up a large percentage of the threatened and endangered species (DeGraaf and Rappole, 1995). With grasslands, pastures, and weedy areas disappearing rapidly in the spread of urbanization, golf courses could provide additional critical habitat for grassland birds (Watts, 1995).

My students and I have studied other golf courses (unpublished data) without wildlife habitat and rarely does the count exceed 27 species. Furthermore, the bird community on Prairie Dunes differs significantly from these courses in much the same way that Sand Hills differs from Prairie Dunes. The occurrence of sensitive species and the distribution of individuals among the species appears to be much more stable on naturalized golf courses than on the more simple landscapes of conventional courses (see Moul and Elliot, 1992).

Can naturalistic golf courses offer the same habitat conditions as natural areas for birds? The answer here is no because many birds require the larger, less fragmented habitats found in undisturbed areas away from human activities. The human activity and high amount of patchiness and edge habitat on golf courses are problematic for many of these birds. For this reason, natural areas may lose many birds if a golf course is constructed on the site (Blair, 1996). It is unknown whether golf courses with large areas of undisturbed habitat (such as the approximately 41 ha of natural area on Prairie Dunes) will lose fewer

species. Our future studies of these undisturbed areas on Prairie Dunes should provide more information in this regard.

3. Golf course ecology

Naturalistic golf courses offer much more promise in the larger struggle to preserve plant, animal, and ecosystem diversity than conventional golf courses (Balogh and Walker, 1992; Moul and Elliot, 1992). My own research indicates that providing habitat around tees, in rough areas along fairways, and in out-of-play areas (see Fig. 1) does attract an exceptional number of birds to a golf course. Furthermore, these areas may be especially important to migratory birds needing a place to stop and refuel (for example, the yellow-rumped warbler) or to spend the winter (Harris sparrow).

If managed correctly, naturalistic courses may fit well into an emerging philosophy of ecosystem management that recognizes the considerable potential of private lands for preserving nature (Shafer, 1995). While naturalistic golf courses are not natural areas, courses with wildlife habitat may complement parks and wildlife reserves in the effort to increase the survival chances of many plants and animals. Especially attractive in this regard are the naturalized golf courses built on already disturbed land such as old mines, landfills, and highly eroded or otherwise negatively impacted wildlife-poor landscapes (Klemme, 1995).

There are already many courses around the country that can be classified as naturalistic to varying degrees. Love (1992) describes over 20 such courses and Audubon International has over 1800 courses participating in its Cooperative Sanctuary Program (Dodson, 1990). The U.S. Fish and Wildlife Safe Harbor Program is also enrolling golf courses (such as Pine Needles in North Carolina) which provide habitat to threatened and endangered species such as the red-cockaded woodpecker. This species requires mature living pine trees in a protected area (Parkes, 1996) and it appears the golf-course environment is suitable to its needs.

All habitats, large and small, play a role in wildlife conservation (Shafer, 1995). Conservation biology, restoration ecology, and landscape ecology are grow-

ing and active fields in the ecological sciences that are just now beginning to address questions of how habitats of different sizes interact. Increasingly, scientists are realizing that a more holistic view that includes all types of habitat addresses biodiversity issues more effectively than one that just values large reserves (Noss and Cooperider, 1994). Populations of wildlife in an area dynamically interact with each other and rarely are plants and animals found only in natural areas (OConnell and Noss, 1992). "Every population persists only because it is part of a larger 'metapopulation' and because it is regularly rescued from extinction by immigration from other independently varying populations" (Stacey and Taper, 1992). Designing and restoring golf courses in natural ways may facilitate the survival of wildlife metapopulations and the ecosystems on which they depend.

This emerging philosophy of ecosystem management strives to develop a regional habitat mosaic—a constellation of connected habitats in an area that allows metapopulations of plants and animals to exchange genes and periodically revitalize. Satellites, global positioning systems, aerial photos, and computer imaging are increasingly being used to construct layered maps of landscapes (Geographic Information Systems, GIS) for evaluating the importance of large and small habitats to wildlife populations (see Morrison et al., 1992). In the future, golf courses may be planned this way—as units of a total habitat landscape rather than as isolated parcels. Obviously, courses with maximal amounts of natural vegetation will be most valuable in this regard.

4. Naturalistic golf courses as wildlife habitat

Large natural preserves provide the best habitat for most wildlife and are an essential component of a successful biodiversity strategy (Shafer, 1995). However, small connected habitat parcels are also valuable when managed to promote native organisms and ecological processes such as succession, competition, territoriality, predation, and decomposition (Simberloff and Abele, 1982; Soule, 1991). However, our knowledge for managing a diversity of small habitats in a region is incomplete (see Hobbs, 1993 for a

discussion of issues surrounding corridors) and much research is needed in this area.

Only recently have ecologists focused their attention on the conservation potential of human-dominated and managed landscapes such as golf courses. Jodice and Humphrey (1992, 1993) describe a golf course that has a larger population of endangered Big Cypress fox squirrels (*Sciurus niger avicennia*) than the surrounding natural areas. A more dependable supply of food and water, less competition, and more amenable microclimates may be involved. Indeed, golf course type habitats may be particularly well suited for many species, like squirrels and perhaps loggerhead shrikes (*Lanius ludovicianus*) (Smith and Kruse, 1992). The open landscapes and prey-base (birds, rodents) of golf courses also appeal to birds of prey. The links-style management schemes of European golf courses have long been considered prime bird habitat (Fordham and Iles, 1987; Harthoorn, 1971).

Golf courses are probably best considered habitat for the conservation of small organisms (such as birds and small mammals) because of their relatively small size (on the average 54 ha). However, there are a number of questions that apply particularly to golf courses. Do golf courses support viable ecological communities or are they just sinks for 'weed species'? Can a reproducing bird community be supported on a golf course or are the individuals found there just excess 'floaters' unable to secure territories and consequently cannot reproduce? Furthermore, are small habitat areas 'ecological traps' (Noss, 1983), places that look appealing but which can not support the individuals who try to live there? Worse yet, do golf courses lure in birds only to expose them to chemicals used in turf management?

More research is needed but what little data that are available (Balogh and Walker, 1992; Rainwater et al., 1995; Terman, 1996) suggests that birds do reproduce on golf courses and that bioaccumulation of chemicals is negligible. As more courses become naturalistic and decrease the amount of intensively managed turf (see Conard, 1992) the exposure to toxics should become less. Furthermore, I suspect that most native birds on naturalistic golf courses will concentrate their feeding activities in non-turf natural areas thus reducing their exposure to chemi-

cals even more. However, this supposition needs to be researched.

How about the impact of humans (golfers, carts, crowds of people, mowing machines and so forth) on birds? Some evidence suggests that many birds can coexist with recreational-type human activity (Bosakowski et al., 1993; Datta and Pal, 1993; Fernandez and Azkona, 1993; Hanowski et al., 1993; Squires et al., 1993; Knight and Gutzwiller, 1995; Riffell et al., 1996; Steidl and Anthony, 1996) if enough habitat is provided and if the human activity is scheduled around nesting and other sensitive times. If true, golf courses could contribute significantly to the conservation value of human dominated landscapes, especially in tropical areas where migrant birds have difficulty finding appropriate overwintering habitat (Estrada et al., 1993).

While most wildlife is welcomed on golf courses, some organisms may present some special problems. Some birds may attack people during nesting seasons (e.g., Mississippi kites, *Ictinia mississippiensis*, see Engle, 1980; Gennaro, 1988; Parker, 1988). Burrowing and gnawing rodents (e.g., beaver, *Castor canadensis*) can damage ponds and trees, larger herbivores can leave tracks on greens and in bunkers. Canada geese (*Branta canadensis*) may litter greens and fairways with droppings (Kemper, 1995). Surprisingly, the habitats on naturalized courses may have advantages over conventional designs with these kinds of animals. If they are of sufficient size and contain adequate resources, the natural habitats on the golf course will attract most of the wildlife which will normally confine their activities to the native vegetation. While some animals such as Canada geese inhabit mowed areas, tall vegetation along the fairways and bodies of water may discourage them since they can not see potential predators. I have rarely seen Canada geese on the fairways or greens at Prairie Dunes even though they are frequent visitors at other courses in the area.

5. Golf course architecture and naturalistic courses

The beauty of natural features often graces the great holes of golf (Doak, 1992) (Fig. 1). A great golf hole is playable by the average golfer but still

challenges the skills of the professional (Hurdzan, 1996). It rewards good shots, punishes bad ones, and is aesthetically pleasing. While natural beauty has always been foremost in the golf architect's mind, naturalistic courses demand golf holes that are integrated with the surrounding habitat—ecological integrity must accompany beauty. Many old and new courses offer good examples of this balancing act between golf and nature (Love, 1992; Klemme, 1995) and ecologists should study these courses to determine if they indeed have ecological integrity and support wildlife.

From an ecological point of view, golf holes should be designed to preserve the maximum amount of natural habitat. There are many ways to do this and the skills of both architect and ecologist are needed in the task. Elevating tee areas so golfers can hit shots over areas of natural habitat (wetlands, prairies, marshes and so forth) and onto landing areas or target zones of managed turfgrass is a technique popular with both golfer and architect. Alternate tee areas near the landing zone accommodate persons unable to hit long shots. Raised walkways and cart paths through wetlands, marshes, and other sensitive habitat allow traffic to move from tee to landing area without disturbing the habitat (Smart et al., 1993). Non-target zones in the fairway and in the primary and secondary roughs consist of mowed native or drought-resistant grasses requiring little water, fertilizer, or pesticides. The managed turfgrass is confined to the fairway landing area and the section around the small green. The goal is to reduce the 'manicured high chemical and water input areas' to the right places—tees, landing areas for good shots, and greens (Conard, 1992). Banked areas drain away water from sensitive habitats and allow for slightly off-target golf shots to funnel to the fairway.

A fair amount of information and many examples exist on how architects can preserve nature and build exciting golf holes (Doak, 1992; Hurdzan, 1996). However, promoting the growth and establishment of native grasses on the non-target zones of the fairway requires more knowledge and research. On courses where it is already established, mowed native grass provides an acceptable ball striking surface once it has matured and tillered (Green and Marshall, 1987) and it makes a good transition zone to the natural areas in the roughs and out-of-play areas.

Natural areas on golf courses should be as large as possible and circular to oblong in shape to reduce the amount of edge (Harker et al., 1993). A loop pattern for hole layouts and a surrounding natural buffer zone such as at Prairie Dunes Country Club are one way to accomplish this (Fig. 1). However, every golf course is different and many factors determine the hole layout. Some urban courses (such as the St. Charles Country Club in Illinois) have a relatively large and independent natural area beside a conventional golf course. Others may have the holes encircling a core natural area at the center of the course. Others have the golf course encircle housing and parking areas. The goal is to produce exciting golf courses with ecological integrity but every site is different and creative golf course design must be balanced with the needs of living organisms. This illustrates the need for cooperation between golf course architects and ecologists familiar not only with ecosystems but with the game of golf.

6. Wildlife management on naturalistic golf courses

Most golf clubs value the native birds, butterflies, and wildflowers that inhabit their courses (Milliard, 1992). But how much habitat is needed and how should it be maintained? Much is unknown about how to determine minimum habitat sizes for many organisms and this is an area of increasing research activity (Haila et al., 1993; Mccollin, 1993). Some researchers find little correlation with bird numbers and the area of habitat (Hamel et al., 1993; Nour et al., 1993; Roth and Johnson, 1993; Rudnicky and Hunter, 1993a; Yahner, 1993) while others find that bird numbers significantly increase with increasing area (Johns, 1993; Wenny et al., 1993). These findings illustrate the complexity of the ecological realities in wildlife management.

The study of ecosystem management is in its early stages and managers must acknowledge the tentative nature of any recommendation. At this stage in our study of ecosystem management, guidelines are like hypotheses, subject to modification as we monitor the success of our actions (Christensen et al., 1996). Nevertheless, following are some general guidelines for incorporating optimal habitat for birds

on golf courses (after Willson, 1974; Smith and Schaefer, 1992, Croonquist and Brooks, 1993, Harker et al., 1993, and Westworth and Telfer, 1993).

High quality habitat generally consists of native vegetation representative of the pre-development state of a region. Remnant patches of historic pre-development ecosystems such as native prairie, woodlands, and marshes should be preserved to the maximum extent possible. Streambank or riparian ecosystems are especially valuable. Leave snags, fallen logs, and other forms of habitat complexity in place if possible. Natural features and microhabitats such as slopes, springs, water falls, ravines, and other complex environmental features should be preserved also. Minimize roads or paths through these habitat patches.

Direct run-off from managed turf areas away from habitat areas unless it goes through a buffer zone or filter strip of adequate size to purify the water (minimum of 15 m on level terrain, more on slopes).

Minimize human disturbance to natural habitat. This can be done by fencing off environmentally sensitive areas, keeping trails and buildings on the outside of habitat areas, using raised walkways or cart paths, and providing buffer zones around habitat areas (for example, moderately mowed rough areas between the fairway and a marsh).

Habitat patches on the golf course (such as wetlands, marshes, streambanks, pond edges, grasslands, wooded areas) should be as large as possible but smaller parcels are valuable if they can be connected to other natural areas with corridors of native vegetation (here termed a 'connected habitat matrix').

Buffer zones of natural habitat surrounding the golf course or core areas within the golf course should interdigitate with on-course natural areas.

Manage the habitat to match the requirements of native species (see Ehrlich et al., 1988 for birds). For birds, this includes providing such features as song posts, nest sites (Steele, 1993; Kelly, 1993), and native plants of varying heights and widths. Scientifically locate nest sites (boxes, snags, platforms, and so forth) to provide maximum protection from predators and from nest parasites (Martin, 1993).

Where appropriate for the species concerned, habitats should be varied and complex with a mix of vegetative layers and good ground cover (litter, dead standing grass, and dead logs). Willson (1974) found that ground cover added one to two species of birds

to an area; a shrub layer added one to four species; and a tree layer added 12 to 15 species.

Management by controlled burns may be needed, especially for some grassland and other fire-dependent plants and animals.

Since native species are disappearing with the spread of urbanization, golf course developers should use the natural (pre-development) environment of a region as a template for the development of a golf course on reclaimed areas such as landfills, old mines, eroded areas, and other degraded sites (see Harker et al., 1993).

How important could the managed patches of natural habitat on 15,000 golf courses be to birds in the United States? Leach and Recher (1993) found that habitat islands and remnant habitat areas were vital to maintaining bird diversity in Australia. Not many studies of golf courses by ecologists have been done so their potential as wildlife reserves remains uncertain. At this time, the least that can be said is that naturalistic golf courses do much more than conventional golf course landscaping to improve the lot of many birds and other wildlife (Lancaster and Rees, 1979; Maffei, 1978; Balogh and Walker, 1992; Terman, 1996).

In theory, the ecological role of smaller habitat parcels such as golf courses may be to serve as 'population sinks' for natural areas which function as 'population sources'. Larger natural areas (such as Sand Hills State Park in my study) provide a wide variety of niches where native species with many different requirements can establish themselves. Dominant individuals of these species secure territories on the natural area and reproduce. As the area fills up with dispersing offspring, individuals spread out across the country side from these reproductive 'fountains'. Golf courses (like Prairie Dunes) receive these dispersing individuals and provide them a home if they can adapt to the smaller habitat patches and human activity. Not all species can adapt but a good number apparently succeeds. How to increase this number is the critical question. Whether this scenario plays itself out in reality is unknown. Answers await more research. However, the stakes are high as the fate of many birds hangs in the balance.

That neotropical migrant species are suffering dramatic declines has been demonstrated for some but not all regions of the United States (Bibby, 1992;

Ehrlich et al., 1988; Welsh et al., 1993). Some threatened species are actually increasing in some regions while dramatically decreasing in others. This illustrates the complex nature of wildlife conservation. However, this should not deter saving as much potential habitat as possible, regardless of where it occurs.

What about the large amount of habitat fragmentation and edge habitat on golf courses? Doesn't this expose golf course birds to higher rates of predation from raptors, cats, snakes, raccoons, and other predators as well as to cowbirds (Hoover and Brittingham, 1993; Robinson, 1992)? (Cowbirds are nest parasites that lay their eggs in the nests of other birds who then feed the cowbirds at the expense of their own young). While this is certainly a concern, I did not find cowbirds to be numerous on Prairie Dunes (Table 2). Likewise, Rudnicky and Hunter (1993b) found little nest predation on birds near edges in agricultural habitat. Again more research is needed on golf courses. If predation and nest parasitism are problems, golf courses, under the guidance of local wildlife officials, could adopt management schemes to control the effects of cowbirds on native birds. Removing cowbird eggs from monitored nests and trapping adult cowbirds may work well in the golf course environment.

7. Golf course management and construction issues

If wildlife is encouraged to inhabit a golf course, it follows that exposure to harmful chemicals should be reduced as much as possible. Naturalistic courses accomplish this end by reducing the areas of managed turf. Applewood Golf Course in Golden Colorado has only 11 ha of 'pampered' turf that has drastically reduced the use of water and chemicals. The wildlife value of the course has increased and these reductions in irrigation and chemical inputs have lowered the risk of groundwater contamination (Conard, 1992). Pesticide movement is thought to be low in properly managed turfgrass (Harrison et al., 1993) and in a naturalistic course it should be even lower because the vegetative cover also reduces water runoff and soil erosion. Furthermore, natural areas enhance stream flow because of increased ab-

sorption of water. For this reason alone, some experts recommend that at least 70% of an area should be in natural cover (Lowe, 1991).

Reduced pesticide use and increased natural predators accompany increased natural cover and reduced turf. Predators of turf grass pests increase (Terry et al., 1993) as do rodent predators such as hawks (Newton and Wyllie, 1992) when pesticide usage is reduced. Birds seem to return comparatively quickly after reduced use of pesticides (see Hockin et al., 1992; Mackinnon and Freedman, 1993). While some chemicals may always be needed even on a naturalistic course, the strategies of integrated pest management (see Balogh and Walker, 1992) will certainly be easier to implement.

Many golf courses are using reclaimed water (sewage effluent) as a source of irrigation water (Meisner et al., 1993; Miles et al., 1992; Mujeriego and Sala, 1991). While this technique has its benefits and risks (Sullivan, 1991; Asano et al., 1992), naturalistic courses should facilitate the positive aspects because the borders and buffer zones of native vegetation around the tees, fairways, and greens hold the effluent on the golf course (see Osborne and Kovacic, 1993). If modern systems of irrigation are used that closely control application rates (Ruskin, 1993), these benefits can even be more pronounced.

Choosing a site for a golf course is one of the most important ecological decisions that must be made (Pedrick, 1992; Pope, 1994). Degraded lands such as landfills and old mining sites seem ideal for golf courses and naturalistic designs could improve the environmental conditions considerably (see Pope, 1994). The Links at Spanish Bay in California (Love, 1992) is such a course built on an old sand mine area. Klemme (1995) illustrates many others around the country. Unique natural ecosystems should be preserved, however, and may not be the most suitable places to build golf courses. Organizations such as The Nature Conservancy should be consulted and if a site is not able to be preserved, perhaps an ecologically designed naturalistic golf course may offer a valid option for protecting some of the ecological characteristics of the area. The most sensitive wildlife species may be lost but other more tolerant species may be saved (Blair, 1996).

Real estate developers often include golf courses in housing developments as a means of providing

open space (Pedrick, 1992). Again, well-designed naturalistic golf courses can save 70% or more of the natural habitat on a site. Natural landscaping around the houses can further ameliorate the negative effects of buildings on wildlife and water quality. Using earth sheltered construction (see Terman, 1985) for buildings enhances the wild nature of the development even more. With earth sheltered construction, the tee for hole 1 and the green for hole 18 could be on the clubhouse! In such a scheme, no buildings could be seen—only green ‘roofs’, rolling fairways, natural roughs, and the profiles of nature. A more exciting and sustainable future for golf may just depend on this kind of creative architecture and landscaping.

Modern golf courses are costly to construct and maintain which puts golf out of the reach of many potential players. Naturalistic courses mean less irrigation, fertilizing, pesticide use and maintenance thus lowering the costs for those willing to take up golf's challenges. In most cases, naturalistic designs also alleviate much of the cost of construction by reducing the need for extensive earth moving. Only tees, landing zones, and greens need to be extensively landscaped and manicured. Natural habitat such as wetlands remains in place (or can be constructed) providing character to the course and challenge to the golfer.

Even public courses can have naturalistic designs with wider fairways of mowed native grass rather than turf. While not as good as a carpet of turfgrass, the ball striking characteristics are adequate for less than good shots. The Scottish flavor of golf's history thus comes alive on these courses. Even professional golfers are saying that such courses will better hone the skills of the American golfer (Faxon, 1994).

What do golfers think of naturalized courses? Prairie Dunes is one of the most highly regarded courses in the world. Extensive surveys by Gentry (1988) revealed that all of the naturalized courses in Kansas are held in high regard by golfers. Many of the naturalistic courses featured in Klemme (1995) and Love (1992) host major tournaments.

The heart of the game of golf consists of challenge and risk and it is only natural to play golf over an infinite variety of terrains. Naturalistic courses not only help solve golf's environmental problems but may help return the game to its roots. The needs of

both the golfing and ecological publics can be met by combining creative golf course architecture and ecosystem management. Niche, corridor, buffer zone, ecotone, foraging area, and nesting site join bogey, par, birdie, and eagle—on a naturalistic golf course all take on more meaning and significance.

Acknowledgements

I would like to thank Tabor College and the United States Golf Association (USGA) for supporting the preparation of this report which is part of a larger cooperative project with Audubon International and Ann Arbor Press of Chelsea, Michigan to produce a book on Golf Course Ecology. My thanks also go to P. Stan George, superintendent of Prairie Dunes Country Club; Paul Jantzen, friend and naturalist; Brent Konen, wildlife technician, Kansas Department of Wildlife and Parks and an anonymous reviewer who supplied some hard to find references.

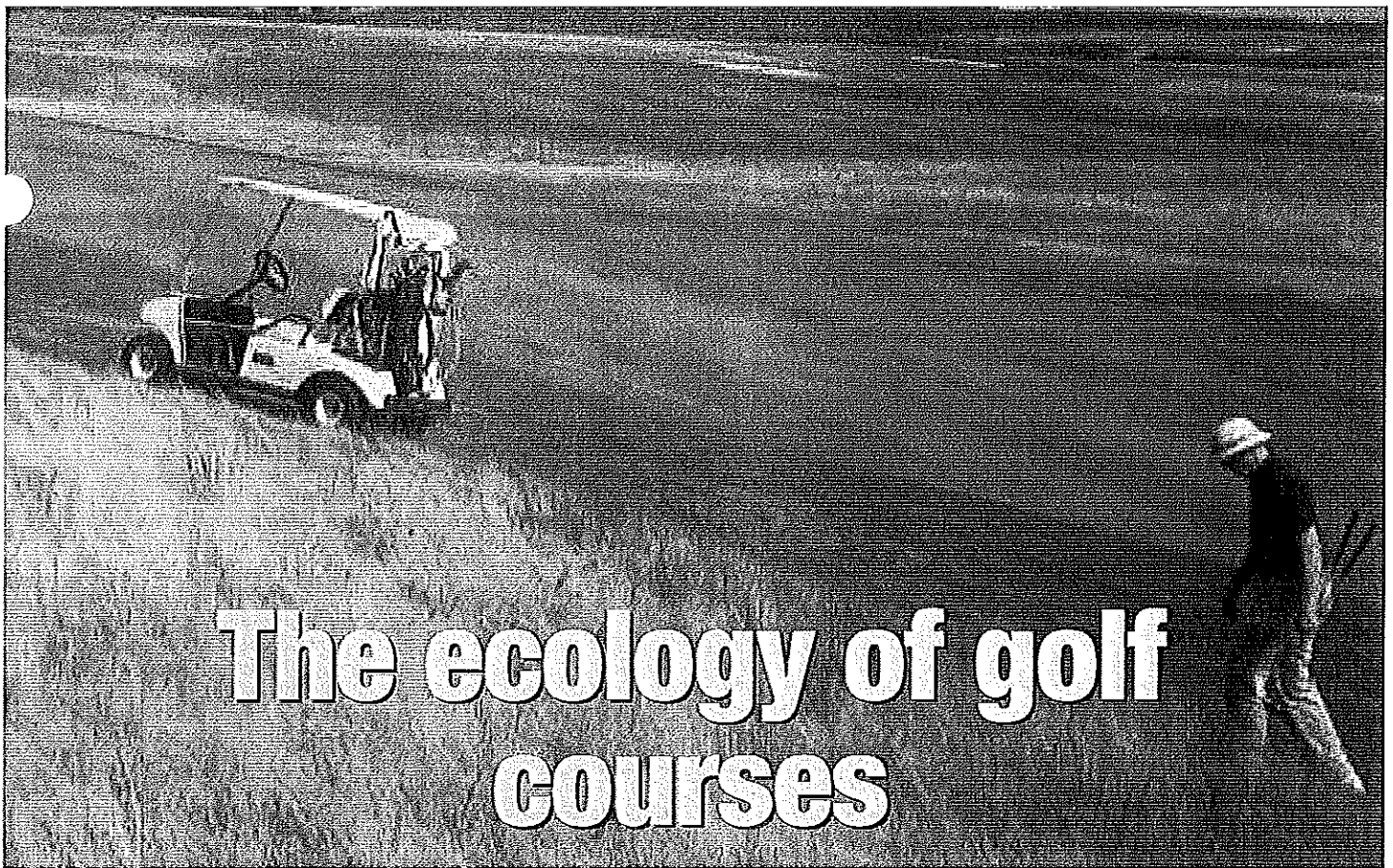
References

- Asano, T., Rigby, L., Sakaji, M., 1992. Evaluation of the California waste-water reclamation criteria using enteric virus monitoring data. *Water Sci. Technol.* 26, 1513–1524.
- Balogh, J., Walker, W., 1992. *Golf Course Management and Construction: Environmental Issues*. Lewis Publishers, Boca Raton, 951 pp.
- Bibby, C., 1992. Conservation of migrants on their breeding grounds. *Ibis* 134, 29–34.
- Blair, R.B., 1996. Land use and avian species diversity along an urban gradient. *Ecol. Appl.* 6, 506–519.
- Bosakowski, T., Speiser, R., Smith, D., Niles, L., 1993. Loss of Coopers hawk nesting habitat to suburban development: inadequate protection for a state-endangered species. *J. Raptor Res.* 27, 26–30.
- Brower, J.E., Zar, J.H., von Ende, C.N., 1990. *Field and Laboratory Methods for General Ecology*. Wm.C. Brown Publishers, Dubuque, IA.
- Chen, D., 1991. Different strokes. *Free China Rev.* 41, 36–41.
- Christensen, N.C. et al., 1996. The report of the Ecological Society of America Committee on the scientific basis for ecosystem management. *Ecol. Appl.* 6, 665–691.
- Cohen, S., 1991. Ground water contamination by golf courses: fact and fiction. *Abstr. Pap. Am. Chem. Soc.* 201, 38.
- Cohen, S., Durborow, T., Barnes, N., 1993. Groundwater and surface-water risk assessments for proposed golf courses. *ACS Symp. Ser.* 522, 214–227.
- Conard, R., 1992. Applewood golf course: reintroducing the short-

- grass prairie and links-style golf. USGA Green Section Record November/December, 11-12.
- Croonquist, M., Brooks, R., 1993. Effects of habitat disturbance on bird communities in riparian corridors. *J. Soil Water Conservation* 48, 65-70.
- DeGraaf, R.M., Rappole, J.H., 1995. Neotropical Migratory Birds: Natural History, Distribution, and Population Change. Comstock Publishing Associates, Ithaca, NY, 676 pp.
- Datta, T., Pal, B., 1993. The Effect of human interference on the nesting of the openbill stork (*Anastomus oscitans*) at the Raiganj Wildlife Sanctuary India. *Biol. Conservation* 64, 149-154.
- Doak, T., 1992. The Anatomy of a Golf Course. Lyons and Burford, New York.
- Dobereiner, P., 1992. How to resolve environmental enmity. *Golf Digest* 43, 28.
- Dodson, R., 1990. Audubon cooperative sanctuaries for golf course management. *Green Section Record United States Golf Association*, 28, pp. 14-16
- Edmondson, J., 1987. Hazards of the game. *Audubon* 89 (11), 25-37.
- Ehrlich, P., Dobkin, D., Wheye, D., 1988. The Birder's Handbook. Simon and Schuster, New York 785 pp.
- Engle, M.C.F., 1980. Mississippi kite strikes human being. *Bull. Oklahoma Ornithol. Soc.* 13, 21-22.
- Estrada, A., Coatesestrada, R., Merritt, D., Montiel, S., Curiel, D., 1993. Patterns of frugivore species richness and abundance in forest islands and in agricultural habitats at Los-Tuxtlas Mexico. *Vegetatio* 108, 245-257.
- Faxon, B., 1994. Our watered-down game. *Golf World* 48, 48.
- Fernandez, C., Azkona, P., 1993. Human disturbance affects parental care of marsh harriers and nutritional status of nestlings. *J. Wildlife Manage.* 57, 602-608.
- Fordham, M., Iles, J., 1987. Encouraging Wildlife on Golf Courses. London Wildlife Trust, London, 12 pp.
- Fuller, G., 1996. Best of golf awards: golf and the environment. *Links* 9 (5), 20-30.
- Gennaro, A.L., 1988. Extent and control of aggressive behavior toward humans by Mississippi kites. In: Gliniski, R.L. et al. (Eds.), *Proceedings Southwestern Raptor Management Symposium and Workshop*, *Natl. Wildlife Fed. Sci. Technol.*, Ser. No. 11, 249-252.
- Gentry, S., 1988. Attitudes of golfers toward the characteristics of naturalistic golf courses. Master's Thesis. Kansas State University, 86 pp.
- Green, B., Marshall, I., 1987. An assessment of the role of golf courses in Kent England in protecting wildlife and landscapes. *Landscape Urban Planning* 14, 143-154.
- Haila, Y., Hanski, I., Raivio, S., 1993. Turnover of breeding birds in small forest fragments: the sampling colonization hypothesis corroborated. *Ecology* 74, 714-725.
- Hamel, P., Smithand, W., Wahl, J., 1993. Wintering bird populations of fragmented forest habitat in the central basin Tennessee. *Biol. Conservation* 66, 107-115.
- Hanowski, J., Blake, J., Niemi, G., Collins, P., 1993. Effects of extremely low-frequency electromagnetic fields on breeding and migrating birds. *Am. Midland Naturalist* 129, 96-115.
- Harker, D.S., Evans, M., Harker, K., 1993. *Landscape Restoration Handbook*. Lewis Publishers, Boca Raton, 542 pp.
- Harrison, S.A., Watschke, T.L., Mumma, R.O., Jarrett, A.R., Hamilton, G.W., 1993. Nutrient and pesticide concentrations in water from chemically treated turfgrass. *ACS Symp. Ser.* 522, 191-207.
- Harthorn, P.C., 1971. Golf courses as nature reserves. *Sussex Trust for Nature Conservation Newsletter*, 37 pp.
- Hobbs, R.J., 1993. The role of corridors in conservation: solution or bandwagon. *Trends Ecol. Evolution* 7, 389-392.
- Hockin, D., Ounsted, M., Gorman, M., Hill, D., Keller, V., Barker, M.A., 1992. Examination of the effects of disturbance on birds with reference to its importance in ecological assessments. *J. Environ. Manage.* 36, 253-286.
- Hoover, J.P., Brittingham, M.C., 1993. Regional variation in cowbird parasitism of wood thrushes. *Wilson Bull.* 105, 228-238.
- Hurdzan, M., 1996. *Golf Course Architecture*. Sleeping Bear Press, Chelsea, MI, 406 pp.
- Jodice, P.G.R., Humphrey, S.R., 1992. Activity and diet of an urban population of big cypress fox squirrels. *J. Wildlife Manage.* 56, 685-692.
- Jodice, P.G.R., Humphrey, S.R., 1993. Activity and diet of an urban population of big cypress fox squirrels: a reply. *J. Wildlife Manage.* 57, 930-933.
- Johns, B.W., 1993. The influence of grove size on bird species richness in aspen parklands. *Wilson Bull.* 105, 256-264.
- Kelly, J.P., 1993. The effect of nest predation on habitat selection by dusky flycatchers in limber pine-juniper woodland. *Condor* 95, 83-93.
- Kemper, S., 1995. What's good for the goose may not be good for you. *Smithsonian* 25 (10), 70-78.
- Klemme, M., 1995. *A View From the Rough*. Sleeping Bear Press, Chelsea, MI, 136 pp.
- Knight, R.L., Gutzwiller, G.J., 1995. *Wildlife and Recreationists: Coexistence Through Management and Research*. Island Press, Washington, DC.
- Lancaster, R.K., Rees, W.E., 1979. Bird communities and the structure of urban habitats. *Can. J. Zool.* 57, 2358-2368.
- Leach, G.J., Recher, H.F., 1993. Use of roadside remnants of softwood scrub vegetation by birds in southeastern Queensland. *Wildlife Res.* 20, 233-249.
- Love, W.R., 1992. *An Environmental Approach to Golf Course Development*. American Society of Golf Course Architects, Chicago, 43 pp.
- Lowe, M.D., 1991. *Shaping Cities: The Environmental and Human Dimensions*. Worldwatch Institute, Washington, DC, 69 pp.
- Mackinnon, D.S., Freedman, B., 1993. Effects of silvicultural use of the herbicide glyphosate on breeding birds of regenerating clearcuts in Nova Scotia Canada. *J. Appl. Ecol.* 30, 395-406.
- Martin, T.E., 1993. Nest predation and nest sites. *BioScience* 43 (8), 523-532.
- Maffei, E.J., 1978. Golf courses as wildlife habitat. *Transactions Northeast Section Wildlife Soc.* 35, 120-129.
- Mccollin, D., 1993. Avian distribution patterns in a fragmented wooded landscape (North-Humberside UK): the role of be-

- tween patch and within-patch structure. *Global Ecol. Biogeography Lett.* 3, 48–62.
- Meisner, J.D., Quinn, B., O'Brien, J., 1993. Golf: sport of the affluent. *Am. City County* 108, 24–38.
- Miles, C.J., Leong, G., Dollar, S., 1992. Pesticides in marine sediments associated with golf course runoff. *Bull. Environ. Contamination Toxicol.* 49, 179–185.
- Milliard, C., 1992. Golf courses for the birds. *Golf Digest* 43, 110–111.
- Morrison, M.L., Marcot, B.G., Mannan, R.W., 1992. *Wildlife-Habitat Relationships: Concepts and Applications*. University of Wisconsin Press, Madison, 343 pp.
- Moul, I.E., Elliott, J.E., 1992. A survey of pesticide use and bird activity on selected golf courses in British Columbia. Technical Report Series No. 163. Canadian Wildlife Service, Pacific and Yukon region, British Columbia.
- Mujeriego, R., Sala, L., 1991. Golf course irrigation with reclaimed waste-water. *Water Sci. Technol.* 24, 161–171.
- NCC, 1989. *On Course Conservation: Managing Golf's Natural Heritage*. Dept. OCC Nature Conservancy Council Northminster House Peterborough PE1 U1A, 46 pp.
- Newton, I., Wyllie, I., 1992. Recovery of a sparrowhawk population in relation to declining pesticide contamination. *J. Appl. Ecol.* 29, 476–484.
- Noss, R.F., 1983. A regional landscape approach to maintain diversity. *BioScience* 33, 706.
- Noss, R.F., Cooperider, A.Y., 1994. *Saving nature's legacy*. Island Press, Washington, DC, 416 pp.
- Nour, N., Matthysen, E., Dhondt, A.A., 1993. Artificial nest predation and habitat fragmentation: different trends in bird and mammal predators. *Ecography* 16, 111–116.
- OConnell, M.A., Noss, R.F., 1992. Private land management for biodiversity conservation. *Environ. Manage.* 16, 435–450.
- Osborne, L.L., Kovacic, D.A., 1993. Riparian vegetated buffer strips in water quality restoration and stream management. *Freshwater Biol.* 29, 243–258.
- Parker, 1988.
- Parkes, M., 1996. A happy partnership. *Golf J.* XLIX 5, 47.
- Pedrick, C., 1992. Golf blight: green deserts for 'select few' menace developing countries' environments. *Ceres* 24, 3–4.
- Platt, A.E., 1994. *Toxic Green: The Trouble With Golf*. Washington, DC, Worldwatch Institute.
- Pope, C., 1994. Not green enough. *Hemispheres*, July 1994
- Rainwater, T.R., Leopold, V.A., Hooper, M.J., Kendall, R.J., 1995. Avian exposure to organophosphorus and carbamate pesticides on a coastal South Carolina golf course. *Environ. Toxicol. Chem.* 14 (12), 2155–2161.
- Riffell, S.K., Gutzwiller, E.J., Anderson, S.H., 1996. Does repeated human intrusion cause cumulative declines in avian richness and abundance? *Ecol. Appl.* 6 (2), 492–505.
- Robinson, S., 1992. Population dynamics of breeding neotropical migrants in a fragmented Illinois landscape. In: Hagan, J.M., Johnston, D.W. (Eds.), *Ecology and Conservation of Neotropical Migrant Landbirds*. Smithsonian Institution Press, Washington, DC, pp. 408–418.
- Roth, R.R., Johnson, R.K., 1993. Long-term dynamics of a wood thrush population breeding in a forest fragment. *Auk* 110, 37–48.
- Rudnicky, T.C., Hunter, M.L., 1993a. Reversing the fragmentation perspective: effects of clear-cut size on bird species richness in Maine. *Ecol. Appl.* 3, 357–366.
- Rudnicky, T.C., Hunter, M.L., 1993b. Avian nest predation in clearcuts, forests, and edges in a forest-dominated landscape. *J. Wildlife Manage.* 57, 358–364.
- Ruskin, R., 1993. Underground irrigation. *Agric. Eng.* 74, 9–11.
- Schiffman, R., 1994. A sustainable future. *Golf Digest*, September, 8–10.
- Shafer, C.L., 1995. Values and short-comings of small reserves. *BioScience* 45 (2), 80–88.
- Simberloff, D.S., Abele, L.G., 1982. Refuge design and island biogeographic theory: effects of fragmentation. *Am. Naturalist* 120, 41–50.
- Smart, M.M., Spencer, J.D., Calvo, R.N., Peacock, C.H., 1993. Working with nature for better golf developments. *Urban Land* 52 (3), 17–20.
- Smith, A.E., 1992. Potential leaching of herbicides applied to golf course greens. *Abstr. Pap. Am. Chem. Soc.* 203, 130.
- Smith, A.E., Weldon, O., Slaughter, W., Peeler, H., Mantripragada, N., 1993. A greenhouse system for determining pesticide movement from golf course greens. *J. Environ. Quality* 22, 864–867.
- Smith, E.L., Kruse, K.C., 1992. The relationship between land-use and the distribution and abundance of loggerhead shrikes in south-central Illinois. *J. Field Ornithol.* 63, 420–427.
- Smith, R.J., Schaefer, J.M., 1992. Avian characteristics of an urban riparian strip corridor. *Wilson Bull.* 104, 732–738.
- Soule, M., 1991. Land use planning and wildlife maintenance: guidelines for conserving wildlife in an urban landscape. *J. Am. Planning Assoc.* 57, 313–323.
- Squires, J.R., Anderson, S.H., Oakleaf, R., 1993. Home range size and habitat-use patterns of nesting prairie falcons near oil developments in northeastern Wyoming. *J. Field Ornithol.* 64, 1–10.
- Stacey, P.B., Taper, M., 1992. Environmental variation and the persistence of small populations. *Ecol. Appl.* 2, 18–29.
- Steele, B.B., 1993. Selection of foraging and nesting sites by black-throated blue warblers: their relative influence on habitat choice. *Condor* 95, 568–579.
- Steidl, R.J., Anthony, R.G., 1996. Responses of bald eagles to human activity during the summer in interior Alaska. *Ecol. Appl.* 6 (2), 482–491.
- Sullivan, R., 1991. Should Barton Springs be out-of-bounds? *Sports Illustrated* 75, 8–9.
- Tatnall, T., 1991. How 'green' is your golf course? *Parks and Recreation* 26, 30–32.
- Terman, M.R., 1985. *Earth Sheltered Housing: Principles in Practice*. Chapman & Hall, New York, 209 pp.
- Terman, M.R., 1996. The bird communities of Prairie Dunes Country Club and Sand Hills State Park. *Green Section Record* (in press).
- Terry, L.A., Potter, D.A., Spicer, P.G., 1993. Insecticides affect predatory arthropods and predation on Japanese-beetle (Cole-

- optera:Scarabaeidae) eggs and fall armyworm (Lepidoptera:Noctuidae) pupae in turfgrass. *J. Econ. Entomol.* 86, 871–878.
- Watts, B., 1995. Research news. Center for Conservation Biology, College of William and Mary Cornerstone Newslett. 1 (1), 9.
- Welsh, C., Healy, J.E., William, M., 1993. Effect of even-aged timber management on bird species diversity and composition in northern hardwoods of New Hampshire. *Wildlife Soc. Bull.* 21, 143–154.
- Wenny, D.G., Clawson, R.L., Faaborg, J., Sheriff, S.L., 1993. Population density habitat selection and minimum area requirements of 3 forest-interior warblers in central Missouri. *Condor* 95, 968–979.
- Westworth, D.A., Telfer, E.S., 1993. Summer and winter bird populations associated with 5 age classes of aspen forest in Alberta. *Can. J. Forest Res.* 23, 1830–1836.
- Willson, M.F., 1974. Avian community organization and habitat structure. *Ecology* 55, 1017–1029.
- Yahner, R.H., 1993. Effects of long-term forest clear-cutting on wintering and breeding birds. *Wilson Bull.* 105, 239–255.



The ecology of golf courses

Alan C Gange, Della E Lindsay and J Mike Schofield*

*Royal Holloway, University of London and *Oundle, Peterborough, UK*

The public perception of golf courses is overwhelmingly that they are bad for the environment. However, many golf courses actively promote nature conservation and harbour some of our rarest plant and animal species. Golf courses can now participate in environmental management programmes and their efforts are being recognised through a national awards programme.

There are few land-based sporting activities that have such an intimate interaction with the environment as golf, and no other sport occupies and manages such large areas of the countryside. Worldwide, there are over 25 000 golf courses, with almost 10% of these being located in the UK. In England alone, there are about 650 000 golf club members and a further 1 500 000 others who play on pay-as-you-play courses.

Golf courses average between 50 and 60 ha in size, meaning that, in total, they occupy about 0.6% of the land area of Britain. This is more than the total occupied by RSPB reserves, country parks or local (not national) nature reserves (Dair and Schofield, 1990). Every golf course consists of highly managed areas (the greens and tees), less intensively managed areas (the fairways) and non-playing areas (natural habitat or rough). The extent of each area owes much to the architect who designed the course and subsequent management, but the non-playing areas generally represent between 25% and 40% of the total area of the course. This represents a significant amount of land that can be used for nature conservation purposes.

The public perception of golf

Before you read on, stop and ask yourself this question: are golf courses good or bad for the environment? The chances

are that the answer you give depends on whether you are actively involved with the game. In a survey of 400 people in south-east England during 2002, we found that 80% of respondents who play golf answered that courses are good for the environment, while among non-players, this figure fell to 36%. Among players, the most commonly cited reason for courses being beneficial was that they preserve areas of natural habitat. However, among non-players, the most common reason for courses being detrimental was that they destroy areas of natural habitat! This clear disparity of views shows that many people may be misinformed about the value of golf courses from an environmental point of view. The survey also showed that there is much anti-golf feeling amongst the general public. In the past, such antipathy has been harnessed in some very vocal and active bodies, such as the Global Anti-Golf Movement (GAGM). These bodies cite a variety of reasons (including habitat loss, water use depletion, chemical contamination of soil and groundwater from pesticides and fertilisers, and increasing urbanisation) for golf courses being environmentally unfriendly. However, until recently, there was little credible research that had addressed any of these claims. There are now a number of studies that have sought to determine whether golf courses are major polluters of the environment through pesticide and fertiliser use. In a review of these, incorporating 36

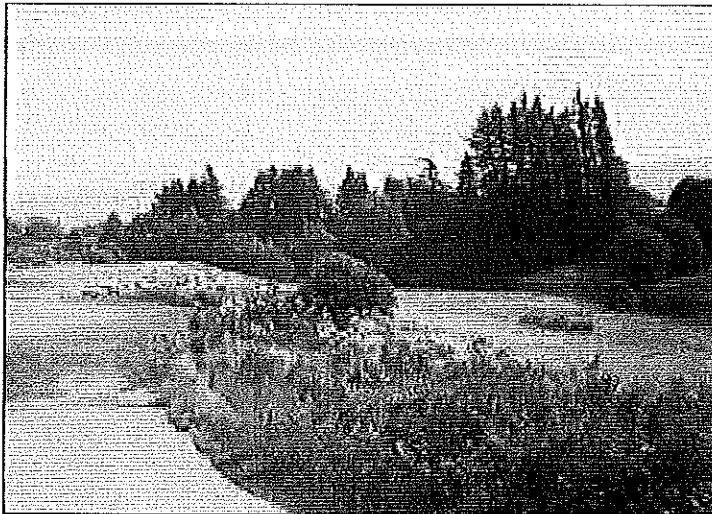


Figure 1. Gleneagles GC, Scotland. An excellent example of a well-managed, mature course.

courses, Cohen *et al.* (1999) could find no evidence that this was a problem in the USA.

Natural habitats on golf courses

The age of a golf course is an important factor in determining its value for wildlife. Courses that were founded over 100 years ago in the UK made use of natural areas of habitat, with open spaces being made suitable for the game by the construction of greens and tees (Figure 1). Natural habitats were soon exhausted and, as the popularity of the game grew, meadowland and parkland were widely used. This approach does fragment or destroy natural habitats. It almost certainly accounts for anti-golf respondents in our questionnaire thinking that course construction meant loss of habitat. However, the majority of courses are now built on reclaimed land or land that was used for agricultural production, particularly pasture grassland. The conservation value of the older sites is therefore likely to be greater, because they contain areas that may have been undisturbed for over 100 years. Natural habitats need to be constructed and then established on the newer sites, a process that may take some time. However, the potential



Figure 2. In the past, many exotic conifers have been planted on courses to maintain a 'green' appearance all year round. However, these support few species of wildlife compared with native trees.

does exist for these new courses to enhance local biodiversity significantly if appropriate habitats are created from relatively species-poor farmland, used for intensive agriculture.

The word 'appropriate' clearly requires definition. If a golf course is constructed on ex-agricultural land, soil fertility may be high after years of fertilisation. However, many of our endangered plant communities, such as heathland, only occur on nutrient-poor soils. It may be very difficult to establish such communities on new courses, but this does not mean that nothing can be done. Ecologists helping golf course architects and greenkeepers need to advise on which plant communities would be most appropriate for the given soil type. The Wisley GC in Surrey was constructed on ex-pasture grassland and has greatly increased local biodiversity by sowing wildflower meadows on part of its land.

In order to best promote biodiversity, native species of plants should be established, because they support a greater diversity of animals, such as insects and birds, than do exotic plants. In the

past, this has not always been so (Figure 2). Many non-native evergreens have been planted in the past, to maintain the 'green' appearance of the course all year round. This is probably another reason why many members of the general public regard golf courses as glorified gardens. Nowadays, one commonly finds native species of tree being planted, so that the course blends in with the surrounding countryside.

Currently, the established golf courses in the UK encompass a wide variety of habitat types (Figure 3). The majority of courses in the UK are considered to be of the parkland type, with wide areas of grass and specimen trees. However, there are also a number of habitat types represented on courses that have seen large declines on a national basis during the last century. These include heathland and chalky grassland.

In recognition of the importance of some of these sites, many have been designated as sites of special scientific interest (SSSI). There are now over 100 SSSI's in England that include either all or part of a golf course. A wide variety of rare species have been recorded on these courses, including the sand crocus (*Romulea columnae*) on Dawlish Warren GC, Devon, the pasque flower (*Pulsatilla vulgaris*) on Therfield Heath GC, Hertfordshire, and the natterjack toad (*Bufo calamita*) and the sand lizard (*Lacerta agilis*) on Royal Birkdale GC, Lancashire. Perhaps one of the most celebrated examples of a golf course providing a habitat for endangered species is that of Royal St George's GC in Kent, a course that will host the Open Championship in 2003. In the undisturbed natural areas of the course, 11 orchid species have been recorded, and the lizard orchid (*Himantoglossum hircinum*) is especially common there. Indeed, the fact that this species has been found on other golf courses in the local area has led to speculation that seeds may be transmitted on golf shoes as players move from one course to another! (Simons and Jarvie, 2001)

Can golf courses enhance local biodiversity?

The case of the lizard orchid on Royal St George's is a perfect example of how golf courses

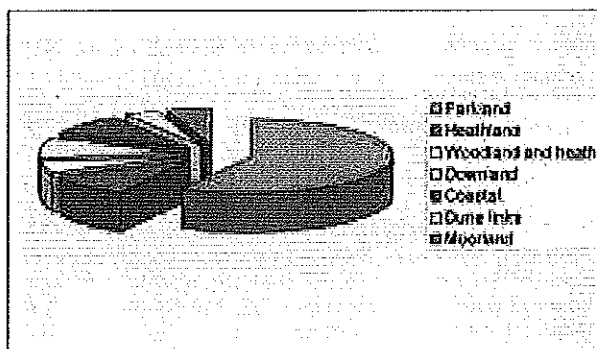


Figure 3. The distribution of golf course types in Britain. Most courses are of the parkland type, with large areas of natural grassland and specimen trees.

can be of conservation benefit. As many are on private land, accessible only to members, the impact of human activity on the natural habitats can be relatively low. The use of appropriate management regimes allows for the development of these habitats and for rare species to flourish (Fordham, 1988). However, to date, there have been very few rigorous ecological studies on golf courses in the UK. Some have taken place in the USA, where it has been found that golf courses can act as reservoirs for rare species of mammals (Jodice and Humphrey, 1992) and birds (Terman, 1997).

Over the last few years, students at Royal Holloway have helped us in conducting ecological surveys of several golf courses (Gange and Lindsay, 2001). In each case, we compared the diversity of target groups of organisms on the golf course with that of the adjacent habitat(s), which the land would have supported if the course had not been constructed. We studied bumblebees at Haverfordwest GC, south Wales and the adjacent pasture grassland, and ground beetles at Frilford Heath GC, Oxfordshire and the adjacent arable farm. In addition, we studied birds at GC Buxtehude, Germany and the adjacent set-aside farmland, and birds at St Andrews GC, Trinidad and the adjacent cocoa plantation. In all cases, the diversity of organisms over a season was significantly higher on the course than it was on the nearby cultivated land (Figure 4). In Trinidad, we compared the diversity of birds using (i.e., perching, feeding or nesting in) the course with an area of undisturbed grassland and found that diversity was similar. These preliminary data show that if cultivated land is converted into a golf course development, then the variety of habitats that can be created can lead to an enhancement of local biodiversity.

Ecological theory applied to golf courses

There are many questions about golf course ecology that we do not yet know the answers to. For example, do courses act as 'sinks' into which species are attracted from neighbouring habitats, only to be killed by exposure to pesticides? Do courses act as 'sources' for weedy or pest species that can infest nearby areas of agricultural land? Or do they act as areas where rare species can find refuges and maintain their populations at a landscape scale?

In many cases, the answers are likely to depend on the quality and quantity of the natural habitat areas present on a course. By its very design, a golf course is fragmented and the patches of habitat are either on the boundary of the course or exist as linear fragments alongside the fairways (Figure 5). We must know whether these patches are of sufficient size, quality and proximity to neighbouring patches for species to move between them and persist in the local environment. The theory of metapopulation dynamics can help us to understand these problems.

A metapopulation is a collection of populations. Metapopulation dynamics state that a species is more likely to persist in an environment if the patches of habitat it can potentially occupy are sufficiently close together for movement between patches to occur. A graphical representation of this idea is shown in Figure 6. Here, shaded areas represent occupied patches, while striped areas represent currently unoccupied patches. Arrows indicate movement between patches. For a species to persist in an environment, it is important that there are enough patches of sufficient size where it can live, but the movement of individuals between patches is equally important. If, for any reason, the population in one patch becomes extinct, recolonisation can take place from neighbouring patches,

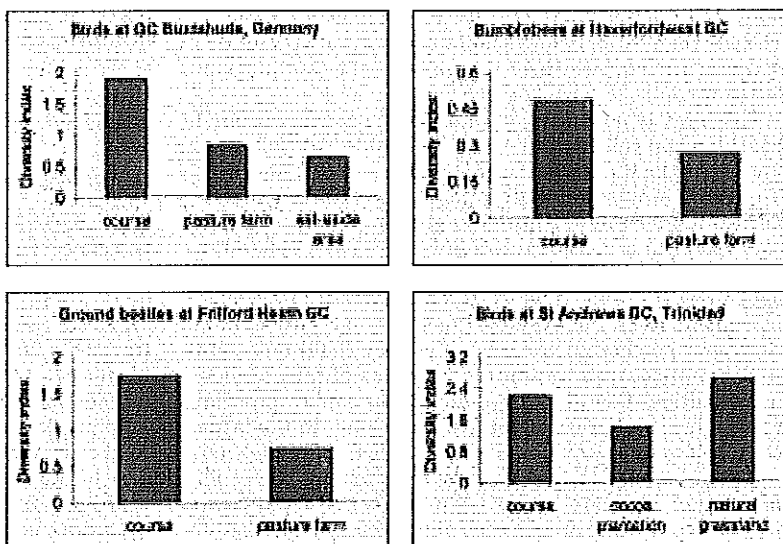


Figure 4. The diversity of bees, beetles and birds at four golf courses, compared with surrounding areas of habitat. In all cases, the golf course supports a greater diversity of species than the cultivated land from which it was created.



Figure 5. Many natural habitats exist as linear fragments, constituting the rough. These can be useful for conservation purposes, as well as trapping the unwary golfer!

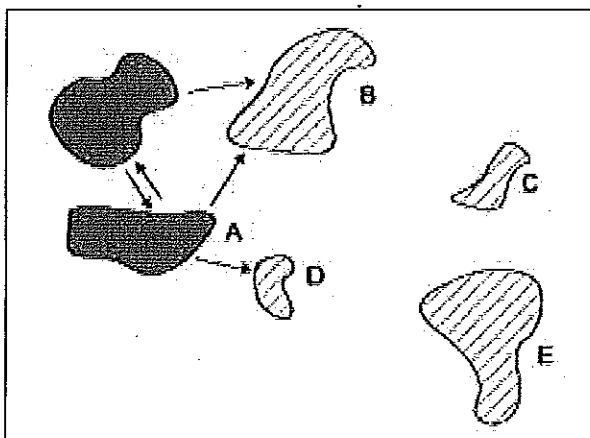


Figure 6. Metapopulation theory applied to golf courses. Patch A is currently producing emigrants that can colonise the unoccupied patches B and D. However, at the moment, patches C and E may be either too isolated or too small to be part of the metapopulation. However, once D is colonised, then the potential exists for E to become so too. The patches may represent habitat fragments on courses, or courses and areas of natural habitat at the landscape scale.

thus maintaining the overall population. If there was no movement between patches (i.e., each population is 'closed') then extinction events in any one patch would be permanent, and, over the course of time, the overall population would be less likely to persist.

This idea is now being applied to the conservation of heathland on golf courses, in a project at Royal Holloway, funded by the Royal and Ancient Golf Club of St Andrews. This is the first study of its kind and one aim is to determine whether the patches of heathland on any one golf course act in a metapopulation context, as depicted in Figure 6. However, an equally important target is to determine the scale at which the processes of inter-patch movement occur. For example, the areas in Figure 6 could represent patches on one course, or they could represent individual courses, separated by areas of farmland or urbanisation. Furthermore, the patches could represent golf courses and areas of natural heathland. In the latter case, golf courses would be of immense benefit to the environment because they might provide stepping stones for movement between larger natural areas. The overall population of any given species might thus stand a better chance of long-term persistence in the event of a catastro-

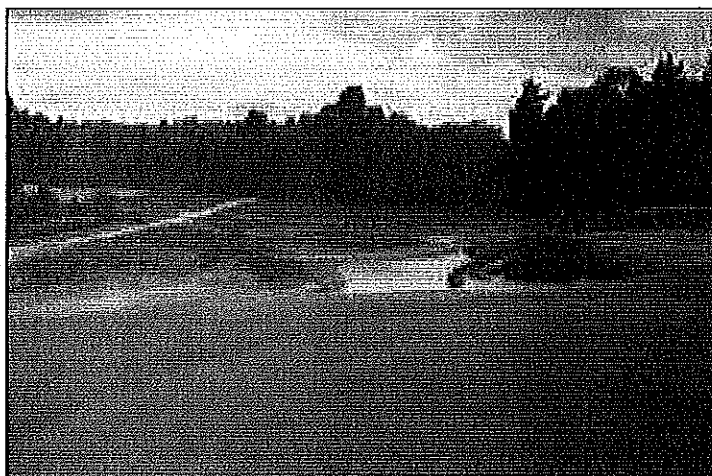


Figure 7. Barriers to wildlife movement between patches may be small such as paths or tracks, or large, such as a fairway or sand in a bunker!

phe (e.g., a major fire) in any one of the natural areas. This is because the individuals in the golf course could recolonise the natural area when conditions became suitable again.

In an initial study of heathland invertebrates on golf courses, it was found that invertebrate density in patches declined with increasing degree of isolation of a patch (Gange, 1998). In that study, it appeared that the critical inter-patch distance may be about 100 m. Above this figure, invertebrate density in patches began to decline rapidly. However, it is not just the absolute distance between patches that is important, but the nature of the barrier between them (Figure 7). In the current work, it has been found that fairways (which are considerably less than 100 m wide) represent serious barriers to ground-dwelling invertebrates. In a mark-release-recapture experiment involving several thousand ground beetles, no beetle was ever found to cross a fairway (Lindsay, unpublished). Data such as these will be of importance to golf course architects when designing new courses, and also to greenkeepers, to help them in maximising the potential of the habitats they currently possess.

It is very important to realise that, although we perceive a golf course to occupy a defined area, bounded by a fence, such a distinction is not made by mobile animals, such as insects or birds. We need to realise that golf courses can be important at a landscape scale, by providing connections or corridors between one natural area of habitat and another. Good golf courses should blend into the natural environment and not be distinct from the surrounding area (Figure 8).

Some examples of good practice

While ecologists can help golf course managers to maximise the conservation potential of specific habitats, there is much that golf courses can do generally to enhance the quality of the habitats they possess. One excellent example is that of Lindrick GC in south Yorkshire (Newlands and Roworth, 2000). This course supports a large area of Magnesian Limestone grassland (a nationally scarce habitat) and this, together with woodland, scrub and open water habitats, is included in a 32 ha SSSI, covering 40% of the total course area. Since 1980, the club has been involved in a restoration programme of the grassland, encompassing a rotational cutting scheme. Many nationally rare species, including pale St John's wort (*Hypericum montanum*), autumn lady's tresses (*Spiranthes spiralis*) and the glow worm beetle (*Lampyrus noctiluca*) occur there.

The club's success in enhancing the SSSI was recognised when they won the British and International Golf Greenkeepers Association (BIGGA) Golf Environment Competition (see below) in 1998.

Another beautifully managed course is Temple GC, in Berkshire. The course is situated on undulating land, overlying chalk. This makes for thin, calcareous (chalky) soils that provide habitat for a rich downland flora. The local Naturalist's Trust has performed a number of field surveys of the course, and the wildlife associated with it is now remarkably well documented. This is a very good example of how clubs can engage their members in wildlife surveys that provide important information on the species inhabiting the course. The course possesses good colonies of green-winged orchids (*Orchis morio*) and several nationally rare

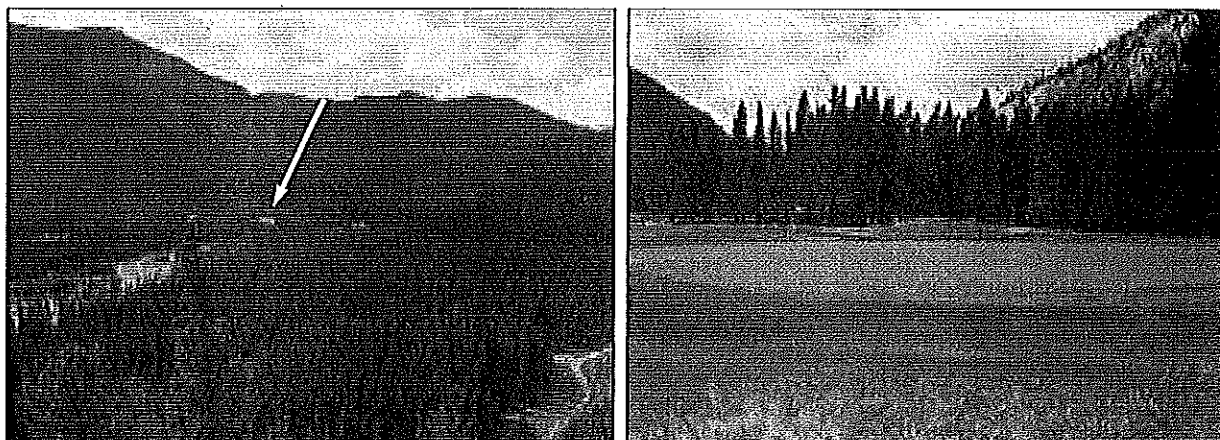


Figure 8. Banff GC, Canada (arrowed). An excellent example of a course that blends in with its surroundings. The designers have not destroyed the natural pine and spruce forest, but have made the course a part of it.

species of fungi. Temple also won the Golf Environment Competition, in 1999.

Simpson (2000) provides a very good account of the golf courses on the Sefton coast, Merseyside. These include Royal Birkdale, where the Open took place a couple of years ago. The golf courses here support a stunning array of dune habitats and associated species. Much practical conservation work has taken place to protect species such as the sand lizard, natterjack toad and the green tiger beetle (*Cicindela campestris*).

There are many other examples of positive conservation planning on golf courses in the UK; the examples selected here are designed to provide an idea of what can be achieved.

National and international initiatives

In 1994, the European Golf Association Ecology Unit was set up as a joint initiative between the European Golf Association, the Royal and Ancient Golf Club of St Andrews and the PGA (Professional Golfers Association) European tour. This represented an important step forward and has resulted in some important publications (see Further Reading).

The First European Birdwatching Open (1998) was a one-day event, coordinated by the Ecology Unit across 116 courses in 18 countries in Europe. A total of 272 species of birds were recorded in the 24 hr period of sampling on 17 May 1998, consisting of 4680 individual records. Overall, 40.3 bird species were recorded per course, on average, confirming that golf courses can act as valuable habitats for many species of birds.

One important ecological initiative produced by the Ecology Unit was the *Valderrama Declaration* (1999). This was issued in November 1999 and identified the advantages of golfers and environmentalists working together for 'the benefit of golf, the environment and people'. It was signed by representatives of the United States Golf Association (USGA), the Royal and Ancient Golf Club of St Andrews, the European Golf Association, the International Olympic Committee, the World Wide Fund for Nature, the United Nations Environment Programme and the European Commission.

In the USA, the Audubon Society and the USGA have created the Audubon Cooperative Sanctuary System for golf courses. This programme is designed to enhance active participation in conservation by golf courses, thereby improving the quality of courses for wildlife. The USGA also acts as a funding agency for a wide variety of ecologi-

cal projects on golf courses under their *Wildlife Links* programme. In 2000, the total funding commitment to this programme was over three quarters of a million dollars. No comparable research programme exists in Europe, which is a sad state of affairs, given that Europe supports 20% of all the golf courses in the world.

There are now some initiatives that are designed to acknowledge excellence in ecological practice by golf clubs. On a national level, BIGGA have teamed up with industrial sponsors to stage an annual Golf Environment competition. In this, clubs are judged by a panel of professional ecologists, against a number of ecological and management criteria. The standards are extremely high and the award is very prestigious. The competition has been well received by golf clubs and is an excellent way of demonstrating and rewarding best practice in environmental management by clubs.

The Ecology Unit has now been superseded by the independent Committed to Green Foundation. This encourages voluntary environmental management programmes for golf courses and other sports facilities and events. It is an excellent way for golf clubs to be involved in practical projects, thus realising their 'green' potential. It encourages a holistic view of course management, encompassing all aspects of maintenance.

A green future

There is no denying that golf courses do occupy large areas of land that could, in theory, be natural habitat. However, it is also a fact that, in our crowded island, if golf did not exist, the land might equally be used for urbanisation or intensive agriculture. Furthermore, the game will not diminish in popularity, and new courses are opening all the time. With the number of recognition schemes now in operation, golf clubs have realised that they are custodians of some very important areas of land. Much ecological work needs to be done to fully understand how golf courses affect biodiversity at a landscape scale. Golf would appear to have a green future – not just from the turf point of view, but also from the environmental aspect.

Acknowledgements

We are grateful to the golf clubs that have allowed us access to their land over the past few years. Della Lindsay is funded by the Royal and Ancient Golf Club of St Andrews.

References

- Cohen S, Svrjcek A, Duborow T and Barnes N L (1999) Water quality impacts on golf courses. *Journal of Environmental Quality*, 28, 798–809.
- Dair I and Schofield J M (1990) Nature conservation and the management and design of golf courses in Great Britain. In: *Science and Golf*. Cochran A J (Ed). London: E & F N Spon 330–335.
- Fordham M (1988) Conservation management on golf courses. *Journal of the Sports Turf Research Institute*, 64, 10–18.
- Gange A C (1998) Dynamics of heathland conservation on a golf course. In: *Science and Golf III*. Cochran A J and Farrally M R (Eds). London: E & F N Spon 704–709.
- Gange A C and Lindsay D E (2001) The birds and bees. *Greenkeeper International*, August 2001, 27–29.
- Jodice P G R and Humphrey S R (1992) Activity and diet of an urban population of Big Cypress fox squirrels. *Journal of Wildlife Management*, 56, 685–692.
- Newlands C and Roworth P (2000) Managing the 'roughs'. *enact*, 8, 16–17 (English Nature).
- Simons P and Jarvie J (2001) Endangered orchid saved by golfers. *The Sunday Telegraph*, July 15.
- Simpson D (2000) Links for wildlife. *enact*, 8, 11–15 (English Nature).
- Terman M R (1997) Natural links: naturalistic golf courses as wildlife habitat. *Landscape and Urban Planning*, 38, 183–197.

Further reading

- On course conservation: managing golf's natural heritage*. Nature Conservancy Council (1989).
- Your course: preparing a conservation management plan*. Nature Conservancy Council (1990).
- An environmental strategy for golf in Europe*. European Golf Association Ecology Unit. Pisces Publications (1995).
- An environmental management programme for golf courses*. European Golf Association Ecology Unit. Pisces Publications (1996).
- The Committed to Green handbook for golf courses*. European Golf Association Ecology Unit. Pisces Publications (1997).
- Report on the First European Birdwatching Open*. European Golf Association Ecology Unit (1998).

Websites

- www.committedtogreen.org
The homepage of the Committed to Green Foundation, giving access to information about various environmental schemes available.
- www.golfecology.com/new/declare.htm
Information on the Valderrama Declaration.
- www.blgga.org.uk/news.html
Information on the Golf Environment Competition from the British and International Golf Greenkeepers Association.
- www.stri.co.uk/
Homepage of the Sports Turf Research Institute, where information on golf course ecology can be found.

Dr Alan Gange (corresponding author) is Senior Lecturer in Environmental Biology in the School of Biological Sciences at Royal Holloway, University of London and has never played golf in his life. Neither has Della Lindsay, who is researching the ecology of heathland on golf courses at Royal Holloway, funded by the Royal and Ancient Golf Club of St Andrews. Dr Mike Schofield does play golf and since retiring from English Nature has performed a number of environmental surveys of golf courses. School of Biological Sciences Royal Holloway, University of London Egham TW20 0EX, UK a.gange@rhul.ac.uk

A look back

The following text is reproduced from 'Biological replication' by N.W. Pirie (1907–1997) published in *New Biology* by Penguin Books, 1960.

The growth and differentiation of normal organisms and tissues is so familiar that biochemists sometimes forget that these are almost wholly un-understood processes... Auto-synthesis or self-replication ... is much more often assumed than demonstrated... Tobacco mosaic virus (TMV) will multiply on many different host species. Different strains differ in their host range and in the characteristic symptoms they produce on host plants, but it is generally asserted that, regardless of the host, the same substance is being made. The evidence for this is superficial... Another line of evidence show(s) that the host has its own predilections about what it will make... It is now indubitable that fragments of TMV can be infective. The effective fragments consist predominantly of ribonucleic acid, but the virus made is, so far as is known, the normal TMV for that host... It is commonly asserted that the infective agent is pure nucleic acid. In the nature of things this could not be demonstrated because such large amounts of the relatively un-infective fragmented material have to be used to get infection that there is nothing implausible about the suggestion that infection is caused by a minor contaminant, amounting perhaps to 0.1 per cent, in the infective nucleic acid preparations... The only reasonable conclusion to come to on present evidence is that, although ribonucleic acid may well be an essential part of the infective fragment, ribonucleic acid ... is not the only component.

There is obviously no *a priori* reason why RNA, DNA, or for that matter any other type of molecule should not be the stimulus needed to start a synthesis... DNA is so firmly established as the active agent in... bacterial transformation, that it is reasonable to assume that it is the agent in other transformations and in the genes of plants and animals as well. It is possible that the conclusion will prove correct, but the same type of logic fostered the now exploded idea that a similarity in the biological effects of different vitamins or hormones could be used as evidence for their chemical similarity... DNA is peculiarly stable and so is a suitable store for 'information'. [This] may mean no more than that the selective mechanisms of the cell are at a loss to know what ultimately to do with molecules with tritium in them...

To many this article will seem irritatingly negative... But the tag is in the present tense, it does not mean 'I cannot know' or 'I will never know'... A willingness to 'kick over the traces' is indispensable for it leads to the discovery of new phenomena; to integrate these into an ordered body of science some quantitative argument is needed to see whether the conclusions follow of necessity or are simply some out of many rival possibilities.

Arevalo, Nora

From: Daniel <danpatburn@gmail.com>
Sent: Monday, April 11, 2016 10:53 AM
To: BPS Comprehensive Plan Testimony
Subject: Re: "Comprehensive Plan Testimony"

Follow Up Flag: Follow up
Flag Status: Completed

>
> Please consider the Eastmoreland Request to be zoned R7. Anything else would be a terribly shortsighted move against preserving a historic neighborhood that truly cares about the character and tree canopy of this city. I'm ashamed that this proposal has already been declined. What a sad failure of city leadership.

>
> Daniel Burnett
> 2926 SE Martins St
> Portland or 97202

>
>

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:53 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: wetland at Broadmoor Golf Course

Follow Up Flag: Follow up
Flag Status: Completed

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

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

From: Beverly Cook [mailto:bevcook@charter.net]
Sent: Sunday, April 10, 2016 8:52 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>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: wetland at Broadmoor Golf Course

Understand that you all are considering changing the zoning at the Broadmoor Golf Course, or a portion of it, from greenspace to industrial or commercial. I am horrified that you would even consider such a thing.

The immense loss of wetlands in the Columbia river drainage should be listed as a crime against nature. In the old days, dams and airports and huge industrial buildings near a waterway seemed like a good idea, but surely now we know better. The very least we can do is to save the remnants that are left, as pathetically little as they may be.

I thought that the greenspace ballot that was passed was specifically designed to buy up areas such as this. Or maybe funds from the water department?

I was born in Portland, and although I've been gone for a while, we are looking to buy a house and move back soon. Please, please, please, do whatever it takes to protect ALL wetlands in the Portland Metropolitan area. It is your duty to the future and to the land.

Beverly Cook

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:52 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: I support Mayor Hales' climate change action amendments to the city's comprehensive plan

Follow Up Flag: Follow up
Flag Status: Completed

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

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

From: Katherine Anne Stansbury [mailto:kathycallaway@whiz.to]
Sent: Sunday, April 10, 2016 2:35 AM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: I support Mayor Hales' climate change action amendments to the city's comprehensive plan

I support Mayor Hales' amendments to the city's comprehensive plan:

- Reduce carbon emissions
- Limit fossil fuel distribution and storage facilities
- Increase renewable energy

These amendments are crucial to sync Portland's land use plans with our climate plans and will give the City the legal force to ensure that the fossil fuel policy is implemented the strongest and most imaginative way possible.

Katherine Anne Stansbury
5519 SW Multnomah Blvd.
Portland, Oregon 97219
503-936-1977

Arevalo, Nora

From: Donna Nelson <nelsonsare@me.com>
Sent: Monday, April 11, 2016 10:51 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Bizeau, Tom; Commissioner Saltzman; Commissioner Fish
Subject: Comprehensive Plan Testimony: Support for Amendment M74

Follow Up Flag: Follow up
Flag Status: Completed

I am writing this email after watching demolition of historic homes, removal of large trees and their replacement with huge homes that overwhelm and intrude on neighboring houses.

I moved to Eastmoreland 14 years ago from Puyallup, Washington. I lived there in a 2,200 sq. ft., 3 bath, 4 bedroom, 3 car garage tract home in a subdivision placed in a former cow pasture. The architecture was uninspiring (my house was repeated across the street), but it was affordable, the commute to work was efficient, and school district was awesome.

When we moved to Portland, we knew we needed to downsize to afford to live here. My husband bought our 1500 sq. ft., 1.5 bath, 2 bedroom, 1 car garage home without me seeing it for \$100,000 more than we sold our home in Puyallup. Our friends in Puyallup thought we had lost our minds. What would motivate us to live in such a "tiny" home? And we too wondered if it was possible to be comfortable in a smaller home as we hauled truck loads to the Goodwill of treasures that would not fit. However, we dreamed of leaving the suburbs and tract developments behind, so we forged

1.

When I drove into Eastmoreland for the first time in May of 2002 I was amazed. The trees were like nothing I had ever experienced. The unique and historic houses were a delight especially after owning 2 previous tract homes in developments c.1960 and 1990. We immediately knew that the effort to streamline our lifestyle and possessions to be able to live in this neighborhood was well worth it. When our grown children came home to visit they shared the 8x10 spare bedroom and teased that it was kind of like camping. We found the neighborhood mix of young families and empty nesters was refreshing and invigorating.

I literally cried when the house on 31st and Rex was torn down this year. I want children of the future to be able to live in historic homes and learn lessons that an old home can teach. People had fewer clothes in the past and that's why old houses have small closets. Maybe we can get by with fewer clothes too. The reason there are doors to close off the living room was to keep it warm in times when central heating was not very efficient and was very expensive. Maybe we can conserve heat today too. When you live in an old house, you can experience the past and learn from it.

There are now two huge new homes going up in the place of the little old house on 31st and Rex. Trees have been removed. Yards are greatly diminished. Each of these new homes will sell for far more than the small historic home they replace. This kind of development prices people out of our neighborhood, diminishes our forest canopy and destroys history.

I urge the planning bureau to approve the M74 amendment and keep the existing R7 lot size. The proposed changes to move to R5 smaller lot sizes will encourage the removal of remarkable trees. It will also encourage the replacement of smaller more affordable homes like mine with bigger, more expensive houses. This would price people in my income bracket and many young families out of the neighborhood and would destroy historic homes.

Help us stop this trend. This neighborhood is a city treasure. We chat with people regularly who drive here from all over the city, park their cars and get out to walk in the shade of the trees. Please approve Amendment M74. The entire city will benefit.

Thank you.

Sincerely,
Donna Nelson
7615 SE 28th Ave.
Portland, OR 97202
971-285-6255

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:51 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: Development of Broadmoor golf course

Follow Up Flag: Follow up
Flag Status: Completed

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

From: susa [mailto:stelljess@aol.com]
Sent: Saturday, April 09, 2016 7:47 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>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Development of Broadmoor golf course

Please do not lose sight of the importance of the green spaces and habitat for wildlife within the industrial area of NE Portland. I live in the Woodlawn neighborhood and we are already surrounded by industry. There are very few green spaces for us to enjoy. The importance of these spaces is vital to a healthy community.

Susan Stelljes

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:51 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Completed

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

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

From: Judith Beck [mailto:judith82340@gmail.com]
Sent: Friday, April 08, 2016 5:35 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Comprehensive Plan

I support !
Mayor Hales idea to put Fossil Fuel Ban in Plan!
Judith Beck

Sent from my iPad

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, April 11, 2016 10:50 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: It's too hot for this time of year.

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Bobbee Murr [mailto:bobbeemurr@gmail.com]
Sent: Friday, April 08, 2016 4:57 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: It's too hot for this time of year.

Dear City Clerk:

I support Mayor Hales' amendments to:

- Reduce carbon emissions
- Limit fossil fuel distribution and storage facilities
- Increase renewable energy

Sincerely,

Bobbee Murr
Portland

Arevalo, Nora

From: Tatyana Polyakova <tmpmorningstar@gmail.com>
Sent: Monday, April 11, 2016 10:28 AM
To: BPS Comprehensive Plan Testimony
Subject: Petition letter Re: changing Residential zoning R1 into Commercial CM@ in North Fremont area

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
My name is Tatyana Polyakova and my address is

3535 N. Haight Ave
Portland, OR 97227

I am writing to communicate my opposition to the proposed zoning change from R1 to CM2 along N Fremont Street.

Under the original Comprehensive Plan Update, N Fremont between Gantenbein and Commercial was to remain residentially zoned (R1). Recently, the Bureau of Planning and Sustainability (BPS) along with the offices of Dan Saltzman and Charlie Hales have proposed an amendment changing the zoning from R1 to CM2.

This proposal was NOT supported by the appropriate studies, evidence, and information. Nor was it supported by the appropriate engagement from either affected residents or the Boise Neighborhood Association (BNA).

The signers of this petition are opposed to the proposed zoning change from R1 to CM2 along N. Fremont Street. The rationale for the opposition is as follows:

- The impacted homeowners first learned of the proposed zoning change upon notification from the city. The Boise Neighborhood Association first learned of the proposal once impacted neighbors shared the notices they had received. Additionally, the city relied on a fraudulent petition created by an owner of multiple properties that would benefit from this change as evidence of neighborhood support for the proposal.
- Included in the proposal is the section 8 housing known as L Roy Gardens located at 705 N Fremont. The nonprofit managing this housing project, Albina Community Development Corp, was also unaware of the zoning change. We the undersigned, believe such a zoning change poses a threat that this section 8 housing will be lost.
- There is currently some 60,000 SF of newly constructed commercial space VACANT along Williams, Vancouver and Mississippi with three more mixed used buildings about to break ground and even more buildings in the development stage. Each of these new developments adds more residential and commercial space to the neighborhood. The current vacancies coupled with planned construction, suggests neither demand nor need for yet more commercial space along a stretch of N Fremont that has historically been residential and retains the characteristics thereof.
- This stretch of Fremont is already zoned for a higher level of residential density (R1). This existing level of density has not yet been tapped into. In other words, there's already room for more density.
- With Vision Zero in mind, the undersigned believe N. Fremont Street, a primarily residential street, cannot support the increased pedestrian, bicycle, and vehicle traffic that will be triggered by this zoning change allowing commercial development. To my knowledge there has been no study into how this zoning change will affect the traffic flow during normal hours and rush hours. There has been no study as to whether there is room along Fremont St to safely accommodate bidirectional bus service, on-street parking to support new business and provide for safe bicycle traffic. Additionally, this a street used by children walking to and from the Boise

Elementary School, there has been no study as to maintaining the safety of these children with the new proposal. I know of only one study that was done regarding an approval of zoning change for the SE corner of N Fremont & Mississippi and based to some degree on highlights from Portland's 2007 Transportation System Plan. The study conclusions resulted in a denial of the development to have any commercial space on Fremont based on resulting excessive vehicle counts. This proposed development is much larger and its impacts would be much greater.

- We support increased residential density and even commercial development. However, we believe there are more intuitive sites along Williams, Vancouver, Mississippi, Knott and Russell that were historically home to such mixed use development and are currently better able to handle to increased traffic demands safely.

Thank you for taking the time to consider these comments and supporting this petition asking that the zoning along N Fremont between Gantenbein and Commercial remain residential.

Arevalo, Nora

From: Wendy Macdonald <wendy@realtyedgepdx.com>
Sent: Monday, April 11, 2016 10:22 AM
To: BPS Comprehensive Plan Testimony
Subject: Support For

Follow Up Flag: Follow up
Flag Status: Completed

Comprehensive Plan Testimony

M74 support.

Specifically the Eastmoreland Moreland area.

Please listen to these residents and support the work they have done and the reasons for them.

Thank you.

Wendy

Wendy Macdonald
Principal Broker
OR/WA Licensed Broker

Realty Edge
9500 SE Sunnybrook Blvd #440
Clackamas, OR 97015

503 706 6544 cell
wendy@realtyedgepdx.com

Arevalo, Nora

From: Dick Hazel <djhazel@comcast.net>
Sent: Monday, April 11, 2016 7:34 AM
To: BPS Comprehensive Plan Testimony
Subject: comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

Our neighborhood has changed dramatically, and not for the better, by city rules that overwhelmingly favor builders over residents of our neighborhood. Case in point is the new 30 foot ADU that looms over my backyard, a mere 5 feet from my back property line.

What we are asking is some sensibility in city codes that balance the desires of our neighborhood with the profit of builders, rarely small firms specializing in restoration but principally a few large firms that build large houses on the divided lots.

Specifically, we urge you to return our neighborhood to R7.

Dick Hazel
7824 SE 34th.
7202

Arevalo, Nora

From: Steve Armbrust <sarmbrus@yahoo.com>
Sent: Monday, April 11, 2016 6:21 AM
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: Completed

I am an Eastmoreland resident and I strongly support Amendment M74. Your decision to reject Eastmoreland's request for R7 zoning without explanation or supporting documents is unconscionable. Especially when requests by other neighborhoods were granted. Without this amendment, our neighborhood will continue to see demolition of trees and greenspace by unscrupulous developers, and the result will do nothing to affect Portland's desire for more affordable housing. In fact, the result will be just the opposite.

Please do the right thing for the people, not the right thing for your pocketbooks. Pass Amendment M74. We live in this city, and we vote. We will remember.

Steven Armbrust
7230 SE Reed College Place
Portland, OR 97202
03-775-7869

Steve Armbrust



Marshall Park Neighborhood Association

7688 SW Capitol Highway, Portland OR 97219

April 11, 2016

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

Portland City Hall
1221 SW 4th Avenue
Portland, Oregon 97204

Re: Proposed Comprehensive Plan Map Amendment:
Lewis & Clark College at Lower Boones Ferry Road & SW Terwilliger Boulevard

Mayor Hales and Commissioners,

The Marshall Park Neighborhood Association STRONGLY OPPOSES the inclusion of the properties at SW Maplecrest Drive, Lower Boones Ferry Road and SW Terwilliger Boulevard in the Campus Institutional Zone designation for the following reasons:

- 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. No feasible solution for this intersection has yet been found to resolve the pedestrian and traffic safety issues that have been identified and continue to worsen with population increases. 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 their exclusion. The college has let pass the opportunity to bring these properties into the discussion again.
- The properties are not included in any documentation and mapping that are available to the public and have been the core of discussion and reference on the subject. To add them at this late date is deceitful and should require a reboot of the entire review process to discuss the ramifications of their intent
- We appreciate the focus on the city and state wanting to encourage economic development, but surrounding neighborhoods (Collins View, Marshall Park, Arnold Creek, Markham and South Burlingame) would be irreparably damaged by allowing Lewis & Clark to include these properties into their campus institutional zone. No consideration has been given to the traffic, safety, crime and livability impacts that this type of development will impose on the surrounding neighborhoods.

Our Neighborhoods have been forced to deal with Lewis & Clark College a number of times regarding these properties. They have the resources to keep forcing the same unacceptable proposals forward in hopes of catching the neighbors and the City sleeping. The surrounding neighborhoods negotiated with Lewis & Clark and, in good faith, supported the original sensible proposal for use of the land. The College, in its pursuit of expansion and profit, has since turned its back on the and is succeeding in deconstructing the very neighborhoods that have supported the college for decades. The College is relying on the passage of time, money and political influence to manipulate the process and focus solely on its own profits at all costs. The College is fully aware of the process and their actions, and should be held accountable to abide by the regulations, just like every other citizen of our City.

Thank you for your consideration of this matter!

John De Lance
Land Use Representative/Homeowner
Marshall Park Neighborhood Association

cc: Karla Moore-Love, City Clerk

Arevalo, Nora

From: Lili Scott <notes.to.lili@gmail.com>
Sent: Sunday, April 10, 2016 8:12 PM
To: BPS Comprehensive Plan Testimony
Subject: Opposition to the proposed zoning change from R1 to CM2 along N Fremont Street.

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

My name is Lise-Allyne Scott and I live with my partner and son at 4618 N Haight Ave Portland 97227.

I am writing to communicate my opposition to the proposed zoning change from R1 to CM2 along N Fremont Street.

Under the original Comprehensive Plan Update, N Fremont between Gantenbein and Commercial was to remain residentially zoned (R1). Recently, the Bureau of Planning and Sustainability (BPS) along with the offices of Dan Saltzman and Charlie Hales have proposed an amendment changing the zoning from R1 to CM2.

This proposal was NOT supported by the appropriate studies, evidence, and information. Nor was it supported by the appropriate engagement from either affected residents or the Boise Neighborhood Association (BNA).

We the signers of this petition are opposed to the proposed zoning change from R1 to CM2 along N. Fremont Street. The rationale for the opposition is as follows:

- The impacted homeowners first learned of the proposed zoning change upon notification from the city. The Boise Neighborhood Association first learned of the proposal once impacted neighbors shared the notices they had received. Additionally, the city relied on a fraudulent petition created by an owner of multiple properties that would benefit from this change as evidence of neighborhood support for the proposal.
- Included in the proposal is the section 8 housing known as L Roy Gardens located at 705 N Fremont. The nonprofit managing this housing project, Albina Community Development Corp, was also unaware of the zoning change. We the undersigned, believe such a zoning change poses a threat that this section 8 housing will be lost.
- There is currently some 60,000 SF of newly constructed commercial space VACANT along Williams, Vancouver and Mississippi with three more mixed used buildings about to break ground and even more buildings in the development stage. Each of these new developments adds more residential and commercial space to the neighborhood. The current vacancies coupled with planned construction, suggests neither demand nor need for yet more commercial space along a stretch of N Fremont that has historically been residential and retains the characteristics thereof.
- This stretch of Fremont is already zoned for a higher level of residential density (R1). This existing level of density has not yet been tapped into. In other words, there's already room for more density.
- With Vision Zero in mind, the undersigned believe N. Fremont Street, a primarily residential street, cannot support the increased pedestrian, bicycle, and vehicle traffic that will be triggered by this zoning change allowing commercial development. To my knowledge there has been no study into how this zoning change will affect the traffic flow during normal hours and rush hours. There has been no study as to whether there is room along Fremont St to safely accommodate bidirectional bus service, on-street parking to support new business and provide for safe bicycle traffic. Additionally, this a street used by children walking to and from the Boise Elementary School, there has been no study as to maintaining the safety of these children with the new proposal. I know of only one study that was done regarding an approval of zoning change for the SE corner of N Fremont & Mississippi and based to some degree on highlights from Portland's 2007 Transportation System Plan. The study

conclusions resulted in a denial of the development to have any commercial space on Fremont based on resulting excessive vehicle counts. This proposed development is much larger and its impacts would be much greater.

- We support increased residential density and even commercial development. However, we believe there are more intuitive sites along Williams, Vancouver, Mississippi, Knott and Russell that were historically home to such mixed use development and are currently better able to handle to increased traffic demands safely.

Thank you for taking the time to consider these comments and supporting this petition asking that the zoning along N Fremont between Gantenbein and Commercial remain residential.

Lise Allynne Scott

Arevalo, Nora

From: Karen montanaro <montanar@comcast.net>
Sent: Sunday, April 10, 2016 5:12 PM
To: BPS Comprehensive Plan Testimony
Subject: R 7000

Follow Up Flag: Follow up
Flag Status: Completed

We support the change from r-5000 to r-7000 in Eastmoreland.

Anthony and Karen Montanaro

Sent from my iPad

Arevalo, Nora

From: Tyler Walters <tylerwalts@gmail.com>
Sent: Sunday, April 10, 2016 5:04 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Open Data in Planning

Follow Up Flag: Follow up
Flag Status: Completed

Hello Commissioners,

Data should be open by default, and restricted by necessity. There are lots of ways to do this cheaply, including tapping into the local and vibrant open source community.

Please keep the open data proposal for Policy 2.11 intact.

Thanks,

Tyler Walters
35 Crestfield Ct
Lake Oswego, OR 97035

Arevalo, Nora

From: Mollie Hyman <msmollie33@gmail.com>
Sent: Sunday, April 10, 2016 4:45 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I oppose the approval of amendment #35- Brummell Enterprises request for a zone change.

As a resident of **1625 SE Spokane St** I am concerned how the approval of this amendment will drastically change the traffic patterns, parking and livability of my neighborhood.

Please make decisions based on citizens of Portland's need for quiet, safe neighborhoods and not on the greed of businessmen from another state.

Most Earnestly,

Mollie Hyman

Arevalo, Nora

From: Doug X <dougurb@gmail.com>
Sent: Sunday, April 10, 2016 3:23 PM
To: BPS Comprehensive Plan Testimony
Cc: Engstrom, Eric; Stockton, Marty
Subject: Comprehensive Plan Testimony, on Amendments
Attachments: 4-10-16 D Klotz M54 M55 Testimony.doc

Follow Up Flag: Follow up
Flag Status: Completed

To: Mayor Hales and Commissioners:

Attached is testimony regarding Amendments M-54 and M-55.

Thank you.

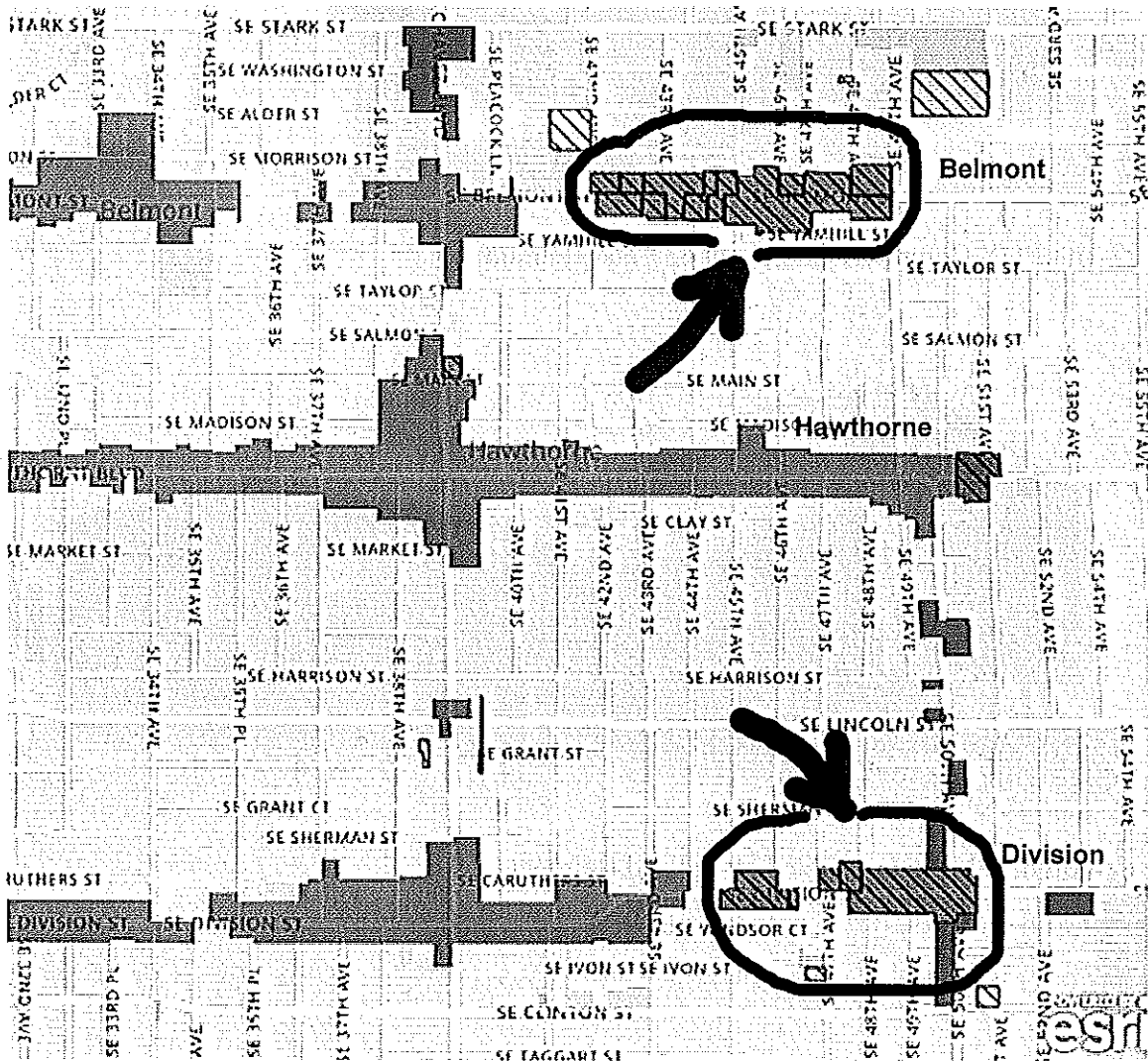
Doug Klotz
1908 SE 35th Place
Portland, OR 97214

Doug Klotz
1908 SE 35th Place
Portland, OR 97214
April 10, 2016

Mayor Hales and Commissioners
c/o Council Clerk
1221 SW Fourth Ave.
Portland, OR 97274
Re: Amendments M-54 and M-55 to Comprehensive Plan Update

Mayor Hales and Commissioners:

I strongly support Amendments M-54 and M-55 extending the Mixed Use-Urban Center designation for Mixed Use parcels from 42nd to 49th on Belmont and from 44th to 51st on Division.



Designating these sections MU-UC acknowledges the rapidly evolving nature of these areas.

On Belmont, there are already multiple multifamily buildings and multi-story offices, and a 27 unit cohousing building is planned at 43rd and a 63-unit mixed-use building planned at 44th.



27-unit PDX Commons planned at 43rd and Belmont



63-unit development planned at 44th and Belmont

On Division, there is a recent 4-story mixed use building at 48th, a 134-unit mixed use building under construction at 50th, and a 127-unit mixed use building at 50th under permitting, which will include a Green Zebra grocery. Another, 121-unit, building is planned on 50th and Clinton.



Division at 50th looking west. 134-unit mixed use building at right on NW corner.

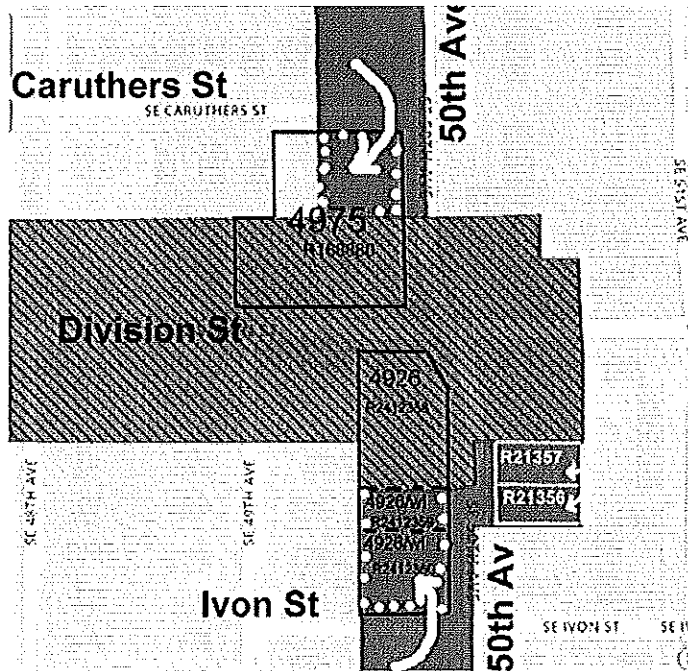


127-unit building with Green Zebra grocery planned for SW corner of 50th and Division

These are Urban Center development patterns. In addition, the corner of 50th and Division has the best bus service in Inner Southeast Portland, with the intersection of the #4 and #14 bus lines. Belmont has the frequent #15 bus.

The change to MU-Urban Center will also, I understand, mean the addition of a “d” overlay, which will make it more attractive for developers to take advantage of the Affordable Housing provisions in the new Mixed Use Zones code, since the set-back fifth floor will be available to them. This partial fifth floor is an added incentive for developers to provide the Affordable Housing.

(A technical note: The MU-UC designation should include the entire ownership of the parcels at 4926 SE Division [R2412358], which extends [in parcels R241359 and R241360 with white outline below] south to Ivon St. The M55 Amendment mapping splits that site into two designations. Likewise, the building at 4975 SE Division (R168880) covers a site that stretches north to Caruthers St. and the designation should reach to there. I also suggest that for a 'balanced' street, R241357 and R241356 (yellow outlines) on the east side of 50th could be added to the amendment as well)



Thank you for proposing these amendments, which are needed to complete a comprehensive SE Portland "Urban Center" mapping. I am speaking on my own behalf with this testimony.

Sincerely,

Doug Klotz

Cc: Eric Engstrom
Marty Stockton

Arevalo, Nora

From: Dominic Anaya <innerphysician@hotmail.com>
Sent: Sunday, April 10, 2016 10:20 AM
To: Grumm, Matt
Cc: stephendgomez@gmail.com; BPS Comprehensive Plan Testimony; Elmore-Trummer, Camille; Stark, Nan
Subject: Opposition to proposed rezoning on N Fremont St.

Follow Up Flag: Follow up
Flag Status: Completed

April 10th, 2016

Dominic Anaya
318 N Fremont St
Portland, OR 97227
971-409-8804
innerphysician@hotmail.com

Matt Grumm, Senior Policy Manager
Office of Commissioner, Dan Saltzman's Office
1221 SW 4th Ave.
Portland, OR 97204

Dear Mr. Grumm:

This letter is to state my objections to the proposal to change the zoning of one small area of the Boise-Eliot Neighborhood in North Portland, specifically the area of N Fremont St. between N Mississippi Ave. and N Williams Ave. Ours is a neighborhood that has changed dramatically in just the past ten years. There has been a growth spurt along both the Williams-Vancouver corridor and Mississippi Avenue, with numerous condos, apartments and retail spaces being established. This neighborhood has yet to absorb these new spaces and the changes that they will bring. I feel it would be irresponsible to begin the process of more rezoning without taking the time to see how the neighborhood will be affected.

I have seen the increase in traffic on Fremont, because of the increased development on Williams-Vancouver. I can only imagine this will get worse as those spaces fill in. Given that there is an elementary school on this street as well, the current increase in volume seems somewhat unsafe. Rezoning, in this case, would appear to be at odds with the city's Vision Zero policy that it was proud to announce.

Equally concerning is the potential loss of Section 8 housing within the potential rezoned area. L Roy Gardens at 705 N Fremont is within the proposed area and, at a time when the housing crisis and income disparity are such hot bed topics, its would be ill advised to consider putting any affordable housing at risk.

It has just come to my attention that N Fremont, between N Mississippi Ave and N Williams Ave., is designated as a "local street" according to Portland's Transportation System Plan. A rezoning proposal for a property at the corner of N Fremont and N Mississippi was initially denied because the perceived traffic impact would be too great. Not only does this echo my concerns for N Fremont, should a rezoning take place, but I imagine there would need to be intensive traffic analysis to determine how such a rezoning would even be feasible.

These are just a few of the reasons that I believe this potential rezoning to be ill advised. I will be speaking about this at our neighborhood meeting, as well as at the public hearing on April 14. I hope that the city will listen to my concerns and the concerns of my neighbors. Changing this small area of North Portland could have disastrous effects, far beyond that of even gentrification. Thank you for your time and consideration in this matter. I welcome any discussion that we can have on this topic and I look forward to speaking in person at the hearing. Have a wonderful day.

Sincerely,
Dominic Anaya

Arevalo, Nora

From: Alan Kessler <alankessler@gmail.com>
Sent: Saturday, April 09, 2016 5:33 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: Completed

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.

Alan Kessler
2725 SE 36th Ave
Portland, OR 97202

Arevalo, Nora

From: Attila Farkas <tyatya68@gmail.com>
Sent: Saturday, April 09, 2016 2:26 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

Hi Nora,

No problem. Here it is:

Attila Farkas
5956 SW Dickinson St.
Portland, OR 97219

Best regards,
Attila Farkas

On Apr 8, 2016, at 2:47 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for your comment. Could you please send us your physical mailing address?

Thank you and best regards,

Nora Arevalo
Community Services Aide II
Bureau of Planning and Sustainability

From: Attila Farkas [<mailto:tyatya68@gmail.com>]
Sent: Friday, April 08, 2016 10:05 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; 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.

Sincerely,
Attila Farkas

Arevalo, Nora

From: Nola Wilken <nola@wilkencpas.com>
Sent: Saturday, April 09, 2016 2:19 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

To: City Council of Portland, Oregon

Re: Amendment #M60

From: Nola Wilken, 2435 SW 5th Ave, Portland, OR 97201 503-225-1359 ext. 106, nola@wilkencpas.com

I am writing to express my opposition to the proposed zoning change for the block upon which our building, located at 2435 SW 5th Ave., resides. Our current zoning is CS, and under the 30 year comprehensive plan was to be changed to Mixed Use Urban (CM2), which seems like the perfect designation for our immediate area. Now that the new Orange line is underway, our neighborhood is ripe for the kind of friendly urban development that will bring shops, restaurants, and help to make it a more pedestrian and bike-friendly destination.

If, instead, the zoning is changed at the behest of a single property owner, the construction of a tall tower on our block will irreparably harm the neighborhood, with loss of light, and loss of access to services and retail, which would have been encouraged under the original CM2 proposal. It would be at odds with the upgrades underway for Duniway Track, and the re-development of the old YMCA building by Under Armour, and would result in the destruction of a number of historic buildings. The proposed zoning change would be in direct opposition to the goals stated in the 30 year comprehensive plan.

I urge you to vote against the amendment. Thank you for your consideration.

Nola J. Wilken, CPA
[Website](#) [Blog](#) [LinkedIn](#)



2435 SW FIFTH AVENUE
PORTLAND, OR 97201-4966
P 503.225.1359 F 503.225.1395
www.wilkencpas.com

Notices and Disclosures:

Confidential and Private Communication: this email is intended for the addressee. If you have received this email in error, please destroy this message and notify me immediately at the above address.

Arevalo, Nora

From: vjmoriarity@gmail.com
Sent: Saturday, April 09, 2016 9:53 AM
To: BPS Comprehensive Plan Testimony
Subject: Amendment 35

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor

This is in regards to amendment 35! Please please do not go forth with this. I recently moved to the Sellwood neighborhood from Indiana. Please consider the negative effects this would have in this small neighborhood! Long time residents are appalled at this proposal! Parking and congestion are an every day hassle now in this quiet Sellwood neighborhood. Please maintain this neighborhood's uniqueness and stop tearing down its her it's Heritage Thank you

Vickie Moriarity
1315 SE Umatilla Street
Apt306
Portland Or 97202
Sent from my iPhone

Arevalo, Nora

From: Martha Ullman West <marthauillmanwest@gmail.com>
Sent: Saturday, April 09, 2016 5:55 AM
To: BPS Comprehensive Plan Testimony
Subject: rezoning of upper Hawthorne neighborhood

Follow Up Flag: Follow up
Flag Status: Completed

I lived at 1237 Southeast 53rd Avenue from 1966 until 2012, when I moved downtown and my daughter and her family moved into the house; they now own it. In 1970, a builder/developer requested an easement of lot restrictions to build four houses to the north of us and my late husband initiated a petition to deny the easement; there are now only three houses on the lot. That's plenty. The neighborhood is full of charming older (old for Portland) homes; 1237 was built in 1911 and the streets are lined with beautiful old trees. Changing the zoning would ruin the character of the neighborhood, increase traffic, make the streets less safe for my grandchildren, and lower property values. I am happy to join my former neighbors and my family in opposing this zoning change from R5 to R2.5. And I am outraged I might add by Mayor Hales self-serving actions in his own neighborhood. If I could take back my vote, I would.

yours sincerely,

Martha Ullman West
1436 SW Park Ave., apt P3
Portland, OR 97201

--
Martha Ullman West
[Oregon Arts Watch Portfolio >>](#)

Arevalo, Nora

From: Xiao-Yue Han <xyh200@gmail.com>
Sent: Friday, April 08, 2016 11:23 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: [User Approved] Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

18916 SW Sammy Dr.
Aloha, OR 97003

I was a Portland resident until recently (2310 SE 22nd Ave., #1, Portland) — the rent is too damned high! =P

Xiao-Yue

On Apr 6, 2016, at 12:48 PM, BPS Comprehensive Plan Testimony
<cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo
Community Services Aide II

From: Xiao-Yue Han [<mailto:xyh200@gmail.com>]
Sent: Wednesday, April 06, 2016 11:29 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick
<novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner
Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Catherine
Nikolovski <catherine@hackoregon.org>
Subject: [User Approved] 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.

Indeed, democracy in the 21st century will be enabled by leveraging technology that can help us make sense of and distill vast, complex, and disparate information in crafting the best solution space for Portland's unique challenges. More, not less, of our policies and planning documents should adopt Open Data principles so that the citizens and our elected officials have access to the same data from which decisions can be debated and choices can be made.

Please keep the open data proposal for Policy 2.11 intact.

Sincerely,

Xiao-Yue Han

Tau Beta Pi Engineering Honor Society, Member

OHSU School of Medicine, Medical Student

Arevalo, Nora

From: Rebecca Mode <rmode9@gmail.com>
Sent: Friday, April 08, 2016 9:48 PM
To: BPS Comprehensive Plan Testimony
Subject: Down zoning 506 N.E. Thompson prevents Middle Housing

Follow Up Flag: Follow up
Flag Status: Completed

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 Neighborhoods selective down zoning. I request for my property to retain it's current R2 zoning.

The reasons are as follows:

With R 2 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 absorb 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 existing homes. These properties will be non conforming with R2.5 zoning. They are as follows:

532-536 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 as long as I own it.

I have contacted a measure 49 specialist and attorney whom both agree down zoning my property at 506 N.E. will allow me compensation under ORS 195.300

Please do the right thing and leave my property with current R2 zoning.

Thank you,
Rebecca Mode and David Stone
owners of 506/508 N.E. Thompson st. Portland, Oregon 97212

Jennifer Bennett
8502 SE 16th Ave
Portland, OR 97202

RE: Zoning Changes on Sherrett St. in Sellwood

This is my resident testimony and disapproval of the "Brummell Proposal" which is requesting a change to the zoning stipulated in the Comprehensive Plan for the properties located at 1623, 1624-26, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d (multi-unit housing) and CM2 (allowing up to 4-story structures).

As a resident of this street, my neighbors and I beg of you to please consider the facts about this street, the existing homes, the needs of the school which is less than half of a block from some of the proposed development, and our support for density and new homes where they make sense.

The Existing Homes – The homes Brummel want to destroy are occupied with long-term renters. These renters are just as much a part of this community as the owners on the street. They love their homes, they maintain them, they have garden that provide vegetables and habitats for animals, and they have children in the Sellwood school system. The homes themselves are not in disrepair and there is no reason they should be torn down. They have been inhabited for over a century and can easily be wonderful homes for people for another century or more.

Sherrett Street – The street itself is narrow and cannot support more traffic or parking. It is actually a street not used by delivery trucks because of this. When residents cars are parked along the street, like they always are, it is just wide enough for one car to pass through. This road is in no way suitable for any sort of dense residential corridor. We do have a retirement home at the corner of 17th and Sherrett, but all traffic for that facility uses 17th Avenue and the structure is completely lined with trees along Sherrett Street. The elderly residents of this building would also be impacted by construction and the destruction of the neighborhood in which they take their daily walks. Almost any time I drive down this street, I have to pull over for oncoming traffic. The street just isn't wide enough to become any sort of corridor for development and it certainly is not one now. It is a quiet, residential street, plain and simple.

Our Homes, Our Beloved Neighborhood – This street is a low-density residential area. We have lovely old homes that we cherish and have put everything we have into maintaining, restoring, and loving. Personally, my home is my sanctuary. I saved for years to be able to afford it and smile every time I see it. It's heaven. It may not be a mansion by any means, but it is home and it is perfect for me. My neighbors feel the same way. We would be devastated to see our neighborhood become essentially an apartment complex. Please know, we definitely support adding more housing – Portland desperately needs it – but why destroy our street when there are so many vacant or under-used lots along major roads? There are empty lots along 17th Street just a stone's throw from this proposed development. Developing along major roads would make so much more sense. **Density makes sense, adding housing makes sense, but not here.**

Sellwood Middle School – Sellwood Middle School is less than half a block from some of these proposed developments. Children walk to school on these streets. The marching band, with its young, budding musicians, uses 16th Avenue right at the intersection with Sherrett for practicing their marching. Being a

low-density residential area, they can do this with no impact to traffic or risk to the students. Adding dozens of more cars would endanger their use of these streets. Additionally, little league baseball is played at Sellwood Middle School in the summer. On those evenings, there is no parking for blocks and there are children and parents everywhere. We love this. Our neighborhood feels so alive and so like the neighborhood we all dreamed of. It's middle class, but everyone is happy, there are cheers in the air, and happiness all around. There are also carnivals, parent-teacher nights, and a 5K race that starts at the middle school each year and with these, our tiny streets are filled to the brim. There is no way those streets can support dozens more cars.

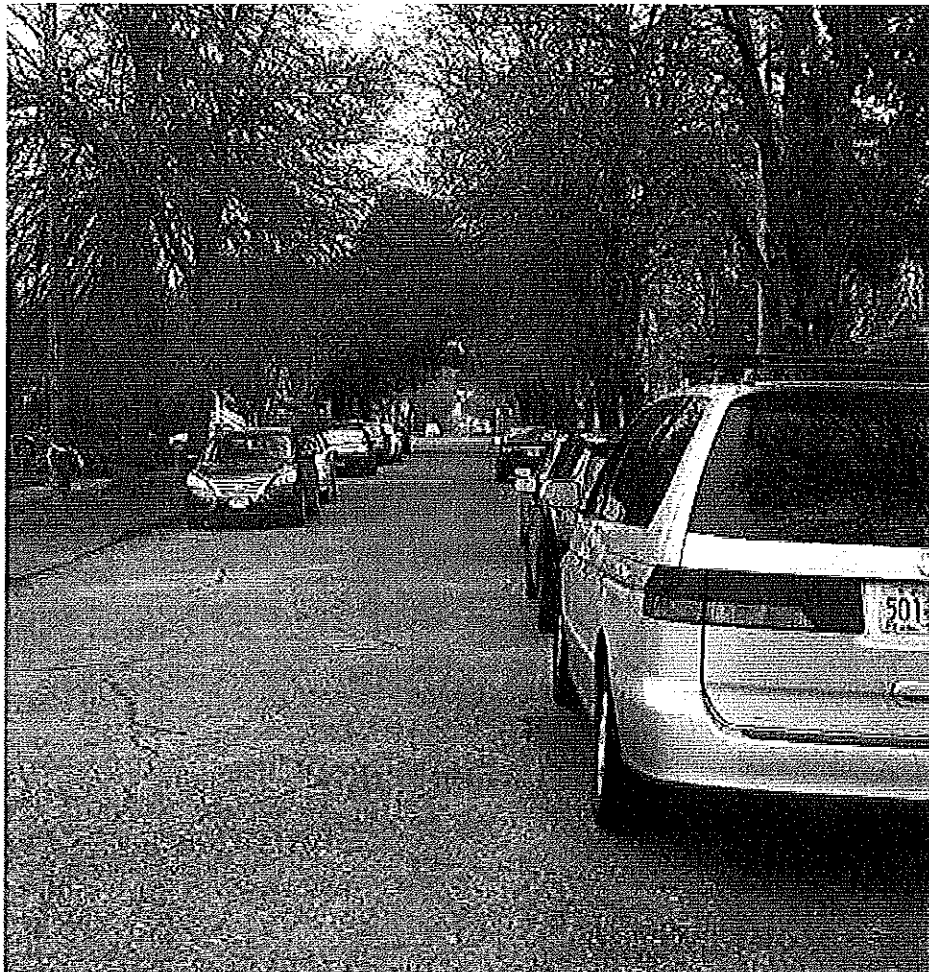
If this isn't enough to convince you, please take a drive down our street one day. You will see the love in the way we maintain our homes. You will see the children enjoying the safe area around the school. You may even get a wave from one of the elderly residents of the assisted living home as they get their much enjoyed exercise while walking around the block. Join us on the first day of the Hood to Coast relay race where we will sit in our front yards and cheer on the runners and socialize - we are on the course of the race.

Please do not displace the renters who call our neighborhood home. Please do not allow the destruction of homes that do not need to be destroyed. And finally, please take into account the needs of those of us who live in our little dream homes along this street and love it with all our hearts. We encourage you to support the building of new homes for our fellow Portlanders, but it does not have to be at the expense of those of so happy to live where we do. We have empty lots, we have underused spaces, please use those.

Our beautiful, tree-lined oasis (on a rare, car-free day) in southeast Portland. By the way, the house of the left would be torn down if this proposal is passed:



And this is Sherrett St. on a completely normal Monday night. I see absolutely no way this street can support dozens of new residents. With the existing, smaller number, there is room for one car to drive down the middle. Anyone coming the other way has to stop and pull over. Adding 20 or 40 new homes, their residents, and their guests will completely choke this street. Like I've said before, I support density and development, but not at this cost. We have countless wider, main streets where development is welcome and the traffic can be accommodated.



Sincerely,

Jennifer Bennett

Date: , 2016

AUDITOR 04/08/16 AM 10:33

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 (head quartered 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 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% of residents in these type buildings own 1 or more cars. More residents are and will be driving on 17th 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 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 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 17th 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 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 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 16th and 17th). 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 17th & 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 17th & 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 13th & 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,

Name

James E. Hynson

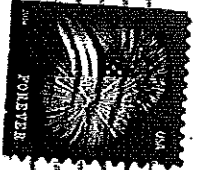
Address

8511 S.E. Oak
Portland
97202

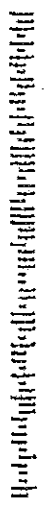
HYNSON
8511 SE 9TH AVE
PORTLAND OR 97202

Council Clerk
1221 SW 4th Ave Room 130
Portland OR 97204

PORTLAND OR 9720
06 APR 2005 PM 3:1



97204150021



Comprehensive Plan Testimony, c/o Council Clerk
City Council
1221 SW 4th Ave
Portland Oregon 97204


Dear Mayor and City Council members –

I have owned and operated Halsey Automotive Imports at 7721 NE Halsey since the 1960's. In 1971 I successfully petitioned the Portland Planning Commission for a zone change (ZC 5830) from residential to manufacturing (M3s) – enclosed is the letter from the city auditor confirming City Council approval and the ordinance number 132715 that is in your archives. I have abided by all conditions of the approval since 1971 – I constructed the sidewalk on Halsey, I have provided and maintained landscaping along all street frontages, there is no ingress/egress from Halsey to my property, etc.

In 1980, the city changed the zoning from M3 back to residential without my knowledge as part of the 1980 Comprehensive Plan.

I recently received a notice that the city plans to change my zoning again, this time from R1 to R2 as part of the update to the 1980 Comprehensive Plan and also as part of the Residential and Open Space zoning project. I would like to submit a request that the city change the zoning on my property back to manufacturing instead, because my business is well established and we have no plans to make any changes or to convert the business to residential use. I would also like to point out that the businesses to the east of my property are zoned for manufacturing so this would be in keeping with the adjacent businesses.

Thank you for your consideration.


Walt Schmidt
12135 NE Fargo Street
Portland Oregon 97220

Cc: Planning and Sustainability Commission

May 13, 1971

Mr. and Mrs. Waldemar J. Schmidt
12135 N. E. Fargo Street
Portland, Oregon 97220

Dear Mr. and Mrs. Schmidt:

The City Council, Wednesday, May 12, 1971, considered your petition to change from Zone A2.5B to M3B, Lots 25 through 38 inclusive, Block 38, Jonesmore, located on the west side of N. E. 78th Avenue and north of N. E. Halsey Street.

The Council adopted the report of the City Planning Commission granting M3SB for Lot 38, M3B for Lots 25-37 with the condition that all access and egress be in a forward motion; plus additional conditions as follows: 1. sidewalks required on N. E. Halsey; 2. no ingress or egress on Halsey; 3. no windows or storage on west side of property; 4. setback of not less than 10 nor more than 15 feet from west property line; 5. structure to be constructed of concrete block; 6. no repair operations to be carried on after 10 p.m., nor after 5 p.m., except in case of emergency.

The City Attorney is preparing an emergency ordinance to be submitted to the Council for consideration. Following favorable action by the Council, a copy of the ordinance will be forwarded to you.

Yours very truly,

Auditor of the City of Portland

EC:pn
Cal. No. 1783
PC 5830

Aerial photo

P r tland Maps

Home Reports Accounts Support About Advertisers

Q 7721 NE HALSEY ST
 PORTLAND, OR 97220-1555

Registered Accounts	
Assessor	
Property Values (2015)	
Market Value	\$739,240.00
Assessed Value	\$411,290.00
Taxes (2015)	
Property Taxes	\$9,725.86
Total Taxes	\$9,725.86
Assessor Detail	
Permits & Zoning	
Bureau of Development Services	
Phone: 503-823-7300	
Zoning Hotline: 503-823-7526	
Email: bd@portlandoregon.gov	
1900 SW 4th Ave, Suite 5000, Portland, OR 97201	
www.portlandoregon.gov/bds	
Permits Zoning & Districts	
Capital Improvement Projects	
Parks	
Schools	
Public Safety	
Transportation	
Utilities	

Current zoning

7721 NE HALSEY ST
 PORTLAND, OR 97213

ZONING & DISTRICTS

Zoning

Base R1 - Residential 1,000

Overlay s - Alternative Design Density

Comp Plan R1 - Medium Density Multi-Dwelling

Comp Plan Overlay n/a

Historic District n/a

Conservation District n/a

Plan District n/a

Natural Resource n/a

Management District n/a

Quarter Section 2638

Historical Resource

TI/A

Urban Renewal Area

n/a

Storefront Improvement Area

n/a

Business District(s)

Name 92nd Avenue

Address PO Box 96775

Website Portland, OR 97236-0775

http://discove@2ndave.com

Development Areas

Development NO


Opportunity Area

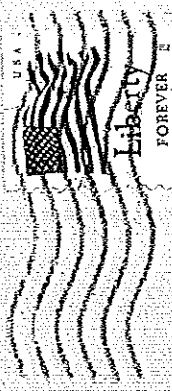
Combined Opportunity 3

Map Score

Emergence and E. NO

Commerce Zone


Mr. & Mrs. Waldemar J. Schmidt
12135 NE Fargo St
Portland, OR 97220-1658



PORTLAND OR 970
06 APR 2005 PM 4:1

Comprehensive Plan Testimony
c/o Council Clerk
City Council
1221 S.W. 41th AVE

7204150000
Portland, Ore 97004

Arevalo, Nora

From: Sandra Lefrancois <sandralefrancois@yahoo.com>
Sent: Friday, April 08, 2016 3:13 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony
Attachments: Plan Map Amendment of 60th Ave.docx

Follow Up Flag: Follow up
Flag Status: Completed

Comprehensive Plan Testimony-cputestimony@portlandoregon.gov

Sandra Lefrancois, Property owner at 6214 NE Clackamas Street, Portland OR 97213

Thank you for the opportunity to testify on the Proposed Comprehensive Plan Map Change that affects how my property can be developed over time. As well as, how the change affects the surrounding area also under consideration (area around NE 60th between I-84 and Halsey).

I am aware of the Rose City Park Neighborhood Association's commendable efforts to engage neighbors who are affected by the change in providing feedback. I understand the association sent their testimony recommending amendments based on sound discussion with neighbors with assistance from the Bureau of Planning and Sustainability. I am also aware that my immediate neighbors including renters did not participate in this type of land use meeting and property owners may have found the simultaneous zoning and Comp Plan map notice confusing.

As a homeowner of 10 years, I witnessed the rate of growth and the unintended consequences of growth especially within the last 5 year in Portland. I am underscoring two major points below as to why I recommend the single family residential which is the current use of my property. This is in conformance and fitting with the current density in this area under consideration. The current City Council recommendation of R2 from the R1 Plan designation is, in my view, an improvement but I strongly favor retaining the R5 designation and the current surrounding density (i.e. duplex).

1. Retaining single family residences and lower density units will encourage stabilization of property value and rents in this area. This also can help to preserve neighborhood diversity and reduce the unintended consequences of new development trends and the involuntary displacement of renters in the area affected. There are very few areas left in Portland that are affordable to lower-middle income householders with diversity in age, income, and cultural background. There is also, in my view, a good mix of housing types in this area. I have already witnesses renters including immigrant and refugee tenants be displaced as properties across the street went on the market.

2. Livability and health impacts of increased density near I-84. More people will be at risks of health issues living in proximity to I-84 (studies indicate increased health risks due to living/working in proximity to highways where toxic pollutants are known to significantly affect air quality. In the last couple of years, I-84 is congested most hours of the day. The allowance for higher density development also can engender the loss of

established trees and the decrease of open green space which is needed in areas by freeways. Land use changes should protect and promote community health and well-being. A health impact assessment should be conducted for larger developments close to highways.

Comp Plan Update *Policy 5.4. Land use and transportation, continues existing Comprehensive Plan policy and highlights the importance of an integrated approach to land use and transportation planning.* Please consider this while proposing higher density in an area served by two main but narrow busy streets (Halsey and 60th /MAX station). Transit oriented development should be encouraged only with careful consideration of planning opportunities and constraints specific to the area. The existing transportation conditions to access MAX and I-84 do not support more density. The entire area under consideration lacks the proper infrastructure for pedestrians (no sidewalks and unimproved streets).

Please consider using an equity lens before proposing this map and zoning change.

Sincerely,

Sandra Lefrancois, Property owner at 6214 NE Clackamas Street

Arevalo, Nora

From: Bill McGair <bill@mcgair.com>
Sent: Friday, April 08, 2016 2:59 PM
To: BPS Comprehensive Plan Testimony
Subject: [User Approved] Re: Please keep the open data proposal for Policy 2.11 intact

Follow Up Flag: Follow up
Flag Status: Completed

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,
William McGair
105 N Holman St.
Portland, OR 97217

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 2:55 PM
To: heatherchapin@comcast.net
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Broadmoor habitat-public interest

Follow Up Flag: Follow up
Flag Status: Completed

Dear Heather,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: heatherchapin@comcast.net [mailto:heatherchapin@comcast.net]
Sent: Friday, April 08, 2016 1:21 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: Broadmoor habitat-public interest

Dear council,

I thought this area was to be permanently protected as Open Space? And it seems that the conversion of these 57 acres was never proposed during the multi-year comprehensive plan public process?

Why is city council putting the property owner ahead of public interest?

Please protect the Broadmoor golf course as Open Space and Natural Area. Please do NOT convert it to industrial use. Allowing people to hold money as their idol as opposed to living out an understanding that life is not all about us is not action that I look up to nor expect from my city council. Respect life other than just human life, please.

In Gratitude,

Heather Chapin
North Portland

www.linkedin.com/pub/heather-chapin/55/a28/b96/

Arevalo, Nora

From: Hales, Mayor
Sent: Friday, April 08, 2016 2:53 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: PSC Residential Zones Testimony - RESUBMITTAL OF DEC 3 TESTIMONY
Attachments: Demuth Comp Plan letter 12.03.15.JPG

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Lynn Averbeck [mailto:lynn.averbeck@yahoo.com]
Sent: Friday, April 08, 2016 1:26 PM
To: Dunphy, Jamie <Jamie.Dunphy@portlandoregon.gov>
Cc: Frederiksen, Joan <Joan.Frederiksen@portlandoregon.gov>; Planning and Sustainability Commission <psc@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>
Subject: RE: PSC Residential Zones Testimony - RESUBMITTAL OF DEC 3 TESTIMONY

Jamie,

I will be out of town on April 14th and will not be able to attend the City Council hearing. I am going to assume that the Planning and Sustainability staff and Commission have this testimony and will give it serious consideration as part of their April 12 meeting, and that City Council will do the same at or prior to their April 14 hearing discussion.

I am somewhat reassured to hear that turning my parent's property into a non-conforming situation is not taken lightly.

I am copying Joan Frederiksen on this message and re-attaching my parent's original testimony dated December 3, 2015.

I look forward to a personal reply from the City explaining what will be done to address my parent's testimony. If needed, I would be more than happy to provide a field visit to my parent's property with staff. It is not fair or appropriate to make these types of financially devastating policy decisions by looking at maps.

Thank you,
Lynn Averbeck
(for Robert and Mary Demuth of 3170 SW Fairmount Blvd)
503-956-1074
lynn.averbeck@yahoo.com

On Fri, 3/11/16, Dunphy, Jamie <Jamie.Dunphy@portlandoregon.gov> wrote:

Subject: RE: PSC Residential Zones Testimony - RESUBMITTAL OF DEC 3 TESTIMONY
To: "lynn.averbeck@yahoo.com" <lynn.averbeck@yahoo.com>

Date: Friday, March 11, 2016, 4:56 PM

Hello Lynn,

My name is Jamie, and I'm a policy advisor for Commissioner Nick Fish.

I apologize that your previous written testimony did not receive any comment. The City received over 3000 individual pieces of testimony regarding the Comp Plan proposal, and I know that not everyone got a response. The fact that your testimony did not appear on the Map App is doubly concerning. I will follow up with the staff at Planning and Sustainability and see what happened.

Looking at the Map App, I can see a lot of proposed changes to your parent's neighborhood, and that the R20 designation has been applied liberally across most of the surrounding properties to the north, east, and south, as well as the inclusion of a great deal of new "Open Space" designation for the Nicolai and Keller Woods.

I certainly understand your parent's concerns regarding the threat of making their home non-conforming, which is not something taken lightly.

City Council will be holding a public hearing on April 14th to discuss amendments. If you're able, I hope you might be able to come voice these concerns on behalf of your parents.

Thanks for your letter.

Jamie Dunphy
Policy Advisor
Office of Commissioner Nick Fish
1221 S.W. 4th, Room 240
Portland OR 97204
P: (503) 823-3599
F: (503) 823-3596
jamie.dunphy@portlandoregon.gov
www.portlandoregon.com/fish

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

From: Lynn Averbeck [mailto:lynn.averbeck@yahoo.com]

Sent: Friday, March 11, 2016 1:49 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>; Hales, Mayor
<mayorcharliehales@portlandoregon.gov>;

Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner
Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>

Cc: htumedmb@comcast.net;

Averbeck, Roger <roger.averbeck@gmail.com>

Subject: PSC Residential Zones Testimony - RESUBMITTAL OF DEC 3 TESTIMONY

Dear Mayor Hales and Commissioners,

It appears that our testimony submitted in December was either lost, ignored or disregarded. After receiving electronic confirmation of our emailed testimony (see below) we assumed that our concerns would be very seriously

considered. Through mailed notices sent recently (March 7, 2016), we see that our concerns have not been addressed and are not even documented on the "mapapp". The online map says "no comments received".

We are therefore resubmitting the testimony we submitted in December, and we ask that you provide a personal response to our concerns as described in the attached letter dated December 3, 2015.

We once again request and expect that these two properties 1S1E16BA, 4500 and 4600 be left under their current R-10 designation and not downzoned to R-20, for the reasons we explain in the attached letter.

Respectfully,
Lynn Averbeck for Robert and Mary Demuth
3170 SW Fairmount Blvd
Portland, OR 97219

--- On Thu, 12/3/15, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

> From: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> > Subject: Auto-Response Email from BPS Comprehensive Plan Testimony mailbox > To: "Lynn Averbeck" <lynn.averbeck@yahoo.com> > Date: Thursday, December 3, 2015, 5:26 PM > > > > > > > Thank you for your > testimony on the 2035 Comprehensive Plan Recommended Draft.

> This message acknowledges receipt of your testimony by the > Council Clerk, on behalf of the Portland City Council.
> You will not receive a direct response about your > testimony, but your testimony is part of City > Council's legal record.

> Your email should
> contain your full name and mailing address. If it > does not, please resend with that information; without your > name and mailing address, the City is not able to send you > notification of Council hearing dates or > the Council's final decision, and you may not be able > to appeal the Council's final decision.

> In addition to written
> testimony, City Council invites public testimony on the
2035
> Comprehensive Plan Recommended Draft at a City Council > public hearing. The first hearing is scheduled for
> November 19, 2015, at 2 p.m. Please check the City Council > Calendar > to confirm the date and time, and for information about > additional hearings. The City Council will review, > consider and weigh all testimony received on the 2035 > Comprehensive Plan Recommended Draft, and will make > decisions that may or may not reflect your > testimony. > Questions? Call the > Comprehensive Plan helpline at 503-823-0195, Monday – > Friday, 8 a.m. – 5 p.m., or send an email to > pdxcompplan@portlandoregon.gov

> Thanks again for your
> testimony. Your participation in the Comprehensive Plan > Update is helping to shape the future of Portland for all > residents.

>
> City of Portland Bureau
> of Planning and Sustainability
>
> 1900 SW 4th Ave, Suite 7100
>
> Portland, OR 97201
>
> www.portlandoregon.gov/bps

> The Bureau of Planning

> and Sustainability is committed to providing equal access to > information and hearings. If you need special accommodation, > interpretation or translation, please call > 503-823-7700, the TTY at 503-823-6868 or the Oregon Relay > Service at 1-800-735-2900 within 48 hours prior to the > event. (

- >
- >
- >
- >

December 3, 2015

Portland City Council
1221 SW 4th Ave, Room 130
Portland, OR 97204
ATTN: Comprehensive Plan Testimony

Dear Mayor Hales and Commissioners,

I, Lynn Averbeck, am submitting testimony on behalf of my parents, Robert and Mary Demuth, who reside at 3170 SW Fairmount Blvd, Portland, OR 97239. They are opposed to the proposed Comprehensive Plan change from R-10 to R-20 as it affects their property. My parents are both 85 years old and in good health, but they are experiencing much anxiety over the proposed Plan change and its affect on their estate. My parents have given me permission to provide testimony on their behalf, and they have signed this letter below. I have been a professional land use and transportation planner and policy analyst in Oregon and Washington since 1985 in the public sector and also as a private consultant.

My parents purchased their two lots in 1985. They own 1S1E16BA, lot 4600, which has their residence on it and lot 4500, which is vacant. Under the current R-10 designation, both of their lots meet the minimum lot area. Under the proposed R-20 designation, neither lot will meet the minimum. This creates a hardship and financial taking for several reasons:


1. It turns their single family residence into a nonconforming use situation, which will make it much more difficult, time-consuming and costly to remodel, expand or replace their home.
2. Their vacant lot is one of the few remaining available buildable lots on Council Crest. It has access to public right of way, utilities and a view. Because it is on a steep slope at the end of a long narrow road, building on it would be challenging and costly. However, it has much greater value in today's market as a vacant, difficult-to-build-on lot than it would be as a flat-out unbuildable lot due to failure to meet the minimum lot area requirement.
3. They have been paying property taxes on lot 4500 at a buildable lot rate since they purchased it in 1985. Thirty years of paying property tax based on a buildable lot rate should provide them with confidence that their investment will be maintained as buildable.

This property is a significant part of my parent's estate. They are counting on the 30 year investment made in their property to ensure that they have sufficient resources to provide for their care as they age. Therefore, they object to the proposed Plan change and request that both of their tax lots remain designated as R-10, unless the City and/or County guarantees them that they will be compensated for the loss of property value to their estate. Thank you for your careful consideration of this matter.

Sincerely,



Lynn Averbeck
4907 SW Canterbury Lane
Portland, OR 97219
503-956-1074
Lynn.averbeck@yahoo.com



Robert Demuth
3170 SW Fairmount Blvd
Portland, OR 97239
503-244-3107
hthumedmb@comcast.net



Mary Demuth
3170 SW Fairmount Blvd
Portland, OR 97239
503-244-3107

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 2:50 PM
To: Mary Duvall
Cc: BPS Comprehensive Plan Testimony
Subject: RE: DO NOT Destroy Wildlife Habitat at Broadmoor Golf Course

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mary,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

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

From: Mary Duvall [mailto:mudpuddle@hughes.net]
Sent: Friday, April 08, 2016 1:34 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: DO NOT Destroy Wildlife Habitat at Broadmoor Golf Course

DO NOT DO THIS KIND OF IGNORANT GREED BASED RE ZONING. THERE IS NO NEW WETLAND. THIS KIND OF LAND IS NOT REPLACEABLE. YOU HAVE GOBS OF INDUSTRIAL LAND NOT EVEN NOW IN USE....IE PORT LAND....YOU HAVE TONS OF POLLUTION THAT NEEDS CLEAN UP ON THE WILLAMETTE....DON'T CREATE MORE....GET OVER THE MORE, BETTER, FASTER CRAP AND GET ONTO THE PRESERVE, ENHANCE AND PROTECT THE ENVIRONMENT....THEY AREN'T MAKING ANY MORE EARTH....

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.

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.

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.

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 2:44 PM
To: Will Risser
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Broadmoor Golf Course

Follow Up Flag: Follow up
Flag Status: Completed

Dear Will,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: Will Risser [mailto:wrisser@gmail.com]
Sent: Friday, April 08, 2016 2:17 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Broadmoor Golf Course

Please preserve Broadmoor Golf Course as Open Space and a Natural Area. Do not allow it to be sold to a developer. Thank you. Jan and Will Risser, Portland

Arevalo, Nora

From: jillian <birdstheword@gmail.com>
Sent: Friday, April 08, 2016 1:41 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Do Not Destroy Wildlife Habitat at Broadmoor Golf Course!

Follow Up Flag: Follow up
Flag Status: Completed

2522 NE Mason St.
Portland, OR 97211

Thank you.

On Fri, Apr 8, 2016 at 1:38 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo

Community Services Aide II

From: jillian [mailto:birdstheword@gmail.com]
Sent: Thursday, April 07, 2016 12:35 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Do Not Destroy Wildlife Habitat at Broadmoor Golf Course!

Dear Council Clerk,

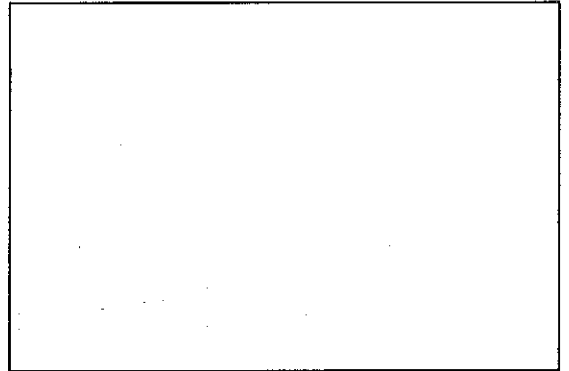
How valuable is this wildlife habitat?

- 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.

This amendment is about greed—the owners of Broadmoor already stood to make millions of dollars in profits 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 habitat will add millions more to the owners' profits, 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 am a resident of NE Portland and I want you to protect Broadmoor Golf Course as Open Space and Natural Area, not convert it to industrial use.

Sincerely,

Jillian Vento

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 1:04 PM
To: TERESA MCGRATH
Cc: BPS Comprehensive Plan Testimony
Subject: RE: broodmoor, don't do this please, thx

Follow Up Flag: Follow up
Flag Status: Completed

Dear Teresa,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: TERESA MCGRATH [mailto:bone1953@msn.com]
Sent: Friday, April 08, 2016 11:44 AM
To: Commissioner Fritz <amanda@portlandoregon.gov>; 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: broodmoor, don't do this please, thx

hi,

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.

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.

Please help us save wildlife habitat, wetlands and giant trees at Broadmoor. The owner has no legitimate expectation that this land will be upzoned. City Council is putting the property owner ahead of the public interest.

please save this wildlife site,

thx,

teresa mcgrath and nat kim

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 1:01 PM
To: edfischer8@gmail.com
Cc: BPS Comprehensive Plan Testimony
Subject: FW: Proposed Comp Plan - Council Amendment #M20
Attachments: CmpPlnAmnd#M20.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ed,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: Ed Fischer [mailto:edfischer8@gmail.com]
Sent: Friday, April 08, 2016 12:37 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; dan@portlandoregon.gov'
Cc: Frederiksen, Joan <Joan.Frederiksen@portlandoregon.gov>
Subject: FW: Proposed Comp Plan - Council Amendment #M20

Resend

From: Ed Fischer [mailto:edfischer8@gmail.com]
Sent: Friday, April 08, 2016 10:28 AM
To: 'mailto:mayorcharliehales@portlandoregon.gov'; 'nick@portlandoregon.gov'; 'mailto:Amanda@portlandoregon.gov'; 'mailto:novick@portlandoregon.gov'; 'mailto:dan@portlandoregon.gov'

Cc: 'Sylvia'; 'Frederiksen, Joan'

Subject: Proposed Comp Plan - Council Amendment #M20

Mayor Hales and Commissioners,

Attached is a letter expressing and explaining Homestead Neighborhood Association's opposition to Council Amendment #M20 of the proposed Comprehensive Plan update. The opinions expressed in the letter represent the unanimous opinion of Homestead's Board of Directors based on discussions and an opinion vote taken at the NA meeting of April 5, 2016. It is our sincere hope that you will withdraw Amendment #M20 from consideration. (A signed copy of the letter has been sent to City Hall.)

Sincerely,

Edward L. Fischer, President & Co-chair
Homestead Neighborhood Association



Homestead Neighborhood Association

7688 SW Capitol Highway
Portland, OR 97219

Mayor Charlie Hales and Portland City Council
1221 SW Fourth Ave.
Portland, Oregon, 97204

April 8, 2016

RE: Proposed Comprehensive Plan – Council Amendment #M20

Dear Mayor Hales and Commissioners,

The Homestead Neighborhood Association voted at its meeting April 5, 2016 to **oppose** Council amendment #M20 in its entirety. It appears that this amendment was added due to the lobbying of the property owner of 1139 SW Gibbs St. and without any consultation with the neighborhood association or other affected neighbors. Area residents were surprised to learn of the proposed change and took up the issue at our last meeting, which was also attended by the property owner Larry Margolin. We had a spirited discussion of the issues and Mr. Margolin had ample opportunity to present his case for the change. In the end the neighborhood association voted to oppose the two changes proposed in Amendment #M20:

- 1.) Extending the Mixed Use zoning one block west from SW 11th Ave. to SW 12th Ave.;
- 2.) Increasing the density of the entire Mixed Use area from Mixed Use Dispersed to Mixed Use Neighborhood.

We have not heard from Council members or BDS why they think this change is necessary, however we have a sound rationale for why we think the current land use designations are better suited to the area. During the SW Community Plan process 20 years ago Homestead NA thought long and hard about what we wanted our neighborhood to be like. We produced a Neighborhood Plan and zoning recommendations, the former which was dropped along with all other neighborhood plans, and the latter which were eventually adopted. Unlike many other neighborhoods in SW Portland, Homestead elected to increase the residential density and commercially zoned area in the several blocks immediately west of OHSU that are now zoned CS and CM. We wanted to create more housing close to OHSU so that more students and employees could live nearby rather than drive up the hill. We also wanted more small businesses in the area to serve the daily needs of nearby residents and employees so that we wouldn't have to drive off the hill. But we also wanted to preserve the residential character of the rest of the neighborhood, especially the R5 single-family area. So we provided for a stepping-down of residential density to the west from CM to R1 to R2 to R5. Extending the Mixed Use designation west from 11th to 12th, as proposed in Amendment #M20, would fly in the face of this principle

and create an abrupt transition from medium density commercial/residential to single family. We oppose such an abrupt transition.

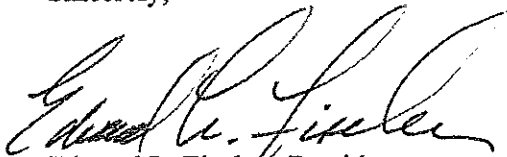
It is important to point out that since the CS and CM zones were created (in about 2001) there has been no redevelopment of any of the properties to take advantage of the increased zoning. And most of those lots are currently older low-density residential building stock, so it's not an issue of lack of developable properties. There is no need to create more mixed-use zoned area when the existing area is underutilized.

It is also important to note that there is already a great deal of R1 zoned property on Marquam Hill west of OHSU, and a much smaller proportion of R5 zoned properties. There is still plenty of redevelopment potential in the R1 and R2 zoned areas that would support the "middle housing" that Council is purported to be seeking at this time. There was some general support in our discussion for a slight increase in housing density above R1 along Gibbs St. but not within a Mixed Use framework that would allow commercial uses.

Regarding the proposed change in Mixed Use designations, there was general agreement that Mixed Use Dispersed better fits our desire for small neighborhood serving businesses than Mixed Use Neighborhood. Given the intensity of development at OHSU and VAMC and the problems with accessing the hill, we do not want businesses that will attract more people to Marquam Hill. And it is very important to note that we do not want any zoning that allows commercial parking on Marquam Hill! The parking environment on the hill has been deliberately limited by city policy (Marquam Hill Plan, parking meters, APPP) in order to limit single occupant vehicle trips on the constrained streets accessing the hill.

We believe that the Planning Commission approved Land Use Map meets objectives for affordable residential growth and livability and urge you to withdraw Amendment #M20 from consideration.

Sincerely,



Edward L. Fischer, President
Homestead Neighborhood Association

cc: Joan Frederikson, West District Liaison, PBP&S
Sylvia Bogert, Executive Director, SWNI

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 12:59 PM
To: kathy bue; Hales, Mayor; Commissioner Fish; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Protect our green spaces...

Follow Up Flag: Follow up
Flag Status: Completed

Dear Kathy,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: kathy bue [mailto:krbue@hotmail.com]
Sent: Friday, April 08, 2016 12:48 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>
Subject: Protect our green spaces...

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.

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.

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.

Please help us save wildlife habitat, wetlands and giant trees at Broadmoor. The owner has no legitimate expectation that this land will be upzoned. City Council is putting the property owner ahead of the public interest.

Please Mayor and Commissioners stop this insanity.....we need these spaces as do our wildlife.

Sincerely
Kathy

Arevalo, Nora

From: Hales, Mayor
Sent: Friday, April 08, 2016 12:25 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: Please Remove Draft Amendment list item #35, "Brummell Proposal"

Follow Up Flag: Follow up
Flag Status: Completed

From: Scott Van Dusen [mailto:scottvdusen@gmail.com]
Sent: Friday, April 01, 2016 4:13 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Please Remove Draft Amendment list item #35, "Brummell Proposal"

Dear Mayor Hales,

This is a request that you please remove from your Draft Amendment list item #35, "Brummell Proposal", which is requesting a change to the Comprehensive Plan for the properties located at 1623, 1624-26, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises is requesting a change from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d (multi unit housing) and CM2 (allowing up to 4-story structures).

Primary reasons for this item to be removed from the list are as follows:

As per their written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" by demolishing existing renter occupied homes. However, Sherrett St. is a very narrow street with abundant traffic and parking issues. It is inappropriate to suggest it would be a suitable corridor of any sort. In fact, because of its narrowness, Sherrett St. has signs on its sides that force trucks to travel on it. Also the city recently designated the intersection of 13th & Tacoma as a historic node – this is a far more appropriate location for a gateway on the South side of the Sellwood neighborhood. No "gateway" is needed at the 17th & Sherrett intersection. That intersection is already a major corridor running along SE 17th. To the west, Sherrett dead-ends at the Willamette River. To the east, it ends at 23rd; traffic has to turn onto Harney Blvd. The Brummell Enterprises proposal is not about conforming to the comprehensive plan's ideal of focusing development in historic lower density residential areas.

Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St. and on Harney St (between 16th and 17th). It is necessary to maintain the gardens and prevent the death of the many plants many neighbors have established- using ecological gardening techniques. The many trees that have been planted to encourage a healthy ecosystem and watershed for all plants in the neighborhood garden that would be severely impacted (containing plants established over 30 years by the same owner) is now a designated Natural Habitat. Residents on Sherrett St. have already suffered the loss of sunlight and reduction of livability when the Brummell companies moved in on the South side of 17th & Sherrett St. It would be devastating to further decrease our ability to enjoy our homes, gardens, and to share it.

Many residents throughout this area frequently protest the removal of the old homes. The historically significant homes on Sherr to the character of Sellwood and any reduction by demolition would diminish that fact.

Years ago, with tremendous input from the neighbors in Sellwood – Moreland area, the Sellwood Plan (part of the Comprehensive the most appropriate zoning of the properties in the neighborhood including properties on Sherrett St. Brummell Enterprises is their benefit and the great cost to the residents in the area and in particular those on Sherrett St. The neighbors in the area had little opportunity to protest this zoning change proposal at the initial hearings.

Currently, there are several large apartment buildings under construction along 17th street that will provide much needed density abundant properties with existing CM2 zoning to expand their business interests – they simply do not need to destroy any more livability for their “opportunities”, which they testified for during the initial hearings period.

Sellwood-Moreland is rapidly losing single family rental units. This is making it very difficult for people who do not have the ability space for gardening that can reduce their cost of living, and provide a play area for children. This results in further gentrification, exodus of families who have lived in the neighborhood for many years (this is the case for one of the homes that will be destroyed our urban wildlife. The city needs to pay attention to this problem and either at least preserve the current zoning for these houses

Sincerely,

Scott Van Dusen

1544 SE Miller St, Portland

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 12:24 PM
To: Kevin Bennett
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Comprehensive Plan Testimony: Eastmoreland Zoning

Follow Up Flag: Follow up
Flag Status: Completed

Dear Kevin,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor
<https://www.portlandoregon.gov/toolkit/>

From: Kevin Bennett [mailto:kb@kbmax.com]
Sent: Saturday, April 02, 2016 5:18 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: Comprehensive Plan Testimony: Eastmoreland Zoning

I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Thanks,

Kevin Bennett
7404 SE Reed College Pl
Portland, OR 97202

Arevalo, Nora

From: Josh Piper <josh@paradimes.com>
Sent: Friday, April 08, 2016 10:03 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: Completed

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. The original language will ensure that any efforts made on this front are maximally beneficial and will require a minimal level of funding for future maintenance. Don't be penny wise and pound foolish. Portland's emergence as a digital/creative hub is due in part to efforts like this that provide the ideal material, environment and community for innovation.

Regards,

Josh Piper
5406 SE Knight St.
Portland, OR 97206

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 9:51 AM
To: Mary Hayden
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Proposal to Upzone 57 acres of Precious Wildlife Habitat

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mary,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor

From: Mary Hayden [mailto:hayden.mary.k@gmail.com]
Sent: Thursday, April 07, 2016 3:14 PM
To: Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Proposal to Upzone 57 acres of Precious Wildlife Habitat

Why is this Broadmoor Golf Course acreage VALUABLE 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 don't grant any request to upzone this habitat for industrial development.
It is PRICELESS as it stands.

Thanks for listening!

Mary Hayden



Virus-free. www.avast.com

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 9:48 AM
To: Dianne and Howard Harrington
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Broadmoor

Follow Up Flag: Follow up
Flag Status: Completed

Dear Dianne,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor

From: Dianne and Howard Harrington [mailto:howdiharrington@gmail.com]
Sent: Thursday, April 07, 2016 3:48 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Broadmoor

Mayor Hales, please leave Broadmoor as it is, a green haven amidst the industrial Gray lands of Columbia Blvd. Existing abandoned industrial sites in Portland should be redeveloped instead. Thank you
Howard Harrington
St. John's

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Friday, April 08, 2016 8:59 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: Broadmoor Golf Course

Follow Up Flag: Follow up
Flag Status: Completed

From: Kimber Nelson [mailto:kimber_nelson@hotmail.com]
Sent: Friday, April 08, 2016 7:56 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>
Cc: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Broadmoor Golf Course

I urge you to protect Broadmoor Golf Course as Open Space and Natural Area, rather than converting it to industrial use. The amendment to Portland's Comprehensive Plan that would allow this conversion is unnecessary and ill-advised. The area is currently an environmentally important area, containing riparian habitat, giant sequoias, and habitat for multiple bird and amphibian species that are at-risk or sensitive.

I join Portland Audubon Society in asking you to maintain current zoning for this space, and remove the amendment that would allow industrial development there.

Thank you
Kimber Nelson
SE Portland

Arevalo, Nora

From: Washington, Mustafa
Sent: Friday, April 08, 2016 8:46 AM
To: Pete Adams
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Comprehensive Plan Testimony SE Henry Street

Follow Up Flag: Follow up
Flag Status: Completed

Dear Peter,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor

From: Pete Adams [mailto:pete126@outlook.com]
Sent: Thursday, April 07, 2016 6:52 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Comprehensive Plan Testimony SE Henry Street

Re: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already mixed zoning with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity. In fact according to 33.654.110.B of the code, dead end streets should only service 18 dwelling units. We already have 30 dwelling units and the City wants to add a

potential 13 more? That is way over capacity for a dead end street.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking such as driveways when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

Pete Adams
5401 SE Henry Street
Portland, OR 97206

Arevalo, Nora

From: David Heller <heller1970@gmail.com>
Sent: Friday, April 08, 2016 8:29 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: Completed

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.

David Heller
1912 NE Killingsworth St
Portland, OR 97211

Arevalo, Nora

From: Arlene Williams <awilliams222@outlook.com>
Sent: Friday, April 08, 2016 6:36 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony SE Henry St

Follow Up Flag: Follow up
Flag Status: Completed

TESTIMONY FOR COMPREHENSIVE PLAN AMENDMENT HEARING

Arlene Williams, 5401 SE Henry Street, Portland OR 97206

Single-dwelling 2,500 (R2.5) zoning is proposed for the following lots on SE Henry Street: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, and 5433. There are important reasons that this proposal should be denied:

- 1) This dead end block is already mixed zoning with existing high density;
- 2) There is no fire apparatus turnaround on this dead end block so public safety and parking congestion need to be considered;
- 3) The connecting road, SE 52nd is projected to be over-capacity on 2035 PM Peak map so traffic congestion on SE 52nd is a service consideration; and
- 4) Equity demands it. Other areas with substandard streets, or traffic congestion issues, or even no service considerations were given amendments by Staff or the City Council.

Even one of these reasons should be enough to deny up-zoning. When all these reasons are combined, the evidence is overwhelming against up-zoning. I request that the City of Portland restore single-dwelling 5,000 (R5) zoning in the 2035 Comprehensive Plan for these lots on SE Henry Street.

Reason 1: EXISTING HIGH DENSITY

This is a compact dead end street about 500 feet long with 17 apartment/duplex units (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which also add to housing density. This block is already highly dense and congested, with no fire apparatus turnaround. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking when developing new construction. If you allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable

into a density nightmare.

To back up my assertion that this street is at capacity, I cite 33.654.110.B:

2. Dead-end streets in OS, R, C, and E zones. In OS, R, C, and E zones, dead-end streets may be provided where through streets are not required. Dead-end streets should generally not exceed 200 feet in length, and should generally not serve more than 18 dwelling units. Public dead-end streets should generally be at least 200 feet apart.

This section is in the Rights-of-Way, Chapter 33.654 of the Planning and Zoning Code. It is also part of the Land Division Approval Criteria addressing public streets, private streets, etc. (see <https://www.portlandoregon.gov/bds/article/239318> & <https://www.portlandoregon.gov/bds/article/239316>.) **If new dead end streets or dead end streets for land divisions should not serve more than 18 dwelling units and this existing dead end street already serves 30 dwelling units, how can the City of Portland justify adding another potential 13 units to this dead end block, especially one with no fire apparatus turnaround?**

Reason 2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto that very busy street.

Current Fire Code prohibits this type of street for new development, and the City should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire Code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)."

This dead end block of SE Henry Street, almost 500 feet long, qualifies as an access road, and there is nothing anywhere along its length that meets approved fire apparatus turnaround standards of any type. You can't realistically fix it because there are houses in the way. **Now the City wants to make that condition worse by adding more density.** In addition, the Zoning and Planning Code, 33.654.120.C3 also states that a turnaround is required on a dead-end street for land division approval if the street is at least 300 feet long, but none exists.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. In the fire code, sprinklers are not a legal substitute for the missing turnaround. According to two people I have talked with at the Fire Marshal's office, allowing new construction by adding sprinklers would happen in the appeal process as an alternative to the code, and I know that is only if the code violation is caught during the plan review process down at Development Services. **This is a zoning decision. Don't base such a broad decision on an unreliable appeals process when you have code to direct you.**

Adding sprinklers project by project is an inadequate, piecemeal approach that increases density without solving the public safety issue because:

a) It does not solve the access problem. The missing turnaround will not be built because houses are in the

way;

h) Because of the peak transit service on SE 52nd, builders can remove driveways and not offer any off-street parking (Code 33.266.110:D) so there will be more congested and continuous parking on the streets for the fire trucks to maneuver around, which can slow response time (Per the Fire Marshal's office, parking congestion can be the biggest obstacle for fire access);

c) Adding sprinklers does not address emergency situations that may or may not be fire related where you have police, ambulance, and fire all responding. That adds to the confusion and congestion at the emergency scene, and on a street with limited emergency access it can slow response time;

d) A ladder-truck would never get down the street (not wide enough), and R2.5 homes can be 35 feet tall, beyond the capacity of ladders on regular fire engines if they have a flat roof. Adding sprinklers will help in a fire situation for these tall buildings, but not in a rescue situation.

e) Homes with sprinklers can still burn from the outside in, and by adding homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street;

f) The rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and

g) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Adding sprinklers to new construction, in recognition of the absence of a turnaround, is a step toward safety that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. It does not substitute for the increased hazard of putting more homes on a street that is already crowded and without a turnaround.

The 2035 Proposed Draft claims for the Southwest Hills and Powell Butte areas:

Proposed Comprehensive Plan and zoning designations would reduce potential risks to public health and safety in areas at risk of natural hazards (e.g., landslide, wildfire, earthquake, flooding) and/or have drainage problems due to steep slopes, soil conditions, high groundwater, seeps and springs, or stream channels.

However, it seems wildfire safety received a low priority from City planners when evaluating my block. Just 150 feet from the homes on the south side of SE Henry is a 4.5 acre church compound with over a hundred 100 to 150 foot tall Douglas Fir. As last summer's drought made clear, the climate is changing. Wildfire needs to be a strong consideration for many areas of Portland, including this block on SE Henry Street with such a dense stand of tall trees nearby.

Reason 3: TRAFFIC CONGESTION

Traffic congestion is another reason to vote down the up-zoning for my block. SE 52nd is the only connecting street for my block of SE Henry Street, and it is shown as over-capacity on the 2035 Transportation Network PM Peak 2-Hours Volume to Capacity Ratio map (<https://www.portlandoregon.gov/bps/article/400464>). SE

52nd just north of SE Woodstock shows a ratio of 145 and just south of my block near SE Rural there is a ratio of 117. Anything over 93 is over-capacity according to the map's legend.

SE 52nd at SE Henry St sits between these two ratios. Traffic Count data for SE 52nd almost adjacent to SE Henry shows a higher volume of traffic (PM Peak 1213) than traffic volume data near SE Rural (PM Peak 1058) where the volume to capacity ratio was 117. Since SE Duke feeds SE 52nd near SE Henry, that probably accounts for more traffic generated near SE Henry. Even though no ratio was listed for SE 52nd near SE Henry, our section of SE 52nd can be assumed to be over-capacity as well.

More traffic congestion is already being added. Right now, there are 2 commercial buildings going in just up the street at the intersection of SE Woodstock and SE 52nd that will increase traffic volume on our section of SE 52nd. There is also more traffic congestion in the Woodstock neighborhood because of the New Seasons that recently opened, plus there are bike lanes on SE 52nd. Because of all these factors, traffic congestion issues on this street should be a Service Consideration for SE Henry St.

Reason 4: EQUITY

When considering whether to up-zone these lots on SE Henry Street, it is vital that equity is a factor. Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or traffic congestion was sometimes considered for down-zoning (B88, M51). SE Henry is a substandard street as well and should have been given the same consideration.

For instance, our immediate connecting street, SE 52nd, has more traffic volume than the immediate connection streets for a staff supported amendment (B88) in Eastmoreland. The connecting streets for those lots are SE 28th (PM Peak 952) and SE Woodstock (PM Peak 901), which is less than the PM Peak 1213 that was measured on SE 52nd near SE Henry. Also B88 has the Light Rail Station on the Orange Line, a very costly taxpayer funded amenity, to mitigate any traffic congestion.

Another example of lack of equity is Amendment M74 requested by the Mayor for a huge area of Eastmoreland. This amendment shows the over-capacity streets of Bybee and McLoughlin as a Service Consideration in the Amendment Report even though many of those lots in that amendment area are very distant from Bybee and McLoughlin. SE Henry directly connects to an over-capacity street. In fact, it is its only outlet. That should not have been overlooked when evaluating our block.

In addition, the Buckman neighborhood (S21, S22) was given amendments by Commissioner Saltzman and Commissioner Fritz without any public safety issues or street congestion issues cited in the Amendment Report. Like my block, this Buckman area already has high density, and for the same reasons, my block should have been given an amendment to retain R5 zoning.

This is a complex process, but every street should be measured by the same yardstick as much as possible. Wealthier areas should not be exempt from density while other streets, like my block, are zoned for more density when it is unsafe or unwise to do so. On my block of SE Henry Street, we are doing our part for density with the apartments already contributing to a crowded situation. It is just not fair to make us carry more density than the street can hold, while other areas don't have to bear that burden.

I believe the City is making a grave mistake by proposing even more density on this crowded dead end street than is sensible and safe. Either alone or in combination, the above reasons prove it would be a bad decision.

The evidence is overwhelming. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.



Metro | *Making a great place*

April 8, 2016

Mayor Charlie Hales
Portland City Councilors
City of Portland, City Hall
1221 SW Fourth Avenue
Portland, OR 97204

RE: Comprehensive Plan Amendments

Dear Mayor Hales and City Councilors:

Metro objects to the proposed blanket rezoning of Metro property set forth in the draft 2035 Comprehensive Plan, which would downzone close to 100 of Metro's properties from various residential, industrial, and commercial zoning designations to open space.

As stated in prior correspondence to the Portland Bureau of Planning and Sustainability, there are specific properties that Metro would consent to rezoning open space, and specifically those with master plans in place or other factors that could be considered.

With recent amendments surrounding numerous Metro properties, including the Portland Expo Center and others along the Springwater Corridor, the City is increasing the number of Metro assets it is proposing for open space designation without regard to place, purpose, and impact.

Metro takes its role of steward of these regional property assets seriously. The Portland Expo Center serves a critical regional need and provides valuable contributions to the region's economy. Over the past two decades, Metro's Open Spaces and Natural Areas program has acquired over 14,000 acres of property in the Portland metropolitan region using voter approved bond funds, generously supported by regional taxpayers. Metro acquired these properties on a willing seller basis, paying market value. Metro did not pay open space values for these properties. It would be indefensible for Metro to now consent to the rezoning of these properties without further examination and justification.

Additionally, the rezoning as currently proposed would be an impermissible conversion of regional assets for the benefit of a single jurisdiction's comprehensive planning vision. The rezoning may have constitutional takings implications, conflicting with constitutional protections. It is our desire to avoid any dispute in this effort.

To clarify Metro's objection, we have enclosed the attached list to identify those Metro properties that Metro objects to being rezoned. We have reviewed and are commenting only on those properties which we believe are identified on the City's Comprehensive Plan map application as proposed for rezoning.

Please understand that there are numerous other properties that Metro owns within the City of Portland's jurisdiction and for which Metro has not received notice and which have not been identified by the City as being proposed for rezoning. Please ensure that the zoning for those properties remains unchanged.

As further clarification, in earlier correspondence Metro requested that the Portland Expo Center, M. James Gleason Memorial Boat Ramp and Broughton Beach property (tax lot 1N2E06-00200) and Willamette Cove be omitted from the proposed Prime Industrial (PI) overlay zone. This no action request should also apply to 11140 NE Simpson Street - Tax Lot 1N12E5CD-00900. It is Metro's understanding that those properties are not included in the PI overlay zone, but will retain their current zoning and not be rezoned.

Metro thanks you for the opportunity to address these matters and looks forward to our continued partnership.

Respectfully,

A handwritten signature in black ink, appearing to read "Martha Bennett". The signature is fluid and cursive, written over a light background.

Martha Bennett
Chief Operating Officer

Enclosure

CC: Council Clerk, City of Portland

METRO-OWNED PROPERTIES TO REMAIN IN CURRENT ZONING

April 8, 2016

STATE_ID	RNO	SITE	OWNER1	OWNER2	OWNER3	SITEADDR	PROPERTYID
1N1E04 100	R941040110	EXPO CENTER PARKING LOT	METRO		ATTN PROPERTY MANAGER	2060 WI/ N MARINE DR	R314517
2N1E33 200	R951330050	EXPO CENTER	METRO		ATTN PROPERTY MANAGER	2060 N MARINE DR	R323452
1N1E06 300	R941061390	SMITH AND BYBEE	METRO	% PARKS & GREEN SPACES		SMITH LAKE	R314712
1N1E12D 101	R941121250	BROADMOOR	METRO-50% &	PORTLAND CITY OF-50%		NE 33RD AVE	R652668
1N2E14CB 900	R942140250	KILANDER	METRO	% PARKS & ENVIRONMENTAL	SERVICES	NE MARINE DR	R317132
1N2E28BA 17800	R942281840	ROCKY BUTTE	METRO-75% &	PORTLAND CITY OF-25%	% PARKS & GREENSPACES	NE ROCKY BUTTE RD	R319152
1S1E02 102	R649777860	LONE FIR CEMETERY	METRO	% PROPERTY MANAGER		SE MORRISON ST	R239890
1S1E02AA 11900	R306600700	LONE FIR CEMETERY	METRO	% PROPERTY MANAGER		NEC/ 20TH & SE MORRISON ST	R167936
1S1E02AA 11901	R306600590	LONE FIR CEMETERY	METRO			NEC/ 20TH & SE MORRISON ST	R522832
1S1E10AA 700	R921300010	SPRINGWATER	METRO	% PROPERTY MANAGER			R309982
1S1E118C 7600	R865200350	SPRINGWATER	METRO	% PROPERTY MANAGER			R296539
1S1E118C 7700	R991110500	ROSS ISLAND BRIDGE	METRO	% PROPERTY MANAGER			R327959
1S1E118C 7800	R991110750	ROSS ISLAND BRIDGE	METRO	% PROPERTY MANAGER			R327981
1S1E178C 1000	R743501340	FANNO CREEK NATURAL AREA	METRO-75% &	PORTLAND CITY OF-25%	% PARKS & GREENSPACES		R265315
1S1E178C 1100	R743500100	FANNO CREEK NATURAL AREA	METRO-75% &	PORTLAND CITY OF-25%	% PARKS & GREENSPACES		R265313
1S1E178C 800	R743500130	FANNO CREEK NATURAL AREA	METRO-75% &	PORTLAND CITY OF-25%	% PARKS & GREENSPACES	SW 40TH AVE	R265314
1S1E178C 900	R743500040	FANNO CREEK NATURAL AREA	METRO-75% &	PORTLAND CITY OF-25%	% PARKS & GREENSPACES		R265312
1S1E22A 1000	R991220510	SELLWOOD RIVERFRONT PARK	METRO	% PROPERTY MANAGER		SE OAKS PARK WAY	R330312
1S1E22DA 100	R991220570	SELLWOOD RIVERFRONT PARK	METRO	% PROPERTY MANAGER		SE OAKS PARK WAY	R330317
1S1E22DD 1000	R752721590	OAKS PARK AREA	METRO	% PROPERTY MANAGER			R502737
1S1E26AA 8600	R752724056	THREE BRIDGES AREA	METRO			19TH AND OCHOCO	
1S1E26AA 8700	R752724080	THREE BRIDGES AREA	METRO				
1S1E26AA 8800	R752724236	THREE BRIDGES AREA	METRO				
1S1E26BA 16100	R752722800	SELLWOOD	METRO	ATTN OFFICE OF GENERAL COUNSEL			R528128
1S1E26BA 16200	R752723200	SPRINGWATER-SELLWOOD	METRO	ATTN OFFICE OF GENERAL COUNSEL			R528129
1S1E26BB 8300	R752722620	SELLWOOD	METRO				
1S1E26BB 3900	R752701760	SELLWOOD	METRO				
1S1E26BB 3901	R752701750	SELLWOOD	METRO				
1S1E26BB 4000	R752701620	SELLWOOD	METRO				
1S1E28BD 4500	R534001500	JENSEN NATURAL AREA	METRO &	PORTLAND CITY OF			R212512
1S1E33DD 1302	R649822060	TRYON CREEK	METRO-13% &	OREGON STATE OF-87%	% PARKS & RECREATION DEPT		R522733
1S2E13C 1200	R315200050	GILBERT RIDGE NATURAL AREA	METRO	% PARKS & GREEN SPACES			R168860
1S2E13DD 00100	R816602550	LOWER POWELL BUTTE FLOODPLAIN	METRO 72%	PARKS 28%		16205 SE MARTINS ST	
1S2E13D 400	R992130040	POWELL BUTTE NATURE PARK	METRO 66%	PORTLAND-PARKS 34%			
1S2E13D 500	R816600170	POWELL BUTTE NATURE PARK	METRO 66%	PORTLAND PARKS 34%			
1S2E13D 600	R816600400	POWELL BUTTE NATURE PARK	METRO 66%	PORTLAND PARKS 34%			
1S2E13D 700	R816600480	POWELL BUTTE NATURE PARK	METRO 66%	PORTLAND PARKS 34%			
1S2E13D 0800	R816600720	POWELL BUTTE NATURE PARK	METRO 66%	PORTLAND PARKS 34%			
1S2E23AD 100	R992232190	BUTTES NATURAL AREA	METRO	% PARKS & ENVIRONMENTAL SVCS			R337039
1S2E24B 1300	R431104000	BUTTES NATURAL AREA	METRO	% PARKS & ENVIRONMENTAL SVCS		7001 SE BARBARA WELCH RD	R193265
1S2E24B 1400	R431104340	BUTTES NATURAL AREA	METRO	% PARKS & ENVIRONMENTAL SVCS		7001 WI/ SE BARBARA WELCH RD	R193266
1S2E248B 1000	R431103520	BUTTES NATURAL AREA	METRO	% PARKS & ENVIRONMENTAL SVCS		7001 WI/ SE BARBARA WELCH RD	R193261
1S2E248D 1700	R431104840	BUTTES NATURAL AREA	METRO	% METRO PARKS DEPT			R193270
1S2E248D 1800	R431104800	BUTTES NATURAL AREA	METRO	% METRO PARKS DEPT		7007 SE BARBARA WELCH RD	R193268
1S2E248D 1900	R431104820	BUTTES NATURAL AREA	METRO	% METRO PARKS DEPT			R193269
1S2E24C 100	R992240420	BUTTES NATURAL AREA	METRO	% METRO PARKS DEPT			R337081
1S2E24C 500	R992241030	BUTTES NATURAL AREA	METRO	PORTLAND CITY OF-75%			R337132
1S2E25A 00102	R1463785	MITCHELL CREEK NATURAL AREA	METRO-25% &	PORTLAND CITY OF-75%	% CITY OF PORTLAND PARKS	NEC/ 147TH & SE CLATSOP ST	
1S3E18B 2802	R649751370	POWELL BUTTE NATURE PARK	METRO-98.2% &	PORTLAND CITY OF-1.8%	% METRO PARKS & GREENSPACES	16190 SE CLATSOP ST	
1S3E18B 2803	R649751380	POWELL BUTTE NATURE PARK	METRO-98.2% &	PORTLAND CITY OF-1.8%	% METRO PARKS & GREENSPACES	SE CIRCLE AVE	R238635
1S3E18C 3400	R428503300	SCHWEITZER RESTORATION AREA	METRO-75% &	PORTLAND CITY OF-25%	% OFFICE OF GENERAL COUNSEL	SE CIRCLE AVE	R238636
2N1E31 600	R951310090	SMITH AND BYBEE	METRO	% PROPERTY MANAGER		5509 SE CIRCLE AVE	R192827
							R501586

Arevalo, Nora

From: Barbara Amen <bamen@reed.edu>
Sent: Thursday, April 07, 2016 10:06 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council members,

I am writing in strong support of the new proposal to designate the zoning of my home (as notified by mail) and the Eastmoreland neighborhood in general, as Single-Dwelling 7,000. This zoning change will bring the neighborhood into compliance with existing land use, and help maintain the special character of the area with its numerous mature trees. I have been dismayed with recent lot splittings that cut down a number of large trees, demolish architecturally significant homes, and erect outsized houses with little room for plantings. This fundamentally changes the nature of the neighborhood and left unchecked, will erode its historic character.

Thank you for your consideration.

Respectfully,
Barbara Amen
7441 SE 30 Avenue
Portland 97202

Arevalo, Nora

From: Joshua Cohen <jcohen71@gmail.com>
Sent: Thursday, April 07, 2016 9:34 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Please Advocate for Open Data

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners,

As a small business owner, I've had numerous occasions to use data from CivicApps to inform visualization projects. It's an important resource that fuels our creative economy in countless ways.

As a resident, 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.

As you consider the Comprehensive Plan next week, **please keep the open data proposal for Policy 2.11 intact.**

Best Regards,

Joshua Cohen
6406 N Burrage Ave
Portland, OR 97217

Arevalo, Nora

From: Riley Rustad <rileyrustad@gmail.com>
Sent: Thursday, April 07, 2016 8:57 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: A Plea to Keep Data Open

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners,

Data plays an increasingly influential role in our lives, and continues to benefit us more and more, often in unforeseen ways. Making Portland civic data open would help keep citizens informed, and keep information transparent. In the data community we've found that more data, from more sources has made a positive impact. I foresee all cities eventually adopting similar practices like Policy 2.11, and keeping it intact now would put us years ahead of anyone else. Let's continue to keep Portland the collaborative, unique, and forward thinking city that we know it to be!

Please keep the open data proposal for Policy 2.11 intact.

Thank you,

Riley Rustad

Arevalo, Nora

From: Rosanna Ferguson <rzferguson@yahoo.com>
Sent: Thursday, April 07, 2016 6:35 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan for SE Henry St.

Follow Up Flag: Follow up
Flag Status: Completed



Re: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already mixed zoning with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking such as driveways when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

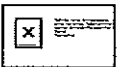
Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.



Yahoo Mail Stationery

Arevalo, Nora

From: Andrea Lim <andrealim.reed@gmail.com>
Sent: Thursday, April 07, 2016 6:07 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: [User Approved] Data and Policy 2.11

Follow Up Flag: Follow up
Flag Status: Completed

Hi Nora,

My address is 4125 SE 32nd Ave, Portland, OR 97202.

Thanks!

Andrea

On Thu, Apr 7, 2016 at 10:04 AM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Thank you and best regards,

Nora Arevalo

Community Services Aide II

From: Andrea Lim [<mailto:andrealim.reed@gmail.com>]
Sent: Thursday, April 07, 2016 12:42 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; catherine@hackoregon.org
Subject: [User Approved] Data and Policy 2.11

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.

Charting the trajectory of Portland's recent growth in development, it is obviously tech-centric, and with it comes issues of community equity. If we want to sustain this growth, data accessibility and openness is paramount to Portland continuing as a model city in today's USA.

Please keep the open data proposal for Policy 2.11 intact.

Sincerely,

Andrea Lim

Arevalo, Nora

From: Sean Rose <seanrosepx@gmail.com>
Sent: Thursday, April 07, 2016 5:46 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Rezone 2238 and 2248 SE 50th Ave, 97215 from R1 to CM1

Follow Up Flag: Follow up
Flag Status: Completed

AMENDED to include mailing address

I purchased the property 2238 SE 50th Ave in 1999. While it is not scheduled for rezoning, many properties around it are currently CN1, being rezoned to CM1. 2238 and 2248 are two solitary houses with a shared driveway that are destined to be wedged between CM1 projects and the apartment complex to the south.

I strongly support the density and vertical growth philosophies. However, once development around SE 50th and Division inevitably occurs, it would likely be more difficult for me and my neighbor to sell our properties if surrounded by apartments and larger structures to the north, south, and west. It only makes sense that 2238 and 2248 be rezoned from R1 to CM1 along with its neighboring properties.

I understand and appreciate the concern for protecting older Portland homes, but most of these homes on SE 50th near Division do not reflect the distinct architecture that is the subject of preservation. Along SE 50th, a larger transportation artery in a commercial district, mixed use and higher density make sense.

Thank you,

Sean Rose
110 SE 50th Ave., #736
Portland, OR 97214

On Thu, Apr 7, 2016 at 5:39 PM, Sean Rose <seanrosepx@gmail.com> wrote:

I purchased the property 2238 SE 50th Ave in 1999. While it is not scheduled for rezoning, many properties around it are currently CN1, being rezoned to CM1. 2238 and 2248 are two solitary houses with a shared driveway that are destined to be wedged between CM1 projects and the apartment complex to the south.

I strongly support the density and vertical growth philosophies. However, once development around SE 50th and Division inevitably occurs, it would likely be more difficult for me and my neighbor to sell our properties if surrounded by apartments and larger structures to the north, south, and west. It only makes sense that 2238 and 2248 be rezoned from R1 to CM1 along with its neighboring properties.

I understand and appreciate the concern for protecting older Portland homes, but most of these homes on SE 50th near Division do not reflect the distinct architecture that is the subject of preservation. Along SE 50th, a larger transportation artery in a commercial district, mixed use and higher density make sense.

Thank you,

Sean Rose, PE

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Thursday, April 07, 2016 5:28 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: SWNI Letter of Support for Collins View NA Re Lewis & Clark College Campus Institutional Zone
Attachments: SWNI Letter of Support CVNA-L&C.pdf; Collins View NA 3-15-16 letter.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Is this Comp Plan testimony?

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

From: Sylvia Bogert [mailto:sylvia.bogert@gmail.com] **On Behalf Of** Sylvia
Sent: Thursday, April 07, 2016 1:25 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Fish, Nick <NickFish@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Cc: sam pearson <sfj1@gmail.com>; Gibbon, John <jtgorygun@aol.com>
Subject: SWNI Letter of Support for Collins View NA Re Lewis & Clark College Campus Institutional Zone

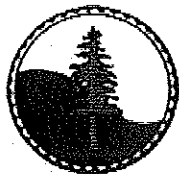
Dear Mayor Hales and City Council members:

The Southwest Neighborhoods, Inc. Board of Directors at their March 23, 2016 meeting voted unanimously to support the Collins View Neighborhood Association's letter, which strongly opposes the inclusion of the properties at Lower Boones Ferry and SW Terwilliger in the Lewis and Clark College Campus Institutional Zone. Please see both letters attached.

Sincerely,

Sam Pearson
President
Southwest Neighborhoods, Inc. (SWNI)

Sylvia Bogert,
Executive Director
Southwest Neighborhoods Inc. (SWNI)
7688 SW Capitol Hwy, Room 5
Portland, OR 97219
503-823-4592



Southwest Neighborhoods, Inc.

7688 SW Capitol Highway, Portland, OR 97219 (503) 823-4592

www.swni.org

March 30, 2016

Mayor Charlie Hales and members of the Portland City Council
City of Portland
1221 SW 4th Avenue
Portland, OR 97204

Re: Proposed Comprehensive Plan Map Amendment: Lewis and Clark College at
Lower Boones Ferry and SW Terwilliger

Dear Mayor Hales and City Council members:

On March 15th the Collins View Neighborhood Association sent you the attached letter, which strongly opposes the inclusion of the properties at Lower Boones Ferry and SW Terwilliger in the Campus Institutional Zone.

The SWNI Board of Directors at their March 23, 2016 meeting voted unanimously to support the Collins View Neighborhood Association letter.

Sincerely,

Sam Pearson
President
Southwest Neighborhoods, Inc.

COLLINS VIEW NEIGHBORHOOD ASSOCIATION

Jim Diamonded, Chair
9519 SW 2nd
Portland, Oregon 97219
(503) 984-2775

March 15, 2016

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

Portland City Hall
1221 S.W. 4th
Portland, Oregon 97204

Re: Proposed Comprehensive
Plan Map Amendment:
Lewis & Clark College at
Lower Boones Ferry & SW
Terwilliger

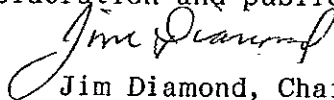
Mayor Hales and Commissioners:

Collins View Neighborhood Association strongly opposes the inclusion of the properties at Lower Boones Ferry & SW Terwilliger in the Campus Institutional Zone. In this connection the following are noted:

1. The Campus Institutional Zone was intended to include those properties within the College Master Plan and Conditional Use Permit. These properties are not.
2. In 2009 in case LU 08-180498 CU MS the Hearings Officer denied Lewis & Clark's request to add these properties within the Master Plan boundaries. The same reasons that Collins View Neighborhood Association also opposed the request at that time continue to exist today.
3. Lewis & Clark did not raise this request during the Bureau of Planning and Sustainability's work on the Comprehensive Plan or the further review of the Plan by the Planning and Sustainability Commission. A Lewis & Clark representative participated fully in the related Public Advisory Committee for the Campus Institutional Zone at which the boundary was considered without raising an objection.

To allow this change at this late time would have the effect of bypassing the greatest part of the public process and careful scrutiny given to the Comprehensive Plan.

City Council should not allow itself to become a party to bypassing careful consideration and public input for the Plan.



Jim Diamond, Chair,
Collins View Neighborhood Association.

cc: Council Clerk

Arevalo, Nora

From: Phil Brown <phil@brownarmstrong.com>
Sent: Thursday, April 07, 2016 3:23 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony -- Proposal #94 regarding proposed rezoning of properties at 2153, 2165, 2177 and 2187 SW Main St. and retention of office use DOC040716-04072016171418.pdf
Attachments:
Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Hales and Commissioners,

This is a further follow up to my brief testimony in front of the City Council on November 19, 2015, and my subsequent letter to the Portland Planning and Sustainability Commission dated November 23, 2015, which is attached. At the time of my testimony, the proposed Comprehensive Plan contemplated rezoning the above captioned properties on SW Main Street to R2 from R5. After numerous meetings and discussions with stakeholders in the Goose Hollow neighborhood, including property owners, neighbors, tenants, the neighborhood association and Friends of Goose Hollow, it became apparent that virtually no one was in favor of the proposed change in zoning to R2. I think people realized that R2 zoning would have a negative impact on these handsome and now well-maintained former residences and on the surrounding neighborhood. In addition, it would cause serious financial hardship to the property owners. I think it is important to recognize that these structures were saved from demolition in the early 1970s because of a decision by the City Council to allow revocable permits for professional office use provided there would be no change in the external appearance and residential character of the buildings. That decision made it feasible for me and the other property owners to convert the buildings to professional office use at that time, subject to the terms of the revocable permits.

I am glad there now has been a realization of the benefits of retaining the R5 zone when compared to the potential negatives of the proposed R2 zone. In my opinion, thoughtful preservation of important historic areas and structures within the City is not only good for the surrounding neighborhood, but it also plays an important role in retaining the history and character of the City as a whole.

I would like to call to your attention the critical link between preservation of these former residences and the ability to rent them for discreet office use. It was the (rental income from office use that saved them from demolition in the 1970s, and it is that ongoing rental income that continues to preserve these buildings now. It is my understanding that the issue of the revocable permits for office use will not be addressed until after the Comprehensive Plan has been finalized. I think you should be aware that the revocable permits have created some difficulties for the owners and tenants of these buildings. Because of the tenuous nature of the permits, the owners haven't been able to assure renters of continuing occupancy. This has been a worry and has created uncertainty for both the land lords and the tenants. Also, I have heard that the revocable permits have at times caused problems for the City. To help eliminate these problems, I would urge that you give careful consideration to replacing the revocable permits in this case by creating a special R5 zone on the South half of our block that will allow discreet office use to run with the property, rather than the owner.

Thank you for considering my comments and suggestion.

Respectfully,
Phil Brown

Philip F. Brown, MBA, CPA
Brown/Armstrong, A Professional Corporation
2177 S.W. Main Street
Portland, OR 97205
Phone: (503) 221-1776
Fax: (503) 223-6918
E-mail: Phil@brownarmstrong.com
www.brownarmstrong.com

BROWN/ARMSTRONG
A PROFESSIONAL CORPORATION
CERTIFIED PUBLIC ACCOUNTANTS/FINANCIAL CONSULTANTS

November 23, 2015

Portland Planning and Sustainability Commission
Comprehensive Plan Update
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Re: Proposed Comprehensive Plan Map Change

To Whom It May Concern:

This is a follow up to my testimony before the City Council on November 19, 2015.

My wife and I own the former residences at 2187 and 2177 SW Main Street. These former residences were converted to office buildings in 1972 at a time when they were terribly rundown and vacant. The two residential structures next door, 2165 and 2153 SW Main Street, had been in a similar deteriorating state when they were acquired by new owners a year or two prior to our purchase. Revocable permits, allowing office use of these four buildings, were issued by the City at that time. The buildings were renovated and converted to office space and have been rented as professional offices ever since - over 40 years. The ability to turn these former residences into viable income producing properties made it possible to save these buildings that otherwise very likely would have been demolished, as happened to many fine old homes in the area in the late 1960's and early 1970's. Our understanding is that, due to the proposed Comprehensive Plan changes, the revocable permits will cease, and that the present R5 zone will be changed to R2, which we understand does not allow office use. It appears that these buildings may have to revert to single family residences, unless the existing non-conforming office use will be "grandfathered."

The possible loss of the permitted office use is a huge financial threat to the building owners and their tenants, and we also think it is a significant threat to this historical neighborhood. If the use of these buildings as offices were to cease, all of our tenants would be required to vacate. This would result in a row of four vacant office buildings. Our well-established professional tenants who have served individuals, families, and small businesses in the surrounding area for more than 40 years will be gone. It is unlikely that they would be able to find comparable office space in the same area and at the same reasonable rental rates because virtually none is available.

A condition of the revocable permits is that the residential appearance and character of the buildings cannot be altered. Therefore, many people who pass by do not realize that these buildings are used for offices rather than single family residences. The buildings and grounds are well maintained and there are parking spaces behind the buildings, out of sight.

The cost of converting these office buildings to residential use would not be financially feasible for the owners. The two office buildings that my wife and I own have combined usable space of 13,500 sq. ft. I obtained an estimate recently from a reputable contractor who does quality remodeling of old residences. His estimate for converting these buildings was \$120 to \$150 per sq. ft., which translate to \$1.6 to \$2.0 million for our two buildings. At first blush that seems very high until you consider that these structures no longer have kitchens, full bathrooms, dining rooms, laundry rooms and many other features that they once had or would be required in a nice home today. The walls would have to be stripped to the studs and rearranged in order to recreate living spaces that existed over 40 years ago. In addition, the parking areas in back would have to be removed in order to replace the garages and landscaping that once existed.

Lisa Joerin, who manages the buildings at 2153 and 2165, and I met recently with representatives of the Goose Hollow Foothills League, Friends of Goose Hollow, and Joan Frederiksen, at the City Planning Bureau. We also met separately with the president of Friends of Goose Hollow and a planner who is on the board of the Goose Hollow Foothills League. Everyone agreed that we share common goals and that the revised Comprehensive Plan should allow for the following:

- Retention of these four structures on Main St.
- Retention of the residential appearance and character of these structures.
- If the non-conforming office use is not grandfathered, retention of the office use by some other means.

We believe that the members of the City Council appreciate the multiple benefits of preserving these fine old structures that are an integral part of this historic neighborhood, and recognize that the objectives of the stakeholders in this matter coincide with the objectives described in the Comprehensive Plan. We think it may be possible for them and the experts at the City to craft a solution in line with the desires of the major stakeholders, even if it requires inserting a special exception due to these unique circumstances.

Thank you for considering this matter. I am happy to provide any additional information that you feel would be helpful. Also, I have attached a small street map showing the location of our block and some recent photographs of the houses in question, as well as nearby houses on Main Street.

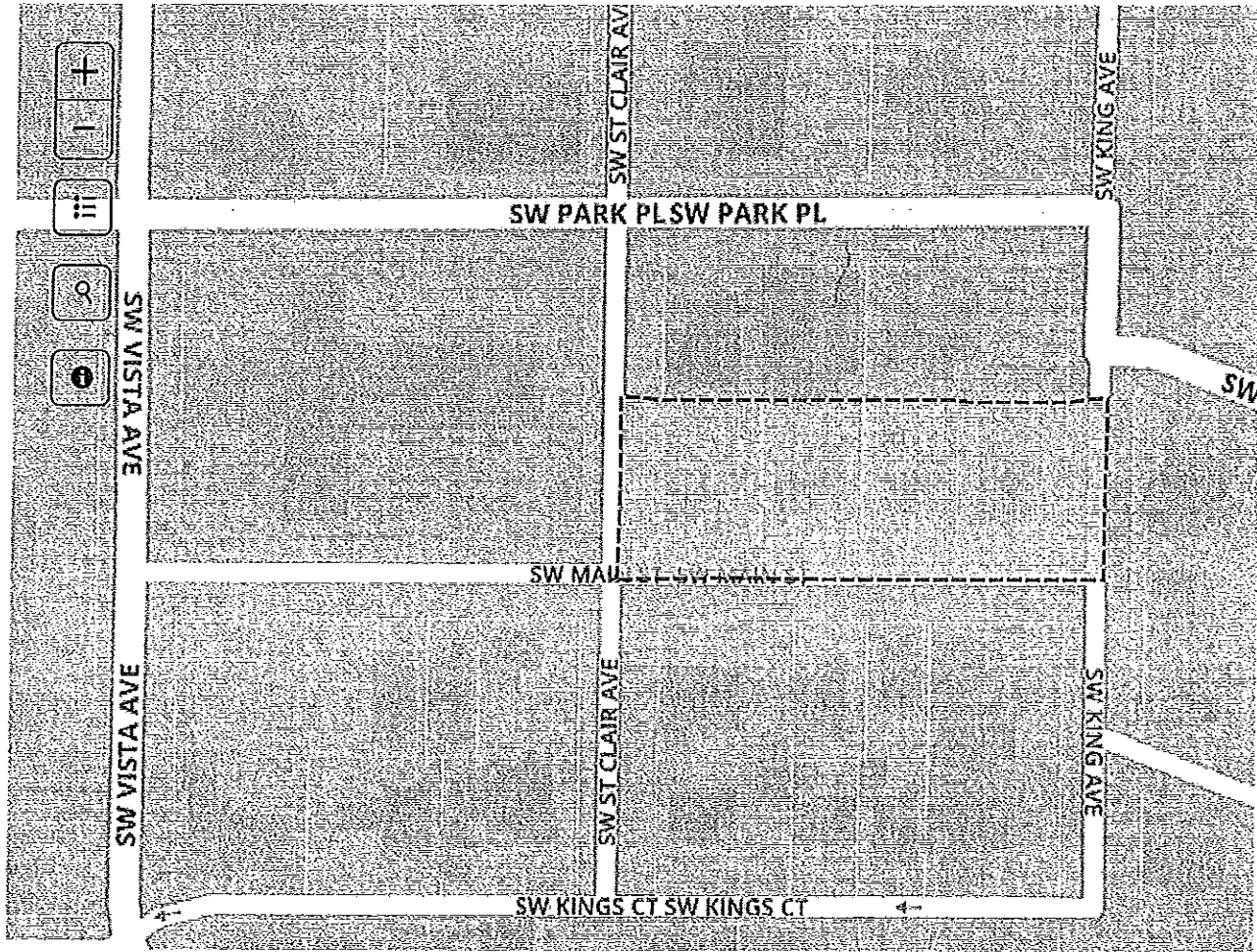
Respectfully,



Philip F. Brown

Enclosures

c: Lisa Joerin
Simpson & Company, PC
2165 SW Main Street
Rhododendron House, Ltd



Arevalo, Nora

From: Emily Logan <emilyrlogan@gmail.com>
Sent: Thursday, April 07, 2016 3:20 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

Re-sending with my address

Emily Logan
5133 NE 73rd Ave
Portland, OR 97218

On Thu, Apr 7, 2016 at 3:19 PM, Emily Logan <emilyrlogan@gmail.com> wrote:
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 for your consideration.

--
Emily Logan

--
Emily Logan
urbanwildlife.bandcamp.com

Arevalo, Nora

From: Helen Ost <helen.madsen.ost@gmail.com>
Sent: Thursday, April 07, 2016 3:10 PM
To: Council Clerk – Testimony
Subject: Broadmoor Golf Course Open Space and Natural Area

Dear Council Clerk :

RE: 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.

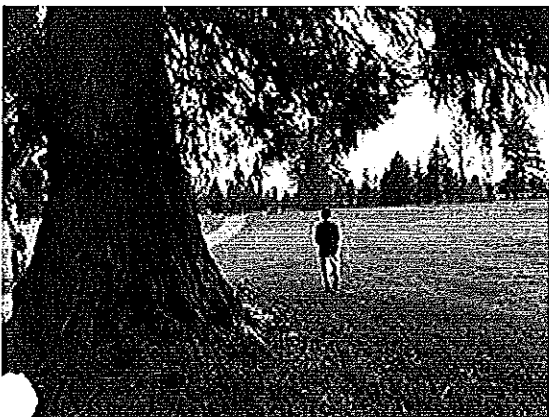
I ask you to protect Broadmoor Golf Course as Open Space and Natural Area, not convert it to industrial use. Save wildlife habitat, wetlands and giant trees at Broadmoor. The owner has no legitimate expectation that this land will be upzoned. City Council is putting the property owner ahead of the public interest.

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.

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.

This amendment is about greed—the owners of Broadmoor already stood to make millions of dollars in profits 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 habitat will add millions more to the owners' profits, 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 ask you to put public interest first - to protect Broadmoor Golf Course as Open Space and Natural Area, not convert it to industrial use. Save wildlife habitat, wetlands and giant trees at Broadmoor. The owner has no legitimate expectation that this land will be upzoned. This open space is valuable to the residents of Portland.

Sincerely,

Helen Ost

7410 N Willamette Blvd

Portland OR 97203

503-289-7233

Arevalo, Nora

From: France Davis <franceinoregon@gmail.com>
Sent: Thursday, April 07, 2016 2:38 PM
To: Hales, Mayor
Cc: Commissioner Fish; Commissioner Novick; Commissioner Saltzman; Commissioner Fritz;
Council Clerk – Testimony
Subject: Broadmoor Golf Course Property

Dear Mayor & Commissioners;

I see that you are considering changing the zoning of 57 acres of the Broadmoor Golf Course Property in NE Portland from it's current designation as "Open Space", to "Industrial". Please reconsider this action, as the property in question is incredibly valuable urban wildlife habitat and greenspace . The original proposal to up-zone acreage at the front of the golf course along Columbia Blvd for industrial use made some sense, but destroying existing trees, open space, wetlands, and riparian habitat by converting the land to industrial use makes no sense! I would appreciate being kept up-to-date on this proposal, and again urge you to deny this zoning change.

Sincerely,

*France Davis
5131 SW Multnomah Blvd.
Portland, Oregon 97219
(503) 282-1412*

Arevalo, Nora

From: Boughty Canton <boughty@gmail.com>
Sent: Thursday, April 07, 2016 2:09 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: [User Approved] Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

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,

*Anthony Boughton Canton
3515 NE Hancock St
Portland OR 97212*

Arevalo, Nora

From: Susan Currie Sivek <susan.sivek@gmail.com>
Sent: Thursday, April 07, 2016 2:00 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

Sure. 15850 NW Willis, McMinnville, OR, 97128.

Thanks!

Susan

Susan Currie Sivek, Ph.D.
Associate Professor
Department of Mass Communication
Linfield College
Head, Magazine Division, AEJMC, 2015-16
susan.sivek@gmail.com | [@profsivek](https://www.instagram.com/profsivek)

On Thu, Apr 7, 2016 at 1:59 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo

Community Services Aide II

From: Susan Currie Sivek [<mailto:susan.sivek@gmail.com>]
Sent: Thursday, April 07, 2016 11:54 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Ritz <amanda@portlandoregon.gov>; Catherine Nikolovski <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.

Best,

Susan Sivek

Susan Currie Sivek, Ph.D.

Associate Professor

Department of Mass Communication

Linfield College

Head, Magazine Division, AEJMC, 2015-16

susan.sivek@gmail.com | [@profsivek](#)

Arevalo, Nora

From: Rene Breier <breierrene@yahoo.com>
Sent: Thursday, April 07, 2016 1:46 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Broadmoor

Follow Up Flag: Follow up
Flag Status: Completed

6335 nw Cornell rd Portland 97210

Sent from my iPhone

> On Apr 7, 2016, at 10:02 AM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

>
> Thank you for submitting your comment. Could you please send us your physical mailing address?

>
> Best regards,

>
> Nora Arevalo
> Community Services Aide II

>
> -----Original Message-----

> From: Rene Breier [mailto:breierrene@yahoo.com]
> Sent: Saturday, April 02, 2016 2:38 PM
> To: Council Clerk - Testimony <CCTestimony@portlandoregon.gov>
> Subject: Broadmoor

>
> To whom this might concern

>
> Wildlife needs habitat
> Please do not destroy this habitat that supports biodiversity and convert to a golf course which uses tons of water, herbicides, and nitrogen that impacts our water and wildlife Please continue to protect and not cave in to money.

> Thanks
> Rene Breier, Ph.d

>
> Sent from my iPhone

Arevalo, Nora

From: Hales, Mayor
Sent: Thursday, April 07, 2016 1:44 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: Argay Terrace neighborhood zone changes

Follow Up Flag: Follow up
Flag Status: Completed

From: Jean Blaske [mailto:Jean.Blaske@aaaoregon.com]
Sent: Thursday, April 07, 2016 1:34 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Argay Terrace neighborhood zone changes

Mayor Hales,

I am writing to you with concern about the zoning changes that you are proposing to make in the Argay Terrace neighborhood with the 2035 Comprehensive Plan. It is a distressing thing to hear.

I have lived in the Argay Terrace neighborhood for over 15 years. I purchased a home here due to the type of old fashioned neighborhood it was. It has many original owners who have lived in the homes since they were built in the 60's. Every one of my neighbors are original owners, which shows our neighborhood is geared towards families that want to make it a permanent place to live not a transient one.

Why would you want to allow the building of 1,300 apartments instead of single family homes? It is what the area was originally zoned for, "single-family homes"

Apartments are for people who don't plan on staying long and don't care about the neighborhood. The ones that are already there on Sandy Blvd are proof of that. Garbage in the front yards, abandoned cars and a constant area of police activity.

After going to numerous Argay neighborhood meetings these past few years and hearing what city planners are trying to do to our neighborhood, with zoning changes, it is making me and my neighbors quite depressed. Why would you want to destroy an entire neighborhood to accommodate people who don't want to make this area their permanent home?

Our crime rate from the apartments on Sandy have gotten continually worse in the last few years. Adding more apartments would just make that situation worse. It would not improve our neighborhood it would depress it.

Please consider the feelings of the 1,400 single family home owners who want our area to prosper not disintegrate.

The people we vote for in our city government are supposed to do right by the people who vote for them. Make good decisions for the good of the people. Especially the ones who pay large property taxes!

Don't make this awful decision. Let us stay a viable neighborhood that has room to grow and prosper.

Thank you for your consideration.

Jean Blaske
13120 NE Shaver St
Portland OR 97230
503-975-5700

This communication (including all attachments) is intended solely for the use of the person(s) to whom it is addressed and should be treated as a confidential AAA Oregon/Idaho communication. If you are not the intended recipient, any use, distribution, printing, or copying of this email is strictly prohibited. If you received this email in error, please immediately delete it from your system and notify the originator. Although this email is believed to be free of any virus or other defect that might affect any computer system in which it is received, it is the responsibility of the recipient to ensure it is virus free; this company accepts no responsibility for any loss or damage arising in any way from its use.

Arevalo, Nora

From: Joe Hand <joe@hand.email>
Sent: Thursday, April 07, 2016 12:23 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: Completed

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.

Best,

Joe Hand
2807 NE Glisan #304
Portland, OR 97232

Joe Hand | Developer, Open Data Enthusiast
joe@hand.email

<https://joeahand.com>

Arevalo, Nora

From: Grant Hohman <gordonhohman@gmail.com>
Sent: Thursday, April 07, 2016 10:48 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: Completed

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.

Gordon "Grant" Hohman

5524 SE 140th Place
Portland, OR 97236

Arevalo, Nora

From: Janet Clesse Hager <jch@tinfishi.com>
Sent: Thursday, April 07, 2016 9:38 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: Completed

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,
Janet Clesse Hager
4557 NE Going St
Portland OR 97218

Arevalo, Nora

From: Nancy <gozogirl@comcast.net>
Sent: Thursday, April 07, 2016 9:26 AM
To: BPS Comprehensive Plan Testimony
Subject: Testimony regarding S8

Follow Up Flag: Follow up
Flag Status: Completed

>
> To Whom it May Concern,
>
> I am watching my neighborhood become slowly decimated by cheap homes that do not fit the age and architecture and feel of the neighborhood; I am watching the streets of downtown darken as more and more high rise buildings block the sun.
>
> I grew up in Detroit, and can tell you from experience that the darkening of the downtown Detroit streets was one of the tangential causes for the decline of that great city. The darkened street corridors brought less patronage by residents because the 'feel' of downtown changed; then more crime moved in. Slowly, slowly, downtown Detroit became a wasteland after 6 pm. There are complex reasons for what happened in my home town, but losing the feel of a neighborhood, or a downtown, were contributors.
>
> So in that spirit, I am writing to say that I oppose rezoning Portland Nursery to all commercial, and I oppose up-zoning the empty lot on the NE corner of SE 60th and Belmont to allow four story buildings.
>
> In addition, I encourage you to think carefully about what you are creating downtown with the plethora of skyscrapers. Don't damage our downtown experience.
>
> And I absolutely insist on something being done immediately to curb the shoddy, out of sync housing, apartments and condos that are being built in our beautiful, old neighborhoods!
>
> Please represent, and act, on the citizen's wishes!
>
>
> Thank you,
>
> Nancy Grech
>
> 1903 SE 57th Ave, PtInd, 97215
>
>
>

Arevalo, Nora

From: Angel York <aniola@gmail.com>
Sent: Thursday, April 07, 2016 8:30 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: Completed

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.

Thanks,

Angel York
7707 N Fiske, 97203

4/7/16

To whom it may concern,

concerning the comprehensive plan.

I vigorously object to Brummel Enterprises

"sic" Enterprises' proposal of zone variance

35. The proposal for a 4 story apartment building at 16th and Sherrett is a bad idea

The proposal violates many objectives of the comprehensive plan. Sherrett street

is narrow with very few parking places

Pedestrians will be at increased risk of

injury. The neighborhood community

will be negatively affected. I urge

Mayor Hales to vote no on this

proposal.

Sincerely,

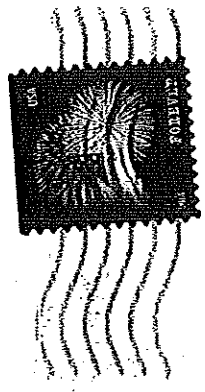
Elizabeth Beals

8511 SE. 9th Ave

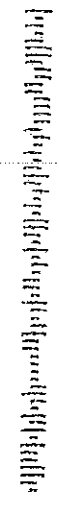
Portland OR 97202

Beals 9th Ave
8511 S.E.
Portland OR
97202

PORTLAND OR 97202
US AIR MAIL



Council Clerk
1221 SW 4th Ave room 130
Portland OR 97204



Arevalo, Nora

From: Garlynn Woodsong <garlynn@gmail.com>
Sent: Wednesday, April 06, 2016 11:45 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: Completed

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.

I have worked for years with open data and open source software, and have seen firsthand the value that a single jurisdiction can provide to its community by embracing both. I urge the City to include Policy 2.11 as originally written, in order to maximize the utility of City data sets. Embracing open data could provide a real boost to the economy and have co-benefits by encouraging innovation and value-added products.

Thank you very much for your consideration of this important matter.

Sincerely yours,

Garlynn G. Woodsong

5267 NE 29th Ave

Portland, OR 97211

garlynn@gmail.com

(503)936-9873

Arevalo, Nora

From: M.C. Perna <mcpern@gmail.com>
Sent: Wednesday, April 06, 2016 9:14 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Subject: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

Dear Portland City Mayor 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 as follows:

- **Policy 2.11: Open Data.** Ensure planning and investment decisions are a collaboration among stakeholders, including those listed in Policy 2.1. The City works with the software development community, data providers, and other professionals with relevant expertise to advise on open data practices and priorities, ensure oversight, and to maximize the utility of City data sets. Data collected and generated by the City are:
 - Publicized, accessible, and widely shared.
 - Open by default, in the public domain, freely redistributable, and adhere to open standards. Exceptions may be made due to compelling concerns of privacy, security, liability or cost, and should only be granted in accordance with clearly defined criteria and oversight.

Thank you.

Your earnest constituent,
Matthew Perna

Arevalo, Nora

From: Eric Schnell <eric8schnell@gmail.com>
Sent: Wednesday, April 06, 2016 8:58 PM
To: BPS Comprehensive Plan Testimony
Cc: Commissioner Novick; Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; City Auditor, Mary Hull Caballero
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council,

As a resident of Homestead neighborhood, I would like to express my **opposition** to the proposed amendment, which alters the zoning and Comp Plan designations for Homestead neighborhood from the original draft. The amendment proposes to extend the MU-Neighborhood zone and increase the zoning in that stretch on Gibbs to "Commercial", from its original Comp Plan Update designation and zone. I oppose that change.

There already is plenty of CM-zoned land adjacent to OHSU (as per original neighborhood requests) and by extending the zoning deeper into residential areas, it will disrupt the transition to the quiet neighborhood.

This zoning is in opposition to the longstanding neighborhood wishes, as first proposed with the Homestead NA Plan in the 1980s. The commercial district still is not developed (where it is currently zoned), and there is no acute need for additional commercial zoning. The neighborhood does, however, remain under intense pressure from all of the traffic created by the university/hospitals, and has the neighborhood very concerned with the prospect of commercial parking, which would become more likely with the increased designations.

Of note, the Homestead Neighborhood Association Board discussed the proposed amendment, and unanimously opposed these changes. This might come as a surprise to the Council, as a property owner/developer actually testified in front of council in December that the NA was in support of the change in designation. This was a lie and when this individual was confronted with the fact that it was captured on video and the city had it posted on youtube, he apologized, stating that he really just wanted to maximize the profit he could obtain from his development.

As this amendment seems to have been entirely driven by this fallacious testimony, I urge you to remove it from consideration as the zoning change would be another negative city planning move in a neighborhood that has already struggled with so many planning inadequacies.

Sincerely,

Eric Schnell
4408 SW Hamilton Terrace
Portland, OR 97239

Arevalo, Nora

From: Ray Atkinson <gismap1@gmail.com>
Sent: Wednesday, April 06, 2016 8:46 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Comprehensive Plan Policy 2.11 and Open Data

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners,

I have been using geographic information system (GIS) and open data ever since I first learned how to use GIS and open data in 2009 for my high school senior exit project. I graduated with a Bachelor of Science degree in Geography from UNC Charlotte and have been using GIS and open data during graduate school at Portland State University. I'm concerned by the proposal to limit access to open data through weakening Policy 2.11 in the Comprehensive Plan. Please consider the importance of GIS and open data in city planning efforts and keep Policy 2.11 intact.

My Portland residential mailing address is:
1117 SE 27th Avenue
Portland, OR 97214

Feel free to follow up with me about my open data concern.

Respectfully,

Ray Atkinson
Master of Urban and Regional Planning | 2016 Candidate
Portland State University
Vice President, Bike PSU
Phone: (704) 787-5859 | Email: gismap1@gmail.com



Arevalo, Nora

From: Council Clerk – Testimony
Sent: Wednesday, April 06, 2016 5:00 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: Broadmoor Golf Course

Follow Up Flag: Follow up
Flag Status: Completed

Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085

From: carolyn eckel [mailto:tlew4002@earthlink.net]
Sent: Monday, April 04, 2016 6:36 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Broadmoor Golf Course

To Whom It May Concern:

Please oppose converting the open space at Broadmoor Golf Course to industrial use. It is important to maintain the open space at the golf course for the benefit it has as wildlife habitat. It is more important to have wildlife habitat than to have more industrial space.

Sincerely,
Carolyn Eckel
PO Box 33707
Portland, OR 97292

carolyn eckel
tlew4002@earthlink.net
EarthLink Revolves Around You.

Date: , 2016

AUDITOR 06/06/16 PM 1:13

To Whom It May Concern, *and who can make this important decision*

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 (head quartered 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 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% of residents in these type buildings own 1 or more cars. More residents are and will be driving on 17th 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 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 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). *Look at what happened on the North side of 19th & Tacoma when the skyrise next to the 7 Eleven at 17th & Tacoma. Cars took it over!*

- **Existing CM1 zoning** on 17th 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 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 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 16th and 17th). 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 17th & 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.

L neighbors

- 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. *No one but Brummell & the city would benefit. Government*
- Per their previous written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" on 17th & 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 13th & 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.

and paid taxes, and votes

Sincerely,

Cathie Stinice

Name

Address

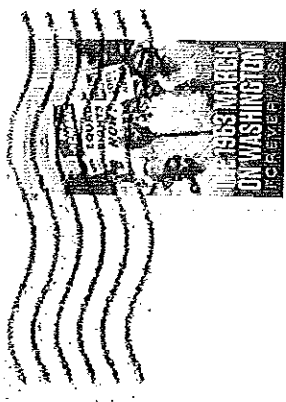
1911 SE Sherrett St-

*Please, don't do it,
We've hzd enough!*

1911 SE Sherratt St, 97202

Council Clerk
1221 SW 4th Avenue, Rm 130
Portland, OR 97204

PORTLAND OR 970
04 APR 2016 PM 2 L



Yes, we do!

97204\$1.50 0001

Shirley Simmons
216 SE 30 Ave
Portland, OR 97214

AUDITOR 04/06/16 PM 1:10

To: City Council Clerk
RE: Opposition to Comp Plan amendments: M33,M34

I have the following comments on the proposed amendment M#33
(Broadmoor). I am opposed to this amendment for the following reasons:

#33:

This proposed amendment has the effect of rezoning 57 acres of high quality habitat on the Broadmoor Golf Course. Thirty eight (38) acres are ezoned. This not only will affect the natural resource values and quality of this parcel but will also severely impact the natural resource values of the adjacent city owned wetlands, Port mitigation site and Port enhancement parcels, and the protected slough borders next to the Broadmoor parcel. There are 14 sensitive species listed on adjacent city owned land.

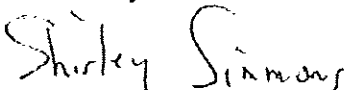
The Bureau of Planning and Sustainability in its March 2016 Revised Draft EOA memo indicates that it has sufficient acres of industrial lands to meet the state land use supply goals. In fact there are surplus acres identified. Amendments #33 and #34 are unnecessary.

Analysis by the Industrial Health and Watershed Health Work Group, and at the Planning and Sustainability Commission indicates that designating this Broadmoor parcel is a costly jobs vs infrastructure cost trade. **The Broadmoor parcel is better suited as open space and habitat than industrial land. It doesn't offer significant enough job potential to justify the investment in infrastructure needed to develop. So why are we doing it?**

I urge you to vote against/withdraw these amendments because:

- * The amendments are unnecessary (the acres are unneeded.)
- * Development on the rezoned sites would damage high value and highly unique unique environmental areas including city owned land.

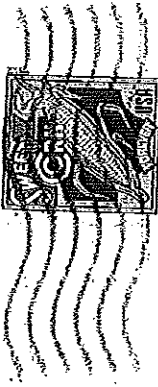
Sincerely,



Shirley Simmons
Portland

Cc: Mayor Hales, Commissioner Fritz, Commissioner Fish
Commissioner Novick, Commissioner Saltzman

Simmons
216 SE 30 Ave
Portland, OR 97214



PORTLAND OR 972
04 APR 2016 PM 11

City Council Clerk
1221 SW 4th Ave #130
Portland, OR 97204

57204190021

Arevalo, Nora

From: Matt Kinshella <mkinchella@gmail.com>
Sent: Wednesday, April 06, 2016 4:01 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: Completed

Dear Commissioners,

Like you, I want a Portland that has more opportunity and equity for every single resident. I've worked in social services and housing in Portland for 7 years. Armed with data about emergency rent assistance, food access and shelters, I've testified at various levels of government and communicated with the public. I've seen the impacts that data can have on funding decisions. But using data to inform advocacy and programs is an area that has much more potential.

I urge you to stand up for Portland's commitment to inclusion and a transparent governing process. I am proud to live in a city that supports equal access to information for everyone.

Please keep the open data proposal for Policy 2.11 intact.

Matt Kinshella

3608 NE 63rd Ave.
Portland, OR 97213

Arevalo, Nora

From: Washington, Mustafa
Sent: Wednesday, April 06, 2016 3:30 PM
To: BPS Comprehensive Plan Testimony
Cc: oknaboard@googlegroups.com
Subject: FW: Statement on Comprehensive Plan - Middle Housing
Attachments: Middle Housing -Overlook.PDF

Follow Up Flag: Follow up
Flag Status: Completed

Dear Dannielle,

Thank you for comments regarding the 2035 Comprehensive Plan. Testimonies for the proposed amendments to the draft Comprehensive Plan will be heard Thursday April 14th, 6pm-8pm at the Portland Building Auditorium and 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
www.portlandoregon.gov/mayor

From: Dannielle Herman [mailto:dannielleherman@gmail.com]
Sent: Wednesday, April 06, 2016 1:23 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>
Cc: OKNA Board <oknaboard@googlegroups.com>
Subject: Statement on Comprehensive Plan - Middle Housing

Dear Mayor Hales and Commissioners Fritz, Novick, Fish and Saltzman:

The Overlook Neighborhood Association is dismayed to learn that Middle Housing and related zoning and development changes have been proposed for the Portland Comprehensive Plan at the last minute. This is particularly troubling given the number of years that the Comp Plan has been under development and open to public comment without any mention of middle housing let alone specific sites for it, such as the properties across the street from Overlook Park.

OKNA neither supports nor opposes missing middle housing, but we urge the city to work with neighborhoods where it has been proposed, including Overlook, before pressing forward. Residents have not had adequate time to learn about these changes nor to comment on them. All Portlanders deserve an opportunity to offer informed opinion about development rules that would affect their neighborhoods. By inserting middle housing this late in the process, the city would deny Overlook and other neighborhoods that chance.

Sincerely,

Overlook Neighborhood Association Board
Dannielle Herman, Chair



April 6, 2016

Dear Mayor Hales and Commissioners Fritz, Novick, Fish and Saltzman:

The Overlook Neighborhood Association is dismayed to learn that Middle Housing and related zoning and development changes have been proposed for the Portland Comprehensive Plan at the last minute. This is particularly troubling given the number of years that the Comp Plan has been under development and open to public comment without any mention of middle housing let alone specific sites for it, such as the properties across the street from Overlook Park.

OKNA neither supports nor opposes missing middle housing, but we urge the city to work with neighborhoods where it has been proposed, including Overlook, before pressing forward. Residents have not had adequate time to learn about these changes nor to comment on them. All Portlanders deserve an opportunity to offer informed opinion about development rules that would affect their neighborhoods. By inserting middle housing this late in the process, the city would deny Overlook and other neighborhoods that chance.

Sincerely,

Overlook Neighborhood Association Board
Dannielle Herman, Chair

Arevalo, Nora

From: Tony Lamb <tony@rosewoodinitiative.org>
Sent: Wednesday, April 06, 2016 3:22 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

16126 SE Stark St. Portland, OR 97233

Best Regards,

Tony Lamb
Director of Economic Development
The Rosewood Initiative
Building Our Community Together

On Wed, Apr 6, 2016 at 12:37 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo

Community Services Aide II

From: Tony Lamb [mailto:tony@rosewoodinitiative.org]
Sent: Wednesday, April 06, 2016 12:02 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Catherine Nikolovski <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.

Best Regards,

Tony Lamb

Director of Economic Development

The Rosewood Initiative

Building Our Community Together

Arevalo, Nora

From: Crystal Beasley <crystal@crystalbeasley.com>
Sent: Wednesday, April 06, 2016 3:18 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: Completed

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.

Crystal Beasley
111 NE 6th Ave
Portland, OR 97232

Arevalo, Nora

From: Danish Aziz <danish@getlittlebird.com>
Sent: Wednesday, April 06, 2016 2:55 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org; info@tedwheeler.com
Subject: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

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,

Danish Aziz
1335 SE Salmon St.
Portland, OR
97214

Product @ Little Bird
twitter.com/parakweets
danish@getlittlebird.com
GetLittleBird.com | [@getlittlebird](https://twitter.com/getlittlebird)

Arevalo, Nora

From: Justin Palmer <justin@labratrevenge.com>
Sent: Wednesday, April 06, 2016 2:20 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

Thanks for the clarification. My address is below:

Justin Palmer
4210 SE 28th Ave.
Portland, OR 97202

On Wed, Apr 6, 2016 at 2:16 PM BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Of course:

Your comments are formal testimony that will be forwarded to the Portland City Council. Your name and street address is required to provide testimony.
Testimony, including your name and street address, is open public record and therefore not confidential. Your email address is not part of the public record. It is used solely to communicate receipt of your testimony and will be kept confidential.

Thank you

From: Justin Palmer [mailto:justin@labratrevenge.com]
Sent: Wednesday, April 06, 2016 2:08 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: Re: Data and Development are Indivisible

Hi Nora,

Thanks for your response. Would you mind briefly sharing what my home address would be used for?

Thanks,

-Justin

On Wed, Apr 6, 2016 at 1:59 PM BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo

Community Services Aide II

From: Justin Palmer [<mailto:justin@labratrevenge.com>]

Sent: Wednesday, April 06, 2016 1:31 PM

To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>

Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Catherine Nikolovski <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.

I believe free and open data is an important part of a more equitable Portland. I was able to participate in Portland's first Civic Apps contest in 2010, and from there I went on to use open data to help me find a house, to produce art, to highlight rises in poverty, to show how Portland's streetcars have changed, and to highlight violations in food safety among other things.

My point in sharing these links with you is not to highlight my own doings, but to demonstrate a diverse set of possibilities open data allows for. There are many more people in our community who use open data to help hold our leaders accountable, to champion the great work of our public institutions, and to join with our neighbors to improve the lives of the people in the communities where we live.

Please keep the open data proposal for Policy 2.11 intact. The best is yet to come.

Thank you for your time,

- Justin Palmer

Arevalo, Nora

From: Coley Logan <email@coleylogan.com>
Sent: Wednesday, April 06, 2016 2:13 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Re: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

My full name and address:

Nichole Logan
2625 E Burnside Street #215
Portland, OR 97214

On Wed, Apr 6, 2016 at 2:09 PM, Coley Logan <email@coleylogan.com> wrote:
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.

Best,

Coley Logan

Arevalo, Nora

From: Mary Anne Thygesen <thygese@yahoo.com>
Sent: Wednesday, April 06, 2016 1:31 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

Mary Anne Thygesen PO Box 40307 Portland, Oregon 97240

From: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
To: Mary Anne Thygesen <thygese@yahoo.com>
Sent: Wednesday, April 6, 2016 1:29 PM
Subject: RE: Data and Development are Indivisible

Thank you for submitting your comment. Could you please send us your physical mailing address?

Thank you and best regards,

Nora Arevalo
Community Services Aide II

From: Mary Anne Thygesen [mailto:thygese@yahoo.com]
Sent: Wednesday, April 06, 2016 1:24 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; catherine@hackoregon.org
Subject: Data and Development are Indivisible

Dear Commissioners, I am a Portland Native. I am proud of my fine city. I am aggrieved when the city of Portland doesn't live up to its promises. When the Portland Economic Development plan was passed and civicapps.org started there was the promise of open data for the good of the city. With the taking out of policy 2.11 Open Data in the comprehensive plan you are taking back Portland's commitment to Open Data. Please put back 2.11 Open Data.

Sincerely yours;

Mary Anne Thygesen

Arevalo, Nora

From: Jim Withington <jwithington@gmail.com>
Sent: Wednesday, April 06, 2016 1:19 PM
To: BPS Comprehensive Plan Testimony
Subject: RE: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

Sure!

Jim Withington
1642 SE Ash St.
Portland, OR 97214

On Wed, Apr 6, 2016 at 12:51 PM -0700, "BPS Comprehensive Plan Testimony"
<cputestimony@portlandoregon.gov> wrote:

Thank you for your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo
Community Services Aide II

From: Jim Withington [mailto:jwithington@gmail.com]
Sent: Wednesday, April 06, 2016 12:44 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>;
Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner
Fritz <amanda@portlandoregon.gov>; Catherine Nikolovski <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.

Thanks, and be well,
Jim

Arevalo, Nora

From: William Eichelberger <eichelbw@ohsu.edu>
Sent: Wednesday, April 06, 2016 1:06 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Keep the open data proposal for policy 2.11 intact

Follow Up Flag: Follow up
Flag Status: Completed

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.

Regards,

William Eichelberger
Programmer / Analyst
HSU Family Medicine – MedEdNet
Emma Jones Hall 414

Arevalo, Nora

From: Matthew Hayes <matt.hayes91@gmail.com>
Sent: Wednesday, April 06, 2016 1:05 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible

Hi Nora:

Sure thing. 3435 SE 13th Ave Portland, OR 97201. Don't worry, I'm a Portlander (and not a bot ☺).

MH

On Wed, Apr 6, 2016, 15:39 BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo

Community Services Aide II

From: Matthew Hayes [mailto:matt.hayes91@gmail.com]
Sent: Wednesday, April 06, 2016 12:04 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Catherine Nikolovski <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.

Sincerely,

Matthew Hayes

--

MH

--

MH

Arevalo, Nora

From: Jim Hensel <hekla57@gmail.com>
Sent: Wednesday, April 06, 2016 12:58 PM
To: BPS Comprehensive Plan Testimony
Subject: [User Approved] Re: [User Approved] Let's keep Portland Transparent

Follow Up Flag: Follow up
Flag Status: Completed

Mailing address is LO even though we live in Portland. Same address just different zip code.

2911 Orchard Hill Pl
LO. 97035

But our physical address is Portland 97219

Mobile reply.

On Apr 6, 2016, at 12:50 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo
Community Services Aide II

From: James F. Hensel [<mailto:james@hensel.com>]
Sent: Wednesday, April 06, 2016 11:49 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Catherine Nikolovski <catherine@hackoregon.org>
Subject: [User Approved] Let's keep Portland Transparent

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 in the Comprehensive Plan intact and reject the proposed changes.

Jim,

SW Portland
Jim Hensel
m:503-936-5873

Arevalo, Nora

From: Arlene Williams <awilliams222@outlook.com>
Sent: Wednesday, April 06, 2016 12:57 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony SE Henry Street
Attachments: SE-Henry-street-map.jpg; approved-turnarounds.jpg; 52nd-traffic-capacity-ratio-map.jpg

TESTIMONY FOR COMPREHENSIVE PLAN AMENDMENT HEARING

Arlene Williams, 5401 SE Henry Street, Portland OR 97206

Single-dwelling 2,500 (R2.5) zoning is proposed for the following lots on SE Henry Street: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, and 5433. There are important reasons that this proposal should be denied:

- 1) This dead end block is already mixed zoning with existing high density;
- 2) There is no fire apparatus turnaround on this dead end block so public safety and parking congestion need to be considered;
- 3) The connecting road, SE 52nd is projected to be over-capacity on 2035 PM Peak map so traffic congestion on SE 52nd is a service consideration; and
- 4) Equity demands it. Other areas with substandard streets, or traffic congestion issues, or even no service considerations were given amendments by Staff or the City Council.

Even one of these reasons should be enough to deny up-zoning. When all these reasons are combined, the evidence is overwhelming against up-zoning. I request that the City of Portland restore single-dwelling 5,000 (R5) zoning in the 2035 Comprehensive Plan for these lots on SE Henry Street.

Reason 1: EXISTING HIGH DENSITY

This is a compact dead end street about 500 feet long with 17 apartment/duplex units (zoned R2) as well as the 13 single family homes referenced above (see the attached SE-Henry-street-map.jpg). Three of these homes are flag lots, which also add to housing density. This block is already highly dense and congested, with no fire apparatus turnaround. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking when developing new construction. If you allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into a density nightmare.

To back up my assertion that this street is at capacity, I cite 33.654.110.B:

2. Dead-end streets in OS, R, C, and E zones. In OS, R, C, and E zones, dead-end streets may be provided where through streets are not required. Dead-end streets should generally not exceed 200 feet in length, and should generally not serve more than 18 dwelling units. Public dead-end streets should generally be at least 200 feet apart.

This section is in the Rights-of-Way, Chapter 33.654 of the Planning and Zoning Code. It is also part of the Land Division Approval Criteria addressing public streets, private streets, etc. (see <https://www.portlandoregon.gov/bds/article/239318> & <https://www.portlandoregon.gov/bds/article/239316>.) **If new dead end streets or dead end streets for land divisions should not serve more than 18 dwelling units and this existing dead end street already serves 30 dwelling units, how can the City of Portland justify adding another potential 13 units to this dead end block, especially one with no fire apparatus turnaround?**

Reason 2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto that very busy street.

Current Fire Code prohibits this type of street for new development, and the City should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire Code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." Diagrams of approved turnarounds are attached (see approved-turnarounds.jpg).

This dead end block of SE Henry Street, almost 500 feet long, qualifies as an access road, and there is nothing anywhere along its length that meets approved fire apparatus turnaround standards of any type. You can't realistically fix it because there are houses in the way. **Now the City wants to make that condition worse by adding more density.** In addition, the Zoning and Planning Code, 33.654.120.C3 also states that a turnaround is required on a dead-end street for land division approval if the street is at least 300 feet long, but none exists.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. In the fire code, sprinklers are not a legal substitute for the missing turnaround. According to two people I have talked with at the Fire Marshal's office, allowing new construction by adding sprinklers would happen in the appeal process as an alternative to the code, and I know that is only if the code violation is caught during the plan review process down at Development Services. **This is a zoning decision. Don't base such a broad decision on an unreliable appeals process when you have code to direct you.**

Adding sprinklers project by project is an inadequate, piecemeal approach that increases density without solving the public safety issue because:

a) It does not solve the access problem. The missing turnaround will not be built because houses are in the way;

b) Because of the peak transit service on SE 52nd, builders can remove driveways and not offer any off-street parking (Code 33.266.110:D) so there will be more congested and continuous parking on the streets for the fire trucks to maneuver around, which can slow response time (Per the Fire Marshal's office, parking congestion can be the biggest obstacle for fire access);

c) Adding sprinklers does not address emergency situations that may or may not be fire related where you have police, ambulance, and fire all responding. That adds to the confusion and congestion at the emergency scene, and on a street with limited emergency access it can slow response time;

d) A ladder-truck would never get down the street (not wide enough), and R2.5 homes can be 35 feet tall, beyond the capacity of ladders on regular fire engines if they have a flat roof. Adding sprinklers will help in a fire situation for these tall buildings, but not in a rescue situation.

e) Homes with sprinklers can still burn from the outside in, and by adding homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street;

f) The rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and

g) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Adding sprinklers to new construction, in recognition of the absence of a turnaround, is a step toward safety that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. It does not substitute for the increased hazard of putting more homes on a street that is already crowded and without a turnaround.

The 2035 Proposed Draft claims for the Southwest Hills and Powell Butte areas:

Proposed Comprehensive Plan and zoning designations would reduce potential risks to public health and safety in areas at risk of natural hazards (e.g., landslide, wildfire, earthquake, flooding) and/or have drainage problems due to steep slopes, soil conditions, high groundwater, seeps and springs, or stream channels.

However, it seems wildfire safety received a low priority from City planners when evaluating my block. Just 150 feet from the homes on the south side of SE Henry is a 4.5 acre church compound with over a hundred 100 to 150 foot tall Douglas Fir. As last summer's drought made clear, the climate is changing. Wildfire needs to be a strong consideration for many areas of Portland, including this block on SE Henry Street with such a dense stand of tall trees nearby.

Reason 3: TRAFFIC CONGESTION

Traffic congestion is another reason to vote down the up-zoning for my block. SE 52nd is the only connecting street for my block of SE Henry Street, and it is shown as over-capacity on the 2035 Transportation Network PM Peak 2-Hours Volume to Capacity Ratio map (<https://www.portlandoregon.gov/bps/article/400464>). SE 52nd just north of SE Woodstock shows a ratio of 145 and just south of my block near SE Rural there is a ratio of 117. Anything over 93 is over-capacity according to the map's legend. See the attached 52nd-traffic-

capacity-ratio-map.jpg.

SE 52nd at SE Henry St sits between these two ratios. Traffic Count data for SE 52nd almost adjacent to SE Henry shows a higher volume of traffic (PM Peak 1213) than traffic volume data near SE Rural (PM Peak 1058, where the volume to capacity ratio was 117. Since SE Duke feeds SE 52nd near SE Henry, that probably accounts for more traffic generated near SE Henry. Even though no ratio was listed for SE 52nd near SE Henry, our section of SE 52nd can be assumed to be over-capacity as well.

More traffic congestion is already being added. Right now, there are 2 commercial buildings going in just up the street at the intersection of SE Woodstock and SE 52nd that will increase traffic volume on our section of SE 52nd. There is also more traffic congestion in the Woodstock neighborhood because of the New Seasons that recently opened, plus there are bike lanes on SE 52nd. Because of all these factors, traffic congestion issues on this street should be a Service Consideration for SE Henry St.

Reason 4: EQUITY

When considering whether to up-zone these lots on SE Henry Street, it is vital that equity is a factor. Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or traffic congestion was sometimes considered for down-zoning (B88, M51). SE Henry is a substandard street as well and should have been given the same consideration.

For instance, our immediate connecting street, SE 52nd, has more traffic volume than the immediate connection streets for a staff supported amendment (B88) in Eastmoreland. The connecting streets for those lots are SE 28th (PM Peak 952) and SE Woodstock (PM Peak 901), which is less than the PM Peak 1213 that was measured on SE 52nd near SE Henry. Also B88 has the Light Rail Station on the Orange Line, a very costly taxpayer funded amenity, to mitigate any traffic congestion.

Another example of lack of equity is Amendment M74 requested by the Mayor for a huge area of Eastmoreland. This amendment shows the over-capacity streets of Bybee and McLoughlin as a Service Consideration in the Amendment Report even though many of those lots in that amendment area are very distant from Bybee and McLoughlin. SE Henry directly connects to an over-capacity street. In fact, it is its only outlet. That should not have been overlooked when evaluating our block.

In addition, the Buckman neighborhood (S21, S22) was given amendments by Commissioner Saltzman and Commissioner Fritz without any public safety issues or street congestion issues cited in the Amendment Report. Like my block, this Buckman area already has high density, and for the same reasons, my block should have been given an amendment to retain R5 zoning.

This is a complex process, but every street should be measured by the same yardstick as much as possible. Wealthier areas should not be exempt from density while other streets, like my block, are zoned for more density when it is unsafe or unwise to do so. On my block of SE Henry Street, we are doing our part for density with the apartments already contributing to a crowded situation. It is just not fair to make us carry more density than the street can hold, while other areas don't have to bear that burden.

I believe the City is making a grave mistake by proposing even more density on this crowded dead end street than is sensible and safe. Either alone or in combination, the above reasons prove it would be a bad decision. The evidence is overwhelming. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

R2

15 units

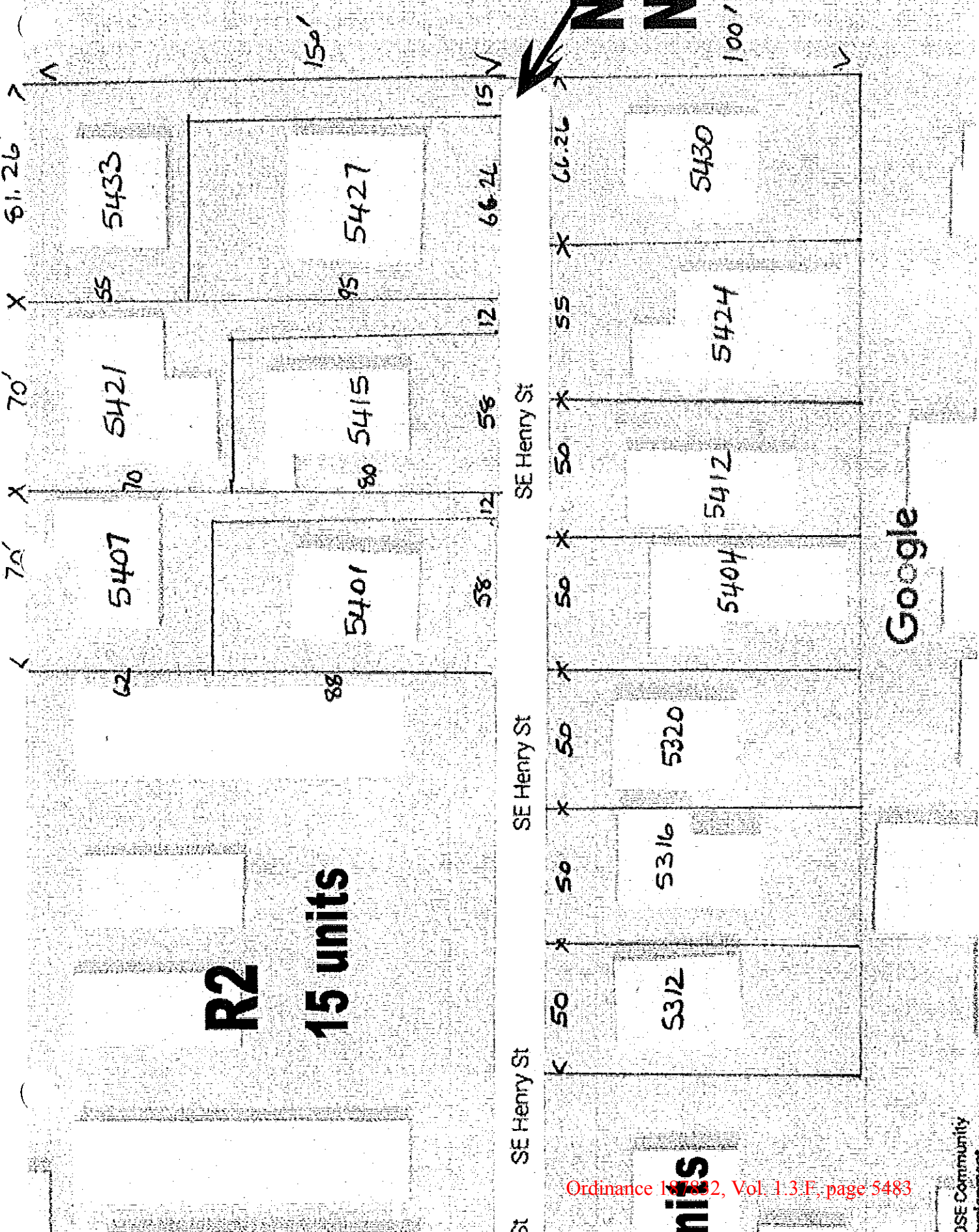
**Chi
Pal
Lot**

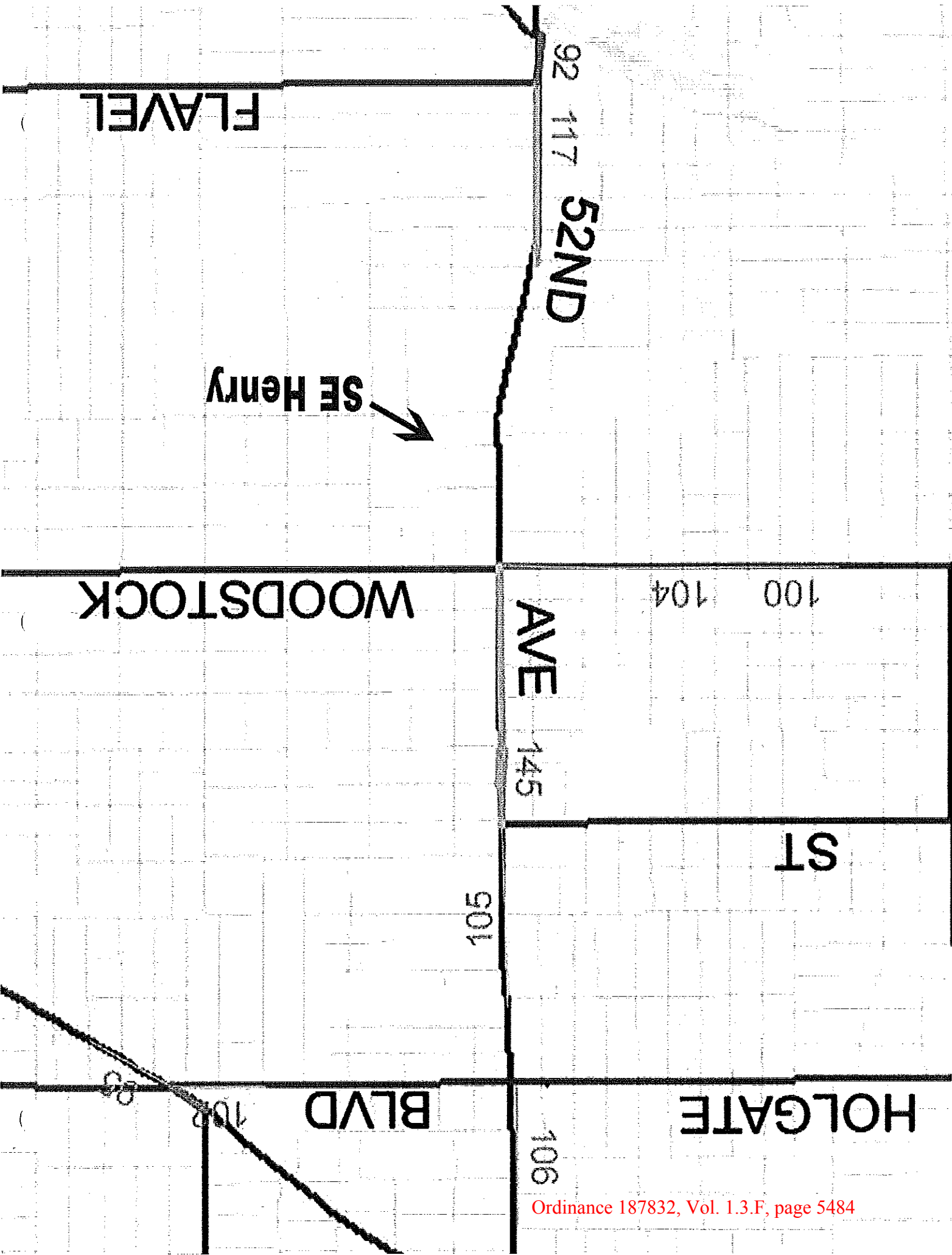
Ordinance 197892, Vol. 1.3.F, page 5483

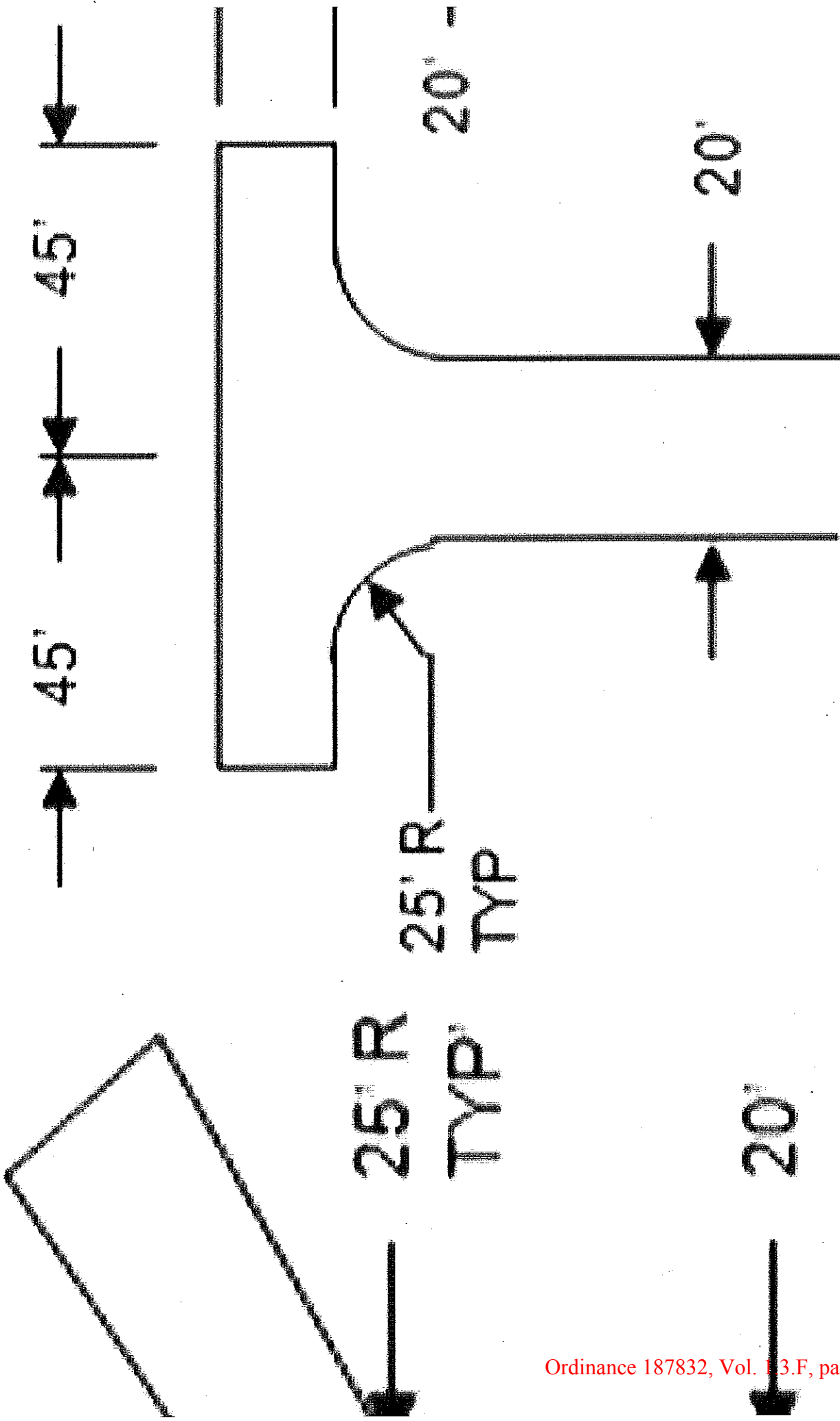
Google

DSE Community

Map data ©2015 Google







90° HAMMERHEAD

20' NATIVE

Arevalo, Nora

From: Jake Sullivan <jakegelsul@gmail.com>
Sent: Wednesday, April 06, 2016 12:50 PM
To: BPS Comprehensive Plan Testimony
Subject: Data and Development are Indivisible (re-send with mailing address)

Follow Up Flag: Follow up
Flag Status: Completed

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 so much for your support on this important issue. Making data open-access by default will open doors for bottom-up problem solving and development efforts. We need the open data policy to ensure that we know where our resources are going, measure progress our our priorities, and to enable a groundswell of citizen-led work to improve our city using the information we collect.

Thank you very much.

Sincerely,
Jake Sullivan

1947 SE 28th Ave
Portland, OR, 97214

Arevalo, Nora

From: Alex Payne <al3x@al3x.net>
Sent: Wednesday, April 06, 2016 12:49 PM
To: BPS Comprehensive Plan Testimony
Subject: RE: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

1337 SE 15th Ave, #A
Portland, OR 97214

Thank you.

On April 6, 2016 at 12:45:41, BPS Comprehensive Plan Testimony (cputestimony@portlandoregon.gov) wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Thank you and best regards,

Nora Arevalo

Community Services Aide II

From: Alex Payne [mailto:al3x@al3x.net]
Sent: Wednesday, April 06, 2016 12:11 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; 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.

Sincerely,

Alex Payne

Portland Independent Chamber of Commerce

Arevalo, Nora

From: Jamal Qutub <nimpsy@gmail.com>
Sent: Wednesday, April 06, 2016 12:40 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

My address is

Jamal Qutub
7443 N Stockton Ave
Portland, OR 97203

:)

Jamal Qutub is
Creative Director at [Nimpsy Studio](#)
Senior Experience Designer at [Helios Interactive](#)
Adobe User Group Manager at [AEPDX](#)

On Wed, Apr 6, 2016 at 12:31 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Thank you and best regards,

Nora Arevalo

Community Services Aide II

From: Jamal Qutub [mailto:nimpsy@gmail.com]
Sent: Wednesday, April 06, 2016 11:48 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; 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.

Jamal Qutub is

Creative Director at Nimpsy Studio
Senior Experience Designer at Helios Interactive

Adobe User Group Manager at AEPDX

Arevalo, Nora

From: Noah Brimhall <nbrimhall@gmail.com>
Sent: Wednesday, April 06, 2016 12:33 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

Sure, here it is:

Noah Brimhall
6609 N Congress Ave
Portland, OR 97217

On Wed, Apr 6, 2016 at 12:29 PM BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Best regards,

Nora Arevalo

Community Services Aide II

From: Noah Brimhall [<mailto:nbrimhall@gmail.com>]
Sent: Wednesday, April 06, 2016 11:46 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; 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.

Regards,
Noah Brimhall

Arevalo, Nora

From: Sam Grover <samgrover@gmail.com>
Sent: Wednesday, April 06, 2016 12:27 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Data and Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

Sure. My address is:
2625 SE Hawthorne Blvd #323
Portland OR 97214

Thanks,
Sam

On Wednesday, April 6, 2016, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. Could you please send us your physical mailing address?

Thank you and best regards,

Nora Arevalo

Community Services Aide li

From: Sam Grover [mailto:samgrover@gmail.com]
Sent: Wednesday, April 06, 2016 11:19 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; 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.

Thanks,

Sam

Arevalo, Nora

From: Adrienne Leverette <ady@fatpencilstudio.com>
Sent: Wednesday, April 06, 2016 12:12 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: Completed

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.

--

Adrienne Leverette

503-358-1535

FAT PENCIL STUDIO

2505 SE 11th Ave #344
Portland, Oregon 97202
[website](#) : [blog](#) : [youtube](#)

Read the latest FPS News: [SceneViz 101](#)

Arevalo, Nora

From: jenka@resist.ca
Sent: Wednesday, April 06, 2016 12:10 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Restore the Open Data amendment to the Comprehensive Plan!

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners,

Why was the Open Data Amendment removed from the Comprehensive Plan last week??

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
Jenka Soderberg

ps - If you need more info, this is a very good article:

https://medium.com/@cat_nikolovski/why-portland-needs-open-data-8267dac0d789#.38yza27u1

Arevalo, Nora

From: Jay Raskin, AIA <jay@jayraskinarchitect.com>
Sent: Wednesday, April 06, 2016 12:03 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: Completed

Dear Commissioners,

I am very supportive of keeping the open data proposal for Policy 2.11 intact. I would like to share one example of how this benefits the City of Portland and its citizens. As one of the originators of the Oregon Resilience Plan, providing citizens with an understanding of the level of risk and resilience was a major concern and the development of such a rating system became one of the ORP recommendations. Development of a rating system is a non-trivial problem, yet Hack Oregon, working with OPB and others were able to come up with an effective rating system with its development of Aftershock that is more useful than one I had originally envisioned.

By entering your address you can learn the level of shaking, the estimated recovery time to reconnect to basic services, and what you can do to prepare. The information used was gleaned from state agencies, but it is the type of information that the open data seeks to have make use of. It made use of "big data" and translated it into an understandable and useful format. It introduced transparency into emergency preparedness and resilience efforts. It is a tool that needs to be further developed any the inclusion of very valuable information both the City and State has developed for emergency planning, resilience, and climate change.

My mind was opened to how access to information can be transformed into incredible innovative and useful tools that increase public understanding of issues in direct ways.

Sincerely,

Jay Raskin, FAIA

Vice-Chair, Oregon Seismic Safety Policy Advisory Commission

Chair, NIST Community Resilience Panel

Jay Raskin Architect
2418 SW Troy Street
Portland, Oregon 97219
503.440.0436

Arevalo, Nora

From: Vidya Spandana <vid@neppalli.com>
Sent: Wednesday, April 06, 2016 11:58 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Re: Open Data and Economic Development are Indivisible.

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners,

I love this city of Portland would be proud to live in a city that supports equal access to information for everyone. Please keep the open data proposal for Policy 2.11 intact -- especially the language:

- *Publicized, accessible, and widely shared.*
- *Open by default, in the public domain, freely redistributable, and adhere to open standards. Exceptions may be made due to compelling concerns of privacy, security, liability or cost, and should only be granted in accordance with clearly defined criteria and oversight.*

I have spent most of my career working with data and government, I run a data science company to and in the past couple years I've worked closely with the White House' OSTP successfully fostering a spirit of innovation using federal government open data. I intimately understand the power that properly executed open data policy has on encouraging entrepreneurship, fueling economic growth and furthering the ideals of democracy that our nation is built upon.

Much of our city's data would be a great candidate for open data and is a public good. One that can be leveraged by citizens to improve their local communities, to start businesses, and to elevate the quality of life for all Portlanders.

I urge you to maintain the "openness" of the open data proposal -- as a commitment to the future innovation and economic development potential for the Portland Metro. I fully understand the concerns regarding risk, inappropriate exposure to public scrutiny, and other possible reservations and I want to assure you that many of these concerns have tried and tested solutions that are in place in cities and agencies around the country. I'd like to point you to the precedent that DARPA has set -- as the research arm of the US Military, their concerns around security and public scrutiny are heightened -- and their open data/source catalog. If they can make it work, I am sure the City of Portland can too.

If I can help the discussion in any way or provide answers on the impact, risk, and opportunities around the open data -- please do not hesitate to reach out -- I'd love to help

Warmly,
Vidya Spandana
810 SE Division St. #404
Portland, OR 97202



Arevalo, Nora

From: Catherine Nikolovski <catherine@hackoregon.org>
Sent: Wednesday, April 06, 2016 11:33 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

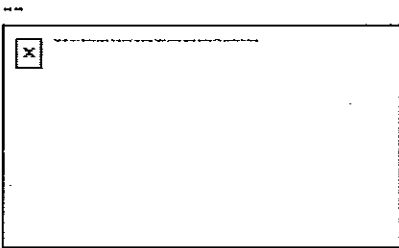
Dear Commissioners,

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.

Best,

Catherine Nikolovski
Why Portland Needs Open Data.



Catherine Cameron Nikolovski
Executive Director
Hack Oregon
c 503 407 2963

(Typed on ipad, please excuse spelling errors!)

Arevalo, Nora

From: Stephanie Singer <sfsinger@campaignscientific.com>
Sent: Wednesday, April 06, 2016 11:33 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Policy 2.11 Open Data

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners and Mayors,

As a new resident of Portland — I moved here from Philadelphia, PA a few months ago — I am struck by how much we benefit from the thoughtfulness and good planning of previous leaders. At the same time, I am surprised to see how far behind Portland lags in terms of easy citizen access to public data — access that has led, over and over, in many cities, to government efficiency through citizen involvement. I hope to live happily in Portland for many years to come. I know that if the open data proposal for Policy 2.11 is intact, Portland government will serve its citizens better, and vice versa.

Please keep the open data proposal for Policy 2.11 intact.

Sincerely,

Stephanie Singer
Data Strategist
4045 N. Commercial Avenue
Portland, OR 97227
267-414-3119
@sfsinger

Arevalo, Nora

From: Bryan Lehrer <bryan@resilience-exchange.org>
Sent: Wednesday, April 06, 2016 11:20 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; catherine@hackoregon.org
Subject: Re: Open Data Please

Follow Up Flag: Follow up
Flag Status: Completed

Take two, this time with mailing address.

"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."

As an attempt to not just regurgitate, in addition to this, i'll include a personal anecdote. I moved to Portland last year because even though I was on the other side of the country, I still saw how the city valued the importance of transparency and data. Now, I work for one of the many tech companies in Portland that are built upon this same premise, and who chose Portland as a place of business because of the rich community of others who feel the same way. Please consider this proposal as I truly feel that it represents the people you govern (serve).

Thanks for all your hard work!

Bryan Lehrer
818 SE 47th Ave.
Portland, OR 97215

On Wed, Apr 6, 2016 at 11:17 AM, Bryan Lehrer <bryan@resilience-exchange.org> wrote:
"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."

As an attempt to not just regurgitate, in addition to this, i'll include a personal anecdote. I moved to Portland last year because even though I was on the other side of the country, I still saw how the city valued the importance of transparency and data. Now, I work for one of the many tech companies in Portland that are built upon this same premise, and who chose Portland as a place of business because of the rich community of others who feel the same way. Please consider this proposal as I truly feel that it represents the people you govern (serve).

Thanks for all your hard work!
Bryan Lehrer

Arevalo, Nora

From: Planning and Sustainability Commission
Sent: Wednesday, April 06, 2016 11:10 AM
To: Boschetti, Tabitha; BPS Comprehensive Plan Testimony
Subject: FW: 148th apartment proposal

Follow Up Flag: Follow up
Flag Status: Completed

I think this is both for Res-OS and Comp Plan testimony...

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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: joanne cicrich [mailto:jjcicrich@yahoo.com]
Sent: Wednesday, April 06, 2016 10:59 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: 148th apartment proposal

I have lived in Argay Terrace since 2001, I moved here to get away from the kids and crime in Laurelhurst neighborhood as the old people were dying and young families were moving into the large homes. I moved to Argay as it was a closed neighborhood as the streets don't go through and there are no stores or businesses in here. Traffic in is only the people who live here and their visitors. Crime has increased greatly. Theft from cars, homes, gardens. You should not put an apartment complex at K-Mart property with 300 apartments and then build more apartments on ne 148th. Both Argay Terrace and Summerplace are single family home neighborhoods. If people on ne 148th want to go north, they can go down to Sandy blvd. or else go up to Halsey. You can catch the I 205 north or south or else the 84 west from there. People will drive Rose Parkway or Fremont like the freeway if you open up our streets. Sincerely joanne cicrich

12707 N.E. Rose Parkway
Portland, Oregon 97230

Arevalo, Nora

From: David Garber <davidgarber@gmail.com>
Sent: Wednesday, April 06, 2016 11:09 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

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,

David Garber

Arevalo, Nora

From: Mara Zepeda <mara@switchboardhq.com>
Sent: Wednesday, April 06, 2016 11:06 AM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Catherine Nikolovski
Subject: Data and Development are Indivisible

Follow Up Flag: Follow up
Flag Status: Completed

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.

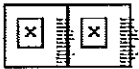
(This is PICOC's April call-to-action for our members, which you can find [here](#).)

Please keep the open data proposal for Policy 2.11 intact.

Thanks!

Mara

Co-Founder & CEO, [Switchboard](#)
mara@switchboardhq.com | 617-459-5617
[@switchboardhq](#) | [@marazepeda](#)
<https://www.linkedin.com/in/marazepeda>



Arevalo, Nora

From: Kiel Johnson <kielij@gmail.com>
Sent: Wednesday, April 06, 2016 11:00 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: Completed

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,

Kiel Johnson
1509 NE 10th ave
Portland OR 97232

Arevalo, Nora

From: Jack Hopkins <Jack@nwmed.com>
Sent: Wednesday, April 06, 2016 10:39 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony
Attachments: Scan0017.pdf

Follow Up Flag: Follow up
Flag Status: Completed

I am in favor of the Draft Comprehensive Plan Draft without Amendment #S20.
Please consider my thoughts on the following page.

Thank you,

Jack Hopkins
1010 SE Stark St.
Portland, OR 97214
503.887.4000

Disclaimer: This Electronic Transmission (E-Mail) may contain customer Protected Health Information. If you are not the intended recipient, nor the agent responsible for the delivery to the intended recipient, please contact the sender and then delete this message. You are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Electronic mail may be altered or corrupted during transmission and should not be relied upon as a document bearing an original signature or seal. Thank you. Northwest Medical, Inc.

4/6/2016

Dear Portland City Council,

I want to testify as to my opinion regarding my property at 1808 SE Belmont St. in Portland Oregon.

In regards to the Recommended Draft 2035 Comprehensive Plan, my property was proposed with the Mixed Use-Urban Center designation compared to the existing designation and zoning of Attached Residential and Residential 2,500 (R2.5) respectively. When I first heard about this last year I thought that it was a great idea for our neighborhood.

My building has approximately 5000 square feet of existing nonconforming office (or commercial?) space and 20 off-street parking spots. I have been looking forward to investing approximately \$70,000.00 to upgrade and remodel the property. It now seems to me that some people or factions in the neighborhood want to keep the area looking like it does now, on the south side of Belmont. On the north side of Belmont are commercial or industrial buildings that are clean and well kept, such as the ones at: 1875 SE Belmont with a nonconforming parking lot; the Century Link building at 1733 SE Belmont; 835 SE 17th Avenue and 824 SE 16th Avenue.

I am not as proud of my building as I would like to be, but it would not make economic sense to invest in that neighborhood without the opportunity to attract First-class tenants. I talk often to people that want to move from the west side to the central eastside and would appreciate the benefits, less congestion, more parking and little slower pace.

There is also an economic opportunity for the people who own restaurants, beauty shops, dry cleaners, and other small businesses in the Buckman neighborhood. 15 or 20 employees, maybe a few clients, would spend money in their business neighborhood. The central eastside is a warm and cozy, green place. Let's all spend some money making it more beautiful and welcoming. I think that a Comprehensive plan designation of "Mixed Use Urban Center" and a zoning like "Commercial Mixed 2" would be the next right thing to do.

Jack Hopkins
1010 SE Stark St.
Portland, Oregon 97214
503.887.4000

P.S.

PLEASE DO NOT PASS
AMENDMENT # 20

JMK

2035 Comprehensive Plan – Council Amendments

Mixed Use Amendments

The following Southeast Portland amendments involve mixed use areas.

Amendment #S8	Location: Portland Nursery, 5050 SE Stark	Related testimony (for or against): Portland Nursery, Mt. Tabor NA
	R233571, R233572, R233569, R233557, R233558, R233560, R233568	
	Requested by: Saltzman	Service Considerations: None
	Change: From split Single-Dwelling 2,500/Mixed Use Dispersed to all Mixed Use - Dispersed	BPS Recommendation: No Change. Staff recommends instead allowing Nursery operations as a Conditional Use in residential zones.
Amendment #N15	Location: 822 SE 15th	Related testimony (for or against): Property owner, Buckman NA, various individuals
	R150663	
	Requested by: Novick	Service Considerations: None
	Change: From Multi-Dwelling 1,000 to Mixed Use - Urban Center.	BPS Recommendation: No change. Support PSC recommendation. A designation change does not provide certainty about preservation.
Amendment #S20	Location: SE Belmont/Morrison between 16 th and 19th	Related testimony (for or against): Buckman NA
	Requested by: Saltzman, Novick	Service Considerations: None
	Change: Remove recommended Mixed Use (Change #62) and restore Multi-Dwelling 1,000 and Single-Dwelling 2,500, in response to Buckman neighborhood testimony.	BPS Recommendation: No change. The properties in question are occupied by commercial uses.
Amendment #M22	Location: 1421 SE Stark	Related testimony (for or against): Property owner, Buckman NA
	R124418	
	Requested by: Mayor	Service Considerations: None
	Change: Change to Mixed Use - Urban Center to match abutting lot in same ownership (from Multi-Dwelling 1,000).	BPS Recommendation: Support

Arevalo, Nora

From: Charles Iragui <charles.iragui@gmail.com>
Sent: Wednesday, April 06, 2016 9:21 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony: SE Sherrett St

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I live at 7005 SE 21st Ave in Sellwood (P OR 97202) but my mom, Ellen Lowe, lives in the Brookdale Sellwood at 8517 SE 17th Ave (P OR 97202), which is located on the block between Clatsop and Sherrett.

I am writing just to let you know that the dining room for the residents of this assisted living facility faces out toward Sherrett. Currently, the residents see a wonderful Sellwood residential view, giving them a sense of community and participation, as well as a chance to see children and families walk by. It means a lot! So I hope the residents will not lose this with the plans that go forward.

Thanks for your time!

Best,

Charles Iragui
917-215-1262

“The Peckerhead Responds”
Presentation on Eastmoreland’s R7 Request
Portland City Council

April 6, 2016

Robert McCullough

Good morning. I am speaking to you on behalf of Eastmoreland – also known as the “peckerheads”. I will not be dwelling on the insult – I have been called worse. Our land use lawyer has advised me that I simply misunderstood the law requiring “meaningful public involvement” – it apparently means “mean public involvement”. Slide 1.

I am addressing amendment M74 to the comprehensive plan.

In 2013, Eastmoreland copied the Reed neighborhood (our neighbors) in asking for an R7 zone. Our detailed studies showed that the two neighborhoods shared the same characteristics. The planning bureau agreed in writing in 2014.

In 2015, the planning bureau changed their mind. We filed over a hundred pages of professional studies. Only one short letter was filed in opposition. We were ambushed before the planning commission, our studies not mentioned, and we were not able to speak at that time.

Virtually every similar request was granted. Ours was not.

There are no records of the reversal. No emails, no memos, no studies, no agendas. We are told that they never existed. After a year of investigation, we have found one email that states “Our methodology is different than theirs -- in large part because our desired objectives are different.” Slide 2

We know that the objective did not involve density since the bureau’s report indicated that approving R7 does not change density. Slide 3.

We do know that family income was important. Land use does not involve family income. However, the bureau conducted an amateurish study of family incomes. The why is unknown, but the objective was apparently to identify high income west hills neighborhoods for approval of R7. Reed neighborhood's R7 was also approved apparently because the bureau mistakenly thought that they were the poorest neighborhood in southeast Portland. Slide 4.

We are not alone in this. The bureau's own poll shows that their beliefs are not shared by Portland voters. Slide 5. The failure of the bureau to provide meaningful public involvement is also widespread. Slide 6.

My request is that you be guided by the facts and not a mysterious desire to punish one neighborhood.

Slide 1:

From: Zehrdar, Joe
To: EPS Leadership Team
Subject: Ford King pics
Date: Monday, June 01, 2015 6:07:41 PM
Attachments: image.jpeg
image.jpeg
image.jpeg

The king of the Netherlands asks "why, oh why, would one down zone Eastmoreland?"

Jon Fink says "Dunno, ask the peckerhead", pointing to me.

I lean forward and say "cuz".

He says.... FILL IN THE BLANK _____.

Amsterdam 2016, gotta go!

Slide 2:

From: Stein, Deborah
To: Zehnder, Joe; Anderson, Susan; Engstrom, Eric (Planning)
Cc: Stockton, Marty; Wright, Sara
Subject: FW: ENA Testimony Ignored
Date: Thursday, March 5, 2015 5:39:34 PM

I'll draft a reply tomorrow (and run it by you first, if you want). I'm going to assert that the PSC has the benefit of reviewing Eastmoreland's testimony directly; it's not necessary to incorporate it into our report (and, of course, we received their most recent testimony after our report was published). Our methodology is different than theirs -- in large part because our desired objectives are different. I can highlight these differences for the PSC at the work session on Tuesday. Postponing the discussion isn't a good plan, because it's quite possible that the PSC might want to digest the information, ask a lot of questions, and then follow up at a subsequent session (March 24 or April 14). If we postpone, we have less time available for any follow up.

This is all complicated stuff and we made a conscious attempt to simplify our staff report so it's digestible. We didn't attempt to incorporate all of the background work we did in order to arrive at our recommendations, but we certainly can share this with the PSC.

Any other points I should make?

Slide 3:

	Vacant/ Under- utilized Land (acres)	Res. Capacity of Existing Plan	Res. Capacity of Proposed Plan	Capacity Change	Growth Allocation Change
Eastmoreland R5 to R7	2	5	5	0	14
Reed R5 to R7	3	23	8	-15	2
Mt. Scott-Arleta and Brentwood- Darlington R2.5 to R5	11	155	21	-134	-112
Brentwood-Darlington R5 to R7	19	103	25	-78	-60
David Douglas R5 to R7	278	284	129	-155	-164
South of Lents	29	152	55	-97	-44
Wilkes R3 and R5 to R7	358	535	162	-373	-118
Portsmouth R5 to R7	0	0	0	0	0
TOTAL	700	1257	405	-852	-482

Residential Densities, February 25, 2015, page 19.

Slide 4:

SE		
Eastmoreland	\$	115,197
Brentwood-Darlington	\$	48,239
Mt Scott-Arleta	\$	50,646
SMILE	\$	57,980
Ardenwald (Mult. Co only)	\$	58,000
Reed	\$	43,970
Woodstock	\$	62,084
NE		
Eliot	\$	52,329
West		
Arnold Creek	\$	128,676
Sylvan Highlands	\$	104,532
SWHRL	\$	149,214
Ashcreek	\$	81,798
Bridlemile	\$	86,587
Hillsdale	\$	76,027
Markam	\$	103,477
Marshall Park	\$	102,283

Excerpt from spreadsheet attached to email:

From: [Boschetti, Tabitha](#)
To: [Stein, Deborah](#)
Cc: [Scarzello, Christina](#); [Stark, Nan](#); [Stockton, Marty](#); [Lum, Leslie](#); [Frederiksen, Joan](#)
Subject: Neighborhood Median Household Incomes for Down Designations
Date: Friday, February 20, 2015 1:30:11 PM
Attachments: [DownDesignationNeighborhoods_medianIncome.xlsx](#)

Attached. Sorry that took longer than expected—ONI has a lot of Census data summarized, but I wasn't seeing income anywhere.

Tabitha Boschetti | Comprehensive Plan Update – Helpline | 503-823-0195
Portland Bureau of Planning & Sustainability | 1900 SW 4th Ave. | Suite 7100 | Portland, OR 97201
tabitha.boschetti@portlandoregon.gov
www.portlandoregon.gov/bps

Slide 5:

Question 2: What potential aspects of residential infill development are of the most concern to you?

Respondents were asked to rank eight options. The results are presented in Figure 2.

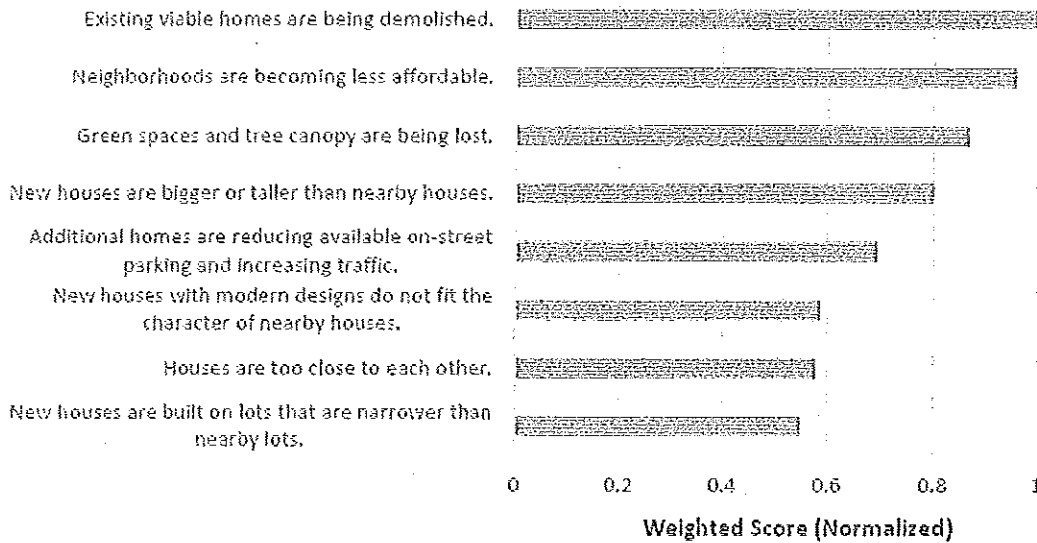


Figure 2. Ranking of aspects of most concern.

Residential Infill Project, Online Survey Summary Report, February 2016, Page 9

Slide 6:

Community input appears to have had little effect

- We found many instances in which community members and neighborhood and community organizations provided extensive and detailed input but did not see that their input had any effect on the final product.
- Neighborhood and community groups and community members often did not receive a formal acknowledgement that their input was received, and often received no feedback on what was done with their input.
- In some cases, more savvy neighborhood and community activists who really understood the system and had good inside relationships were able to move some of their priorities forward. However, community members, in general, appear to have had little effect on the outcomes.

Portland Neighborhood Coalition Directors and Chairs Group

Portland Comp Plan Update

COMMENTS REGARDING COMMUNITY ENGAGEMENT

12/10/15

TO: Portland City Council

FROM: Neighborhood Coalition Leaders and Staff

RE: COMMUNITY ENGAGEMENT IN THE COMP PLAN

Pages 1 and 2.

Arevalo, Nora

From: Holly Nelson <hollynelson3467@gmail.com>
Sent: Tuesday, April 05, 2016 3:56 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony - NE 122nd/Shaver, Rossi/Giusto and Garre properties. Amendment F72. Also the K-mart property, 12350 NE Sandy, Amendment S9.

Follow Up Flag: Follow up
Flag Status: Completed

I would like to go on record for supporting the Argay Terrace Neighborhood's position of keeping the commercial zoning along NE 122nd to its "existing depth" to match the development north and south of the area, but to down-zone the remaining Rossi/Giusto/Garre property to R5 Residential, 5000 sq ft per unit, to allow for single family homes. This is huge piece of property, 25 acres, with beautiful views of the mountain, and appreciated by all those who venture down NE 122nd Ave. Having it zoned for single family homes is in keeping with the original intent of the Argay Terrace founders. This is one of the few vacant parcels that could provide an upgrade to the adjacent neighborhoods-- as opposed to having another development occur full of apartments set up to accommodate masses of people. Mid-county is already dealing with issues that have escalated in the last 5-10 years. With the gentrification of closer in neighborhoods, there has been a steady migration of residents east, new apartments thrown up but with decreased services and support, decreased support from police, along with a reduction in grocery stores, an increase in vacant storefronts and overall increase in crime. Instead of just adding more apartments I would like to see a more thoughtful planning process to stabilize neighborhood liveability and to promote access to affordable homes.

As for the K-Mart site, there could be a formalized attempt to promote another grocery store at the Kmart site, such as a New Seasons or a Trader Joe's, as a means to give the neighborhood a jumpstart and promote positive growth.

Holly Nelson
1524 NE 129th PL
Portland OR 97230

Sent from my iPad



David Douglas School District

Learn · Grow · Thrive

Don Grotting, *Superintendent* | 11300 NE Halsey Street, Portland, Oregon 97220 | Phone 503-252-2900 | Fax 503-256-5218

April 5, 2016

Mayor Charlie Hales
City of Portland
1221 S.W. Fourth Ave.
Portland, Oregon 97204

Subject: Comprehensive Plan Update Testimony—Residential Densities and the David Douglas School District Deardorff Road Property

Dear Mayor Hales:

The purpose of this letter is to provide testimony regarding the City's Comprehensive Plan update and, more specifically, the proposed downzoning of property that the District owns at 7144 and 7010 S.E. Deardorff Road (the "Property"). We understand that the City is currently focused on a package of amendments to the draft Comprehensive Plan, but we just recently learned that the Property is the subject of a proposed downzoning and would like to take this opportunity to express our concern about and objection to that downzoning.

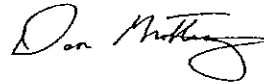
The Property is currently zoned R10, which allows 10,000-square-foot lots, an already very low residential density within the urban growth boundary. The proposal is to reduce the density further, by half, and rezone the Property to R20, which allows 20,000-square-foot lots. From our review of the relevant documents, the justification for the downzoning appears to be a desire to protect sensitive areas on the Property from development. The proposed downzoning is unnecessary to achieve that objective, because there are currently regulations in place on the Property that provide that protection.

The Property is currently subject to the City's environmental overlays, and portions of the Property contain either a "c" conservation or a "p" preservation overlay. Those environmental overlays restrict development in the Property's sensitive areas. The City's code also restricts development on the sloped areas, pursuant to the Johnson Creek Basin Plan District. The plan district regulations contain more restrictive tree removal and impervious surface standards than would otherwise apply. They also further reduce density transfers from sloped areas so that allowed density is reduced, in some cases quite dramatically. For example, on land with a slope of 30 percent or greater, only one-fourth of the maximum density in the base zone may be transferred to buildable areas. The upshot of all of these in-place development restrictions is that development will be able to occur only on certain areas of the Property that do not contain any sensitive or sloped areas, and the density that is allowed in the developable area has already been reduced.

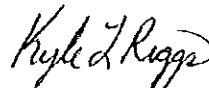
It is not clear, then, how artificially restricting development further on the Property achieves any of the purposes set forth in the February 25, 2014, Residential Densities memo. The features that need to be protected on the Property are already being protected through the environmental overlays and the Johnson Creek Basin Plan District. Further, the very low-density zoning of R-10 is also protective of the sensitive portions of the property. To cut the allowed density in half again seems punitive and unnecessary—especially given the acute need for housing in the Portland Metro area.

For all of the above-stated reasons, we request that the City leave the current R-10 zoning of the Property in place and not reduce the ability of the Property to support appropriate development even further. Thank you for your consideration in this matter. We appreciate this opportunity to submit these comments.

Sincerely,



Don Grotting
Superintendent



Kyle Riggs
Board Chair

cc: City Commissioners
Director, Planning & Sustainability

Arevalo, Nora

From: Marilyn Jackson <mjjack@comcast.net>
Sent: Monday, April 04, 2016 12:37 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Cc: BPS Comprehensive Plan Testimony
Subject: [User Approved] Comments in favor of R7 zone change for Eastmoreland

Follow Up Flag: Follow up
Flag Status: Completed

Mayor Hales;
Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish:

We bought our modest Eastmoreland home (yes, there are many of them) 45 years ago. We were not then, nor are we now--as "the Oregonian" repeatedly refers to all of us--affluent. We have always appreciated the the space and trees and openness of our area but don't want to preserve it at the expense of livability and affordability in other Portland neighborhoods.

However, in NO way can we understand how demolishing existing homes here, often also modest but certainly still livable, and replacing them with suburban- style giants priced not uncommonly above a million dollars, is a benefit to other Portlanders. We simply end up with huge single family houses blocking sun and with little outdoor space. The increased density is in size only; the benefits are for developers and the affordability for the "affluent." And this doesn't even take into account the continual disruption, waste, noise, and wear and tear on already deteriorating neighborhood streets bearing countless dump truck loads of debris. To repeat this on ever smaller lots allowed by variances to R5 zoning is boggling.

So we ask all of you on Portland's City Council to adopt the R7 zoning amendment to the comprehensive plan for Eastmoreland. And further, we hope the BPS will refrain from snide remarks about "peckerwoods" (really?) and consider instead the woodpeckers and the trees that nourish us all. Isn't this what livability and sustainability are about? Let's plan for that.

Thank you,
Glen and Marilyn Jackson
7345 SE 32nd Ave.
Portland, OR 97202

Arevalo, Nora

From: Jessica Park <bodhicitta0@yahoo.com>
Sent: Monday, April 04, 2016 7:13 PM
To: BPS Comprehensive Plan Testimony; Grumm, Matt
Subject: Zoning change

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern,

I oppose the proposal to change the zoning along N Fremont to Commercial from R1 (residential medium density to CM2 (mixed use commercial). This neighborhood is fast losing its history. I live here and would like to see the old homes here protected, not knocked down for another huge commercial building. I am still reeling from all the changes on Vancouver and Williams Ave.

Please reconsider this proposal. I am certain the majority of the Boise neighborhood does not support this.

Thank you for your consideration.

Jessica Park
4134 N Borthwick Ave
Portland, OR 97217

Arevalo, Nora

From: HUFFMAN2824 <huffman2824@comcast.net>
Sent: Monday, April 04, 2016 3:01 PM
To: BPS Comprehensive Plan Testimony
Cc: awilliams222@outlook.com
Subject: Fwd: Testimony to email on the Zoning Change

Follow Up Flag: Follow up
Flag Status: Completed

PLEASE SEE BELOW

PLEASE review this zoning change:

Re: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already mixed zoning with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable

housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT (vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

THANK YOU

Juanita Huffman

5424 SE Henry ST

Portland,Ore 97206

Arevalo, Nora

From: Gretchen Marble <ghm101010@hotmail.com>
Sent: Monday, April 04, 2016 10:08 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony - Amendment 35 Brummell

Follow Up Flag: Follow up
Flag Status: Completed

Greetings Honorable Mayor and City Commissioners,

I am a homeowner at 1745 SE Sherrett St in Sellwood and am directly impacted by the proposed changes being requested in Amendment 35 being brought by Brummell Enterprises regarding Zoning changes from residential to commercial on 17th St and the surrounding area.

I strongly OPPOSE these changes.

LIFESTYLE QUALITY ISSUES WOULD BE DESTROYED.

1. New multi story buildings are already taking away the sun from residential homes and backyards that rely on the sun for indoor natural light, gardens and solar energy.

2. The historic nature of Sellwood older homes would be gone forever as new construction destroys the very character and uniqueness of what makes Portland's neighborhoods charming and livable.

3. Light and fresh Air and the beautiful blue sky will all be compromised so that Brummell Enterprises can make more money to the detriment of the neighborhood. This is about short term commercial gain versus building a long term beautiful environment that enhances the existing qualities that we value in our neighborhood and city.

I strongly OPPOSE these changes additionally for the following reasons:

1. This is a residential area and the character and ambience of the neighborhood would be irreversibly changed to a commercial retail area when nearby existing commercial retail storefronts remain empty and/or turnover frequently due to lack of business, traffic and impossible parking situations. I oppose more empty retail space.

2. Sherrett is a narrow street that already requires one car to stop and wait for the other to pass when two opposing cars are on the street at the same time. As a homeowner, I oppose more congestion on Sherrett than we are already dealing with. Just ask Heiberg Garbage and delivery trucks how congested it is.

3. The Sellwood Middle School is 1 block from my house and school children are walking and riding their bikes from all different directions to get to school. Creating a more congested area with many blind spots on a busy main thoroughfare when crossing 17th street will increase safety issues for pedestrians and bikers. As it is now, I often see drivers take chances when pulling out of side streets onto 17th St because it is so difficult to get out of the feeder streets.

4. Currently there is an apartment building being constructed at the corner of 17th St and Umatilla which will exacerbate local parking which is already compromised due to multi dwelling construction that provides no onsite parking, forcing street parking and more congestion and blind spots. Tacoma is a prime example. (

5. Currently on 17th St when you are driving behind a Trimet bus, the entire line of traffic behind the bus is forced to stop as there is not room to pass. This, in conjunction with 17th St already being a major feeder road to the Sellwood Bridge and the increased traffic that the new bridge has attracted, means that our neighborhood already is beyond vehicle capacity for a safe and livable environment.

6. The current intersection of 17th St and Tacoma has already been designated as an historic node and gateway to the south side of the Sellwood-Moreland neighborhood, accessible from both McLoughlin Blvd and the Sellwood Bridge. Brummell's suggestion to make 17th St and Sherrett another gateway is unnecessary and makes no sense as the local access roads to 17th St are all residential.

I strongly OPPOSE the Amendment 35 Zoning changes that have been requested by Brummell Enterprises, an Alaska company. Instead, I encourage responsible and reasonable development that takes into consideration the existing nature of Sellwood and encompasses those qualities in the long term planning for the future.

Sincerely,
Gretchen Marble, Homeowner
1745 SE Sherrett St
Portland, OR 97202
541-610-8205 (

Received
APR 11 2016

OFFICE OF THE PRESIDENT
Debra A Derr, Ed.D.
President
503-491-7211
Debra.Derr@mhcc.edu

April 4, 2016

Mayor Charlie Hales
City Hall
1221 SW 4th Ave
Portland, OR 97204
Cc: City Council Clerk Office

RE: Comprehensive Plan Testimony

Dear Mayor Hales;

Mt. Hood Community College is preparing for a bond in May. This is an important step toward providing state-of-the-art facilities that support the programs for workforce development and community engagement. Our bond planning has placed a high priority on the site known as the Maywood Campus on NE 102 and Prescott. The College has ownership of three the out of the four corners on that busy intersection. The diagram below illustrates the site which is in part incorporated in the City of Portland.



Specifically, the SE corner of the intersection adjacent to Prescott Elementary School is currently a paved parking lot. The College is planning on constructing a new building on that site which will help to shape the community and provide opportunities for the residents in the neighborhood. The new building will serve as a one stop campus for students around the Parkrose area, expand programming for high-tech and skilled career fields enabling students to receive the technical training they need to serve the workforce needs of the metro area.



MT. HOOD
COMMUNITY COLLEGE

26000 SE STARK STREET
GRESHAM, OR 97030

OFFICE OF THE PRESIDENT

PORTLAND
OR 9720
06 APR 2015
PM 5:1

Mayor Charlie Hales
City Hall
1221 SW 4th Ave
Portland, OR 97204

neopostSM FIRST-CLASS MAIL
04/06/2016
US POSTAGE \$000.48⁵
ZIP 97030
041M12250199

97204190021



Arevalo, Nora

From: Hearn, Pamela <Pamela.Hearn@providence.org>
Sent: Sunday, April 03, 2016 8:21 PM
To: Planning and Sustainability Commission; BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Novick
Cc: awilliams222@outlook.com
Subject: RE: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

Follow Up Flag: Follow up
Flag Status: Completed

Please note: I am visually impaired and my daughter assisted in the processing of this request, but I am the author of this request.

Thank you,

Pamela Hearn
5407 SE Henry ST
Portland, OR 97206
Phone: 503-7715629

From: Hearn, Pamela
Sent: Sunday, April 03, 2016 8:19 PM
To: 'psc@portlandoregon.gov'; 'cputestimony@portlandoregon.gov'; 'mayorcharliehales@portlandoregon.gov'; 'nick@portlandoregon.gov'; 'amanda@portlandoregon.gov'; 'dan@portlandoregon.gov'; 'novick@portlandoregon.gov'
Cc: 'awilliams222@outlook.com'
Subject: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

Greetings fellow Oregonians,

You're time and attention in this matter is greatly appreciated.

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already a mixed zoning area with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93,

M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration.

Take public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

Questions? Please feel free to reach out to me at any time, I'm only a call or a few clicks away!

Thank you, and have a wonderful day!

Warm Regards,

Jessica

Jessica Hearn, CCRP
5407 SE Henry ST
Portland, OR 97206
mobile: +1-971-645-2734

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Arevalo, Nora

From: Joshua Hearn <hearnje25@gmail.com>
Sent: Sunday, April 03, 2016 8:16 PM
To: BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Novick; Planning and Sustainability Commission
Cc: awilliams222@outlook.com
Subject: Fwd:

Follow Up Flag: Follow up
Flag Status: Completed

Subject: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

Greetings fellow Oregonians,

You're time and attention in this matter is greatly appreciated.

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already a mixed zoning area with high density, and 2) public safety demands

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC

503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

Thank you,

Joshua Hearn

5407 SE Henry ST
Portland, OR 97206
mobile: 971-645-2797

Arevalo, Nora

From: Hearn, Jessica <HearnJessica@prahs.com>
Sent: Sunday, April 03, 2016 7:49 PM
To: Planning and Sustainability Commission; BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Novick
Cc: Arlene Williams (awilliams222@outlook.com)
Subject: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

Follow Up Flag: Follow up
Flag Status: Completed

Greetings fellow Oregonians,

You're time and attention in this matter is greatly appreciated.

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already a mixed zoning area with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

Questions? Please feel free to reach out to me at any time, I'm only a call or a few clicks away!

Thank you, and have a wonderful day!

Warm Regards,

Jessica

Jessica Hearn, CCRP
5407 SE Henry ST
Portland, OR 97206
mobile: +1-971-645-2734

Arevalo, Nora

From: David Melville <melvilledavid@yahoo.com>
Sent: Sunday, April 03, 2016 3:50 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

From:
David Melville
3116 S.E. Clinton Str.
Portland, OR 97202

I am one of the homeowners who has been directly adversely affected by the demolition of the Richmond neighborhood.

My neighbor had lived in his house for 40 years. He lived there with others from his church. When he died a little over a year ago, someone else convinced my neighbor's sister, who had inherited the place, to sell him the house under the auspices that he wanted to move in with his family and fix it up himself. With those assurances, she let him have the house without it ever going on the market. Within a few weeks, what had happened to the house? The property was in the hands of a developer. I'll let you connect the dots.

The developer then proceeded to have single lot, where a modest house had been on a modest amount of space, subdivided into two lots. The developer lied to me about his knowledge of the architectural plans' dimensions to keep me from protesting his demolition of the prior house in the allowed time. The prior house is now gone, and two gigantic houses are being built on a lot which had previously held one house. There is barely any greenery left.

The lie about the houses' dimensions had a severe impact on me. The developer tore down the front hill slope. He then built one of the houses out about *20 feet in front of the footprint of the prior house*. One of these new houses **now sits 20 feet in front of my house** towards Clinton street.

It is a sunny day today, and I do not even get sunlight on most of my front porch now, because these structures are so big. I have lived in my house 10 years, and now a place in which I have invested a substantial portion of my life savings is severely compromised as a result of developer greed and thoughtless city planning. Portland is being demolished. The quality of life of long-term citizens is being diminished so that a developer can put a few more bucks in his pocket. These are not even apartments, where several people might live. These are McMansions where only a few will live. A tremendous amount of natural resources is being used and carbons but in the air.

Steve Novick's plan would result is far more of this crowding with very little actual net gain and tremendous environmental impact. The idea that this is a liberal undertaking is a farce. It's about developers' greed. We don't need more Salt and Straws. We don't need more BMWs on division. We needed to keep in tact the places where REAL people can afford to live. Not tear them down for more McMansions.

Stop demolishing Portland. What we love and care about this great city is disappearing overnight. Real people are being affected, and developers are lying to us so that they can tear down as much of our cherished landscape as they possibly can without regard to anyone else.

I hope you have the will to stand up and say no to senseless development.

David Melville

Arevalo, Nora

From: amycm1983@gmail.com
Sent: Sunday, April 03, 2016 10:03 AM
To: BPS Comprehensive Plan Testimony
Cc: Arlene Williams
Subject: Zoning

Follow Up Flag: Follow up
Flag Status: Completed

Re: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already mixed zoning with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking such as driveways when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the

fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

Amy Miller
5312 SE Henry St
Portland, Oregon

Sent from my iPhone

Arevalo, Nora

From: Odessa <susan@odessaportland.com>
Sent: Sunday, April 03, 2016 9:05 AM
To: BPS Comprehensive Plan Testimony
Subject: feedback

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am opposed to the density and zone changes in Portland's beautiful zone 5 neighborhoods. This is not the place to promote urban density. It's destroying property values and character and liveability in these neighborhoods, particularly in SOUTH EAST PORTLAND. Lot splitting should not be allowed!

More thought should also be directed to the scale of these new houses and apartment buildings. SE Portland streets are already very narrow, thus we need more set backs on the developed lots and need to uphold the current set backs in zone 5 to preserve the appeal and character and liveability.

Sincerely,

Susan Tompkins
1030 SE 69th Ave.
Portland, OR
7215

Arevalo, Nora

From: Rick Weigel <multnomah1234@gmail.com>
Sent: Friday, April 01, 2016 1:55 PM
To: Commissioner Fish; Commissioner Novick; Commissioner Fritz; Hales, Mayor; Council Clerk – Testimony
Subject: Broadmoor Golf Course

I'm writing to let you know that I want wildlife habitat at Broadmoor Golf Course to be continued to be protected as open space. Over the past 10 years, I've watched as a huge proportion of the land around the Columbia Slough has been converted to industrial use, and I don't like it. We need to preserve the remaining wildlife habitat that we still have.

Thanks,

Rick Weigel
Portland, OR

Arevalo, Nora

From: Melissa O'Connell <MO'Connell@tecequipment.com>
Sent: Friday, April 01, 2016 1:37 PM
To: Grumm, Matt; Elmore-Trummer, Camille; boisena@gmail.com; stephendgomez@gmail.com; Stark, Nan; BPS Comprehensive Plan Testimony; boiselanduse@gmail.com
Subject: 3428 N Commercial Ave 97227 and proposed change from R1 zoning to Mixed Use Urban

Follow Up Flag: Follow up
Flag Status: Completed

I am also writing in strong opposition to the Gebrehiwot petition titled "Petition to Change Zoning on NE Fremont from North Mississippi Street to North Vancouver Avenue."

I own the home at 3428 N Commercial Ave 9722. Our property would be rezoned under the petition, along with the three properties directly adjoining our property.

I was not contacted by Mr. Gebrehiwot; he did not approach me about his idea nor ask me if I wished to sign the petition. Despite what city officials may have been led to believe--this is not a petition supported by the neighborhood. Most of the signatures on the petition are from people who rent and thus are transient to the area or are from people that don't even live in the neighborhood. In fact, our first notice, as the case with other neighbors with whom we have discussed, was the mid-March notice from the city titled "Notice of Proposed Comprehensive Plan Map Change that May Affect the Permissible Uses of Your Property and Other Properties."

Below, I make two preliminary points in opposition to the proposed amendment..

First, this is not a petition supported by the majority of the people in the rezoned area. As a first step, the city should have confirmed the names and addresses of the persons signing the petition and determined whether this, in fact, represented a significant group of property owners directly affected by the proposed rezoning. Had this minimal level of due diligence been performed, the petition would have been summarily rejected.

Second, this is not a petition supported by the appropriate studies, evidence, and information. As residents, we observe the daily flow of traffic and other activity along this stretch and we do not believe that the corridor has sufficient capacity to sustain the sort of development that would follow the rezoning. I believe it is incumbent upon the city to comprehensively and formally address this list of issues:

1. Does pedestrian, bicycle, and vehicle traffic modeling support this change?
2. Do studies support the commercial viability of businesses on this stretch?
3. How will this development interact with the traffic and population changes associated with the developing Vancouver-Williams corridor over the next 20 years?
4. How will this affect traffic flow during normal hours and rush hours?
5. Is there room on Fremont St to safely accommodate bidirectional bus service, on-street parking, and bicycle traffic? Will the bus route be re-routed so that there is room on the street to accommodate on-street parking on Fremont to support these businesses?
6. Commercial mixed use the best use for accommodating the city's desired level of density or, would a form of residential zoning better serve density objectives and be a better use, given the location, proximity to a K-8 school, and other characteristics of the neighborhood?

7. How will this impact the Boise-Elliot K-8 school that is located along this stretch? How will it impact the daily walk-to-school route of children, and the flow of parent drop-off and pick-up? What sort of businesses might develop adjacent to the elementary and middle school?

Thank you for taking the time to consider my comments. I look forward to further discussing this at the upcoming public hearings.

Regards,
Melissa O'Connell
Owner of 3428 N Commercial Ave, 97227

Arevalo, Nora

From: Ruthie Harper <ruthieharper@gmail.com>
Sent: Friday, April 01, 2016 11:25 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony - 3427 N Gantenbein and proposed change from R1 zoning to Mixed Use Urban

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in strong opposition to the Gebrehiwot petition titled "Petition to Change Zoning on NE Fremont from North Mississippi Street to North Vancouver Avenue."

My husband and I own a home at 3427 N Gantenbein Ave. Our property would be rezoned under the petition, along with the three properties directly adjoining our property.

We were not contacted by Mr. Gebrehiwot; he did not approach us about his idea nor ask us if we wished to sign the petition. Despite what city officials may have been led to believe--this is not a petition supported by the neighborhood. In fact, our first notice, as the case with other neighbors with whom we have discussed, was the mid-March notice from the city titled "Notice of Proposed Comprehensive Plan Map Change that May Affect the Permissible Uses of Your Property and Other Properties."

Below, I make two preliminary points in opposition to the proposed amendment. My husband and I intend to submit additional comments ahead of the April 14 and April 20 public hearings.

First, this is not a petition supported by the majority of the people in the rezoned area. As a first step, the city should have confirmed the names and addresses of the persons signing the petition and determined whether this, in fact, represented a significant group of property owners directly affected by the proposed rezoning. Had this minimal level of due diligence been performed, the petition would have been summarily rejected.

Second, this is not a petition supported by the appropriate studies, evidence, and information. As residents, we observe the daily flow of traffic and other activity along this stretch and we do not believe that the corridor has sufficient capacity to sustain the sort of development that would follow the rezoning. We believe it is incumbent upon the city to comprehensively and formally address this list of issues:

1. Does pedestrian, bicycle, and vehicle traffic modeling support this change?
2. Do studies support the commercial viability of businesses on this stretch?
3. How will this development interact with the traffic and population changes associated with the developing Vancouver-Williams corridor over the next 20 years?
4. How will this affect traffic flow during normal hours and rush hours?
5. Is there room on Fremont St to safely accommodate bidirectional bus service, on-street parking, and bicycle traffic? Will the bus route be re-routed so that there is room on the street to accommodate on-street parking on Fremont to support these businesses?
6. Is commercial mixed use the best use for accommodating the city's desired level of density or, would a form of residential zoning better serve density objectives and be a better use, given the location, proximity to a K-8 school, and other characteristics of the neighborhood?

7. How will this impact the Boise-Elliot K-8 school that is located along this stretch? How will it impact the daily walk-to-school route of children, and the flow of parent drop-off and pick-up? What sort of businesses might develop adjacent to the elementary and middle school?

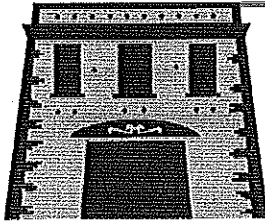
Thank you for taking the time to consider my family's comments. I look forward to further discussing this at the upcoming public hearings. I also understand that Nan Stark of BPS will attend the Boise Neighborhood Association special public meeting on this topic this coming Monday, which is very much appreciated.

Regards,
Ruth M Harper
Robert Harper
3427 N Gantenbein Ave

Arevalo, Nora

From: Tom Griffin-Valade <tom@npnscommunity.org>
Sent: Thursday, March 31, 2016 10:23 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony Submitted at the Direction of the No Portland Neigh
Chairs Network
Attachments: NP Chairs Position on Middle Housing 3 2016.docx
Follow Up Flag: Follow up
Flag Status: Completed

*Tom Griffin-Valade
Director
North Portland Neighborhood Services
Office of Neighborhood Involvement
Serving 11 N/NE Neighborhood Associations &
North Portland Community Works
and its Family of Community Building Programs
503.823.4513*



NORTH PORTLAND NEIGHBORHOOD SERVICES

City of Portland Office of Neighborhood Involvement 2209 N. Schofield St. Portland Oregon 97217 info@npnsccommunity.org

***Middle Housing Addition to the Portland Comp Plan
Position of the
North Portland Neighborhood Chairs Network
March 7, 2016***

The North Portland Neighborhood Chairs Network is dismayed to learn that Middle Housing along with map changes have been introduced to the Portland Comprehensive Plan at the last minute. This is particularly alarming given the number of years that the Comp Plan has been open to study and to comment. The NPNCN neither supports nor opposes middle housing, but urges the City to aggressively work with those neighborhoods that have been remapped with middle housing to seek their understanding and approval before imposing this last minute change on them.

Bob Greene, Chair, Arbor Lodge Neighborhood Association
Doug Larson, Chair, Cathedral Park Neighborhood Association
Gary Kunz, Chair, East Columbia Neighborhood Association
Ron Ebersole, Hayden Island Neighborhood Network
Dannielle Herman, Chair, Overlook Neighborhood Association
Mary-Margaret Wheeler-Weber, Chair, Portsmouth Neighborhood Association
Tom Karwaki & Mike Salvo, Chair, University Park Neighborhood Association
Meegan Watts, Chair, Kenton Neighborhood Association
Linda Martinson, Chair, Piedmont Neighborhood Association

Arevalo, Nora

From: Donna Lieberman <liebermadonna@gmail.com>
Sent: Thursday, March 31, 2016 9:40 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Subject: Zoning proposal by Eastmoreland Neighborhood Association Board

Follow Up Flag: Follow up
Flag Status: Completed

I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Donna Lieberman
3540 SE Crystal Springs Blvd.
Portland, OR 97202

Arevalo, Nora

From: Robert & Mary Ann Schmidt <lolopass2@comcast.net>
Sent: Thursday, March 31, 2016 7:51 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony
Attachments: Zoning Change LetterMarch.docx

Follow Up Flag: Follow up
Flag Status: Completed

March 28 , 2016

Dear Mayor Hales,

This is a request that you please remove from your Draft Amendment list item #35 "Brummell Proposal" which is requesting a change to the zoning stipulated in the Comprehensive Plan for the properties located at 1623, 1624-26, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d (multi unit housing) and CM2 (allowing up to 4-story structures).

Here are the main reasons for the removal from the list:

- Per their written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" on 17th& SE Sherrett St. by demolishing existing renter occupied homes. However, Sherrett St. is a very narrow street with abundant traffic and parking issues as it is, and it is highly inappropriate to suggest it would be a suitable corridor of any sort. 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. Also the city recently designated the intersection of 13th& Tacoma as a historic node – this is a far more appropriate gateway location to the South side of the Sellwood neighborhood. No "gateway" is needed at the 17th& Sherrett intersection. That intersection is already part of the mixed-use neighborhood corridor running along SE 17th. To the west, Sherrett dead-ends at the Willamette River. To the east, it ends at 23rd; traffic has to turn north, to reach McLoughlin Blvd. 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 historic lower density residential areas.
- Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St. and on Harney St (between 16th and 17th) in limiting 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. The many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. One garden that would be severely impacted (containing plants established over 30 years by the same owner) is now a designated National Wildlife Federation Backyard Habitat. Residents on Sherrett St. have already suffered the loss of sunlight and reduction of livability when the Brummell company built the 4 story retirement home on the South side of 17th& Sherrett St. It would be devastating to further decrease our ability to enjoy our homes, gardens, and the wildlife that we have 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.

- Years ago, with tremendous input from the neighbors in Sellwood –Moreland area , the Sellwood Plan (part of the Comprehensive Plan being reviewed) determined the most appropriate zoning of the properties in the neighborhood including properties on Sherrett St. Brummell Enterprises is attempting to undermine this work for their benefit and the great cost to the residents in the area and in particular those on Sherrett St. The neighbors in the area received no direct public notification and had little opportunity to protest this zoning change proposal at the initial hearings.
- Currently, there are several large apartment buildings under construction along 17th street that will provide much needed density in the area. Brummell Enterprises has abundant properties with existing CM2 zoning to expand their business interests – they simply do not need to destroy any more homes, damage gardens, and reduce livability for their “opportunities”, which they testified for during the initial hearings period.
- 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 provide 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 (this is the case for one of the homes that will be destroyed). It also reduces habitat space for our urban wildlife. The city needs to pay attention to this problem and either at least preserve the current zoning for these houses or downsize them to R5.

Sincerely,
Mary Ann Schmidt
Resident Sellwood-Moreland Neighborhood

--
Robert H. Schmidt, P.E. & Mary Ann Schmidt
824 SE Lambert St.
Portland, OR 97202
503-737-5027 Bob's Cell
503-380-9022 Mary Ann's Cell

March 28 , 2016

Dear Mayor Hales,

This is a request that you please remove from your Draft Amendment list item #35 "Brummell Proposal" which is requesting a change to the zoning stipulated in the Comprehensive Plan for the properties located at 1623, 1624-26, 1653, 1663, 1674, and 1735 SE Sherrett St. Brummell Enterprises is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d (multi unit housing) and CM2 (allowing up to 4-story structures).

Here are the main reasons for the removal from the list:

- Per their written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" on 17th& SE Sherrett St. by demolishing existing renter occupied homes. However, Sherrett St. is a very narrow street with abundant traffic and parking issues as it is, and it is highly inappropriate to suggest it would be a suitable corridor of any sort. 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. Also the city recently designated the intersection of 13th& Tacoma as a historic node – this is a far more appropriate gateway location to the South side of the Sellwood neighborhood. No "gateway" is needed at the 17th&Sherrett intersection. That intersection is already part of the mixed-use neighborhood corridor running along SE 17th. To the west, Sherrett dead-ends at the Willamette River. To the east, it ends at 23rd; traffic has to turn north to reach McLoughlin Blvd. 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 historic lower density residential areas.
- Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St. and on Harney St (between 16th and 17th) in limiting 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. The many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. One garden that would be severely impacted (containing plants established over 30 years by the same owner) is now a designated National Wildlife Federation Backyard Habitat. Residents on Sherrett St. have already suffered the loss of sunlight and reduction of livability when the Brummell company built the 4 story retirement home on the South side of 17th&Sherrett St. It would be devastating to further decrease our ability to enjoy our homes, gardens, and the wildlife that we have 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.
- Years ago, with tremendous input from the neighbors in Sellwood –Moreland area , the Sellwood Plan (part of the Comprehensive Plan being reviewed) determined the most appropriate zoning of the properties in the neighborhood including properties on Sherrett St. Brummell Enterprises is attempting to undermine this work for their benefit and the great cost to the residents in the area and in particular those on Sherrett St. The neighbors in the area received no direct public notification and had little opportunity to protest this zoning change proposal at the initial hearings.
- Currently, there a several large apartment buildings under construction along 17th street that will provide much needed density in the area. Brummell Enterprises has abundant properties with existing CM2 zoning to expand their business interests – they simply do not need to destroy any

more homes, damage gardens, and reduce livability for their "opportunities", which they testified for during the initial hearings period.

- 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 provide 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 (this is the case for one of the homes that will be destroyed). It also reduces habitat space for our urban wildlife. The city needs to pay attention to this problem and either at least preserve the current zoning for these houses or downsize them to R5.

Sincerely,
Mary Ann Schmidt
Resident Sellwood-Moreland Neighborhood

Arevalo, Nora

From: jhaemer@gmail.com
Sent: Thursday, March 31, 2016 2:06 PM
To: BPS Comprehensive Plan Testimony
Subject: Re:zoning change

Follow Up Flag: Follow up
Flag Status: Completed

I am a resident of the Boise Elliot neighborhood and have been so for 27 years. I am deeply opposed to the zoning changes proposed for N Fremont near Mississippi. More commercial construction will over burden an already busy street right in front of an Elementary school making it even more dangerous for our children. We've had more than our fair share of horrible giant ugly buildings that have destroyed the charm that defines this turn of the 20 th century neighborhood. We have too many cars being stored on the street from the residents of the too many apt buildings that do not have parking. Almost no one here has a driveway or garage because this part of town was built before the invention of the a automobile. We Still have Horse rings in our side walks. Just stop already. We are sick of this.

Jo Haemer
3720 N Michigan Ave Port. Or. 97227

Sent from my iPad

Arevalo, Nora

From: Monson, Mary H <mary-monson@uiowa.edu>
Sent: Thursday, March 31, 2016 1:51 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

March 31, 2016

City of Portland
Comprehensive Plan Department
cputestimony@portlandoregon.gov

Dear City Planners:

Re: Central City Plan – Lloyd District

As an owner and resident of the Fontaine Condominiums in Sullivan's Gulch, I am writing to express my opposition to three requested waivers of the city's zoning rules for a proposed building at the corner of NE 21st and NE Multnomah Streets. Those three requested waivers are: 1) allowance to increase the coverage on the lot from 65% to 90%; 2) allowance to reduce the rear setback required from 14 ft to 8 ft; and 3) allowance to reduce the required ground-level landscaped area on the site from 15% to 10.2%.

I believe that those adjustments are unnecessary and that they do not meet the criteria for approval. This site is usable without the adjustments. There is no reason the development group can't develop the site without the requested adjustments, which would have an unnecessary negative impact on the livability of this neighborhood.

Sincerely,

Mary Monson
1220 NE 17th Ave Apt 15B
Portland, OR 97232

319.541.2602

Arevalo, Nora

From: Tamara DeRidder, AICP <SustainableDesign@tdridder.users.panix.com>
Sent: Thursday, March 31, 2016 1:12 PM
To: cputestimony@portlandoregon.gov.
Cc: Anderson, Susan; Zehnder, Joe; Engstrom, Eric; Stark, Nan; Stoll, Alison; Wagner, Zef
Subject: RCPNA City Council Testimony - Provisional Plan Map Amendments for Euclid Heights and 60th Ave. Sta. Area
Attachments: RCPNARecommendedPlanMapAmendment60thAveStationArea03152016-ExhibitB.pdf; RCPNA.PlanMapAmendmentRecommendation-EuclidHeights03152016-ExhibitA.pdf; RCPNA-CompPlanMapAmendments-EuclidHeightsand60thAve.St.Area03302016-TDR.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Hi Karla,

Attached is the RCPNA formal testimony on the Provisional Amendments that had been granted on Jan. 7th in regards to the Recommended Comprehensive Plan Update. We successfully attracted over fifty residents to participate in the discussion and decisions regarding the rezoning of Euclid Heights Subdivision and the 60th Ave. Sta. Area.

Please accept the attached letter and exhibits as our follow-up testimony as we have completed the public involvement process on these items with our neighborhood.

Let me know if you need anything else.

My best,

Tamara

Tamara DeRidder, AICP
Chair, RCPNA
1707 NE 52nd
Portland, OR 97213
503-706-5804



March 30, 2016 (Transmitted this day to the e-mails cited)

City of Portland
City Council <cctestimony@portlandoregon.gov>
1221 SW 4th
Portland, OR 97204

CC: Susan Anderson, BPS Director, Susan.Anderson@PortlandOregon.gov
Joe Zehnder, Long Range Planning Manager, Joe.Zehnder@portlandoregon.gov
Eric Engstrom, Comprehensive Plan Manager, Eric.Engstrom@portlandoregon.gov
Nan Stark, BPS NE District Liaison, nan.stark@portlandoregon.gov
Alison Stoll, Executive Director Central NE Neighbors, alisons@cnncoalition.org

Subject: Recommend Map Amendments to the 'Recommended Comprehensive Plan Update for Euclid Heights Subdivision and 60th Ave. Station Area

Honorable Mayor Hales and City Commissioners:

Thank you again for the opportunity to testify on the Recommended Comprehensive Plan Map. On March 1st, 2016, the RCPNA Board reaffirmed the Land Use & Transportation Committee's (LU & TC) recommendations from Feb. 18th that state:

1. Euclid Heights Subdivision is to be down-zoned from R2.5 to R5, except for two parcels zoned R2, as shown in Exhibit A; and
2. The 60th Ave. Station Area is to be redesigned with the relocation of the high density residential focus away from the toxic air next to I-84 and, instead, clustered along NE 60th Ave. with Dispersed Mixed Use for added vibrancy, as shown in Exhibit B/Option 2, with the following criteria:
 - a. The recommended changes are to the Recommended Comprehensive Plan Map only. The decision on changing the Zoning Map has not been considered at this time.
 - b. That heritage structures in this area receive support for preservation.

History.

At the City Council hearing on Jan. 7th, 2016, RCPNA recommended Provisional Amendments for each the Euclid Heights Subdivision and the 60th Ave. Station Area with the understanding that adequate public involvement had not yet been conducted. Mayor Charlie Hales generously agreed to sponsor these amendments on our behalf.

Reasoning for the proposed amendments:

1. Euclid Heights Subdivision has remained zoned R5 over the past 35-years and contains homes built on 5,000+ sq. ft. lots. This subdivision is riddled with steep slopes that impact the buildable nature of these lots at a R2.5 Plan designation and should, instead, match the current R5 zoning of the site. In addition, retaining the R5 zone will encourage stabilization of property values.
2. The 60th Ave. Station Area land use designations had been established shortly after the Max Light Rail station was completed, in 1980. At that time planning did not consider the health consequences of clustering high density residential next to Interstate I-84. In addition, this part of the neighborhood has remained a hodge-podge of development as very few of the properties have up-zoned to the comprehensive plan densities. It is our goal to work with the residents and property owners in this area to design a 'red carpet' of uses leading to the access at the 60th Ave. Max Station while supporting the working class home owners that populate the majority of this area.

Public Process.

Since January 7th, the LU & TC has conducted two public meetings on the Provisional Amendments together with PBOT's proposed traffic improvements for the area. The neighborhood generated and distributed 400 fliers for the first meeting on Jan. 21st. PBOT generated 800 fliers that were then distributed by both neighborhood and PBOT volunteers prior to the Feb. 18th Open House/Meeting.

The February Open House was set up with one option for Euclid Heights rezone and three rezone options for the 60th Ave. Station Area, which had been the result of the January discussion. Over 50 residents participated. Each of the participant were given three color dots to cast their vote, red=no, yellow = maybe, and green = yes. The Euclid Height's proposed rezone from R2.5 to R5 received unanimous support from the residents present.

The 60th Ave. Station area votes that were cast showed 90% voted "Yes"/green for option 2(Exhibit B), the "Maybe" was Option 3. (Note: Option 3 was the same as Option 2 without the additional mixed use along 60th Ave.) Over 95% of the "No" votes were cast for the existing land use design, Option 1.

One significant revelation was disclosed in these public discussions about the 60th Ave. Station Area. This Station Area is located in the 1st Addition of the Rose City Park Subdivision. There are a number of single dwelling homes that are over 100 years old and many that could be considered for the Historic Register. The neighborhood's recommendation for more moderate density will, hopefully, cause less loss of this historic character.

It is with deep gratitude that we are able to submit these recommendations. These efforts for change could not have been completed without the support of Mayor Charlie Hales, Eric Engstrom –BPS, Zed Wagoner- PBOT(Growing Transit Communities), Nan Stark – BPS, Brian Hoop – ONI, and Ronda Johnson – Central NE Neighbors along with a dozen or so volunteers and the good will of the participating neighbors in these areas.

Please let me know if you have any questions.

My best,

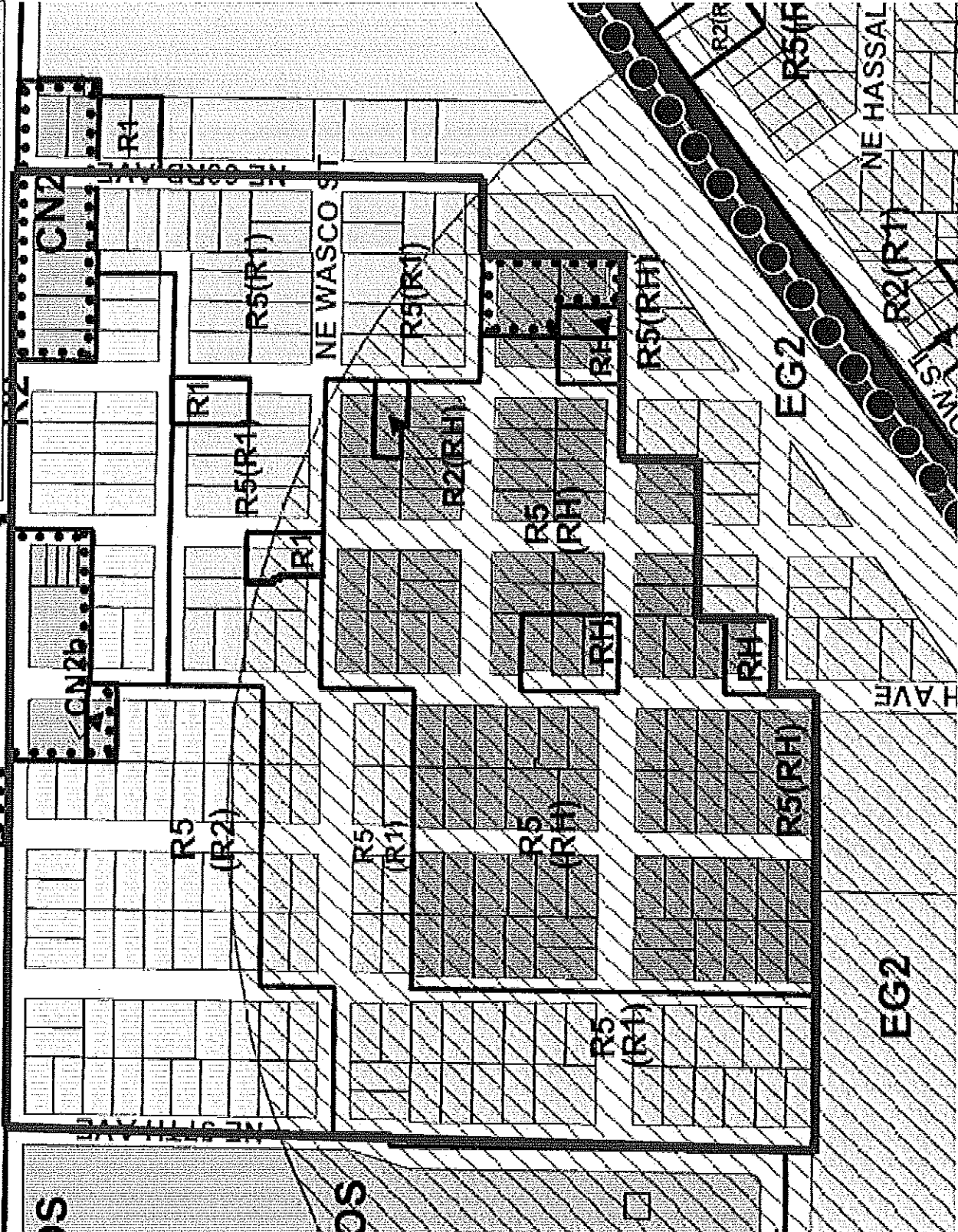


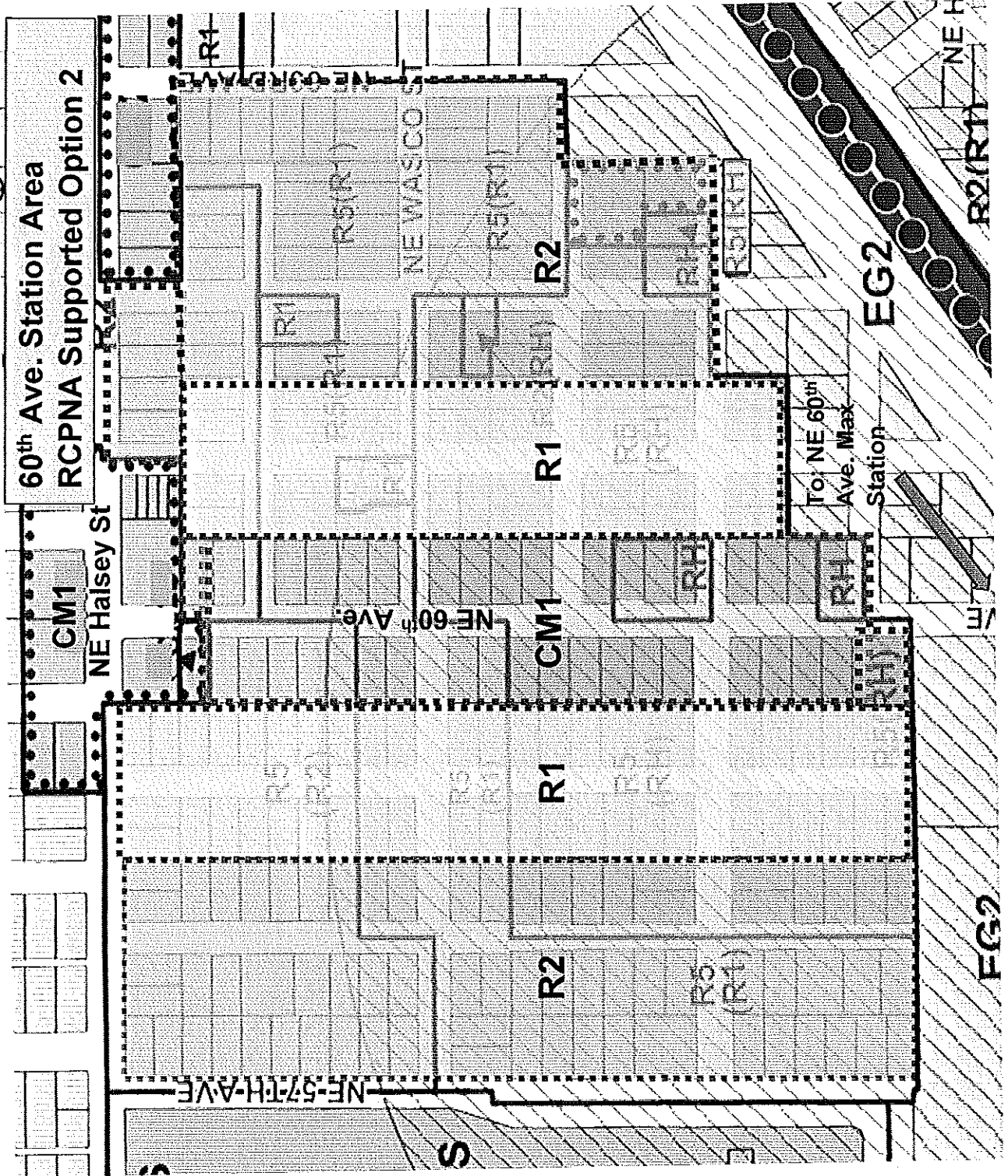
Tamara DeRidder, AICP
Chair, RCPNA
1707 NE 52nd Ave.
Portland, OR 97213

Exhibits:

- A. Recommended Plan Map Amendment down-zoning Euclid Heights Subdivision from R2.5 to R5, except for two lots zoned R2.
- B. Recommended Plan Map Amendment for the Re-Design of the 60th Ave. Station Area – Option 2.

Exhibit B
RCPNA 60th Ave. Station Area
 Existing Comprehensive Plan Map





RCPNA - Rezoning Plan Map of Euclid Heights Subdivision from R2.5 to R5
Except for 2 parcels zoned R2



Arevalo, Nora

From: April Haberly <aprilhaberly@gmail.com>
Sent: Wednesday, March 30, 2016 8:07 PM
To: BPS Comprehensive Plan Testimony
Cc: awilliams222@outlook.com
Subject: Comprehensive Plan Testimony SE Henry St

Follow Up Flag: Follow up
Flag Status: Completed

Re: Lots on SE Henry Street numbered: 5312, 5316, 5320, 5404, 5412, 5424, 5430, 5401, 5407, 5415, 5421, 5427, 5433

In the 2035 Comprehensive Plan, I am asking the City of Portland to remove the recommended single-dwelling 2,500 (R2.5) and restore single-dwelling 5,000 (R5) zone for the lots referenced above. There are compelling reasons for you to honor my request: 1) This dead end block is already mixed zoning with high density, and 2) public safety demands it.

1: EXISTING HIGH DENSITY

This is a compact street about 500 feet long with 18 apartment/duplex units bordering SE 52nd Avenue (zoned R2) as well as the 13 single family homes referenced above. Three of these homes are flag lots, which add to housing density. This block is already highly dense and congested. It is at capacity.

In many ways this is what the City of Portland is looking for, density that is still livable. It offers affordable housing. There is diversity: ethnic diversity, age diversity, and there are many families with children. On-street parking is already at a premium, though, with apartment dwellers consuming much of the street parking space, especially nights and weekends. People find it very hard to enter and exit driveways at times because of the cars parked on the street. Tri-met has already classified this as a congested street and will not send its small LIFT vans to pick up a visually-impaired woman who lives here. Also, because of the nearby peak service transit corridor, builders will be allowed to remove off-street parking such as driveways when developing new construction. If you start dividing up lots and allow developers to eliminate off-street parking, the resulting congestion will turn a street that is livable into one that is a density nightmare.

2: PUBLIC SAFETY

A major reason to deny this zoning change is that there is no turnaround at the dead end. The street ends abruptly in a block wall and tall chain link fence. It is an existing condition apparently allowed by the City of Portland in the past. Garbage trucks, large delivery trucks, and fire trucks have to back all the way down to SE 52nd and then try to back out onto a very busy street.

Current Fire Code prohibits this type of street for new development, and the City of Portland should not allow more density on a street that is substandard with regard to its own public safety code. The Portland Fire code states: "Dead end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved turnaround (OFC 503.2.5 & D103.1)." This dead end block of SE Henry Street qualifies as an access road, and there is nothing anywhere along its length that meets approved turnaround standards of any type.

Planning staff has argued that adding fire sprinklers to any new construction will solve the problem. Yes, if the fire code violation is caught during the permitting process, the builder can appeal, and the Fire Marshal can agree to fire sprinklers as an alternative to the approved turnaround. That does not solve the access problem, and in fact, it increases the risk to people already living on this block when up-zoning to a denser R2.5. Adding fire sprinklers project by project

in this situation is an inadequate piecemeal approach that increases density without solving the public safety issue because: a) the missing turnaround will not be built (houses are in the way); b) there will be more congested parking on the streets (see #1 above) for the fire trucks to maneuver around, which can slow response time; c) adding sprinklers does not address emergency situations that are not fire-related where fire trucks, ambulances, and police can all respond to an emergency situation and need access; d) the rest of the already tightly packed homes will not have a sprinkler system so they will still need rapid emergency access without congestion/access issues; and e) the only public safety criteria used by staff to evaluate for up-zoning was response time, but not having adequate fire apparatus access can slow response time.

The Fire Code is there for a reason, to protect life and property. Substituting fire sprinklers instead of adequate fire access turnaround on dead ends is not in the code. It is a compromise brought up in an appeal situation. Yes, it would be great for newly constructed homes on this street to have fire sprinklers, but that can be achieved with newly constructed homes in R5, if zoning is left as is, not just homes in R2.5. However, homes with sprinklers can still burn from the outside in, and by adding more homes on an already crowded street, that creates more homes that may need the attention of firefighters during an event and puts more people at risk because there is only one evacuation route on the dead end street.

Please do not up-zone these lots from R5 to R2.5. In fact, these lots should have the R2.5 designation completely removed from the Comprehensive Plan Map for the same reasons, and please do not approve the Staff Amendment for 5433 SE Henry Street and 5430 SE Henry Street (page 84 of Amendment Report, Map ID B110) for these reasons as well. You will not gain much in density by up-zoning because the houses are already packed tightly on very narrow lots or piggy-backed in flag lots. Up-zoning this dead end block to R2.5 will make an existing public safety hazard worse. It is unwise and irresponsible for the City of Portland to add more density on this substandard street.

Other substandard streets across the city were recommended for exemption from up-zoning (examples are: B94, B93, M75, B120, F68) or congestion was sometimes considered for down-zoning (B88, M51). Residential areas without public safety hazards or even no service considerations, such as Eastmoreland (M74) and Buckman (S21 and S22), were given proposed amendments to stop up-zoning or to down-zone. Please give this dead end block the same consideration. Make public safety, street congestion, and livability a priority and decide to deny the up-zone proposal for this little, dead end street.

April Haberly
5412 SE Henry ST Portland OR 97206

Arevalo, Nora

From: BMKLENA@aol.com
Sent: Wednesday, March 30, 2016 7:33 PM
To: BPS Comprehensive Plan Testimony
Subject: THERE IS NOTHING WE CAN DO ABOUT IT

Follow Up Flag: Follow up
Flag Status: Completed

AN OPEN LETTER RE 7707 SE ALDER TO CITY COUNCIL

I would like to speak at the April 12th Comprehensive Plan meeting

I live at 7733 SE ALDER where I had hoped to retire. I am a senior citizen and on Social Security. I live with my husband and dog in a lovely home surrounded by trees.

It's been a tough fight so far. AND now my reality includes 4 townhouses to be built at 7706 - 7718 SE WASHINGTON (behind me and one house down). Permits are okayed for this. AND plans for 12 condos next door to me at the 1904 house (needs to be demolished first) 7707 SE Alder. I am to be surrounded by noise, pollution and destruction. I am being forced out of my neighborhood.

It seems "people have the right to do what they want with their property. It's America." That's what I've been told by many city bureaucrats.. My reply is "PEOPLE don't own these properties. They do not live on the street. They are not our neighbors. They do not care about the community and the impact this will have on us. INVESTORS own these properties. They care only about profit (I like profit too but my life is being destroyed by their profit)." DO I HAVE NO RIGHTS?

AND these investors are willing to sell 7707 to the neighborhood - the ransom is \$700,000, for the sequoias in Eastmoreland it was \$800,000.

AND the history of this city (the heart of it is almost gone) will once again be replaced with particle board buildings AND UGLY BUILDINGS ready to be rebuilt with the weather tearing them down. (and NOT AFFORDABLE JUST PROFITABLE). AND asbestos and lead, will be released into the air. AND 5 big trees (four of them on my side of the fence - the law says the roots on their side can be destroyed) will be demolished causing flooding when it rains. The huge cedar tree on 7707 only requires for the developer/demolisher to pay into the TREE FUND.

AND forget parking as it's already packed because of STARK AND the alley behind me will be used as a dirt road to drive to the condos and townhouses. AND the shaking of my 1904 house with two construction jobs going on at once will cause damage.

What rights do I have? NONE it seems. I hear only

THERE IS NOTHING WE CAN DO ABOUT IT.

I NEED HELP. I need a lawyer who can help me keep my life before they take it away from me. I can't afford one. I want to stay in my lovely home AS does the lady who had a stroke years ago, across the street, AS does the old widow who just buried her husband and the pregnant lady down the street, who is deeply concerned about her unborn baby and the lead and asbestos laws (no they are not good - the developer gets to show it's safe, not the city, and they test in one small part of the house) and the rest of the block.

We want our lives to be considered and our voices to be heard. But all we hear is

THERE IS NOTHING WE CAN DO ABOUT IT.

We want to take back the city from the developers who are destroying it. And there is much to say about the good work that is being done in building housing but there are those of us who are being forced out. I have to move.

And the lady I met today at the coffee shop has to put up with her daughter going to a school that has twice as many children per class because of the new housing in her neighborhood and the flood of people living in her neighborhood.

And the man who tells me he went to work and came home and the house next door was gone. And the couple who wanted to ask the developer if they could take some of the things that were in the newly built kitchen of a soon to be demolished house. They didn't get there soon enough. They watched in disgust as perfectly good appliances, light fixtures, beautiful old floors were thrown out - garbage. I feel our town is becoming garbage.

I don't want to move but I feel like I am being forced out and so many others feel the same way.

I would like to speak at the April 12th Comprehensive Plan meeting.

Thank you.

Barbara Kite
503-423-7437

Arevalo, Nora

From: pbweih@comcast.net
Sent: Wednesday, March 30, 2016 12:53 PM
To: BPS Comprehensive Plan Testimony
Subject: Fwd: rezoning Mt Tabor neighborhood and the Eastmoreland neighborhood

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the City Council,
Please consider this in the testimony before the Council. Thank you kindly for your consideration. Phyllis Weih

From: pbweih@comcast.net
To: psc@portlandoregon.gov
Sent: Wednesday, March 30, 2016 12:48:00 PM
Subject: rezoning Mt Tabor neighborhood and the Eastmoreland neighborhood

Dear Person,

I appreciate that fact that Portland is growing amazingly fast. However, in the last eight years I have watched the destruction of lovely trees, the filling up of so many yards with skinny and tall houses, and the demolition of smaller houses with replacement by large houses that are absent any yard and that barely fit into the resulting space. These houses do not fit in with the existing one and two story old Portland homes next door. The obliteration of yards that heretofore had been neighborhood green spaces is sad and also makes the neighborhood less healthy with its increase in air and noise pollution because of the diminished plant life.

If everyone had to accept this new reality it would be bad enough, but when I hear that Mayor Hales has opted to increase the spaces for his Eastmoreland neighborhood where he lives by changing his zoning from R5 to R7, but proposes reducing our neighborhood space requirements by changing our zoning from R5 to R2.5, I am outraged. What a blatant self serving act!

I have had the yard across the street from me disappear 7 years ago to be filled with a 3 story spec house that barely fits into the lot; and more recently during this winter and spring, a house and yard with trees got obliterated by a 3 story spec house that looms over our back yard. I have not complained to my elected officials because I felt we ALL had to adjust. Now I know that the level of cronyism in this city has not only affected the water bureau, but has reached the office of the Mayor of Portland.

I oppose this change of Mt Tabor's designation from R5 to R2.5. I also oppose the change in Eastmoreland from R5 To R7.5

Thank you for taking the time to read this email and for your consideration.

Phyllis Weih

1130 SE 53rd Ave

3026 SE Berkeley Place
Portland, OR 97202
March 27, 2016

Council Clerk
1221 SW 4th Avenue, Room 130
Portland, OR, 97204

Dear Council Clerk

We oppose proposal #35. "Brummell Proposal." which is requesting a change to the zoning stipulated in the Comprehensive Plan for the properties located at 1623, 1624-26, 1653, 1663, 1674, and 1735 SE Sherrett Street. Brummell Enterprises is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d (multi-unit housing) and CM2 (allowing up to 4-story structures). We also oppose the change in zoning on 17th and Nehalem Street.


Here are the main reasons we oppose this:

- Per their written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" on 17th & SE Sherrett St. by demolishing existing renter occupied homes. However, Sherrett St. is a very narrow street with abundant traffic and parking issues as it is, and it is highly inappropriate to suggest it would be a suitable corridor of any sort. 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. Also the city recently designated the intersection of 13th & Tacoma as a historic node – this is a far more appropriate gateway location to the South side of the Sellwood neighborhood. No "gateway" is needed at the 17th & Sherrett intersection. That intersection is already part of the mixed-use neighborhood corridor running along SE 17th. To the west, Sherrett dead-ends at the Willamette River. To the east, it ends at 23rd; traffic has to turn north to reach McLoughlin Blvd. 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 historic lower density residential areas.
- Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St. and on Harney St (between 16th and 17th) in limiting 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. The many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. One garden that would be severely impacted (containing plants established over 30 years by the same owner) is now a designated National Wildlife Federation Backyard Habitat. Residents on Sherrett St. have already suffered the loss of sunlight and reduction of livability when the Brummell company built the 4-story retirement home on the South side of 17th & Sherrett St. It would be devastating to further decrease our ability to enjoy our homes, gardens, and the wildlife that we have 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.
- Years ago, with tremendous input from the neighbors in Sellwood –Moreland area, the Sellwood Plan (part of the Comprehensive Plan being reviewed) determined the most appropriate zoning of the properties in the neighborhood including properties on Sherrett St. Brummell Enterprises is attempting to undermine this work for their own benefit and at great cost to the residents in the area, in particular those on Sherrett St. The neighbors in the area

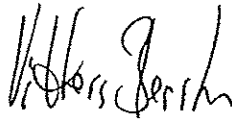
received no direct public notification and had little opportunity to protest this zoning change proposal at the initial hearings.

- Currently, there are several large apartment buildings under construction along 17th street that will provide much needed density in the area. Brummell Enterprises has abundant properties with existing CM2 zoning to expand their business interests – they simply do not need to destroy any more homes, damage gardens, and reduce livability for their “opportunities”, which they testified for during the initial hearings period.
- 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 provide 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 (this is the case for one of the homes that would be destroyed). It also reduces habitat space for our urban wildlife. The city needs to pay attention to this problem and either at least preserve the current zoning for these houses or downsize them to R5.

Sincerely,



Sylvia Gray
Viktors Berstis



Arevalo, Nora

From: devon burton <devonburton@me.com>
Sent: Wednesday, March 30, 2016 12:20 PM
To: BPS Comprehensive Plan Testimony
Subject: "Comprehensive Plan Testimony"

Follow Up Flag: Follow up
Flag Status: Completed

I'm writing to let you know I *OPPOSE* the approval of amendment #35 - Brummel Enterprises request for a zone change.

Sincerely,

Devon Burton
1805 SE Sherrett St
Portland, OR 97202

Devon Burton
www.zerochaosnw.com
www.facebook.com/Zerochaosnw

Arevalo, Nora

From: g47q@aol.com
Sent: Wednesday, March 30, 2016 12:12 PM
To: BPS Comprehensive Plan Testimony
Cc: chair.landuse.smile@gmail.com; Hales, Mayor
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am writing to you to voice my opposition to Amendment # 35- Brummell Enterprises request for a zone change on 17th & Sherrett St & 17th & Nehalem St. in Sellwood.

We all are in favor of the urban growth boundary. We all understand housing issues are changing dramatically. But existing very successful streets & neighborhoods cannot be severely compromised in the process.

Brummell Enterprises already has lots of properties with CM2 zoning to develop on 17th Avenue. Dropping a FOUR story building on a residential block like this is just beyond any measure of common sense.

Sherrett St is a narrow street of residential houses that already has traffic & parking problems. I am asking you to draw a line here. Please do not set precedents that may pop up in other areas of the City/Sellwood. Please do not destroy any more existing homes.

Four story buildings on this street might make some money for Brummell but it severely affects the livability of all the other residents on the block.

I urge you to oppose Amendment # 35!!

Gary Quinn
1700 SE Ladd Ave
Portland, Or. 97214

Allison J. Reynolds
111 SW Columbia Street, Ste. 1100
Portland, OR 97201
areynolds@radlerwhite.com
971-634-0205

March 30, 2016

Via Email (cputestimony@portlandoregon.gov)

City of Portland
City Council Members
Council Clerk
1221 SW 4th Avenue, Room 130
Portland, OR 97204

Re: Support for 2035 Comprehensive Plan Council Amendment #M22

Dear Council Members,

Our office represents Tim O'Leary, owner of the Baker's Building located at 1403-1415 and 1421 SE Stark Street (the "Property"). We previously provided oral and written testimony requesting that a 1945-era addition to the Property's main building (on 1415 SE Stark) be designated mixed use urban center as part of the 2035 Comprehensive Plan updates. This change will prevent the split-zoning of the Baker's Building Property and allow the long-time commercial uses at the Property to become conforming under the City Code. Council Amendment #M22, requested by Mayor Hales and supported by BPS, proposes the change we requested and we thank the Mayor and BPS staff for supporting this important revision. We urge the full City Council to support Amendment #M22.

The Baker's Building Property is currently designated medium density residential, but one portion of the Property was proposed to be re-designated mixed use urban center under the Comprehensive Plan Recommended Draft. From conversations with BPS staff we understand that this change was intended to bring existing commercial uses at the Baker's Building into conformance with the City Code. Unfortunately, the other portion of the Baker's Building Property (located on 1415 SE Stark), which is part of the same structure, was not proposed for re-designation. Therefore, the changes proposed by the Recommended Draft would result in a split-zoned structure and continuing non-conformance for part of the Property. Amendment #M22 will change the designation for the full Property to achieve conformance for the existing use and avoid a split-zoned result. Mr. O'Leary strongly supports a change to mixed use for the full Property, as it will remove onerous restrictions on rebuilding that make financing and insurance difficult for non-conforming commercial uses.

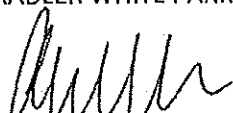
Mr. O'Leary is in the process of demolishing and reconstructing the interior and storefront of the Baker's Building (under Permit #16-112662 CO) and plans to undergo the non-conforming use review to continue and expand the long-time neighborhood commercial uses at the Property. This renovation and

continuation of the commercial use is supported by the Buckman Neighborhood Association. During the hearings on the Recommended Draft, Buckman neighbor Rick Johnson (1414 SE Oak Street) testified in support of a mixed-use designation for both portions of the Property, so long as Mr. O'Leary's proposed renovations are implemented (which is underway). Other Buckman neighbors did not testify regarding the proposal, but the Buckman Neighborhood Association Land Use group expressed support for Mr. O'Leary's proposal at its recent meetings.

We encourage the City Council to support Amendment #M22.

Best regards,

RADLER WHITE PARKS & ALEXANDER LLP



Allison J. Reynolds

cc: Marty Stockton, Bureau of Planning & Sustainability
Barry Manning, Bureau of Planning & Sustainability
Tom Armstrong, Bureau of Planning & Sustainability
Tim O'Leary, R2C Group
Larry Nutt, Larry Nutt Design Service

Arevalo, Nora

From: Arevalo, Nora
Sent: Wednesday, March 30, 2016 10:02 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: UPNA Comments/Testimony on LTIC Ordinance (March 30 Council Meeting)

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Lum, Leslie
Sent: Wednesday, March 30, 2016 10:01 AM
To: Arevalo, Nora <Nora.Arevalo@portlandoregon.gov>
Subject: FW: UPNA Comments/Testimony on LTIC Ordinance (March 30 Council Meeting)

FYI

Please note that I work Tuesday through Friday.

Leslie Lum
North Portland District Liaison
Bureau of Planning & Sustainability
(503)823-7896
Leslie.lum@portlandoregon.gov

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

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

From: Thomas Karwaki [mailto:karwaki@yahoo.com]
Sent: Wednesday, March 30, 2016 1:00 AM
To: Kelley, Mary <mary@npnscommunity.org>; Lum, Leslie <Leslie.Lum@portlandoregon.gov>
Subject: Fw: UPNA Comments/Testimony on LTIC Ordinance (March 30 Council Meeting)

--- On Wed, 3/30/16, Thomas Karwaki <karwaki@yahoo.com> wrote:

> **From:** Thomas Karwaki <karwaki@yahoo.com>
> **Subject:** UPNA Comments/Testimony on LTIC Ordinance (March 30 Council Meeting)
> **To:** "mayorcharliehales@portlandoregon.gov"
> <mayorcharliehales@portlandoregon.gov>
> **Cc:** "novick@portlandoregon.gov" <novick@portlandoregon.gov>,
> "Amanda@portlandoregon.gov" <Amanda@portlandoregon.gov>,
> "nick@portlandoregon.gov" <nick@portlandoregon.gov>,
> "dan@portlandoregon.gov" <dan@portlandoregon.gov>

> Date: Wednesday, March 30, 2016, 12:58 AM Mayor and Commissioners:
 > The University Park Neighborhood Association Land Use and
 > Transportation Committee offer the following and attached comments for
 > your consideration.
 > I plan on being at the Council meeting for this topic.
 >
 > UNIVERSITY PARK NEIGHBORHOOD ASSOCIATION March 29, 2016 -- Comments
 > on Local Transportation Infrastructure Charge Ordinance
 >
 > Mayor and Commissioners:
 >
 > The University Park Neighborhood Association Land Use and
 > Transportation Committee supports the proposed Local Transportation
 > Infrastructure Charge Ordinance #
 > that amends Chapter 17.88. As the North Portland Neighborhood
 > Services representative on the Portland Bureau of Transportation
 > Bureau Advisory Committee, I also support this ordinance and the
 > associated consulting contract. I have spoken to the NPNS Chairs and
 > to four neighborhood associations or their boards on this proposal as
 > well as other TBAC neighborhood coalition members.
 >
 > The proposed ordinance will help fix the current situation which is
 > inequitable for developers, property owners, residents, drivers,
 > bikers and pedestrians. We particularly support Ordinance Finding #17
 > that allows funds to be used on "adjacent or related transportation
 > facilities" and not just on local streets.
 >
 > However, the proposed ordinance is not perfect and there are four
 > problems that can be improved by the following minor amendments.
 >
 > Problem: Drainage districts adjacent to the Columbia River in North
 > Portland restrict or prohibit pavement, sidewalks and curbs, meaning
 > that property owners or developers would pay the fee but few if any
 > improvements could ever be made in the neighborhood. Exempting this
 > small set of residential properties from the LTIC could be done as
 > follows:
 >
 > Solutions:
 > 1) Amend 17.88.010 Definitions (d)(f)(g) after the final period.
 > "that are not in a managed drainage district adjoining the Columbia
 > River".
 >
 > 2) Amend 17.88.090 B -- add at the end: "This fee will not be
 > collected for projects within a managed drainage district adjacent to
 > the Columbia River until January 1, 2018."
 >
 > 3) Council and PBOT may modify the Consultant Scope of Work to address
 > this issue.
 >
 > Problem: Insufficient Cost Recovery Basing the rate on historical
 > average costs when the construction will be done several years in the
 > future creates an inherent deficit due to inflation. The solution is

- > to add a Construction Cost Inflation Index multiplier to the base
- > LTIC. Otherwise the City will recover funds insufficient to make
- > improvements equal to those for which the charge is imposed.
- > Solutions: A) Modify the Consultant Scope of Work to address this
- > issue.
- > B) Add to 17.88.090 B
- > "which may also consider inflation" after actual cost....
- > C) Amend draft City
- > Code Chapter 17.88, section 020B, last sentence, to read, "The payment
- > of a Local Transportation Infrastructure Charge and issuance of a
- > Waiver of Remonstrance will satisfy the requirements of this
- > subsection."
- >
- > Problem: Use of Funds
- > The neighborhood associations and the chairs I have spoken to are
- > concerned that PBOT will collect the funds, but that the projects for
- > which they were collected will not be done in the neighborhood or even
- > coalition or in a reasonable time. It is a matter of trust.
- > Otherwise all the funds collected City wide could be used for projects
- > in a historically under-served area or on very expensive projects. It
- > could also create a barrier to creating new Local Improvement
- > Districts where the future property owner who paid the LTIC could
- > decide against a new LID.
- >
- > Solution: Amendment to 17.88.090 D add at the end --
- > "LTIC funds must be spent within the geographic area in which they
- > have been collected. PBOT must reach out to local residents,
- > neighborhood associations and community organizations and consider
- > local transportation priorities before determining how funds will be
- > spent in the geographic area."
- >
- > Problem: Storm-water Cost Recovery
- > The proposed LTIC fee does not include the cost of storm-water
- > improvements so within MS4 areas, the Bureau of Environmental Services
- > must fund the storm-water management components of street improvements
- > that also require storm-water improvements. This will create an
- > incentive for developers to "make a run on the bank" and pay the fee
- > now and let ratepayers and taxpayers cover the costs.
- >
- > Solution: Modify the Consultant Project Scope of Work to address this
- > issue and develop policy and process options for PBOT, BES and
- > Council.
- >
- > Thank you for considering these comments and proposals.
- >
- > Thomas Karwaki
- > UPNA Vice Chair and Chair of the Land Use & Transportation Committee
- > NPNS Representative on the PBOT Bureau Advisory Committee
- > 7139 N. Macrum Ave, Portland OR 97203
- > karwaki@yahoo.com
- >

Arevalo, Nora

From: Matthew Hogan <mph333@earthlink.net>
Sent: Wednesday, March 30, 2016 6:52 AM
To: Wright, Sara; Grumm, Matt; Stark, Nan
Cc: BPS Comprehensive Plan Testimony; stephendgomez@gmail.com; Dianne Bocci
Subject: Objection to proposed R1 to Mixed Use Urban change along N. Fremont

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern:

This letter is in regard to a notification of a comprehensive plan map change that would change the designation of my neighborhood, and my home in particular, to Mixed Use –Urban Center. I have lived in my home on N. Gantenbein since 1994 and want to voice my opposition to this zoning change.

It has come to my attention that this change was proposed by a single neighborhood resident who stands to gain financially by developing residential properties that he owns in the proposed change zone. Furthermore it is my understanding that the city used a fraudulent petition as proof that there was widespread support in the community for this change.

Despite my living 4 houses down from Mr. Gebrehiwot and owning one of the properties directly affected by this change, I was not presented with a petition to sign. I have know Mr. Gebrehiwot for years, and cross paths with him on a regular basis, yet he never mentioned the proposed zoning change to me at all. All of the neighbors that I have spoken to tell the same story: they were completely unaware of the proposed change and were certainly never presented a petition on the subject.

Yet this petition was used as proof that Mr. Gebrehiwot's proposal had extensive support in the neighborhood.

An initial glance at the petition should have raised red flags concerning its validity, considering that that the petitioner did not even bother to spell Fremont correctly (spelled Freemont on petition). I am incredulous that whoever is responsible for vetting this sort of thing; people who are paid to do so, did not take the time to investigate this document. Instead the onus has fallen on neighborhood residents to spend their own time and resources doing the research the city failed to do.

Below are a list of the fraudulent and misleading details of the petition:

There are 21 names on the petition.

Only 7 people on the list actually own the homes they signed for.

17899 NE Or. is not a real address.

3506 N. Fremont is not a real address.

3430 N. Fremont is not a real address.

311 North Ivy is listed as being owned by Fawn Aberson, when it is in fact owned by Mr. Gebrehiwot.

The proposed council amendment lists 13 properties as being affected by the change, yet only ONE of these properties is listed on the petition, and it is listed twice.

I understand that we live in a city where our hypocritical mayor has the gall to call for increased density in every neighborhood but his own, but I would hope that there would be some sort of oversight for managing this density.

This neighborhood has already been overwhelmed by commercial development on the Vancouver/Williams corridor with more ground being broken every week. N. Fremont between Vancouver and Mississippi becomes a parking lot between 8 and 9 a.m. every morning, and every afternoon after 3 p.m. Residents can no longer park in front of their homes because of visitors and workers coming into the neighborhood. I cannot imagine what adding more commercial buildings along Fremont would do to this congestion, or that the neighborhood has the infrastructure to handle even more people and traffic.

I have been painstakingly remodeling my home for 20 years and I have no plans on going anywhere. I have invested in this house and neighborhood without any reason to believe that it would not stay a residential neighborhood, which it has always been. I certainly never envisioned that a commercial property could someday be built right up to my property line with no setback, which is what this proposed zoning change would allow. The fact that this is possible because of a single individual hijacking the process and using deception to fool the city into thinking it is the will of the neighborhood is a disgrace, and I strongly oppose this zoning change.

Sincerely,

Matthew Hogan

3517 N. Gantenbein Ave.

503-267-8542

Arevalo, Nora

From: Andrew Park <andrew@parkland.cc>
Sent: Wednesday, March 30, 2016 6:40 AM
To: BPS Comprehensive Plan Testimony
Subject: Comp Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and City Council:

We own property between SE Powell Blvd and Division Street along 92nd, and some of that property is part of a proposed Comprehensive Plan change.

Map amendment M48 is proposed to change the Mixed Employment to Mixed Use, which we asked for and support, but there is one more lot directly north of the 3 lots that we would like to include in the proposed change. It is currently zoned R2 and is vacant, the tax account number is R244983, and we would like to ask that you consider adding it to Map Amendment M48.

We have hopes of building a hotel on those lots in the future, and if the zoning is consistent on all lots that would make the project easier to accomplish.

Please contact us at anytime for any questions or comments.

Thank you for your consideration!

Sincerely,

Kenneth and Stephanie Park

9237 SE Powell Blvd. Portland, OR 97266

3306 SE 92nd Ave. Portland, OR 97266

3318 SE 92nd Ave. Portland, OR 97266

3332 SE 92nd Ave. Portland, OR 97266

Date: 3/30, 2016

AUDITOR 04/01/16 AM 11:31

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 (head quartered 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 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% of residents in these type buildings own 1 or more cars. More residents are and will be driving on 17th 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 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 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 17th 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 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 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 16th and 17th). 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 17th & 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 17th & 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 13th & 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,

Devon Burton

Name

Devon Burton

Address

*1805 SE Sherrett St
Portland, OR
97202*

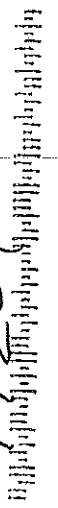
Burton
1807 SE Sorenson Street
Portland, OR
97302



PORTLAND OR 970
30 MAR 2016 PM 4 L

*Council Clerk
1221 SW 4th Ave
Room 130*

Portland OR 97204
97204190021





Received

APR 04 2016

Corporate Real Estate
3800 SE 21st Ave.
Portland, OR 97202

Don Forrest
Division Real Estate Manager
don.forrest@kroger.com

Fax (503) 797-3117
(503) 797-3539

March 30, 2016

Portland Bureau of Planning and Sustainability
Attn: Barry Manning, Senior Planner
1900 SW 4th Avenue #7100
Portland, OR 97201

Re: Portland Mixed Use Zones Project

Dear Commission Members:

I am the Division Real Estate Manager for Fred Meyer Stores, Inc. I write this letter in response to the City's proposed zoning for the Portland Fred Meyer grocery stores and fuel stations shown on the table below.

We request that the stores now zoned CG be zoned CE, as the most similar auto-accommodating zone, except for our Stadium store on NW 20th Place which was recently remodeled into a more urban footprint. We also request that the other existing stores in the CS, CX and EX zones also be zoned CE to avoid nonconformity with the transit and pedestrian oriented purpose statement of the proposed CM2 or CM3 zones, which would impede auto-dependent store upgrades and re-developments.

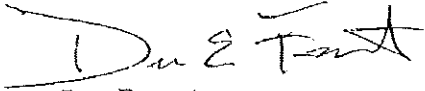
	Address	Existing Base Zone	Proposed Base Zone
1.	3805 SE Hawthorne Blvd.	CS	CM2
2.	615 NE Glisan St.	CG	CM2
3.	555 SW Barbur Blvd.	CG	CM2
4.	90 NW 20th Pl.	CG	CM2
5.	3030 NE Weidler St.	CG	CE
6.	6850 N. Lombard St.	CG	CE
7.	7404 N. Interstate Ave.	CX	CM3
8.	14700 SE Division St.	CG	CE
9.	5253 SE 82nd Ave.	EX	CM3

Fred Meyer

Corporate Real Estate
3800 SE 21st Ave.
Portland, OR 97202

We would appreciate the further opportunity to work with your staff at your direction regarding our issues. We remain available to answer their questions and to provide further comments.

Respectfully submitted,



Don Forrest

Cc: Mayor Charles A. Hales

March 30, 2016

APR 04 2016

RECEIVED

Mayor Charlie Hales
1221 SW 4th Ave, Room 340
Portland, Oregon 97204

Re: The 2035 Comprehensive Plan and the Irvington Neighborhood

Dear Mayor Hales,

I write to urge you to take a critical look at a specific proposed adjustment to the draft of the 2035 Comp plan. As originally proposed a section of the west end of NE Broadway would be rezoned to allow higher buildings, up to 125 feet with developer "bonuses".

At a recent public meeting held at the Irvington Elementary school, attended by two representatives of the Bureau of Planning and Sustainability, I learned that the Bureau had succumbed to neighborhood pressure and lowered the height restriction to 75 feet. Not satisfied, the neighborhood association pressed for a further reduction to 40 feet and NO "bonuses". This shortsighted and selfish idea should not be allowed to advance. In fact, the original zone change to the 125 foot height should be reinstated.

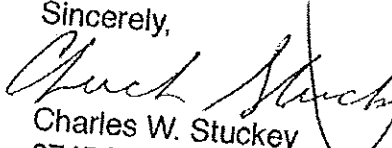
The Comp plan envisions a 165% increase in the number of households in Portland. This is a staggering number. The current housing shortage in the city is evident everywhere you look. Affordable housing is in even shorter supply. The very liveability of the city is now the issue of our time. My two adult children cannot possibly afford a home in the neighborhood they grew up in--or anywhere close to it.

The representative of the Bureau stated at the meeting that the increased height would most likely be used by developers for housing and with the "bonuses" some of it would surely be affordable housing. The pursuit of much needed housing should be the highest priority of public policy as the planning update goes forward. Every opportunity must be found in the 2035 Comp plan to impliment such a policy.

The objections raised by the Irvington Neighborhood Association should be rejected. They claim the proposed height increase is incompatible with the Historic District. First, the area of proposed zoning change is not even in the Historic District. But, they say, it could "cast a shodow" on the district. Please pay this nonsense no mind. Second,, this small group of INA board members do not represent the neighborhood. I live in the neighborhood, have for over 30 years, and I know my neighbors well--and the overwhelming majority want nothing to do with the Historic District.

I urge again that you put sound policy of much needed housing ahead of the sniveling of a few. Put the original proposal back in the plan--125 feet with "bonuses". We will all benefit.

Sincerely,



Charles W. Stuckey
2745 NE 25th Ave
Portland, Oregon 97212

Arevalo, Nora

From: Joseph Bradford <JoeB@architraction.com>
Sent: Tuesday, March 29, 2016 4:07 PM
To: PDX Comp Plan; BPS Comprehensive Plan Testimony
Subject: comp Plan Testimony: 7316 SE 31st Ave & Eastmoreland Down zoning

Follow Up Flag: Follow up
Flag Status: Completed

I do not support the amendment to the Comp plan to "down zone" Eastmoreland. I currently own a 10,000 square foot lot in eastmoreland and it would be devalued if it were not allowed to be two 5,000 square foot lots as this new down zoning would accomplish. I do not think Eastmoreland should be exempt from doing its "fair share" as all the neighborhoods are doing to accomplish the 2035 goals for housing and affordability for everyone coming here. Taking land off the density market does not help the goals of an affordable livable Portland where we do not extend the Urban Growth Boundary before we have fully filled up the land that we have already inside and close to the City which helps transportation and emissions by people living close in to their potential employers, schools, and common locations of driving daily.

thank you,

Joseph Bradford - AIA, NCARB
Urban Evolution Development Inc.
Principal Broker OR, CA
Architraction
General Contractor - OR, CA
7400 SE Milwaukie Ave
Portland, Oregon 97202
503.819.5469 c

OR CCB #196365-OR
OR RE Broker #201007047
OR ARCHITECT #5967
CA CSLB #783675
CA RE Broker #1359404

Frank H. Hilton, Jr.
1220 N.E. 17th Ave., Unit 12C
Portland, Oregon 97232

fhilton41@gmail.com

503-312-5140

March 29, 2016

City of Portland
Comprehensive Plan Department
cputestimony@portlandoregon.gov

Dear Planners:

Re: Central City Plan – Lloyd District

At the request of the Board of Directors of the Fontaine Condominium Association I am submitting this letter urging that the Central City Plan for the Lloyd District area treat the 'step down' feature at its edges the same in all directions. As we understand it, the 'stepped down' edges on the north boundary are to a 75-foot maximum height but the plan is not consistent in doing the same on the east boundary.

Specifically, along Northeast 16th Avenue and then 15th Avenue following the curve in the street to Broadway, the zoning should show a maximum height of 75 feet instead of what is now shown as a maximum height of 150 feet.

Please send me a copy of your conclusions on this issue and a final copy of the comprehensive plan. I will share them with our Board and the owners of our 88 units. We are an owner occupied building, with only one rental out of the 88 units.

Sincerely,

Frank H. Hilton, Jr.
President
Fontaine Condominium Association

Cc: Board

Arevalo, Nora

From: Norman Goetz <norman.goetz@alumni.reed.edu>
Sent: Tuesday, March 29, 2016 2:21 PM
To: BPS Comprehensive Plan Testimony
Subject: Eastmoreland zoning change

Follow Up Flag: Follow up
Flag Status: Completed

Norman Goetz
6548 SE 30th Avenue
Portland, OR 97202-8607
March 29, 2016

Nick Fish, Commissioner
1221 SW 4th Ave, Room 240
Portland, OR 97204

Commissioner Fish,

As a member I am writing to ask you to support the Eastmoreland Neighborhood Association's application to change the zoning for the Eastmoreland neighborhood from the significantly altered R5 to R7. The changes made to R5 make it no longer compatible with the homes, yards, and lots of the majority of the existing neighborhood. The R7 zoning now best describes the desired features of Eastmoreland that were formerly contained in R5 before it was altered.

/S/ Norman Goetz

Arevalo, Nora

From: Dianne Bocci <dbocci@gmail.com>
Sent: Tuesday, March 29, 2016 10:09 AM
To: BPS Comprehensive Plan Testimony
Cc: David de la Roche; Stephen Gomez; boisena@gmail.com
Subject: Re: Summary of conversation with BPS and formal objection of the amendment to the CPU
Attachments: Land value chart.xlsx; ATT00001.htm
Follow Up Flag: Follow up
Flag Status: Completed

Hello Nora - The excel spreadsheet is attached below. Please note that I utilized Redfin and Zillow to obtain market values.

Those sites offer a rudimentary "sales comparison" based valuations that are often times lower than what the home would actually sell for.

This is largely due to the fact the Zillow and Redfin databases have no way to ascertain what the inside of the homes look like.

For example, Zillow values my home at 329 N Fremont at \$498K. However, I've made many cosmetic improvements over the years and a recent market analysis I received from Kristin Winter at Realty Trust suggested a \$530K list price with the expectation it would sell in the \$550K range.

To be clear, I am not planning on selling my home and I only requested the information in order to oppose the proposed amendment changing the zoning from R1 to CM2.

As I've said before, what Nan Stark failed to take into account is that once/if changed, the value of the affected homes becomes anchored in the land. Developers looking to amass contiguous lots aren't interested in the existing homes only the dirt.

I am not the only homeowner who has painstakingly and lovingly improved my home. This is true of almost all of my neighbors with property in the proposed zoning change area. I'm guessing you'll be hearing this directly from them in the days ahead.

Thank you,

Dianne Bocci
503-888-1489

Address	Lot Size (SF)	Current Zillow/Redfin Value of "as is" SFR	Propotioned value based on overall \$2.2MM lot value (22,500 SF lot = \$100 p/SF)	Difference in value: SFR to land only
323 N Fremont	3200	\$460,596	\$312,896	-\$147,700
329 N Fremont	4000	\$498,582	\$391,120	-\$107,462
3517 N Gantenbein	4000	\$512,223	\$391,120	-\$121,103

97.77778

Arevalo, Nora

From: Dianne Bocci <dbocci@gmail.com>
Sent: Tuesday, March 29, 2016 10:03 AM
To: BPS Comprehensive Plan Testimony
Subject: Re: Summary of conversation with BPS and formal objection of the amendment to the CPU

Follow Up Flag: Follow up
Flag Status: Completed

The excel spreadsheet is attached below. Please note that I utilized Redfin and Zillow to obtain market values. Those sites offer a rudimentary "sales comparison" based valuations that are often times lower than what the home would actually sell for. This is largely due to the fact the Zillow and Redfin databases have no way to ascertain what the inside of the homes look like. For example, Zillow values my home at 329 N Fremont at \$498K. However, I've made many cosmetic improvements over the years and a recent market analysis I received from Kristin Winter at Realty Trust suggested a \$530K list price with the expectation it would sell in the \$550K range. To be clear, I am not planning on selling my home and I only requested the information in order to oppose the proposed amendment changing the zoning from R1 to CM2.

As I've said before, what Nan Stark failed to take into account is that once/if changed, the value of the affected homes becomes anchored in the land. Developers looking to amass contiguous lots aren't interested in the existing homes only the dirt.

I am not the only homeowner who has painstakingly and lovingly improved my home. This is true of almost all of my neighbors with property in the proposed zoning change area. I'm guessing you'll be hearing this directly from them in the days ahead.

On Mar 29, 2016, at 9:16 AM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for submitting your comment. I am unable to download the chart you created. Would it be possible for you to attach it to another email as a pdf or possibly jpg?

Thank you very much and best regards,

Nora Arevalo
Community Services Aide II

From: Dianne Bocci [<mailto:dbocci@gmail.com>]
Sent: Friday, March 25, 2016 12:09 PM
To: Grumm, Matt <Matt.Grumm@portlandoregon.gov>; Elmore-Trummer, Camille <Camille.Trummer@portlandoregon.gov>; BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Cc: Stark, Nan <Nan.Stark@portlandoregon.gov>; boisena@gmail.com; boiselanduse@gmail.com; stephendgomez@gmail.com
Subject: Summary of conversation with BPS and formal objection of the amendment to the CPU

I spoke with Nan Stark at BPS yesterday and understand it was her office's recommendation in favor of the amendment changing Fremont Street zoning from R1 to

CM2, that was in part responsible for its adoption and support by the offices of Dan Saltzman and Charlie Hales.

I further believe after speaking with her, there was little due diligence or thought put into the recommendation as Nan was unable to provide adequate support for me to arrive at any other conclusion.

Specifically:

- Nan stated that since the height limits in R1 and CM2 are the same (45'), there's no real difference between the two zoning classifications. That's incorrect and faulty logic. While it's true the height limits are the same, many other things involving setbacks, building mass and allowed usage are vastly different and impactful.

Allowing this zoning change would put those of us within the designated change area in the position of having some developer build a large structure right up against the property line. Further, that structure would likely house some sort of commercial enterprise thereby increasing traffic and noise. The mass and height of the building would block sunshine, decrease privacy and adversely impact the ability of homeowners to enjoy their residence as originally intended – a home.

- Nan also believed the petition she was shown by Alem Gebrehiwot proved this change was something supported by the neighborhood. That's also an incorrect assumption. As I pointed out yesterday, that petition is flawed in a number of ways: addresses that don't exist, addresses that are out of the area, most signatures being that of tenants rather than owners and only three signatures from those properties directly impacted by this proposed change.

Once I received a copy of this petition, I was quickly able to make this assessment and I don't understand how Nan or anyone else at the city couldn't have performed the same level of due diligence. It's shocking, disappointing and does nothing to bolster my belief in the trust worthiness or competency of city officials. It also underscores a disregard for process.

- Nan, in trying to support her recommendation, made a comment about property values increasing with this zoning change recommendation. That again is not a fully thought out idea. While it's likely that land values increase, it also likely the value of the residential structures will decrease as developers would have zero interest in those. The only real financial advantage in this zoning change would be to those individuals who own large amounts of contiguous land; people such as Alem Gebrehiwot, who owns a ¼ acre parcel of land at 311 W/N Ivy. Adjacent to this lot, he owns the adjacent .19 acre parcel at 311 N Ivy and the .10 acre parcel with no address but identified as tax lot R257826.

The rest of us property owners included in this amendment own single lots ranging in size from 2,500 to 5,000 SF. For us, it's very likely a developer will try to amass contiguous lots by buying them one by one. In this scenario, there is no big payday for any of us and the very real potential that as individual homeowners sell, the developer has more leverage of those remaining because of the threat of what can be built on the site and the interference those buildings would create for remaining homeowners. Basically, we're forced to sell our properties for a land only value or face the ugly consequences.

To illustrate what I'm trying to say here, I've created the chart below. To start, I looked at commercial lots currently available for sale in Portland. I specifically looked for lots in similar close-in neighborhoods bearing a CM zoning. I located such a lot in Sellwood at:

5101 SE 17th. This 22,500 SF lot, zoned CM, is currently listed at \$2,200,000 (\$97.78 per SF).

Next, I looked at the current "as is" single family residence (SFR) values of three properties on the north side of Fremont (and included in this amendment). In each case, the properties are worth considerably more as a home than they are as a CM2 lot:



- Another point Nan made to justify the recommendation is that with the zone change, we could all open businesses on our properties. That's a quixotic, grasping at straws, statement. I know for a fact the property owners to the west and east of me do not have the resources to open and run a business anywhere. Frankly, while I may have the resources to do it, I am not an entrepreneur and also don't have the skills to run a successful business. Changing the zoning does not simultaneously bestow resources and abilities for successful business ownership.
- Another point I heard from both Nan and Matt Grumm as justification was the idea of density. The current R1 zoning ALREADY does that while also protecting the livability of the neighborhood by applying restrictions for building size and setbacks.
- While Nan stated she had considered other significant development currently approved and underway at Fremont and Mississippi, and the strains that development in and of itself is going to trigger, I believe this is only a recent consideration for Nan; a consideration triggered by a conversation she had with the Boise Neighborhood Association on or about 3-24-16.

I think what really happened here was a wily landowner looking to increase his profits on the large amount of land he owns snookered Nan into believing this was something embraced and desired by the neighborhood.

- Finally, as to process. Making such an impactful recommendation without input from those directly impacted and the Boise Neighborhood Association was flat out wrong.

On a personal note, it's additionally wrong to look to me to have previously testified at a hearing about the CPU. When I received the initial notices, I checked the plan and seeing no changes proposed to my zoning, made the logical decision not to testify. Why would I waste mine and anyone else's time testifying to what I saw as a continuation of the status quo?

Additionally, I am not a mind reader, I had zero idea Mr. Gebrehiwot was busily putting together his scheme. I'm guessing that each of you, after having received my communications over the last few days, is decidedly aware of the fact that had I known, I would have spoken sooner.

In closing, I formally declare opposition to the proposed amendment and ask that it be dropped from the CPU.

Regards,

Dianne Bocci
329 N. Fremont St.
Portland, OR 97227

Arevalo, Nora

From: Ken Avenoso <ken@avenoso.com>
Sent: Tuesday, March 29, 2016 10:01 AM
To: BPS Comprehensive Plan Testimony
Subject: Re: Eastmoreland zoning

Follow Up Flag: Follow up
Flag Status: Completed

Sure, it's 7337 SE 28th Ave. Portland, OR 97202
Ken

On Tue, Mar 29, 2016 at 9:40 AM BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Thank you for comment. Could you please forward us your physical mailing address?

Thank you and best regards,

Nora Arevalo

Community Services Aide II

From: Ken Avenoso [<mailto:ken@avenoso.com>]
Sent: Saturday, March 26, 2016 7:51 AM
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>; BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: Eastmoreland zoning

I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Ken Avenoso

Arevalo, Nora

From: Ted Malaska <TedM@harsch.com>
Sent: Tuesday, March 29, 2016 7:58 AM
To: BPS Comprehensive Plan Testimony
Subject: RE: Re: Eastmoreland Comprehensive Plan Testimony

Flag Status: Completed

I support single dwelling 7000 for our neighborhood. Please help keep mature, historic representations of our housing stock intact.

Ted Malaska / Senior Vice President / Harsch Investment Properties
503-973-0228
3431 SE Carlton St
Portland, OR 97202

Arevalo, Nora

From: cindy simpson <ckcsimpson@hotmail.com>
Sent: Monday, March 28, 2016 3:04 PM
To: BPS Comprehensive Plan Testimony
Subject: Keep the R-7 Aoning in Eastmoreland

Follow Up Flag: Follow up
Flag Status: Completed

From: **Cindy Simpson** <cindy@nwcts.org>
Date: Mon, Mar 28, 2016 at 2:14 PM
Subject: Zoning in Eastmoreland
To: cputestimony@portlandoregon.gov

Hello

We are writing in support of the R-7 zoning in the whole of Eastmoreland area. We have lived in Eastmoreland for 34 years. We don't mind, even though it can be difficult, paying the huge taxes here because we love the area, the trees and beautiful yards. The houses don't all look alike and there is a lovely mixture of small houses and large. It is truly lovely.

Unfortunately, overpriced McMansions are being built on newly divided small lots -- effectively without a front yard and all of the off street trees are being eliminated as well. They are ugly with out any architectural value. Our house built in 1959, will stand longer than these cheaply built houses that do not fit in with any of the houses in Eastmoreland.

Please do not continue to destroy Eastmoreland and keep the R-7 lot size. We need our urban fauna a lot more than we need ugly, overpriced infill. Breathing clean air, saving our trees and keeping the historical nature of Eastmoreland are very important to us.

Thanks

Larry Simpson
Cindy Simpson
Kristin Simpson

2916 SE Moreland Lane
Portland, OR 97202

503-888-1669
ckcsimpson@hotmail.com

Arevalo, Nora

From: drbuys@comcast.net
Sent: Monday, March 28, 2016 2:57 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs:

I am writing for my **strong support for the changing the Designation in Eastmoreland from Residential 5,000 to Residential 7,000.**

I own three properties that this effects: 3117 SE Martins, 3058 SE Woodstock and 3024 S/SE Woodstock. In each case having these properties if designated as R 5 would allow developers to come in and clear cut the land, put in multiple, skinny unwanted houses.

This first came to my attention when the 3058 property was sold to Vic Remmers, the same developer who threatened to cut down three 150 year old sequoias not far from here. In our case he planned to cut down trees in the area, put up two skinny houses, divert traffic to a small alley way which would have drastically impacted our standard of living and value of our homes. It was universally opposed by the entire neighborhood, drew 50 people to testify against him. In that debate the designation for the houses came up and it was noted that it was R -7 (R-5). We scoured the Neighborhood Association files and City records and found no evidence that the normal process to change the designation was ever undertaken. So your action does not change the designation per se, it returns the area to the designation that was intended.

Despite this the City approved his application after ignoring the basic rules about cup-de-sacs, granting special exemptions to your own rules, dismissing safety issues and turning a deaf ear to all the people testifying against the plan.

We need to support the people of our city, instead of a few greedy developers. I have invested over \$1 million in these properties in the 25 years I have lived here and expect that the legitimate concerns for the livability and property values that I and all my neighbors share be taken into consideration.

We need this designation to save our neighborhood from, well to be frank-you.

Robert Buys

Arevalo, Nora

From: Claudia <waltersmom17@yahoo.com>
Sent: Monday, March 28, 2016 10:03 AM
To: BPS Comprehensive Plan Testimony
Subject: Re: Comprehensive plan interpretations

Follow Up Flag: Follow up
Flag Status: Completed

I am resenting this with my condo number added for clarification. CO

> To All It May Concern:

>

> I have recently found out that the Sears parking lot on the east side of the Lloyd Center may be redeveloped into a very tall, 150 foot building. Or is it two?!

>

> Please know that I live close to this lot in Sullivan's Gulch and cannot imagine that our neighborhood association (SGNA) approved any type of UP zoning there. I have attended neighborhood association meetings and nothing has been disclosed or discussed.

>

> I am infuriated that Carol Gosset has taken it upon herself to agree with the possible increased height without consulting anyone outside of her group on the Land Use Committee. This type of official endorsement must follow a decision made by all interested parties here, not just a few members of the Sullivan's Gulch Land Use Committee.

> Plus, I certainly support what I understand to be the "step down" concept for any project to be built in the Sears parking lot.

>

> Please reconsider. Thank you.

>

> Claudia Ospovat
> 1220 NE 17th Avenue, 17G
> Portland 97232

Arevalo, Nora

From: bob leopold <s0j0urner17@yahoo.com>
Sent: Monday, March 28, 2016 8:17 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

City Planners,

Regarding the Central City Plan, particularly the Lloyd District of the N/NE Quadrant Plan, I ask that you treat the 'step down' feature at its edges the same in all directions. You already have 'stepped down' the edges on the north boundary to 75 ft max height, but have not been consistent in doing the same on the east boundary.

Specifically, along NE 16th Ave (then 15th, following a curve in the street), from 16th Drive to Broadway, the zoning should show a maximum height of 75 feet instead of what is now shown as a maximum height of 150 feet.

In response to Irvington and Eliot neighborhood comments, you made this change. Apparently you got one comment that the eastern boundary should not be so 'stepped down'. There is not evidence in the minutes of Sullivan's Gulch Neighborhood Association to show that it considered this aspect of the 2035 comprehensive plan. We have searched the minutes of the Land Use and Transportation Committee and the SGNA Board back to 2012 and find no adoption of these kind of comments.

Please copy me on your conclusions on this matter, as well a copy me on a final copy of the comprehensive plan.

Robert Leopold
1220 NE 17th Avenue, #17G
Portland, OR 97232

503-477-7376
S0j0urner17@yahoo.com

Arevalo, Nora

From: John Frewing <gkjfrewing@gmail.com>
Sent: Sunday, March 27, 2016 6:25 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Gentlemen,

Regarding the Central City Plan, particularly the Lloyd District of the N/NE Quadrant Plan, I would like to ask that you treat the 'step down' feature at its edges the same in all directions. You already have 'stepped down' the edges on the north boundary to 75 ft max height, but have not been consistent in doing the same on the east boundary.

Specifically, along NE 16th Ave (then 15th, following a curve in the street), from 16th Drive to Broadway, the zoning should show a maximum height of 75 feet instead of what is now shown as a maximum height of 150 feet.

In response to Irvington and Eliot neighborhood comments, you made this change. Apparently you got one comment that the eastern boundary should not be so 'stepped down'. The Sullivan's Gulch Neighborhood Association has never considered this aspect of the 2035 comprehensive plan. We have searched the minutes of the Land Use and Transportation Committee and the SGNA Board back to 2012 and find no adoption of these kind of comments.

Please copy me on your conclusions on this matter, as well a copy me on a final copy of the comprehensive plan.

John Frewing
1300 NE 16th Ave, Apt 1104
Portland, OR 97232

503-280-2511
gkjfrewing@gmail.com

Arevalo, Nora

From: Sylvia Gray <sylvia@berstis.com>
Sent: Sunday, March 27, 2016 6:12 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

3026 SE Berkeley Place
Portland, OR 97202
March 27, 2016

Council Clerk
1221 SW 4th Avenue, Room 130
Portland, OR, 97204

Dear Council Clerk:

We oppose proposal #35, "Brummell Proposal," which is requesting a change to the zoning stipulated in the Comprehensive Plan for the properties located at 1623, 1624-26, 1653, 1663, 1674, and 1735 SE Sherrett Street. Brummell Enterprises is seeking to change the zoning from R2.5ad to R1d, from R2ad to CM2, and from R2ad and R1d to R1d (multi-unit housing) and CM2 (allowing up to 4-story structures). Also, we oppose the zone change on 17th and Nehalem Street.

Here are the main reasons we oppose this:

- Per their written testimony to the Bureau of Planning, Brummell Enterprises intends to create a "south gateway node into Portland" on 17th& SE Sherrett St. by demolishing existing renter occupied homes. However, Sherrett St. is a very narrow street with abundant traffic and parking issues as it is, and it is highly inappropriate to suggest it would be a suitable corridor of any sort. 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. Also the city recently designated the intersection of 13th& Tacoma as a historic node – this is a far more appropriate gateway location to the South side of the Sellwood neighborhood. No "gateway" is needed at the 17th& Sherrett intersection. That intersection is already part of the mixed-use neighborhood corridor running along SE 17th. To the west, Sherrett dead-ends at the Willamette River. To the east, it ends at 23rd; traffic has to turn north to reach McLoughlin Blvd. 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 historic lower density residential areas.
- Multi-story buildings at these locations would adversely impact the neighbors on Sherrett St. and on Harney St (between 16th and 17th) in limiting 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. The many trees that have been planted to encourage a healthy ecosystem and watershed for all plants and animals would suffer or die. One garden that would be severely impacted (containing plants established over 30 years by the same owner) is now a designated National Wildlife Federation Backyard Habitat. Residents on Sherrett St. have already suffered the loss of sunlight and reduction of livability when the Brummell company built the 4-story retirement home on the South side of 17th& Sherrett St. It would be devastating to further decrease our ability to enjoy our homes, gardens, and the wildlife that we have 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.
- Years ago, with tremendous input from the neighbors in Sellwood –Moreland area, the Sellwood Plan (part of the Comprehensive Plan being reviewed) determined the most appropriate zoning of the properties in the

neighborhood including properties on Sherrett St. Brummell Enterprises is attempting to undermine this work for their own benefit and at great cost to the residents in the area, in particular those on Sherrett St. The neighbors in the area received no direct public notification and had little opportunity to protest this zoning change proposal at the initial hearings.

- Currently, there are several large apartment buildings under construction along 17th street that will provide much needed density in the area. Brummell Enterprises has abundant properties with existing CM2 zoning to expand their business interests – they simply do not need to destroy any more homes, damage gardens, and reduce livability for their “opportunities”, which they testified for during the initial hearings period.
- 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 provide 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 (this is the case for one of the homes that would be destroyed). It also reduces habitat space for our urban wildlife. The city needs to pay attention to this problem and either at least preserve the current zoning for these houses or downsize them to R5.

Sincerely,
Sylvia Gray

Arevalo, Nora

From: Eileen Pettycrew <pettycrew@hevanet.com>
Sent: Sunday, March 27, 2016 5:08 PM
To: Hales, Mayor
Cc: BPS Comprehensive Plan Testimony
Subject: Eastmoreland: application to change to an R7 zone

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Hales:

I write to express our support for the R7 designation in the Eastmoreland neighborhood. Please make the decision to support this important R7 designation to stop developers from building McMansions on Eastmoreland lots (often without trees or yards) and destroying our quiet, tree-lined character.

Sincerely,

Your neighbors and Eastmoreland residents since 1993
Eileen and Jim Pettycrew
7519 SE 31st Ave
Portland, OR 97202

Arevalo, Nora

From: Theresa Lovett <fivelovetts@yahoo.com>
Sent: Sunday, March 27, 2016 4:01 PM
To: Hales, Mayor
Cc: BPS Comprehensive Plan Testimony; Doug Lovett
Subject: Support for the proposed Comprehensive Plan Map Change

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Hales:

We are writing to you in support of the proposed change to the Comprehensive Plan designation for our property FROM High Density Single-Dwelling TO Single-Dwelling 7,000.

PLEASE vote for this proposed change.

Thank you!

Doug & Theresa Lovett

Arevalo, Nora

From: Judith Trutt <judithtrutt@gmail.com>
Sent: Saturday, March 26, 2016 2:18 PM
To: BPS Comprehensive Plan Testimony
Subject: Fwd: Portland Comprehensive Plan Update

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my iPhone

Begin forwarded message:

From: Judith Trutt <judithtrutt@gmail.com>
Date: March 23, 2016 at 10:06:07 PDT
To: Camille.Trummer@portlandoregon.gov, mayorhales@portlandoregon.gov,
nick@portlandoregon.gov
Cc: dan@portlandoregon.gov, novick@portlandoregon.gov, amanda@portlandoregon.gov
Subject: Portland Comprehensive Plan Update

Dear officials,

I urge you to accept the amendments requested for the Irvington Historic District by the ICA Board of Directors. I know Portland is growing, but I also know that if the City is not careful it will destroy the many attributes and neighborhoods that make it so attractive to newcomers. Growth is certainly in Portland's future, but planning and a concern for maintaining the neighborhoods and social bonds that already exist should provide the parameters for managing that growth.

Judith Trutt
3145 NE 16th Avenue
Portland, OR 97212

Sent from my iPad

Arevalo, Nora

From: orrule@comcast.net
Sent: Saturday, March 26, 2016 10:11 AM
To: BPS Comprehensive Plan Testimony
Subject: Re: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

We live in the Eastmoreland neighborhood at 7326 SE 27th Avenue.

> On Mar 26, 2016, at 10:09 AM, orrule@comcast.net wrote:

>

> We received a notice in the mail about a proposed comprehensive plan map, change in my neighborhood. We support the proposed change. We understand the need for affordable housing, but we believe Portland also needs to preserve its historic neighborhoods. Portland is a great place to live and its diversity of housing opportunities is the reason why.

>

> Gary And Laurie Rule

>

Arevalo, Nora

From: kalloni33@comcast.net
Sent: Saturday, March 26, 2016 4:17 AM
To: BPS Comprehensive Plan Testimony
Subject: comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

As a resident /land owner for 22 years in Eastmoreland I find the proposed land use planning based on some arbitrary figures an effort by current land owners to ensure future value of their property. I think market forces should be the primary determinants. One could view these efforts as a means of exclusion from an area of smaller lot size owners. I do not believe it reflects the reality of expanding population on the planet. Everybody will need to do with less. Thankyou. William Courogen
MD 3019 SE Carlton St Portland OR 97202

Arevalo, Nora

From: Bmkite@aol.com
Sent: Friday, March 25, 2016 6:33 PM
To: BPS Comprehensive Plan Testimony
Subject: testimony

Follow Up Flag: Follow up
Flag Status: Completed

How do I go about providing testimony regarding SE Alder and it's inappropriate zoning? And have it changed?

Thank you.

Barbara
Kite
*Executive Speaking,
Professional Acting
Coach
and
Speaker*
www.barbarakite.com
503-423-7437

Arevalo, Nora

From: Michael Desserault <mick.desserault@gmail.com>
Sent: Friday, March 25, 2016 4:34 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

This email serves to show support for the proposed change to the land use map around my residence at 6306 SE 36th Ave (as part of the new Comprehensive Plan) from a proposed 'Residential 5,000' designation to a proposed 'Single-Dwelling 7,000' designation.

Please do not hesitate to contact me with questions or for additional comments

--

Michael J. 'Mick' Desserault
6306 SE 36th Ave
Portland, OR 97202
mick.desserault@gmail.com
971.344.4001

Arevalo, Nora

From: Dianne Bocci <dbocci@gmail.com>
Sent: Friday, March 25, 2016 12:09 PM
To: Grumm, Matt; Elmore-Trummer, Camille; BPS Comprehensive Plan Testimony
Cc: Stark, Nan; boisen@gmail.com; boiselanduse@gmail.com; stephendgomez@gmail.com
Subject: Summary of conversation with BPS and formal objection of the amendment to the CPU

Follow Up Flag: Follow up
Flag Status: Completed

I spoke with Nan Stark at BPS yesterday and understand it was her office's recommendation in favor of the amendment changing Fremont Street zoning from R1 to CM2, that was in part responsible for its adoption and support by the offices of Dan Saltzman and Charlie Hales.

I further believe after speaking with her, there was little due diligence or thought put into the recommendation as Nan was unable to provide adequate support for me to arrive at any other conclusion.

Specifically:

- Nan stated that since the height limits in R1 and CM2 are the same (45'), there's no real difference between the two zoning classifications. That's incorrect and faulty logic. While it's true the height limits are the same, many other things involving setbacks, building mass and allowed usage are vastly different and impactful.

Allowing this zoning change would put those of us within the designated change area in the position of having some developer build a large structure right up against the property line. Further, that structure would likely house some sort of commercial enterprise thereby increasing traffic and noise. The mass and height of the building would block sunshine, decrease privacy and adversely impact the ability of homeowners to enjoy their residence as originally intended – a home.

- Nan also believed the petition she was shown by Alem Gebrehiwot proved this change was something supported by the neighborhood. That's also an incorrect assumption. As I pointed out yesterday, that petition is flawed in a number of ways: addresses that don't exist, addresses that are out of the area, most signatures being that of tenants rather than owners and only three signatures from those properties directly impacted by this proposed change.

Once I received a copy of this petition, I was quickly able to make this assessment and I don't understand how Nan or anyone else at the city couldn't have performed the same level of due diligence. It's shocking, disappointing and does nothing to bolster my belief in the trust worthiness or competency of city officials. It also underscores a disregard for process.

- Nan, in trying to support her recommendation, made a comment about property values increasing with this zoning change recommendation. That again is not a fully thought out idea. While it's likely that land values increase, it also likely the value of the residential structures will decrease as developers would have zero interest in those. The only real financial advantage in this zoning change would be to those individuals who own large amounts of contiguous land; people such as Alem Gebrehiwot, who owns a ¼ acre parcel of land at 311 W/I/N Ivy. Adjacent to this lot, he owns the adjacent .19 acre parcel at 311 N Ivy and the .10 acre parcel with no address but identified as tax lot R257826.

The rest of us property owners included in this amendment own single lots ranging in size from 2,500 to 5,000 SF. For us, it's very likely a developer will try to amass contiguous lots by buying them one by one. In this scenario, there is no big payday for any of us and the very real potential that

as individual homeowners sell, the developer has more leverage of those remaining because of the threat of what can be built on the site and the interference those buildings would create for remaining homeowners. Basically, we're forced to sell our properties for a land only value or face the ugly consequences.

To illustrate what I'm trying to say here, I've created the chart below. To start, I looked at commercial lots currently available for sale in Portland. I specifically looked for lots in similar close-in neighborhoods bearing a CM zoning. I located such a lot in Sellwood at: 5101 SE 17th. This 22,500 SF lot, zoned CM, is currently listed at \$2,200,000 (\$97.78 per SF).

Next, I looked at the current "as is" single family residence (SFR) values of three properties on the north side of Fremont (and included in this amendment). In each case, the properties are worth considerably more as a home than they are as a CM2 lot:



- Another point Nan made to justify the recommendation is that with the zone change, we could all open businesses on our properties. That's a quixotic, grasping at straws, statement. I know for a fact the property owners to the west and east of me do not have the resources to open and run a business anywhere. Frankly, while I may have the resources to do it, I am not an entrepreneur and also don't have the skills to run a successful business. Changing the zoning does not simultaneously bestow resources and abilities for successful business ownership.
- Another point I heard from both Nan and Matt Grumm as justification was the idea of density. The current R1 zoning ALREADY does that while also protecting the livability of the neighborhood by applying restrictions for building size and setbacks.
- While Nan stated she had considered other significant development currently approved and underway at Fremont and Mississippi, and the strains that development in and of itself is going to trigger, I believe this is only a recent consideration for Nan; a consideration triggered by a conversation she had with the Boise Neighborhood Association on or about 3-24-16.

I think what really happened here was a wily landowner looking to increase his profits on the large amount of land he owns snookered Nan into believing this was something embraced and desired by the neighborhood.

- Finally, as to process. Making such an impactful recommendation without input from those directly impacted and the Boise Neighborhood Association was flat out wrong.

On a personal note, it's additionally wrong to look to me to have previously testified at a hearing about the CPU. When I received the initial notices, I checked the plan and seeing no changes proposed to my zoning, made the logical decision not to testify. Why would I waste mine and anyone else's time testifying to what I saw as a continuation of the status quo?

Additionally, I am not a mind reader, I had zero idea Mr. Gebrehiwot was busily putting together his scheme. I'm guessing that each of you, after having received my communications over the last few days, is decidedly aware of the fact that had I known, I would have spoken sooner.

In closing, I formally declare opposition to the proposed amendment and ask that it be dropped from the CPU.

Regards,

Dianne Bocci
329 N. Fremont St.
Portland, OR 97227

Arevalo, Nora

From: Jane H. Stein <jhs49@comcast.net>
Sent: Friday, March 25, 2016 8:29 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I OPPOSE the approval of amendment 35. Please do NOT grant any zoning request changes for SE Sherrett Street between SE 16th and SE 17th Avenues by Brummell Enterprises. It would cause an extremely negative impact of the lifestyle and charm in this area of the Sellwood. I STRONGLY am opposed to this company putting profits over people by building 4 story multi-family mansions and mixed use buildings that would block most sunlight from my backyard and those of my neighbors in conjunction with devaluing the property values of non Brummell owned homes. We have backyards which consist of grass, flowers and vegetables which will be deprived of sunlight to grow. I have lived on SE Harney Street for over 10 years and I enjoy the quaintness of the neighborhood filled with established property owners and renters alike. The houses that Brummell Enterprises want to destroy are over 100 years old and should be preserved.

Additionally it would be creating a parking nightmare for people in this area. They are presently building a 44 unit (or more) apartment building on SE Umatilla Street and SE 17th Avenue which will cause crowding the streets in the neighborhood and adding huge amounts of carbon emissions from automobiles into the environment. I am a disabled veteran with asthma and cancer and am currently being treated by the VA here in Portland. I need the sunlight and as few gasoline emissions as possible. The impact on the traffic on an already overtaxed SE17th Ave. would be even more horrendous as it is used primarily by people coming and going from Clackamas County and Highway 224. They are not Portlanders and as you well know they did NOT contribute a penny towards the building of the new Sellwood Bridge. Why add more gasoline pollution into the air?

Brummell Enterprises owns other properties in the Sellwood inclusive and along SE 17th Avenue, which is mixed use, where they can build apartments and businesses. They should NOT be able to destroy the charms and environment of quiet city street and convert it into a mixed use area as well. SE 17th Avenue and SE Sherrett Street is NOT the gateway to the Sellwood. That is on SE 13th Avenue and SE Tacoma Street. Please vote NO on changing zoning laws R2ad and R2.5ad to CM2 and R1d for Brummell Enterprises, a private business headquartered in Alaska. Thank you.

Sincerely

Jane H. Stein
1622 SE Harney Street
Portland OR 97202
503-236-8988

Woo Yong Choi
2323 NE 165th Drive
Portland, Oregon 97233

Counsel Clerk

mar 25 2016

1221 SW Fourht Ave
Room 130
Portland, Oregon 97204

RE 16955 SE Division Street, Portland, Oregon 97236

Dear Counsel Clerk,

I am the owner of the property located at 16955 SE Division Street, Portland Oregon 97236. This site has had a business on it for more than the previous 40 year via grandfather clause. I wanted to change the zoning to commercial. Any assistance is appreciated. Thank you.

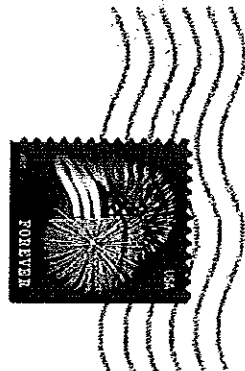
Very truly yours,

Woo Yong Choi

Woo In Choi
2323 NE 165th Drive
Portland, OR 97230

COUNSEL CLERK
Room 130
CITY OF PORTLAND
PORTLAND OR 97204

PORTLAND OR 970
25 MAR 2016 PM 5 L



Fredrick Walker
12251 S.E. Plank RD
Sandy, Or 97055

Dear Folks,

My name is Fredrick Walker.
I own a 4 Plex located at
922, 926, 932 and 934 S.E. 40th,
Portland. The property is located
 $\frac{1}{2}$ block south of Belmont St. on
S.E. 40th. The property is directly
across the street from the back
of the Walgreens store.

across the street from me
all along "the back" of Walgreens
is legal unused parking! I
have no plans to do anything
with my property. I keep my
place up (as did my parents),
have wonderful tenants, and
keep my rent low, \$750 and I
pay water, sewer & garbage
out. Tenants stay for years because
we have always been great
landlords!

all I'm asking is that you
drive by & see for yourself
if it is worthy of R1 base zone
not only worthy but a natural!
I hope for your consideration!
Hope to hear back. Sincerely,

Fredrick M. Walker
(Fritz)

Arevalo, Nora

From: Margaret DeLacy <margaretdelacy@comcast.net>
Sent: Thursday, March 24, 2016 3:34 PM
To: BPS Comprehensive Plan Testimony
Subject: Eastmoreland R7

Follow Up Flag: Follow up
Flag Status: Completed

Gentlemen:

I received a notice of the upzoning of my neighborhood last week and am writing to express enthusiastic support. Contractors have been gaming the lot lines originally created for our neighborhood and the lot sizes we thought we could count on when we purchased our home here have shrunk dramatically. The demolition of our still solid older homes and their replacement by twice as many high-priced upscale homes does nothing to address housing prices but it does reduce our light and air, threatening our tree canopy, making both solar energy impossible, and wiping out many backyard gardens.

Portland used to be known as the "Rose City." We are losing so many of our backyard gardens that soon no one will be able to grow roses any more and we will have to become the "hosta city" or even the "houseplant city" instead.

Sincerely yours,

Margaret DeLacy
7356 SE 30th. Av
Portland OR 97202

Arevalo, Nora

From: Terri Malaska <tnt14@hevanet.com>
Sent: Thursday, March 24, 2016 1:42 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

3431 SE Carlton portland, or 97202

> On Mar 24, 2016, at 1:36 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

>
> Thank you for your comment. Could you please send us your physical mailing address?

>
> Thank you and best regards,

>
> Nora Arevalo
> Community Services Aide II

>
> -----Original Message-----

> From: Terri Malaska [mailto:tnt14@hevanet.com]
> Sent: Thursday, March 24, 2016 1:28 PM
> To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
> Subject: comprehensive plan testimony

>
> I am responding in favor of the proposed comprehensive plan testimony that may affect the permissible uses of our home and neighborhood. This is a lovely neighborhood to live in with homes full of charm, and we are already experiencing more building and business moving to woodstock, congesting our little streets now. We need to think carefully what we do around here for future generations. Terri Malaska

>
>
>

Arevalo, Nora

From: Doug X <dougurb@gmail.com>
Sent: Thursday, March 24, 2016 11:03 AM
To: BPS Comprehensive Plan Testimony
Cc: Elmore-Trummer, Camille; Hales, Charlie; Stockton, Marty
Subject: Support for Extending Urban Center to 51st on Division, details

Follow Up Flag: Follow up
Flag Status: Completed

To: Mayor Hales and City Council members:

I heartily support the amendment proposed by the Mayor and Commissioner Novick, to extend the Mixed Use-Urban Center designation on Belmont from 44th to 49th, and on Division from 44th to 51st. (**Amendments 54 and 55**) These areas are rapidly acquiring Urban Center characteristics, and are an appropriate location for the use of the planned Mixed Use bonuses, which the UC designation will facilitate.

The extent of the proposed Urban Center Designation at the 50th and Division intersection should, on the west side of 50th, extend northward at least to Caruthers, and southward at least to Ivon, to avoid creating split zoning on property ownerships in both those locations. On the east side of 50th, it should extend as far north and south as the commercial designation goes now.

Details: On the NW corner, 4975 SE Division, Property ID R168880, owned by D50 Lofts LLC, extends 200' north from Division to Caruthers St. The MU-UC Designation should cover that entire property. A building is under construction on this property.

On the SW corner is 4926 SE Division. Three tax lots are at this address, all under the same ownership. The ID's are R241358, R241359, and R241360. This combined group extends south from Division about 293' to Ivon St. All three parcels are now owned by UDG Division Five-O LLC. An Early Assistance request (15-252008-000-00 EA) was filed in October 16, 2015 for what is reported to be a 126-unit mixed use building covering the entire ownership, replacing the small building now fronting Division. The MU-UC designation should extend south to Ivon to cover all of this ownership, and avoid a split Designation under this new building.

On the SE corner, it seems logical to include not only the corner parcel (5008-5022 SE Division), but the two commercial parcels south of the corner parcel, in the proposed MU-Urban Center Designation, as they'd be across 50th from other MU-UC property. These are both now Urban Commercial designated, and are:

2420-2428 SE 50th, a commercial building, ID R241357, and

2504 SE 50th, a commercial building, ID R241356.

On the NE corner, the Plaid Pantry property, plus the parking lot to it's east, should get the MU-UC Designation.

Thank you.

Doug Klotz

1908 SE 35th Place

Portland, Or 97214

March 24, 2016

Karla Moore Love, City Clerk
Portland City Hall
1221 SW 4th Ave., Rm. 130
Portland, OR 97204

Dear Mr. Fish,

As a resident of the Collins View Neighborhood, and in fact someone who lives close to Lewis & Clark College, I'm very concerned about what I've recently discovered is happening with their campus institutional designation. We put up a very strong fight about seven years ago when the college tried to extend their reach into our neighborhood during the review of their 10-year plan. All of a sudden we find they seem to be doing it again, only in a far less public manner.

My understanding is that Lewis & Clark's campus institutional zone was intended only to encompass the properties that are located within the college's master plan. **The five properties it is currently trying to include are NOT located within those boundaries.**

These are the same properties Lewis & Clark was denied adding in a 2009 land use case (#08-180498). The hearings officer agreed wholeheartedly with the neighborhood on all the arguments against inclusion. **All those reasons still exist today.**

Truly 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 Drive and along Boones Ferry Road 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.

I believe 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. By that inaction, the college has let pass the opportunity to bring these properties into the discussion again. They need to be held to that measure.

As neighbors of the college and residents of the city, we appreciate the focus by Portland and state of Oregon in 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. We strongly believe economic development is best kept close to business institutions, such as hospitals.

Sincerely,



Anna Browne
809 SW Maplecrest Ct.
Portland, OR 97219

March 24, 2016

Mailed to Mayor Hales and all Commissioners

Re: 7509 SE 31st Avenue Zoning Designation

We are writing to support the proposed change of the zoning designation for our Eastmoreland property (above) from that currently proposed by the Comprehensive Plan. It is our understanding the Plan presently designates the zoning for our property as Residential 5000. The City Council is currently considering changing the designation to Single-Dwelling 7000. We support the change to Single-Dwelling 7000 for the reasons below.

We purchased our home on 31st Avenue between Knapp and Rex in 1987. Our block is a double block of 5000 square foot lots (50x100). When we bought in 1987 our double block was fully built out as was essentially all of Eastmoreland. Houses had been typically built between 1920 and 1950. We were attracted to the established and stable appearance of Eastmoreland, and, in our opinion, paid a premium for our right to live there.

When we purchased our home in 1987 we understood the zoning in Eastmoreland to be R-5, which to us signified one single family home on a minimum 5000 square foot lot. This gave us confidence there would be a lot of stability on our street of 5000 square foot lots, each with its individual home.

However, even though the current zoning regulations still state that maximum density in an R-5 zone is one unit per 5000 square feet, something has apparently happened. We are now informed that a lot can be zoned R-5 and yet have a minimum area of 3000 square feet. Additionally, the zoning regulations seem to allow lots that are only 25 feet wide. As things now stand, we are completely uncertain of whether the City would approve splitting established 5000 square foot lots in Eastmoreland.

We are aware that there are 6000 or 7000 square foot lots in Eastmoreland as well. In fact, the two lots at either end of our long block are of this size. Although these lots presently have only a single home on them, we assume that unless zoning is changed to Single-Dwelling 7000, the City would approve splitting each of the these 6000 or 7000 square foot lots into two lots of 3000 to 3500 square feet.

The splitting of 5000 square foot lots and even 6000 or 7000 square foot lots would drastically change the stability and established character of Eastmoreland. Splitting these lots will cause older homes on them to be demolished and replaced by two newer, smaller "slim" houses with much smaller yards and space between them. Additionally, some developers like to build ultra modern condo-like houses with glass fronts and angled roofs that would be more appropriately located in ski resorts. We hope the City through zoning would encourage buyers to purchase existing houses and refurbish them instead. People want to live in Eastmoreland. The older housing stock is not in danger of becoming neglected or abandoned. Lot splitting will encourage an eruption of newly constructed, incompatible "slim" houses packed cheek to jowl. This would amount to a formula for destroying the stability and charm of Eastmoreland, consequentially diminishing our property values.

We urge the City to keep faith with us and other Eastmoreland home owners who made life long investments in Eastmoreland because of its traditional appeal and stable lot sizes as well as general compatibility of housing. Please support and adopt the proposed Single-Dwelling 7000 zoning for our neighborhood.

Richard A. Wyman
Virginia C. Michel-Wyman
7509 SE 31st Avenue
Portland, Oregon 97202

Arevalo, Nora

From: jagjit bhui <bhusingh@yahoo.com>
Sent: Wednesday, March 23, 2016 9:51 PM
To: BPS Comprehensive Plan Testimony
Subject: TESTIMONY about Proposed amendments to Portland city council

Follow Up Flag: Follow up
Flag Status: Completed

RE: Property at NO SITUS
State ID # 1N2E34AA 3900
Name: JAGJIT S BHUI
mailing address: 1027 NE 122nd Ave. Portland OR-97230.

Dear sir/Madam,

This is to testify that I am Jagjit S Bhui present owner of above said property at present. I am running small Dental Business at his loaction. Per city's business licensing department there has been a Dental Practice at this Location :1027 NE 122nd Ave. Portland OR-97230 since 1986 almost 30 years. Therefore I request you to change this zone to commercial zone, and please accept my testimony. Thank you.

Sincerely,
JAGJIT BHUI

Arevalo, Nora

From: Joanne Carlson <jncarlson@ipns.com>
Sent: Wednesday, March 23, 2016 6:22 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Thank you

Joanne Carlson
7605 SE Reed College Pl.
Portland, Oregon 97202

Arevalo, Nora

From: Susie Pileggi <susiehuff@yahoo.com>
Sent: Wednesday, March 23, 2016 3:39 PM
To: Hales, Mayor
Cc: Commissioner Fish; Commissioner Fritz; Novick, Steve; Commissioner Saltzman; BPS
Subject: Comprehensive Plan Testimony
Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and members of the City Council:

I recently received a Notice of a Proposed Comprehensive Plan Map Change and would like to respond:

Yes, I fully support the change as outlined, i.e. to Single-Dwelling 7000.

I am a Portland native and homeowner in Eastmoreland since 1973, and sincerely hope someone is actually reading these emails.

Susan Pileggi
316 S.E. Reed College Place
Portland, OR 97202

Arevalo, Nora

From: barb.hedlund@daimler.com
Sent: Wednesday, March 23, 2016 12:32 PM
To: Planning and Sustainability Commission; BPS Comprehensive Plan Testimony
Cc: Stockton, Marty; lhedlundhuston@gmail.com; luisubiles1@gmail.com
Subject: RE: Amendment Request

Follow Up Flag: Follow up
Flag Status: Completed

I realized that I did not include a mailing address --

Barbara Hedlund
4405 NE 99th
Portland, OR 97220

Thanks,
Barb Hedlund
Barb.Hedlund@Daimler.com
503.236.8484
503.847.1862 (mobile)

From: Hedlund, Barb (164-Extern-Barb)
Sent: Wednesday, March 23, 2016 12:21 PM
To: 'psc@portlandoregon.gov'; 'cputestimony@portlandoregon.gov'
Cc: 'Stockton, Marty'; 'Lisa Huston'; Luis Ubiles
Subject: Amendment Request

Hello,

My name is Barbara Hedlund and I own the property at 1223 SE Cora Street, Portland, OR 97202 along with my sister Lisa Huston. This property is currently a duplex, and we are planning on turning this into a triplex in the future. We had planned on using the additional rental income to assist with retirement, and if that is not possible it would have a pretty significant impact on our future plans. The zoning proposed (from R1 to R2.5) would prevent us from making this change, and we are hoping that we can be added to the Tentative Amendment List for consideration by City Council. There are two properties on our street that are already on the Amendment List -- 1226 and 1214 SE Cora Street. We appreciate your considering this request to retain the R1 Comprehensive Plan map and Zoning Map designations for our property. Please feel free to contact me with any questions or concerns you may have about this request.

Thanks,
Barb Hedlund
Barb.Hedlund@Daimler.com
503.236.8484
503.847.1862 (mobile)

If you are not the addressee, please inform us immediately that you have received this e-mail by mistake, and delete it. We thank you for your support.

Arevalo, Nora

From: Mr. Man <manofportland@hotmail.com>
Sent: Wednesday, March 23, 2016 5:51 AM
To: BPS Comprehensive Plan Testimony
Subject: Re: Auto-Response Email from BPS Comprehensive Plan Testimony mailbox

Follow Up Flag: Follow up
Flag Status: Completed

I would recommend several public announcements about this mistake and a reply to any who sent testimony letting them know to resubmit... since this is a formal process, confusing those affected may seem like deliberate attempts to skew testimony and may affect plans with legal tie ups if someone is a knowledgeable about proper avenues.

From: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Sent: Friday, March 18, 2016 2:28 PM
To: Mr. Man
Subject: RE: Auto-Response Email from BPS Comprehensive Plan Testimony mailbox

Apologies, your notice arrived a bit earlier than was planned, and we had not yet updated our email auto reply. We are accepting new testimony again, which you may submit via this email address. You should receive an updated confirmation reply when you do. Sorry about that – our mistake.

- Eric Engstrom, Principal Planner

From: Mr. Man [mailto:manofportland@hotmail.com]
Sent: Thursday, March 17, 2016 2:54 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: Re: Auto-Response Email from BPS Comprehensive Plan Testimony mailbox

I just received notice about the plan via mail. Why would you send me mail asking for testimony this late...how can testimony no longer be accepted when this is the first time I was informed? That is just wrong.

From: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Sent: Tuesday, March 15, 2016 2:13 PM
To: Mr. Man
Subject: Auto-Response Email from BPS Comprehensive Plan Testimony mailbox

Thank you for contacting the Portland City Council about the Recommended 2035 Comprehensive Plan.

The final public hearing on the Recommended 2035 Comprehensive Plan occurred on January 13, 2016. City Council closed the record and stopped collecting testimony on Friday January 15, 2016, at the close of business. New testimony is no longer being accepted.

The Council has scheduled three work sessions to discuss the testimony received to date - at 9:30 AM on January 26th, February 2nd, and February 23rd. These meetings will be open to the public, but no new testimony is being taken. A hearing has been scheduled on April 14, 2016, to take public testimony on any amendments. Commissioner-requested amendments will be published at least 35 days prior to the hearing. For updates and the latest information, check the project website:

<http://www.portlandoregon.gov/bps/compplan>

Comprehensive Plan Update | The City of Portland, Oregon

www.portlandoregon.gov

Providing land use, economic, historic and environmental planning and urban design; and advancing energy efficiency, green building, recycling, composting, solar, renewable energy and sustainable food.

Arevalo, Nora

From: Mr. Man <manofportland@hotmail.com>
Sent: Wednesday, March 23, 2016 5:46 AM
To: BPS Comprehensive Plan Testimony
Subject: PSC Residential Zones Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

March 23, 2016

My name is Mark Berreman, I live at 4350 SE 42nd avenue in Portland Oregon 97206.

I oppose changing zoning from R5 to R2.5 within 2 blocks of SE 42nd avenue between SE Powell Blvd and SE Holgate Blvd.

When I purchased my home I did not envision a crowded neighborhood since most properties are zoned R5, a primary reason I bought in this neighborhood. I sought my current home due to decent lot sizes so that I may enjoy a normal density neighborhood with easy available on street parking and good traffic patterns in my area.

With the proposed zoning change the density would eliminate easy on street parking availability, increase traffic and make the neighborhood busier, more crowded and certainly more unsafe.

A few years ago the city eliminated 50% of the parking on the street to put in a bike lane... this made parking availability the bare minimum for homes in this area

Currently, on street parking is only available on the East side of SE 42nd avenue in our area due to a bike lane... I fear any more changes to zoning will overwhelm parking, causing very cramped quarters and reduced visibility among other problems.

I believe that further increasing density will make it unsafe to bike, drive and walk in my neighborhood as the area will become too busy, especially on SE 42nd avenue as it will have increased traffic.

Higher density zoning changes will negatively impact my neighborhood in the following ways:

1. Increase vehicle, pedestrian and bike traffic
2. Greatly reduce available on street parking to the point of not having enough to accommodate basic needs
3. Change values of the existing lots/homes significantly
4. Cause additional congestion
5. Reduce safety and visibility of bikes, vehicles and pedestrians due to cramped on street parking and increased congestion

Please reconsider the zoning changes and keep it as-is within 2 blocks of SE 42nd avenue between Powell Blvd and SE Holgate Blvd, if re-zoning passes please consider blocking off access to SE Holgate Blvd from SE 42nd avenue to prevent unsafe conditions, congestion and increased noise.

Please keep Portland livable...

Thank you,
Mark Berreman

Arevalo, Nora

From: Carrie McGraw <cooters@aol.com>
Sent: Tuesday, March 22, 2016 9:22 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

My name is Carrie McGraw and I have live in Eastmoreland for 30 years. My husband and I purchased a vacant house and spent yearly slowly doing the work to improve it and make it a nice family home. My father was raised in the neighborhood as well as my two daughters. Now our girls live with my grandchildren just a few blocks away, in Eastmoreland and Woodstock area. I strongly support the return to R7 zoning to maintain the historic value of Eastmoreland neighborhood. The original lot sizes and well preserved older homes are surrounded by yards, gardens and a canopy of beautiful mature trees. I support the general concept of density but it's important to preserve history and variety in a city. We need to be thoughtful about preserving green space, parks, and some older neighborhoods especially when they are contained and well taken care of. Older homes and new development adds to the interest and character of Portland. If the city continues to allow R5 here , it means 2 houses can be built on one lot and this neighborhood will lose the qualities I've described pretty quickly. We already are seeing the change. And of course we know once historic houses are torn down we lose that forever. With the golf course, Crystal Springs Rhododendron garden, the new Orange max line, and Spring Water Corridor, Eastmoreland is traveled thru and enjoyed by more Portlanders than ever. Please preserve the original lot size requirements with better assurance of keeping this historic neighborhood as lovely as its been for almost 100 years. Our children and future children deserve to see and walk thru beautiful older Portland neighborhoods like Eastmoreland just like we did. Pretty older neighborhoods are of value on many levels.

Thank you,
Carrie McGraw
7007 SE 36th ave,
Portland Or Sent from my iPhone

Arevalo, Nora

From: Joseph Jannuzzi <jdj@teleport.com>
Sent: Tuesday, March 22, 2016 4:17 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony; McCullough, Robert
Subject: Proposed zoning changes - Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Mayor, Commissioners:

I object to these proposed changes. Reducing the lot size in East Moreland invites development not consistent with the long established tradition of this neighborhood. It would reduce the feel of quiet peaceful elegance and reduce the value of all the properties in the neighborhood.

My house at 3025 SE Knapp Street represents a significant portion of my estate. I have medical disabilities and probably will, at some point, require assisted living. I will only be able to manage that change by selling my current house and using those funds to support myself.

Reducing the value of this property without proportionally reducing the value of all the other properties in Portland, to my mind, represents an unequal tax if not outright thievery.

While I recognize the need to improve the use of land within the Urban Growth Boundary, I would hope that some course of action that does not reduce the value of the land but rather would increase that value could be found. Alternatively, all neighborhoods which have experienced a change from the redefinition of R5 should be treated the same. That is to say that either all or none should be allowed to change to R7 to protect the character of their property.

A question, if I may: Are there other neighborhoods which have applied for and received changes from R5 to R7 and, if so, in what way do they differ from us?

Respectfully,

Joseph D. Jannuzzi MD

Arevalo, Nora

From: Nancy Hedrick <nanhedrick2@hotmail.com>
Sent: Tuesday, March 22, 2016 12:49 PM
To: BPS Comprehensive Plan Testimony
Subject: Opposed to middle housing proposal for Arbor Lodge Area

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning: I'm opposed to the middle housing proposal area shown in the Arbor Lodge Area around N Lombard and Denver. The argument that this is based on historical zoning means going back several decades, and seems like a weak or spurious argument. The argument that the alleys will be one way to make this higher density workable is not a sound argument as the alleys are not maintained, and are not passable in some areas, with the City not providing any maintenance for this. It is also disturbing to note that such zoning changes can only be found on the east side of the river, as the suggested site list stands currently.

Sincerely,
Nancy Hedrick
6902 N Villard Ave
Portland OR 97217

Arevalo, Nora

From: Gabrielle Rossi <Gabrielle@RossiFarms.com>
Sent: Tuesday, March 22, 2016 12:06 PM
To: BPS Comprehensive Plan Testimony
Cc: Joseph Rossi
Subject: Comprehensive Plan Testimony, Amendment #F72, Rossi Farms

Dear Mayor Hales, Portland City Council Members and Staff

I am very happy with the changes staff made on the east side of 122nd Ave and Shaver. On the west side I still do still have a lingering concern that I think is very important. I feel that the R3 there is misplaced. (Attached is what I think is the most current 2035 map from Chris Scarzello (our east district liaison) with the area mentioned in red)

Here are our concerns.

Traffic: After some study with our planning consultant (Rudy Kadlub), the anchor grocery for the neighborhood will be placed on the westside of 122nd and Shaver. This is because afternoon rush hour traffic runs south on 122nd from the Airport Way Corridor and Sandy Blvd. Having R3 laid out on the west side of 122nd ave. as proposed, (see Chris's map for reference) would greatly lessen the chances of anchor grocery being on that side of 122nd.

Flexibility: The R3 area is quite large and its borders are not flexible for an integrated business/housing mix.

Housing: We are hoping to plan a mixed use project on the west side of 122nd geared to our citizens that either don't have cars at all or can't drive due to age and/or medical conditions. Also, being immediately next to grocery and 122nd Ave with any alternate transportation options, R3 is much to low of a density.

Our Solution/Request: We would like to have the R3 on the west side of 122nd changed to all Mixed Use - Civic Corridor to solve this future potential problem and maintain master planning flexibility.

Mixed Use - Civic Corridor (instead of R3 on the west side of 122nd Ave.) will allow a better integration of grocery, neighborhood businesses and housing at the more appropriate higher density.

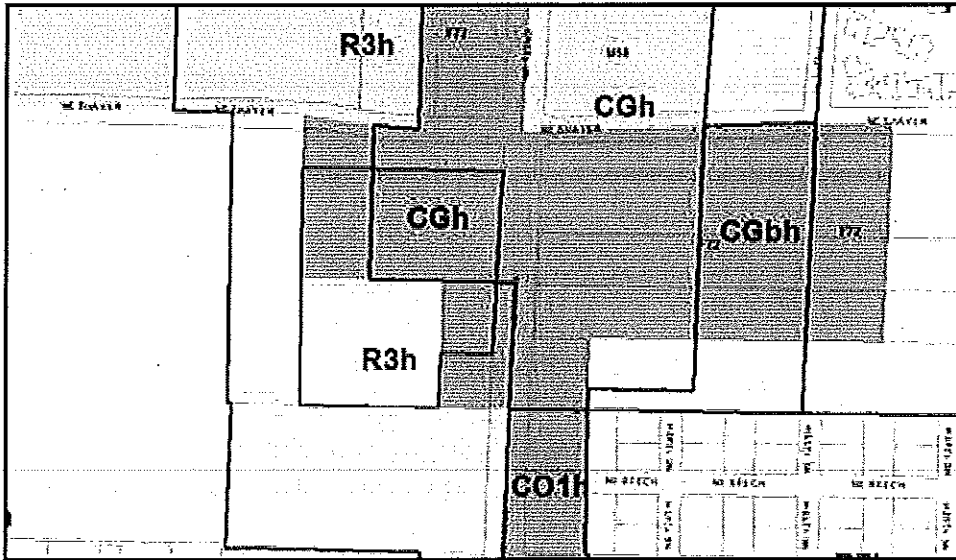
The goal of the family is to create a master plan that will create the most complete community possible for our residents. This would be a great help to that goal.

Once again, we are very happy with the proposal for the east side of 122nd. The present proposal allows room to infill the neighborhood support businesses required to have a complete and walkable community with the appropriate housing density and diversity mix.

Again, below is the map Chris Scarzello shared with us for reference. If any of this sounds confusing don't hesitate to ask me a question. If anyone would like to talk or have me come down in person just let me know.

Thank You

Joe Rossi
503-753-9671



Arevalo, Nora

From: Roy D. Lambert <rdl.lambert@gmail.com>
Sent: Tuesday, March 22, 2016 10:00 AM
To: Hales, Mayor; BPS Comprehensive Plan Testimony; McCullough, Robert
Subject: Eastmoreland Proposed Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in support of the proposed Comprehensive Plan Map change for the Eastmoreland neighborhood. I understand that the proposal will change the Comprehensive Plan designation from Residential 5,000 to Single-Dwelling 7,000. This change will preserve the current standards within Eastmoreland and will allow the neighborhood to maintain its traditional character which is so important to all of us who live here.

I urge you to support this proposed change for Eastmoreland.

Respectfully,
Roy D. Lambert

rdl.lambert@gmail.com
503-777-9572
503-505-1185 (iPhone)

Arevalo, Nora

From: Maxwell Mary <mary.maxwell85@gmail.com>
Sent: Tuesday, March 22, 2016 9:43 AM
To: Hales, Mayor
Cc: BPS Comprehensive Plan Testimony; McCullough, Robert
Subject: Eastmoreland Proposed Comprehensive Plan Change

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in support of the proposed Comprehensive Plan Map change for the Eastmoreland neighborhood. I understand that the proposal will change the Comprehensive Plan designation from Residential 5,000 to Single-Dwelling 7,000. This change will preserve the current standards within Eastmoreland and will allow the neighborhood to maintain its traditional character which is so important to all of us who live here.

I urge you to support this proposed change for Eastmoreland.

Respectfully,
Mary Maxwell
7409 SE 29th Ave.
Portland, Or 97202

Arevalo, Nora

From: Nancy Matela <nmatela@pacifier.com>
Sent: Tuesday, March 22, 2016 8:01 AM
To: BPS Comprehensive Plan Testimony
Cc: Stockton, Marty; Elmore-Trummer, Camille
Subject: [User Approved] Updated Comprehensive Plan Testimony - 1535 SE Alder St

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners:

Below you will find my original testimony from last fall. I was unable to attend the last public hearing so was not able to hear the other testimonies that were presented. I understand the Buckman Neighborhood Association strongly opposed the idea of up zoning the Buckman area because they are concerned about demolition causing the older historic housing stock to be replaced with skinny houses and types that are not in keeping with the neighborhood.

In addition to my original testimony (below), I would like to append my testimony to give a broader view of the benefits of up zoning for the neighborhood, at least between Stark and Belmont and from 14th to 20th. I believe that changing all of the R5000 properties to R2500 would improve the neighborhood by allowing moderate income units to be built and to contribute to the City's goal of increased density.

First of all, skinny houses which neighbors are deathly afraid of (including me) wouldn't be allowed on R2500 property whereas they are allowed in the currently zoned R5000 land. Upzoning one notch to R2500 though WOULD allow more duplexes and triplexes giving the City more moderate rental stock. It would also encourage remodels and additions that fit the neighborhood rather than scraping the land and building structures out of neighborhood character.

Secondly, the neighborhood is sandwiched between two corridors with very high density zoning (Belmont and Stark). Insisting that only single family houses can be right next to newly built 30-unit apartments isn't fair. There needs to be opportunity for medium density which helps homeowners keep and maintain their properties by adding a unit or converting to a low density multiplex. Developers shouldn't be the only ones who get to partake in the housing boom. (Why are they allowed to make huge profits while I can't get a permit to add one rental unit to my 10,000 square foot lot???) By buffering the high and low density areas with a bridge zone, the City achieves some of its density goals by allowing more units, housing that appeals to moderate income people. I have worked with Reps Alyssa Keney-Guyer and Rob Nosse on low-income housing issues. I understand from them that over 90% of the housing built in the main transportation corridors in Portland in the past five years is actually priced for the luxury market, not low income or even moderate income markets. Tell me how this type of development has helped the City's goals. In fact it seems to have been a major contributor to the latest crisis: lack of low income housing. The prime lots were gobbled up by the high-end developers.

Thirdly, this would be an excellent opportunity to institute what I hear Los Angeles does: a zoning amnesty. Those owners who have illegal units in the Burckman neighborhood (I have drawn a map which is in my original testimony below that shows an estimate of 50% of the properties in the 12 block area in which my property exists are non-conforming or illegal) could apply for permits under a program that doesn't penalize

them or charge them extra. If one of zoning's major goals is safety, this would go a long way to improving the neighborhood.

I would welcome the chance to meet with any of you to further discuss this situation. I love neighborhood associations and participate when I can. However, group think can overwhelm individual voices and drown out constructive conversations.

With best regards,

Nancy Matela
1535 SE Alder St
Portland, OR 97214
1902 SE Morrison St (work address)
Portland, OR 97214
503-267-1401

Dear City Commissioners,

This is my official request for a zoning change of my property at 1535 SE Alder Street during the Comprehensive Plan update.

The 7000 sq ft building sits in the middle of two 5000 sq ft lots which are taxed together as a 10,000 sq ft lot. It is currently zoned R5. The building, scheduled to be torn down by the City of Portland in the 70s, was purchased by a private couple and converted to a triplex. It was grandfathered in at that time.

When I purchased the property in 2010, I converted the 2000 sq ft basement to an apartment using the existing bathroom. In March 2013, the City determined that I could not have four units on this lot because of the zoning. I had to tear out the unit costing me \$1200 (City and contractor fees). Given the 30-unit Morrison apartment house one block away built shortly, this was very difficult to swallow.

This led me to do research on the zoning vs. actual use of the 12 sq block area around my property. Attached you will find hand drawn maps...one showing the official zoning and the other showing current actual use of the properties. My property at 1535 SE Alder is shown as a star. As you can see, the majority of properties (80%) have existing buildings with more density than R5. At least half are officially zoned as R2.5; the others aren't zoned that but are de facto used as R2.5 or denser.

My property and the new Morrison development are both in a 500' transportation corridor.

My property is listed in the City's historic resource inventory. The house was the second large residence (7000 sq feet including the basement) built in the Buckman area and is considered architecturally significant. I plan to keep the structure and maintain its historic integrity.

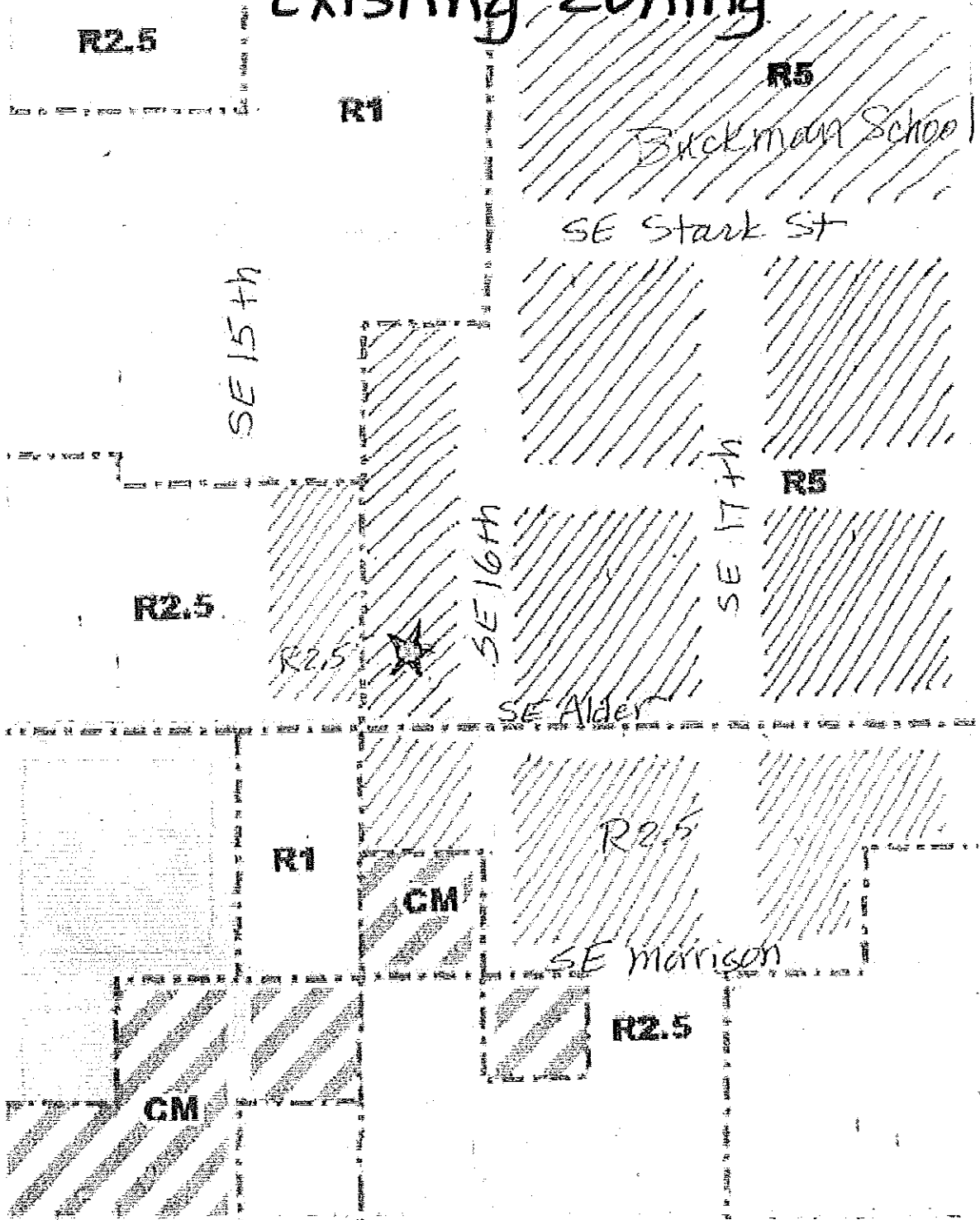
Because of all of these things, I ask that the zoning of the property be changed to R2.5 to allow four units on the 10,000 sq ft lot. I plan to build a carriage house that is architecturally consistent with the main house. The rental income from this unit will help me pay for the ever-increasing expenses. My property taxes alone have risen to almost \$12,000 a year as an example.

Thank you for your consideration.

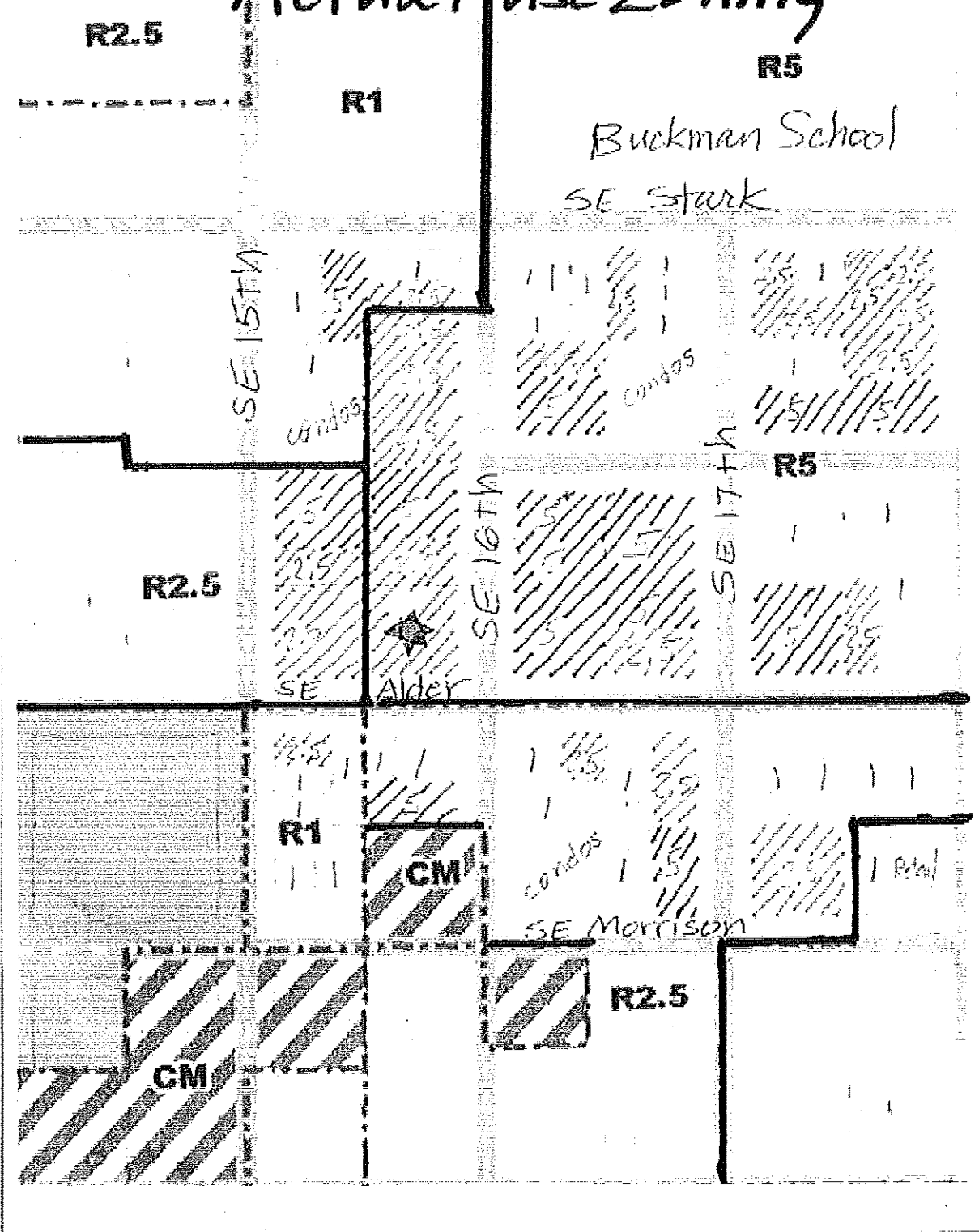
Nancy Matela
540 SE 71st Ave
Portland, Or 97215
503-267-1401



Existing Zoning



Actual Use Zoning



Arevalo, Nora

From: Richard Ferguson <richardrocks@gmail.com>
Sent: Tuesday, March 22, 2016 7:58 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Greetings,

I'm reaching out in support of the Eastmoreland Association's proposal to bring zoning in Eastmoreland into compliance with existing land use. Most of Eastmoreland was already R5 which meant 5,000 square foot lot sizes. I support the ENA board's proposal to maintain this size by changing to R7 which seems the only way to maintain those lot sizes. Also, I happen to live in the little patch of the neighborhood (3716 SE Woodstock) that was destined to change from R5 to R2.5. I oppose the rezoning of my property and surrounding lots to R2.5 -- Eastmoreland must not only maintain its character but the newer homes built on smaller lots appear to be less affordable than the existing homes.

Thanks so much for the consideration,

Richard Ferguson

Arevalo, Nora

From: Debra Brown <debrabrownbear@yahoo.com>
Sent: Tuesday, March 22, 2016 7:48 AM
To: Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Cc: BPS Comprehensive Plan Testimony
Subject: Eastmoreland Zoning

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioners,

I am an Eastmoreland resident, and strongly support R7 zoning, given the changes to R5 zoning that now allow multiple units on what was originally designed as a single unit lot.

More importantly, I'm concerned about political corruption and the apparent power of developers whose only goal in demolishing perfectly good homes in our neighborhood and replacing them with multiple units - is making money - and who have no interest in or regard for the people who actually live here.

Do the right thing, commissioners.

Sincerely,

Debra Brown
Eastmoreland Resident

Arevalo, Nora

From: Debra Brown <debrabrownbear@yahoo.com>
Sent: Tuesday, March 22, 2016 7:41 AM
To: Hales, Mayor
Cc: BPS Comprehensive Plan Testimony
Subject: Eastmoreland Zoning

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Hales,

I am an Eastmoreland resident, and strongly support R7 zoning, given the changes to R5 zoning that now allow multiple units on what was originally designed as a single unit lot.

More importantly, I'm concerned about political corruption and the apparent power of developers whose only goal in demolishing perfectly good homes in our neighborhood and replacing them with multiple units - is making money - and who have no interest in or regard for the people who actually live here.

Is it all about money for the city and county, too? If so, and if there's no chance of preserving the character of our neighborhood, I guess I can hire a contractor myself, bulldoze my classic 1937 Cape Cod home, build two skinny three story McMansions in its place, and sell them for a boatload of money. In fact, maybe I could convince all my neighbors to do the same. We'd make a fortune. And really, who cares about the neighborhood? Apparently no one.

Do the right thing, mayor.

Sincerely,

Debra Brown
Eastmoreland Resident

Debra

Arevalo, Nora

From: Ted Gentner <ted@robsondevelopment.com>
Sent: Monday, March 21, 2016 9:54 PM
To: Commissioner Saltzman; Commissioner Novick; Commissioner Fish; Commissioner Fritz; Hales, Mayor
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Eastmoreland Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

See Address added below

From: Ted Gentner
Sent: Monday, March 21, 2016 9:24 PM
To: 'dan@portlandoregon.gov' <dan@portlandoregon.gov>; 'novick@portlandoregon.gov' <novick@portlandoregon.gov>; 'Nick@portlandoregon.gov' <Nick@portlandoregon.gov>; 'amanda@portlandoregon.gov' <amanda@portlandoregon.gov>; 'mayorhales@portlandoregon.gov' <mayorhales@portlandoregon.gov>
Cc: 'cputestimony@portlandoregon.gov' <cputestimony@portlandoregon.gov>
Subject: Eastmoreland Rezoning

Dear City Commissioners and Mayor Hales,

I am sending this message to show my complete support for the proposed rezoning of Eastmoreland from R5 to R7. As an architect, I certainly understand the need to create more housing for Portland's growing population but neighborhoods like Eastmoreland should not be allowed to become a collection of skinny houses just for the sake of increased density.

The R7 zone will allow many of the larger lots to be subdivided into multiple lots, creating greater density while allowing the new lots to be a minimum of 4,200sf which is much closer to the neighborhood standard of approximately 6,000sf than the minimum 3,000sf allowed with R5.

While it is regrettable and sometimes tragic that larger, beautiful homes are being demolished for the sake of builder's profits, concepts like scale, context, and urban fabric hold little value and cannot deter "growth" in this type of market.

I urge you, the city council, to approve the proposed zone change from R5 to R7 for the Eastmoreland neighborhood.

Thank you,
Ted Gentner
2908 SE Tolman
Portland, OR
97202

Arevalo, Nora

From: neill777@comcast.net
Sent: Monday, March 21, 2016 5:31 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; BPS
Comprehensive Plan Testimony; Commissioner Fish
Subject: Re: The Sustainability of Eastmoreland

Follow Up Flag: Follow up
Flag Status: Completed

As a 44 year resident of Eastmoreland, I would like to plead for an R7 designation for Eastmoreland. We have been inundated with contractors purchasing our smaller, more affordable homes, tearing them down, and replacing them with TWO huge single family homes that sell for a very high price. This is not assisting Portland's infill, diversity or affordable housing. I have a small 1900 square foot house. As a 70 year old widow I can afford this home and the taxes. All around me, huge houses are being built cutting off my sun, windows whose only view is my bathroom, and no yard. How can this be helpful to our city's livability?

I have attended a number of the Planning and Sustainability hearings where the committee had not read the reports it was given and had not recognized the staff recommendations. Where are citizens to turn to get a fair hearing? What can we do?

We love our neighborhood with it's single family homes of all sizes. Our children are able to walk to school. The elderly are able to stay in smaller homes and enjoy their neighbors. Please give our tree lined neighborhood with a creek at one end and a college campus at the other the R7 designation.

I appreciate your time.

Sincerely,

Katy Neill

6515 SE Reed College Place

Portland, OR 97202

503 777 3792

Arevalo, Nora

From: G Kolstad <gkolstad@gmail.com>
Sent: Monday, March 21, 2016 5:11 PM
To: BPS Comprehensive Plan Testimony
Subject: Sellwood: Support for down-designation

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council,

As a long-term home owner in the Sellwood area (SE Ellis and Milwaukie) I support the down-designation from **High Density Multi-Dwelling to Single-Dwelling-2,500** which I think will help keep this a more livable neighborhood while still allowing increased density to support new residents. I am disappointed that the proposed down designation is now possibly not going to be considered.

From talking to neighbors it seems there is whole-hearted support for the down-designation and the seemingly sudden possible reversal is surprising and upsetting.

I'd appreciate it if the City Council will reconsider and support the down-designation to Single-Dwelling-2,500 to better reflect the will of the immediate area residents.

Thank you,

Geoff Kolstad
1612 SE Ellis
Portland, Oregon 97202

Arevalo, Nora

From: Brian Maxwell <brian.s.maxwell@me.com>
Sent: Monday, March 21, 2016 3:21 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am a residence of the Eastmoreland neighborhood in Portland, Oregon. I am writing to give testimony based on the 'Notice of a Proposed Comprehensive Plan Map Change' that I recently received in the mail concerning my property. I am IN FAVOR of the new Comprehensive Plan designation of "Single-Dwelling 7,000" or R7, as I've also heard it called. I believe that this new designation would continue to help preserve the nature of our historic neighborhood and maintain property values.

Thank you,

Brian Maxwell
7246 SE 34th Ave.
Portland, OR 97202
brian.s.maxwell@me.com

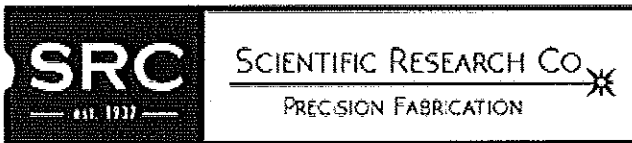
Arevalo, Nora

From: Mike Hollowell <MikeH@srcfab.com>
Sent: Monday, March 21, 2016 3:14 PM
To: Commissioner Fritz
Cc: BPS Comprehensive Plan Testimony
Subject: Eastmoreland- I am in support of the R7 zoning designation

Follow Up Flag: Follow up
Flag Status: Completed

The proposed comprehensive plan map change to allow all of Eastmoreland to be designated R7 zoned lot sizes is a change I support. It is very important that we preserve Portland's older, historic neighborhoods. People who desire a larger lot, an older home, and a neighborhood with some character have been drawn to Eastmoreland for many years. Why must we destroy it?

Mike L. Hollowell
Scientific Research Company
4018 N. Williams Avenue
Portland, OR 97227
[P: 503.281-7048 | F: 503.281.1409]
WWW.SRCFAB.com



Arevalo, Nora

From: Ron Cascisa <Roncascisa@comcast.net>
Sent: Monday, March 21, 2016 2:27 PM
To: Hales, Mayor; Novick, Steve; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Cc: BPS Comprehensive Plan Testimony; McCullough, Robert; Patty cascisa
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

My wife and I have been lifelong residents of Portland and the last 34 years have been spent in our marital home (that was built in 1929) in the Eastmoreland neighborhood. We have witnessed many changes in that time but lately have seen attempts to change many that we Portlanders put in place over the past 60 years. Many of these don't seem conducive to the ideals established by we city dwellers, who helped improve Portland's livability standard over the past 60 years. We have welcomed many visitors, friends and passers by to our lovely home and neighborhood throughout our stay here. They are always impressed with the livability, style and maintenance of our lovely home and those around us. Unfortunately, in the last several years we have witnessed attempts to erode the standards our neighborhood and Portland in general have worked hard to maintain. The most glaring is the increased incidents of well established homes being demolished or left with one remaining wall, to make way for larger, taller new monstrosities (or worse yet, two skinnier homes) that do not meet the design and size standards or established setbacks of the homes around them! This is materially affecting our established livability standard and property valuation. I have watched many of my peers move away from the city and county in the last several years due to frustration with local political leaders and the direction they are taking us in. I too (as well as many neighbors), have seriously considered doing the same. I don't wish to do so, but feel more and more each day that we are being taxed, priced and legislated out of the area we have always called home! I strongly request that you reconsider the zoning of our current Eastmoreland neighborhood from high density single dwelling R5 designation to a Single-Dwelling 7000 R7 designation!

If this campaign does not effectively reduce the destruction and deterioration of our neighborhood we will feel forced to follow our friends and neighbors north to Washington. If that is what indeed happens, we will feel compelled, in the interim, to campaign against and vote out any politician who continues to not listen to those of us who made Portland the place you and your family chose to live! Thank you for your time.

Ron and Patty Cascisa
7314 SE 30th Ave.
Portland, Oregon 97202

Arevalo, Nora

From: Joseph Bradford <JoeB@architractor.com>
Sent: Monday, March 21, 2016 1:25 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony
Subject: Comp Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Official Testimony:

The City's Comp plan in essence reduces building height and build able area without due compensation and then requires bonuses to get back up to what is currently allowed. This is wrong. This reduction in rights could be mis-construed as actually "inclusionary housing" because that is the definition of inclusionary housing: Adding a requirement that de-values the land.

Therefore, I do not support the new bonus programs which were crafted to support affordable housing when the rights of the land owner are not equal. Bonuses should be for "adding" height and bulk, not replacing what already is allowed by requiring affordable housing.

This seems very convenient to me. Affordable housing is more about creating public/private relationships that benefit both than creating a "drain" otherwise. Until you can find a solution for providing some affordable housing and not reducing density that would have already been built, but otherwise, not as economically feasibly, there will be a "halting" of development and you may just see us following the footsteps of San Francisco. Timing is everything, and its best not to squash a "real estate cycle" midstream by imposing hardships on properties and development projects thereby achieving the opposite affects than you had intended.

Read Article:

<http://techcrunch.com/2014/04/14/sf-housing/>

How Burrowing Owls Lead To Vomiting Anarchists (Or SF's Housing Crisis Explained

Joseph Bradford - AIA, NCARB
Urban Evolution Development Inc.
Principal Broker OR, CA

Architractor

General Contractor - OR, CA
7400 SE Milwaukie Ave
Portland, Oregon 97202
503.819.5469 c

Joseph Bradford - AIA, NCARB
Urban Evolution Development Inc.

Principal Broker OR, CA

Architractor

General Contractor - OR, CA
7400 SE Milwaukie Ave
Portland, Oregon 97202
503.819.5469 c

OR CCB #196365-OR
OR RE Broker #201007047
OR ARCHITECT #5967
CA CSLB #783675
CA RE Broker #1359404

Arevalo, Nora

From: Lindsay Ostrom <lburkeostrom@gmail.com>
Sent: Monday, March 21, 2016 1:16 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I support changing the designation for my property to single-dwelling 7,000.
Thank you,
Lindsay Ostrom
6909 SE 36th Ave

Arevalo, Nora

From: jebarnes@comcast.net
Sent: Monday, March 21, 2016 1:00 PM
To: Hales, Mayor
Cc: BPS Comprehensive Plan Testimony
Subject: R7 zoning request letter
Attachments: R7 zoning letter--Hales.docx

Follow Up Flag: Follow up
Flag Status: Completed

Mayor Hales:

Please lend your support to Eastmoreland Neighborhood Association's efforts to change its zoning designation to R7. The attached letter provides greater detail about the issue.

Thank you.

Joan Barnes
Eastmoreland resident

Arevalo, Nora

From: MICHAEL BIGHAM <michael.bigham@prodigy.net>
Sent: Monday, March 21, 2016 12:31 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

As a resident of Eastmoreland, I would like to voice my support for the change for the Comprehensive Plan designation in Eastmoreland from Residential 5,000 to Single-Dwelling 7,000. The City of Portland has made this change for other nearby neighborhoods and should do the same for Eastmoreland.

Thanks,

Michael Bigham and Maria Talbott
3503 SE Henry St.
Portland, Oregon 97202

Michael Bigham
www.michaelbigham.com
michael.bigham@prodigy.net

Michael Bigham michael.bigham@prodigy.net

Arevalo, Nora

From: Jim Wygant <jrwygant@gmail.com>
Sent: Monday, March 21, 2016 12:03 PM
To: BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Subject: zoning of Eastmoreland

Follow Up Flag: Follow up
Flag Status: Completed

I want to express my support for changing the zoning status of Eastmoreland to R7. I write as a 40-year resident of Eastmoreland and as a former president of the Eastmoreland Neighborhood Association.

Some neighborhoods have a distinct character, which developers seem incapable of either recognizing or respecting. Some neighborhoods unfortunately never achieved a unique character. We owe it to ourselves as a City to try to preserve it where it exists. In Eastmoreland the character is that of single-family dwellings on landscaped lots. We have already seen shameful examples of destruction in this neighborhood by developers who want to build McMansions that they hope to sell for double what they paid for the lot and the house they destroyed.

A 100-year-old beautiful house on a steeply sloped lot on SE Rex was destroyed in order to squeeze in two McMansions, now under construction.

A beautiful Tudor style home on SE Reed College Place was destroyed to build a McMansion that has now been under construction for nearly two years. A fireman who was using that home for drill (cutting into the roof) told me that they rarely get a chance to practice on such well-constructed homes, that current construction is not built to the same high standards. Those are only two examples of a problem that prevails in cities across the U.S. It's time to stop giving in to greed and do what we know is right and necessary to preserve our quality of life. A city is not all about money.

Jim Wygant
7505 SE Reed College Pl
Portland OR 97202

Arevalo, Nora

From: Joseph Bradford <JoeB@architraction.com>
Sent: Monday, March 21, 2016 11:54 AM
To: BPS Comprehensive Plan Testimony
Subject: Eastmoreland downzoning:

Follow Up Flag: Follow up
Flag Status: Completed

Eastmoreland Should do it's fair share just like any other neighborhood w density and infill. Much like cities in California that are required to have its share of development.

Please do not allow the downzoning.

I live in Eastmoreland but can see the issues of density and maintaining a compact city.

Joe Bradford
Architect
Urban Design
Real estate development

ent from my iPhone

Arevalo, Nora

From: Jim Kahan <jimkahan@gmail.com> on behalf of Jim Kahan
<jimkahan@alumni.reed.edu>
Sent: Monday, March 21, 2016 11:47 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Council,

As an Eastmoreland resident, I strongly support designating the Eastmoreland neighborhood to be a Single-Dwelling 7,000 zone instead of a Residential 5,000 zone. Increasing the population density of this neighborhood would create significant traffic congestion problems because there are no direct routes through the neighborhood in either a North-South or an East-West direction; this congestion could pose safety as well as convenience problems. The single-dwelling feature of this neighborhood is what makes it the unique place that it is. The 7,000 feature would eliminate the exploitation by quick-money developers that was all too apparent in the sequoia tree kerfuffle this past summer. I stand with ENA chair Robert McCullough on this matter, and fully subscribe to the position he presented in a recent issue of the *Oregonian*.

Thank you for your consideration,

James Paul Kahan
2835 SE Lambert St. (State ID# 151E24BD 15800)
Portland, OR 97202 USA
tel: 1-503-777-1346
mobile: 1-503-309-3375
fax: 1-503-281-2814
<jimkahan@alumni.reed.edu>

Arevalo, Nora

From: Steve Armbrust <sarmbrus@yahoo.com>
Sent: Monday, March 21, 2016 11:26 AM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Cc: BPS Comprehensive Plan Testimony
Subject: Eastmoreland zoning

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and City Commissioners,

I am a home owner and resident of the Eastmoreland neighborhood, and I am troubled by the unscrupulous developers who have purchased homes in our neighborhood (sometimes surreptitiously), torn them down, and replaced them with multiple houses. This is harming the neighborhood and is against what the original R5 zoning was designed to prevent. I strongly urge you to change the Eastmoreland zoning to R7, as proposed in the "Notice of a Proposed Land Map Change" I recently received in the mail. I know that every neighbor I talk to is also in favor of this plan.

Steven Armbrust
7230 SE Reed College Place
Portland, OR 97202

Steve Armbrust

Arevalo, Nora

From: Fred Nolke <fnolke@gmail.com>
Sent: Monday, March 21, 2016 10:13 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

We support the Comprehensive Plan to change Eastmoreland zoning to R7 from R5.
Frederick & Susan Nolke
7321 SE 31st Street
Portland, OR 97202

Arevalo, Nora

From: Douglas Fix <dfix@reed.edu>
Sent: Monday, March 21, 2016 9:20 AM
To: BPS Comprehensive Plan Testimony
Subject: comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5, which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to R7 zones, which is equivalent to the old R5 zone. This change would maintain the current land use in the neighborhood and preclude radical changes that would do lasting harm to the quality of life in Eastmoreland.

Douglas Fix
3646 SE Carlton Street
Portland, Oregon 97202

Arevalo, Nora

From: Michael Westlund <mwestlund@mac.com>
Sent: Monday, March 21, 2016 8:40 AM
To: BPS Comprehensive Plan Testimony
Cc: gina herrmann
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I approve R7 for Eastmoreland.
Thanks,
Mike Westlund
7121 SE Reed College Place
Portland, OR 97202

Mar. 21, 2016



Portland City Council
1221 SW 4th Av Rm. 130
Portland Or. 97204

AUDITOR 83/24/16 AM 912

Attn: Comprehensive Plan Testimony:

My Name is Barbara Vinciguerra & I
Live at 1656 SE Harney St. in Sellwood.

In answer to the Proposed Comprehensive
Plan I received in the mail regarding the
Zone Change. I am shocked & disgusted
that the Brummell Ent. are at it again
going out of there way to Destroy our
Neighborhood by "Tearing Down" perfectly Good
Houses to build Large Structures like "4"
Story apt. Complexes in these places —

I do not want one of these Ugly Bldgs
next to my property taking away my
"Privacy" & blocking out the sunlight
I love in my yard for my flowers &
taking away my enjoyment & Peace
of mind I treasure every Day!!

(1)

Cont.

These Large Bldgs do not belong in our Beautiful & Quite Neighborhood which we love because of its Uniqueness with its Original Old Homes which people are looking for when they move here & want it to stay that way. That's what makes Sellwood so "Special & Outstanding" — We do not need large "Ugly Cement Structures" destroying everything we are striving to avoid to "Keep our Heritage" & "Family History" —

Please Vote to Maintain what we have been Protecting all these years & many years ahead !!!

Thank You for your time

Marian Vinciguerra
1656 SE Harney St.
Portland Or. 97202

(2)

Arevalo, Nora

From: Heather Stilley <stilleyclan@comcast.net>
Sent: Sunday, March 20, 2016 10:20 PM
To: BPS Comprehensive Plan Testimony
Subject: Fwd: comprehensive plan testimony - third time sending this time with my full address

Follow Up Flag: Follow up
Flag Status: Completed

I am so sorry for sending this 3 times. I neglected to put the correct item in the subject line on the first send and added my full address on the third time.

Begin forwarded message:

From: Heather Stilley <stilleyclan@comcast.net>
Subject: comprehensive plan testimony
Date: March 20, 2016 9:28:05 PM PDT
To: cputestimony@portlandoregon.gov

Please note: This is the third time sending this email - previous email was same but was 'Eastmoreland R7 proposal' in subject line. I just received the mailing with required subject line so I resent using subject line that you requested. I am now sending this with my full address.

Begin forwarded message:

From: Heather Stilley <stilleyclan@comcast.net>
Subject: Eastmoreland R7 proposal
Date: March 20, 2016 6:18:55 PM PDT
To: cputestimony@portlandoregon.gov

March 20, 2016

To Whom It May Concern,

I am writing in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland

into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Please know that I raised my children in this beautiful neighborhood and we would like to preserve the character and charm that has existed for almost a century.

In regards to the density argument, I doubt that lot splitting would help increase the density by a significant amount and the houses that are affordable are not what are being built. The developers are the one's benefiting, certainly not the residents.

I thank you for your time and consideration.

Heather Osborn-Stilley

6208 SE 29th Avenue, Portland, 97202

Arevalo, Nora

From: Zachary Kurey <zackurey@gmail.com>
Sent: Sunday, March 20, 2016 7:48 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony
Cc: Alecia Kurey
Subject: Comprehensive Plan Testimony: Eastmoreland

Follow Up Flag: Follow up
Flag Status: Completed

My wife and I are the residents and owners of 7014 SE 28th Ave in Eastmoreland. Yesterday we received notification that our home is being considered for a zoning change to 7000-Single Dwelling. We support that change.

Additionally we are writing in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in the entire neighborhood of Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. We support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Thank you for your consideration,
Zach and Alecia Kurey

Arevalo, Nora

From: Marti Granmo <martigranmo.com>
Sent: Sunday, March 20, 2016 7:06 PM
To: BPS Comprehensive Plan Testimony
Cc: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Subject: Eastmoreland R7 zoning request

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Hales and Commissioners:

I am writing to express my support for the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with historical and existing land use. Traditionally, most of Eastmoreland was designated R5 which in the past effectively meant 5,000 square foot lot sizes. I am in agreement with the ENA Board's proposal to maintain this size via a change to an R7 zone, which is now equivalent to the old R5 zone.

Thank you for your careful consideration to this proposal and your support in maintaining the integrity of one of Portland's long established neighborhoods. This will keep Eastmoreland stabilized, similar to other well-established neighborhoods that have recently been re-zoned.

Marti Granmo
40 year Eastmoreland resident

Arevalo, Nora

From: Patricia Bollin <prbollin@gmail.com>
Sent: Sunday, March 20, 2016 6:09 PM
To: Commissioner Fish; BPS Comprehensive Plan Testimony
Subject: Comprehensive Map Plan Changes

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissioner Fish:

We support the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes.

We support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Thank you for your work on this change and for listening to Neighborhood Associations.

Sincerely,

Patricia Bollin and Beth Bartter
7130 SE 32nd Avenue
Portland, OR 97202

State ID# 1S1E24AB 16100

Arevalo, Nora

From: Kari Maljai <karimaljai@gmail.com>
Sent: Sunday, March 20, 2016 4:40 PM
To: Hales, Mayor; Commissioner Novick; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish; BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Sincerely,
Kari Maljai

7215 SE 34th Avenue
Portland, OR 97202

503.936.7658
karimaljai@gmail.com

Arevalo, Nora

From: Edna Zappa <ednazappa@yahoo.com>
Sent: Sunday, March 20, 2016 4:32 PM
To: BPS Comprehensive Plan Testimony
Subject: THE PORTLAND NEIGHBORHOODS

Follow Up Flag: Follow up
Flag Status: Completed

The character of Portland is quite important when we look at the livability status of Portland. Very insightful, wise and caring planning will keep this a city where people want to come visit as well as live. This message is sent in support of the R7 zone change for the Eastmoreland area. It also appears that the border for the R7 Zone should be at Caesar Chavez Blvd, not SE 36th.

Sincerely,
Edna Zappa
3628 SE Ogden St.

Arevalo, Nora

From: Keyon Maljai <keyonmaljai@gmail.com>
Sent: Sunday, March 20, 2016 2:49 PM
To: BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am writing today in support of the zoning change from an R5 to an R7 designation for the eastmoreland neighborhood. Please approve this change and continue to protect the livability and historic nature of the eastmoreland neighborhood. From its simple beginnings to where it stands now - just on the outside of all the constant growth and change that is impacting our area - please don't let eastmoreland fall victim to developers wishing to build huge homes on small lots thus suffocating their neighbors.

This area is truly one of the gems of the Portland area and continued attempts to reduce its livability have gone to the extremes. We recently purchased our home in eastmoreland and we will spend the next 30 years working to restore the glory of our 95 year old cottage. One of the main reasons for buying in Eastmoreland was the ability to live close to downtown portland but maintain some privacy and separation from our neighbors. With developers tearing down old homes and building HUGE homes right on the property line - they are suffocating our neighborhood.

While I recognize the need for change in every city and every neighborhood please don't let uncaring home developers teal the charm and character from our neighborhood by letting them build oversized homes. Please force them to respect the history and livability of eastmoreland by limiting their ability to build oversized houses right to the property line or multiple skinny houses on a lot designated for one respectfully sized and beautiful home.

Thank you for your consideration and support.

Sincerely,
Keyon & Kari Maljai

7215 SE 34th Avenue
Portland, OR 97202

Response for:20160319BPS Notice for R5 to R7

Keyon Maljai
503.867.7953
keyonmaljai@gmail.com

Arevalo, Nora

From: Douglas Fix <dfix@reed.edu>
Sent: Sunday, March 20, 2016 2:33 PM
To: BPS Comprehensive Plan Testimony
Subject: Support for R7 zoning in Eastmoreland

Follow Up Flag: Follow up
Flag Status: Completed

I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone.

Douglas Fix
3646 SE Carlton Street
Portland, Oregon

Arevalo, Nora

From: Gina Herrmann <gah@uoregon.edu>
Sent: Sunday, March 20, 2016 2:13 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

I support

Gina Herrmann
7121 SE Reed College Place
Pdx 97202

Arevalo, Nora

From: Steve Armbrust <sarmbrus@yahoo.com>
Sent: Sunday, March 20, 2016 2:05 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I recently received a notice of a proposed comprehensive map plan change that may affect my property. I strongly support the proposal to change the designation to Single-Dwelling 7,000. Thank you for considering this change.

Steven Armbrust
7230 SE Reed College Place
Portland, OR 97202

Steve Armbrust

Arevalo, Nora

From: Henry Carlile <hcarlile@spiritone.com>
Sent: Saturday, March 19, 2016 12:54 PM
To: BPS Comprehensive Plan Testimony
Subject: Fwd: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Begin forwarded message:

From: Henry Carlile <hcarlile@spiritone.com>
Subject: **Comprehensive Plan Testimony**
Date: March 19, 2016 at 12:50:58 PM PDT
To: cputestimony@portlandoregongov

To Whom It May Concern:

While I appreciate the City of Portland's task of trying to provide housing for a projected population increase of 250,000 in the next ten years, the infill now taking place in our neighborhood has gotten out of hand. My house is a little over 2200 square feet, with an unfinished half-basement. It is roomy enough for a family of four to live in comfortably. But some of the new homes under construction in Eastmoreland are completely out of scale for the 50X100-foot lots most are sited on. Some are built too close to property lines and most destroy views from existing homes. And you want to increase the comprehensive plan designation to 7,000? Stop it! Enough is enough. Stop serving the interests of Renaissance Homes and other contractors who, in their greed for money, are destroying the unique historical character of our neighborhood.

Henry Carlile
7349 SE 30th Ave.
Portland, OR 97202

Arevalo, Nora

From: Rebecca Mode <rmode9@gmail.com>
Sent: Saturday, March 19, 2016 8:35 AM
To: BPS Comprehensive Plan Testimony
Subject: Incorrect documentation of several properties on my block that are proposed for down zoning.

Follow Up Flag: Follow up
Flag Status: Completed

The following properties are listed incorrectly on Portland maps and will be non conforming with their proposed down zoning to R2.5.

431-437 N.E. Thompson

There are 2 homes and 1 duplex on this property of 8,334 s.f.

532- 536 N.E. Thompson

There is one triplex and an additional separate side unit on 6,250 s.f.

544 N.E. Thompson

There are 3 units on 4,125 s.f.

These properties will not be in compliance with R2.5 zoning.

My name is Rebecca Mode and I own property at 506 N.E. Thompson. These properties listed should retain R2 zoning.

I wish for my property at 506 to be removed from the Eliot conservation district so it can also be removed from the proposed down zoning and remain R2.

Thank you,
Rebecca Mode

Arevalo, Nora

From: Jennifer Chau <jenhochau@gmail.com>
Sent: Friday, March 18, 2016 8:09 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Greetings City Council members,

My name is Jennifer Chau and I am writing to you regarding the properties located on 76th & Division, specifically 2401 & 2405 SE 76th Ave. I was the previous owner of the house at 2405 SE 76th and then sold it to my parents who reside there now. While living there I partitioned the property adding the 2401 lot with the idea of building a home and living next to my parents, however plans changed and we sold it to my sister-in-law.

My request is to alter the current zoning of the properties along the block of 76th & Division from high density residential to mixed use commercial. This will have a positive effect for the Dentist office at 7600 SE Division that is already using the space as commercial and for the lots on either corner it will allow development of retail/residential mixed use spaces. The proposed change would meet the current needs of the area in offering more housing while also providing small business opportunities in the Jade district.

The impact to the residential area would be minimal because that area along Division already has commercial zoning and zoning that has been utilizing commercial use. PCC Southeast campus is now within a block after the expansion and given the proposed rapid transit project for Division/Powell, and the existing Tri-Met bus line that stops on the corner of the 2401 lot, the mass transit component already exists.

I greatly appreciate your time and consideration of my request and look forward to hearing from you soon.

Sincerely,

Jennifer Chau

COLLINS VIEW NEIGHBORHOOD ASSOCIATION

Jim Diamonded, Chair
9519 SW 2nd
Portland, Oregon 97219
(503) 984-2775

March 15, 2016

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

AUDITOR 03/18/16 AM 10:25

Portland City Hall
1221 S.W. 4th
Portland, Oregon 97204

Re: Proposed Comprehensive
Plan Map Amendment:
Lewis & Clark College at
Lower Boones Ferry & SW
Terwilliger

Mayor Hales and Commissioners:

Collins View Neighborhood Association strongly opposes the inclusion of the properties at Lower Boones Ferry & SW Terwilliger in the Campus Institutional Zone. In this connection the following are noted:

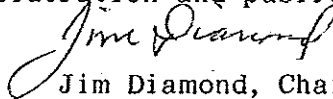
1. The Campus Institutional Zone was intended to include those properties within the College Master Plan and Conditional Use Permit. These properties are not.

2. In 2009 in case LU 08-180498 CU MS the Hearings Officer denied Lewis & Clark's request to add these properties within the Master Plan boundaries. The same reasons that Collins View Neighborhood Association also opposed the request at that time continue to exist today.

3. Lewis & Clark did not raise this request during the Bureau of Planning and Sustainability's work on the Comprehensive Plan or the further review of the Plan by the Planning and Sustainability Commission. A Lewis & Clark representative participated fully in the related Public Advisory Committee for the Campus Institutional Zone at which the boundary was considered without raising an objection.

To allow this change at this late time would have the effect of bypassing the greatest part of the public process and careful scrutiny given to the Comprehensive Plan.

City Council should not allow itself to become a party to bypassing careful consideration and public input for the Plan.

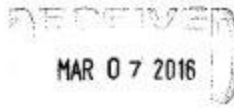


Jim Diamond, Chair,
Collins View Neighborhood Association.

cc: Council Clerk

March 1, 2016

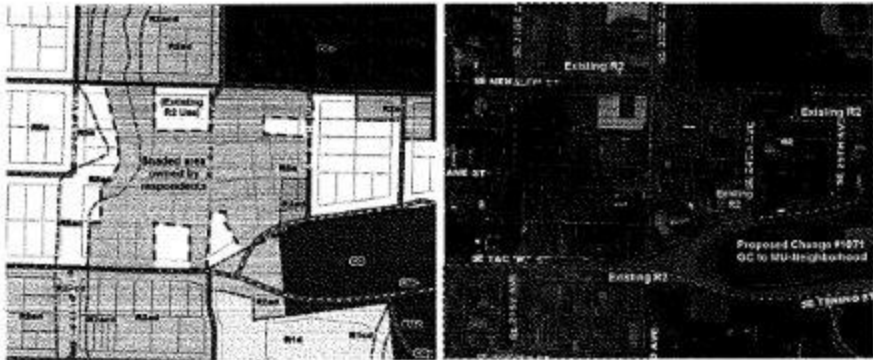
Steve Novick
Commissioner of Public Safety
Position Number 4
City of Portland, Oregon
1221 SW 4th Avenue, Room 210
Portland, Oregon 97204



**2035 Comprehensive Plan – City Council Draft Amendment List
Re: Novick Proposed Change #24 (South of Westmoreland Park)**

Dear Mr. Novick,

Thank you for your time invested in shaping Portland's 2035 Comprehensive Plan. I am writing on behalf of myself and my brother, Michael Mitchoff, as we are both a land owners and lifetime residents in the area of your proposed change South of Westmoreland Park:



We wholeheartedly support this change. The R2 zone is appropriate for the area and excellent opportunity to expand residential density in close proximity to amenities that make Portland great:

- Area is currently adjacent to R2 zones on 3 sides, and one of the lots in the area is an existing (nonconforming) R2 use.
- Existing infrastructure can support R2's higher density as-is. R2 designation takes advantage of proximity of Tacoma Street MAX, other bus transit, Springwater & Spokane Street bikeways and major arterials.
- Westmoreland Park, the adjacent MU-Neighborhood zone and other amenities will cater to and sustain higher density development.
- We live in as well as own all but 4 of the lots in the proposed area (see map). Much of this land is vacant or underutilized. Development to the R2 standard would achieve many City housing goals while maintaining livability for existing residents (including us).

For these reasons we hope you will continue to advocate for this area to be zoned R2 in the 2035 Comprehensive Plan. We are happy to discuss these items in further detail, feel free to contact us.

Respectfully Submitted,


Joe Mitchoff
2126 SE Nehalem Street
503-348-8828
mitchoff@gmail.com


Mike Mitchoff
2211 SE Spokane Street
503-893-1999
mike.mitchoff@comcast.net

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Paul Janssen	4/11/2016	West	Maplewood	4540 SW Nevada Street	97219	Portland	I OPPOSE this zoning change. This property's current zoning is adequate. Increasing the density is not necessary nor does it fit the immediate area or neighborhood.	1S1E19AA 501

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Doug Klotz	4/11/2016	Southeast	Richmond	1908 SE 35th Pl	97214	Portland	I support this change, which acknowledges the development on the ground, and the proximity to transit and services at the Division and 50th node.	1S2E07BA 800
Doug Klotz	4/11/2016	Southeast	Richmond	1908 SE 35th Pl	97214	Portland	I support the change to Mixed Use-Urban Center Designation in this stretch between SE 44th and SE 47th along Division. The "urban center" really stretches to 51st, and this section already has several businesses, and is only a block from a more intense section to the east.	1S2E06CC 12500
Doug Klotz	4/11/2016	Southeast	Richmond	1908 SE 35th Pl	97214	Portland	I support Mixed Use-Urban Center on this property. It is already a 4-story mixed-use building.	1S2E06CD 8000
Doug Klotz	4/11/2016	Southeast	Richmond	1908 SE 35th Pl	97214	Portland	I support Mixed-Use Urban Center on this property, acknowledging the development already happening on the block, and the good transit and business access here.	1S2E06CD 9400
Doug Klotz	4/11/2016	Southeast	Sunnyside	1908 SE 35th Pl	97214	Portland	I agree that this makes sense as commercial, and Mixed Use-Urban Center.	1S1E01AD 15900
Doug Klotz	4/11/2016	Southeast	Brooklyn Action Corps	1908 SE 35th Pl	97214	Portland	These parcels, at 17th and Holgate, should be Mixed Use- Neighborhood, not employment.	1S1E11DC 9400
Doug Klotz	4/11/2016	Southeast	Brooklyn Action Corps	1908 SE 35th Pl	97214	Portland	This parcel should be mixed use, neighborhood.	1S1E11DB 6400
Doug Klotz	4/11/2016	Southeast	Buckman	1908 SE 35th Pl	97214	Portland	I suspect that much of the existing housing is already at the R-2.5 density. I oppose this change. We need to leave the opportunity to get more Missing Middle housing stock within all of our inner Southeast neighborhoods.	1S1E02AB 8900
Doug Klotz	4/11/2016	Southeast	Buckman	1908 SE 35th Pl	97214	Portland	I suspect that much of the existing housing is already at the R-2.5 density. I oppose this change. We need to leave the opportunity to get more Missing Middle housing stock within all of our inner Southeast neighborhoods.	1S1E02AB 8900
Paul Janssen	4/11/2016	West	Maplewood	4540 SW Nevada Street	97219	Portland	I OPPOSE this zoning change. This property's current zoning is adequate. Increasing the density is not necessary nor does it fit the immediate area or neighborhood.	1S1E19AA 501

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Paul E. Mayer	4/10/2016	Southeast	Eastmoreland	6305 SE 29th Avenue	97202	Portland	I agree with, and support, the proposed change from R 5 to R 7 for our property and for Eastmoreland. In an historic district like Eastmoreland, land use designations which increase density lead to the destruction of historic homes, which are a local, regional, and national treasure. Destruction of historic homes and neighborhoods also destroys our history and our culture which all Portlanders, not just Eastmoreland residents, enjoy and value. Thank you.	1S1E13CD 4000

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Simon Ingham	4/9/2016	Northeast	Boise	3406 N Gantenbein	97227	Portland	<p>This bad proposal change 1471 has a number of issues that make it not consistent with the comprehensive plan goals. It creates a small "island" of Mixed Use Urban Center surrounded by single family dwellings. There are no other additions of non contiguous blocks of this designation anywhere in the current plan.</p> <p>This is a radical change of designation for Fremont St. There are no other instances of this urban designation anywhere on Fremont outside of intersections with major streets.</p> <p>This proposal does not have the support of affected residents, neighbors nor even the majority of affected landowners. A bogus petition has been submitted purporting to represent the community. This petition has in fact has been created by the major landholder within the new zone.</p> <p>In short: not consistent with the Comprehensive Plan, not consistent with existing designations of this type, a radical change from current designation and both current and historical use, not requested by the community, benefitting largely one landowner and supported by a petition purportedly from the community but in reality created at the behest of the same landowner.</p> <p>Please reject this change to the Comprehensive Plan.</p>	1N1E27AB 3100
Charles Shultz	4/10/2016	Northeast	Boise	1827 Hauser Court	95521	Arcata	<p>I am the owner of 3406 N Gantenbein Ave. 97227. I am unable to attend the meetings regarding this zoning change, but I want it to be registered that I strongly oppose the proposed change to mixed use. If this change were enacted my historic residential property would be in a small island of residential surrounded by commercial properties. Please don't change the fundamental makeup of this neighborhood due to the desires of one land owner. Thank you.</p>	1N1E27AB 3100
Paul E. Mayer	4/10/2016	Southeast	Eastmoreland	6305 SE 29th Avenue	97202	Portland	<p>I agree with, and support, the proposed change from R 5 to R 7 for our property and for Eastmoreland. In an historic district like Eastmoreland, land use designations which increase density lead to the destruction of historic homes, which are a local, regional, and national treasure. Destruction of historic homes and neighborhoods also destroys our history and our culture which all Portlanders, not just Eastmoreland residents, enjoy and value. Thank you.</p>	1S1E13CD 4000

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Simon Ingham	4/9/2016	Northeast	Boise	3406 N Gantenbein	97227	Portland	<p>This bad proposal change 1471 has a number of issues that make it not consistent with the comprehensive plan goals. It creates a small "island" of Mixed Use Urban Center surrounded by single family dwellings. There are no other additions of non contiguous blocks of this designation anywhere in the current plan.</p> <p>This is a radical change of designation for Fremont St. There are no other instances of this urban designation anywhere on Fremont outside of intersections with major streets.</p> <p>This proposal does not have the support of affected residents, neighbors nor even the majority of affected landowners. A bogus petition has been submitted purporting to represent the community. This petition has in fact has been created by the major landholder within the new zone.</p> <p>In short: not consistent with the Comprehensive Plan, not consistent with existing designations of this type, a radical change from current designation and both current and historical use, not requested by the community, benefitting largely one landowner and supported by a petition purportedly from the community but in reality created at the behest of the same landowner.</p> <p>Please reject this change to the Comprehensive Plan.</p>	1N1E27AB 3100

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Simon Ingham	4/9/2016	Northeast	Boise	3406 N Gantenbein	97227	Portland	<p>This bad proposal change 1471 is not consistent with the comprehensive plan goals. It creates a small "island" of Mixed Use Urban Center surrounded by single family dwellings. There are no other additions of non contiguous blocks of this designation anywhere in the current plan.</p> <p>This is a radical change of designation for Fremont St. There are no other instances of this urban designation anywhere on Fremont outside of intersections with major streets.</p> <p>This proposal does not have the support of affected residents, neighbors nor even the majority of affected landowners. A bogus petition has been submitted purporting to represent the community. This petition has in fact has been created by the major landholder within the hew zone.</p> <p>In short: not consistent with the Comprehensive Plan, not consistent with existing designations of this type, a radical change from current designation and both current and historical use, not requested by the community, benefitting largely one landowner and supported by a petition purportedly from the community but in reality created at the behest of the same landowner.</p> <p>Please reject this change to the Comprehensive Plan.</p>	1N1E27AB 3100

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Susan Bozlee	4/6/2016	Southeast	Eastmoreland	7140 SE Reed College Place	97202	Portland	I currently own a house on a 10,000 square foot lot, and feel my property would be devalued if the designation were to be changed from Residential 5,000 to Single-Dwelling 7,000 square feet as proposed. There are many, many lovely original homes in the neighborhood which were built on 5,000 square foot lots. I understand the reasons behind this proposal, but do not feel this is a fair solution at all.	1S1E24AC 6100
Doug Klotz	4/7/2016	Southeast	Richmond	1908 SE 35th Pl	97214	Portland	This recognizes that this is part of a park, like the parcels across Ivon to the north.	1S2E07BA 7600
Joe Bradford	4/8/2016	Southeast	Sellwood-Moreland	7400 se milwaukie ave	97202	portland	Properties next to light rail stations should NEVER be downzoned and always UPZONED FOR THE INVESTMENT THE TAXPAYERS HAVE INTO THE LIGHT RAIL. WE NEED DENSITY NEXT TO LIGHT RAIL STOPS!	1S1E24CB 2200
Joe Bradford	4/8/2016	Southeast	Sellwood-Moreland	7400 se milwaukie ave	97202	portland	Properties next to light rail stations should NEVER be downzoned and always UPZONED FOR THE INVESTMENT THE TAXPAYERS HAVE INTO THE LIGHT RAIL. WE NEED DENSITY NEXT TO LIGHT RAIL STOPS!	1S1E24CB 2200
Joe Bradford	4/8/2016	Southeast	Sellwood-Moreland	7400 se milwaukie ave	97202	portland	This area is critical to be high density because the light rail stop is directly across mcloughlin blvd. even though a stop did not go in at harold, there is still a need for density near the other stop at 17th. if anything, this area should be up zoned to commercial to shelter the lower density from high traffic noises and have buildings taller at the edge of fast moving streets and to scale with the row like the comp plan already starts to contemplate. using that logic, these buildings should be 75 feet along McLoughlin.	1S1E14AC 4400

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
James Gillen	4/6/2016	West	Marshall Park	10040 SW 25th Ave	97219	Portland	<p>To whom it may concern,</p> <p>We are very concerned about the proposal to change our land use designation and zoning from R20 to R10. We have counted on the ability to develop the back of our lot in the near future for our retirement funding and the proposed change would present an economic hardship and effective taking of our property rights. Additionally, there have been land divisions (flagged lots) on identical 30000 square foot lots immediately to the north and south of ours, including a recent land division and construction on the property directly south (this lot is included in your map to be changed to R20, too, but it's already been split into several R10 lots).</p> <p>The lot to the north, which has more problematic topography and drainage issues, was divided into a flag lot and both it and the lot to the south have been able to access sewer and other city services without difficulty, so again we don't understand why our lot would be singled out for restrictions.</p> <p>We appreciate a quick response to our request so we can avoid retaining an attorney to defend our rights.</p> <p>Sincerely, James & Lynea Gillen</p>	1S1E28CB 9302
Darian Santner	4/6/2016	Southeast	Sellwood-Moreland	1505 SE Ramona	97202	portland	<p>An extensive public process involving the City Planning bureau, SMILE, and neighborhood residents arrived at the previous plan for downzoning this RH area. Neither planning staff, SMILE, or neighborhood residents support this amendment to maintain RH zone. RH development is wrong for this area!</p>	1S1E14DB 15800
Darian Santner	4/6/2016	Southeast	Sellwood-Moreland	1505 SE Ramona	97202	portland	<p>An extensive public process involving the City Planning bureau, SMILE, and neighborhood residents arrived at the previous plan for downzoning this RH area. Neither planning staff, SMILE, or neighborhood residents support this amendment to maintain RH zone. RH development is wrong for this area!</p>	1S1E14AC 4000

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Dianne Bocci	4/5/2016	Northeast	Boise	329 N Fremont	97227	Portland	<ul style="list-style-type: none"> • N. Fremont Street, a primarily residential street cannot support the increased pedestrian, bicycle, and vehicle traffic that will be triggered by this zoning change. • There has been no study into how potential commercial development will interact with the traffic and population changes associated with the developing Vancouver-Williams corridor over the next 20 years. • There has been no study into how this zoning change will affect traffic flow during normal hours and rush hours. • There has been no study as to whether there is room along Fremont St to safely accommodate bidirectional bus service, on-street parking to support new business and provide for safe bicycle traffic. • The individual who asked the city for the proposed zoning amendment presented his case in part on the idea that a zoning change would increase property values thereby creating the opportunity for more property owners to share in the wealth that has been created along the Williams, Vancouver and Mississippi. His argument is simple: property owners should be able to develop their properties as they wish. <p>I believe there is greater value in maintaining livability and preserving the current neighborhood characteristics and that the current zoning at R1 preserves the residential characteristics of the neighborhood while also allowing for density.</p> <p>Allowing commercial development along this stretch of Fremont presents real challenges and even threats to the livability and walkability of the neighborhood as well as the preservation of a residential neighborhood street of prewar homes, matures trees, and community.</p> <p>As homeowners all of us in this area have seen our property values steadily rise; preserving the current characteristics of the neighborhood is unlikely to harm these values and will likely enhance them.</p> <p>Thank you for taking the time to consider these comments.</p>	

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Dianne Bocci	4/5/2016	Northeast	Boise	329 N Fremont	97227	Portland	Under the original Comprehensive Plan Update, N Fremont between Gantenbein and Commercial was to remain residentially zoned (R1). One individual property owner presented city officials with a plan to change the zoning to allow for larger buildings that also allowed for commercial usage. This zoning change was presented to the city as having widespread neighborhood support when in fact it did not. The first the impacted homeowners learned of the proposed zoning change was upon notification from the city. The Boise Neighborhood Association first learned of the proposal once impacted neighbors shared the notices they had received.	1N1E22DC 16300
Dianne Bocci	4/5/2016	Northeast	Boise	329 N Fremont	97227	Portland	<p>This is a zoning change proposed by one landowner. It is NOT supported by the appropriate studies, evidence, and information. As residents, we observe the daily flow of traffic and other activity along this stretch and we do not believe that the corridor has sufficient capacity to sustain the sort of development that would follow the rezoning.</p> <p>In keeping with the city's adoption of Vision Zero with the goal of reducing traffic accidents and injuries, I believe it is incumbent upon the city to comprehensively and formally address the below listed issues prior to voting to change the zoning of N Fremont from residential usage to commercial.</p> <p>Finally, I do not believe commercial mixed use zoning represents the best means for accommodating the city's desired level of density given the location, proximity to a K-8 school, and other characteristics of the neighborhood.</p> <p>The rationales for my opposition are the issues listed below:</p> <ul style="list-style-type: none"> • There is currently some 50,000 SF of newly constructed commercial space vacant along Williams, Vancouver and Mississippi with three more mixed used buildings about to break ground and yet more buildings in the development stage. Each of these new mixed use project will add yet more residential and commercial space to the neighborhood. All of the current vacancies and soon to be built space suggests neither demand nor need for yet more commercial space along a stretch of N Fremont that has historically been residential and retains the characteristics thereof. 	1N1E22DC 16300

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Melissa O'Connell	4/5/2016	Northeast	Boise	3428 N Commercial Ave	97227	Portland	<p>I write in opposition to this proposed amendment. I own a home at 3428 N Commercial Ave. My property would be redesignated under the petition from R-1 to CM2, along with the three residential properties directly adjoining our property. I am one of four residential properties on the side street Gantenbein Ave that would be redesignated as CM2. My first notice, as the case with other directly-impacted property owners, was the mid-March notice from the city titled "Notice of Proposed Comprehensive Plan Map Change that May Affect the Permissible Uses of Your Property and Other Properties."</p> <p>Firstly, I was not approached by anyone to discuss or approve or disapprove of this happening. Surely all local residents, making their homes in the redesignated area, should have been part of ANY plans or conversation regarding these changes. Instead, this effort was driven by a would-be developer and outside parties.</p> <p>Secondly, I believe this rezoning will foster and give birth to new neighborhood issues, namely 1. traffic flow during normal hours and especially during rush hours (it is already impossible to drive more than three blocks in ten minutes during rush hour)? 2. on-street parking, bicycle traffic, safety of children walking to school with increased traffic, bus routes getting clogged etc.? 3. What sort of businesses might develop adjacent to the elementary and middle school and is this something we want adjacent to homes?</p> <p>Thank you for taking the time to consider my comments.</p>	1N1E27AB 3500

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Ruth Harper	4/5/2016	Northeast	Boise	3427 N Gantenbein Ave	97227	Portland	<p>Does pedestrian, bicycle, and vehicle traffic modeling support this change?</p> <p>Do studies support the commercial viability of businesses on this stretch?</p> <p>How will this development interact with the traffic and population changes associated with the developing Vancouver-Williams corridor over the next 20 years?</p> <p>How will this affect traffic flow during normal hours and rush hours?</p> <p>Is there room on Fremont St to safely accommodate bidirectional bus service, on-street parking, and bicycle traffic? Will the bus route be re-routed so that there is room on the street to accommodate on-street parking on Fremont to support these businesses?</p> <p>Is commercial mixed use the best use for accommodating the city's desired level of density or, would a form of residential zoning better serve density objectives and be a better use, given the location, proximity to a K-8 school, and other characteristics of the neighborhood?</p> <p>Why CM2 and not CM1? Why just these certain properties? (The proposed area to be rezoned is not a uniform rectangle.)</p> <p>How will this impact the Boise-Elliot K-8 school that is located along this stretch? How will it impact the daily walk-to-school route of children, and the flow of parent drop-off and pick-up? What sort of businesses might develop adjacent to the elementary and middle school?</p> <p>Thank you for taking the time to consider my family's comments.</p>	1N1E27AB 2800

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Ruth Harper	4/5/2016	Northeast	Boise	3427 N Gantenbein Ave	97227	Portland	<p>I write in opposition to this proposed amendment. My husband and I own a home at 3427 N Gantenbein Ave with our young son. Our property would be redesignated under the petition from R-1 to CM2, along with the three residential properties directly adjoining our property. We are one of four residential properties on the side street Gantenbein Ave that would be redesignated as CM2.</p> <p>We were not contacted by Mr. Gebrehiwot; he did not approach us about his idea nor ask us if we wished to sign the petition—even though we live across the street from one of his properties in the neighborhood and see him regularly. Despite what city officials may have been led to believe—this is not a petition supported by the neighborhood. In fact, our first notice, as the case with other directly-impacted property owners, was the mid-March notice from the city titled "Notice of Proposed Comprehensive Plan Map Change that May Affect the Permissible Uses of Your Property and Other Properties."</p> <p>Below, I make two points in opposition to the amendment.</p>	1N1E27AB 2800

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Ruth Harper	4/5/2016	Northeast	Boise	3427 N Gantenbein Ave	97227	Portland	<p>First, this is not a petition supported by the people living in homes in the redesignated area. As a first step, the city should have confirmed the names and addresses of the persons signing the petition and determined whether this, in fact, represented a significant group of property owners directly affected by the proposed rezoning. Had this minimal level of due diligence been performed, the petition would have been summarily rejected as this is not the case. This inadequate process undermines the credibility of the petition and the claims made in support. Local residents, making their homes in the redesignated area, should have been part of the conversation. Instead, this effort was driven by a would-be developer and outside parties.</p> <p>Second, this is not a petition supported by the appropriate studies, evidence, and information. As residents, we observe the daily flow of traffic and other activity along this stretch, including children walking to and from school, and we do not believe that the corridor has sufficient capacity to sustain the sort of development that would follow the rezoning. We believe it is incumbent upon the city to comprehensively and formally address this list of issues:</p>	1N1E27AB 2800

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Jay Goodman	4/1/2016	Southeast	Eastmoreland	3024 SE Woodstock Blvd.	97202	Portland	"Amendment M74: Dear Sirs: I am writing for my strong support for the changing the Designation in Eastmoreland from Residential 5,000 to Residential 7,000. Eastmoreland contains some of Portland's most beautiful and historic architecture. The majority of the homes date to the late 1920's and 1930's. The architectural styles represented are the best of those era's and is part of the Portland architectural heritage. Walking the neighborhood is a treat because of the old trees and well-kept homes; the sort of neighborhood that seems to be fast disappearing in Portland. We strongly support preserving this neighborhood for future generations to enjoy and to preserve Portland's architectural heritage. We have been dismayed by the destruction of beautiful historic homes to be replaced by multiple dwellings that are jarring and out of character in the neighborhood. There are newer neighborhoods such as the Pearl where dense living is appropriate due to the very urban location and availability of public transportation. This is a lifestyle choice. One size or type of neighborhood does not fit all nor should it. We have been saddened by the lack of response or interest of city government to address the Eastmoreland residents concerns. It appears that developers are given top attention and priority by city government rather than the residents paying taxes in this neighborhood. PLEASE stop and listen to our concerns of losing the historic nature of this Eastmoreland community. Once destroyed, it can not be rebuilt.	1S1E13CD 400
Craig Beebe	4/3/2016	Southeast	Brooklyn Action Corps	5908 SE Reedway	97206	Portland	This area should retain the mixed-use zoning to take advantage of the proximity of the MAX station and a major intersection.	1S1E11DC 9400

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Stanford T Warnock	3/29/2016	Northeast	Madison South	PO box 864	97024	Fairview	My comments are regarding proposed Comprehensive Plan Map Change #316. Amendment #B21 We are very much in favor of this change. My wife and I built a small apartment building on lots 19 through 26 Block 3 Railway Addition in 1978. When the property to the East of our apartment was being developed in 1994 we bought lot 18. I would like to ask that lot 18 be added to the proposed comprehensive plan map change so that all of our property will have the same designation. I contacted Nan Stark , one of the city planners and she thought that was a good idea. Lots 19-26 are tax account R251427 Lot 18 is account R251426 Thank for your help with this.	1N2E28CC 4700
Stanford T Warnock	3/29/2016	Northeast	Madison South	PO box 864	97024	Fairview	I provided comments earlier today in support of Proposed Change #316 . Amendment #B21. I just wanted to add my street address even though we do not receive mail there because in reading through the instructions for providing testimony, it said street address required. Thank you . Stanford T Warnock	1N2E28CC 4700
Stanford T Warnock	3/30/2016	Northeast	Madison South	PO box 864	97024	Fairview	I meant to add my street address to my comments yesterday and then forgot to do it. We live at 933 NE 188th Ave. Gresham Or 97230 We do not get mail at our home address. Please add this to my comments I sent yesterday if it is needed. My comments yesterday were in support of Proposed Change #316. Amendment #B21 Where I Asked to have Lot 18 added to the Proposed Change. Thank you Stanford T Warnock	1N2E28CC 4700
Allan Schmidt	3/31/2016	North	University Park	6858 North Willamette Blvd	97203	Portland	I am the property owner of 6858 North Willamette and DO NOT agree with this change. I purchased this property with the hope/intention of someday maybe making this a business related to the allowed uses based on the zoning. I was NEVER contacted by anyone in the community, neighborhood association, or otherwise about this change until I received a letter in the mail. I have spoken with my neighbors and they have not been spoken with either. Please contact me with my option to address this issue. Thank you!!	1N1E07CB 6900

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Matthew Halsey	3/24/2016	Southeast	Eastmoreland	6607 SE Reed College Place	97202	Portland	I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into alignment with existing land use. The effect of the current R5 designation has been a steady degradation in the quality of the neighborhood; specifically denser housing has led to fewer trees in order to fit in more housing. The quality of the housing built is also not of the typical high standards that this neighborhood is used to seeing. Certainly, allowing higher density has potential benefits, but these are limited by Eastmoreland's limited infrastructure and historic character.	1S1E24AB 7000
Ryan Michie	3/24/2016	Southeast	Hosford-Abernethy	313 NE 57th Ave	97213	Portland	I own a condo on this property and support the proposed council amendment to high density residential. The change will bring the property into conforming use and support the policy goals of the comp plan.	1S1E02DA 90000
Valerie Joachim	3/26/2016	Southeast	Sellwood-Moreland	1936 SE Indley St	97302	Portland	This was not the proposal as agreed and supported by both the neighborhood or City Staff. How can the commissioner override a public process that was carried out per all the land use process requirement/rules and contrary to City staff recommendation, as initiated in 2014?	1S1E14AC 6200
Al Brown	3/26/2016	East	Argay	13169 NE Rose Parkway	97230	Portland	On behalf of the Argay Terrace Neighborhood Association and acting as its Land Use and Transportation Chair, the Association supports this land use designation as it continues the type of use currently on this site and Mixed Employment does not allow additional apartments to be built. the Argay Terrace neighborhood is currently at a ratio of 44% apartments to 56% single family homes and no more apartment units should be added until other Portland neighborhoods have assumed a similar role in solving Portland's need for additional housing.	1N2E23CB 10500

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Martha Beebe	3/23/2016	Northeast	Rose City Park	3555 NE Alameda Street	97212	Portland	<p>I appreciate this map change on the SE corner of NE Fremont and NE 50th, but it does not take into account the nonconforming commercial use at 4926-4936 NE FREMONT ST. This is the address for the restaurant Eclectic Kitchen, which is currently designated R2. This building is a commercial building, on a corner and along a Neighborhood Corridor and transit street. Please change to a mixed use designation.</p> <p>Across the street is a mixed use building in the Mixed Employment and EG1 designation and zone. The address is 3525 NE 50TH AVE. Please change to a mixed use designation.</p> <p>Finally, the properties at 3430 NE 52ND AVE, 5320 NE FREMONT ST, 3433 NE 54TH AVE, 3428 NE 54TH AVE and 3429 NE 55TH AVE are all split designated R2 and R5. Please change to R2.</p>	1N2E30BA 3500
Andrea Matzke	3/23/2016	Southeast	Eastmoreland	6108 SE 36th Ave	97202	Portland	<p>I write in support of the Eastmoreland Neighborhood Assn. Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5, which effectively meant 5000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to a R7 zone, which is equivalent to the old R5 zone. This zone change should include properties up to 39th st which is for all intents and purposes, part of the Eastmoreland community. My hope for this change in designation is that there would be a reduction of tearing down perfectly liveable homes and healthy large trees for the purpose of building several oversized homes on a single lot. Although I understand the benefits of limiting growth beyond the urban growth boundary, it is simply unacceptable to accomplish the city's goals by reducing green spaces within our communities.</p>	1S1E13DC 1300

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Mike Mertens	3/22/2016	Southeast	Sellwood-Moreland	1433 SE Reedway	97202	Portland	While I support both the high density and mixed use zones proposed for this area along Milwaukie Ave., there is insufficient pedestrian infrastructure to support an increase in density with no parking. The intention I assume is to encourage people to use alternative modes of transportation (which is great) but currently these modes are extremely dangerous to access. Crossing Milwaukie is next to impossible during commute times because of the lack of crosswalks north of Tolman and biking along Milwaukie is extremely dangerous due to the lack of bike lanes and allowed parking on both sides of this narrow street where traffic tends to speed up dramatically due to the lack of crosswalks and the lack of speed limit signs. While I support the zone changes in this area, they must be accompanied with the appropriate pedestrian and bike amenities (crosswalks, slower speeds, bike lanes) to make this a safe neighborhood.	1S1E14DB 13900
Trung Ngo	3/22/2016	Northeast	Rose City Park	1435 NE 61st Ave	97213	Portland	I would like to address concerns about the proposed change of designation from Mixed Use-Dispersed to Mixed Used-Neighborhood for the property that I own. My biggest concern is that present roads in this specific area will not be able to handle the amount of traffic that will be brought in by the building of new 4 to 5 story mixed use properties. I can think of what has happened to areas in Southeast Portland, specifically along Division St and Hawthorne where new buildings have gone up and the roads have not been able to handle the significant increase in traffic. We would all be kidding ourselves if we thought we could avoid this here with the same problems. Another issue that I have would be the lack of parking. Cars belonging to people who ride the 60th St. MAX station already line up the street on NE 60th Ave daily. These are people who just park for the day for convenience and then drive home when they get off work. If you add in a new building which if I am reading correctly would not allow the builders to provide parking would only significantly increase parking issues on top of more cars in this specific area. My hope is that this proposal does not get passed as I do not want to see this part of Halsey get turned into what Division and Hawthorne look like today.	1N2E31AA 6704

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Kieran Hanrahan	3/20/2016	Southeast	Brooklyn Action Corps	5740 SE Milwaukie Ave	97202	Portland	I preferred the proposed designation as Mixed Use here. I think that adding residential units along the MAX line will help liven up the neighborhood in addition to creating much-needed housing.	1S1E11DC 9400
Kieran Hanrahan	3/20/2016	Southeast	Sellwood-Moreland	5740 SE Milwaukie Ave	97202	Portland	I think that this area should retain its high density zoning to make up for the switch to less dense R5 being made elsewhere in the neighborhood, which I think is a mistake. More units in the area will help keep Westmoreland affordable.	1S1E14DB 16300
Becky Hewitt	3/21/2016	Southeast	Sellwood-Moreland	1514 SE Ramona Street	97020	Portland	This area does not have any of the characteristics stated in the purpose of the plan designation or the zone. It is over a half mile from a frequent service transit stop, and has proximity to only the less-than-walkable commercial facing McLoughlin. It is not a station area, and probably never will be. There are many more appropriate areas for high intensity housing than this area that are zoned for single family homes today. If anything, the portion between 17th and Milwaukie should be zoned for mixed use so that more businesses could come to the area. The allowed height and scale of development that is and would remain allowed is totally out of character with the surrounding development. R1 is the most intense zone that could make sense for this area.	1S1E14AC 5600
Milton Jones	3/22/2016	West	Homestead	425 SW Bancroft	97239	Portland	The area between 11th and 12th on Gibbs is currently a "step down" area from commercial to residential development zoned for multi-family dwellings. It should remain this way. It was designed this way as a part of the Marquam Hill Plan . This is not an "anti development" comment. Neighborhood development is part of the existing plan and their is ample area in the neighborhood zoned for neighborhood commercial ventures. Eliminating the existing transition zone is simply a bad idea. Note also that Marquam Hill has a parking cap and severe traffic problems. In no event should additional commuter parking be added to the Hill.	1S1E09AC 5100

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Rob Dies	3/20/2016	Southeast	Eastmoreland	3675 SE Ogden St	97202	Portland	I write in support of the Eastmoreland Neighborhood Association Board's proposal to bring zoning in Eastmoreland into compliance with existing land use. Traditionally, most of Eastmoreland was R5 which effectively meant 5,000 square foot lot sizes. I support the ENA Board's proposal to maintain this size via a change to an R7 zone, which is equivalent to the old R5 zone. Please include this up to SE 39th, the natural cultural boundary of Eastmoreland. Thank you. Rob	1S1E24AC 800
Kieran Hanrahan	3/20/2016	Southeast	Sellwood-Moreland	5740 SE Milwaukie Ave	97202	Portland	Westmoreland is one of the most affordable neighborhoods for renters in Southeast Portland, and the abundance of rental properties makes this possible. These apartment complexes are the only reason I can afford to live in the neighborhood, and I strongly support more dense developments. Even knowing that some of these complexes may be out of my current price range, the entry of more units onto the market will relieve pressure on other units in the area and slow rent increases accordingly. Please consider voices like mine when making zoning decisions like this. Property owners are often the only ones to show up to neighborhood association meetings, but they are not the only stakeholders in the neighborhood.	1S1E14AC 3400
Kieran Hanrahan	3/20/2016	Southeast	Sellwood-Moreland	5740 SE Milwaukie Ave	97202	Portland	I think that slightly extending the mixed use zoning along Bybee is a great idea. It will help the iconic intersection retain its character by simultaneously making room for businesses and residents.	1S1E23AB 11400
Kieran Hanrahan	3/20/2016	Southeast	Sellwood-Moreland	5740 SE Milwaukie Ave	97202	Portland	I would prefer that this be a lower density multi-unit zone if it is not going to be a high density multi-unit zone. The Harold St. MAX stop will never happen if we keep delaying development in this way. The Sellwood Moreland Improvement League has put the development of that stop in a Catch-22 loop: first they oppose the MAX stop's construction because they argue the neighborhood is not dense enough to warrant it. Then they oppose further density because there is no MAX stop. The cycle has to end somewhere. Property owners are not the only constituents in the neighborhood. As a renter, I appreciate the need for more density in a growing city. That is the only thing that will help Portland stay affordable for young people in my income bracket.	1S1E14AC 1900

Testifier	Date	District	Neighborhood	Address	Zipcode	City	Comment	State ID
Kathleen Fletcher McCann	3/19/2016	Southeast	Sellwood-Moreland	1639 SE Ellis St	97202	Portland	I want my property and my street to go to the proposed R2.5 density as cited on the March 7, notification from City. I have sent a number of signed petitions from all my neighbors that we want our property to be R2.5. I have owned and invested in my home since 1992. portland needs to retain modest single family houses for the future of this city.	1S1E14DB 15700
Al Brown	3/19/2016	East	Argay	13169 NE Rose Parkway	97230	Portland	Local area is 95% built-up, increased demand anticipated for this zoning classification is unlikely. Substantial portion of commercially zoned property along nearby Sandy Blvd. remains under-used and with high vacancy rates and low rents. Only front half of the outlined area is currently zoned commercial, and after decades remains undeveloped. ATNA endorses continuation of existing commercial zoned area; remainder to be much needed R5 single family.	1N2E23CC 300
Al Brown	3/19/2016	East	Argay	13169 NE Rose Parkway	97230	Portland	Local area is 95% built-up, increased demand anticipated for this zoning classification is unlikely. Substantial portion of commercially zoned property along nearby Sandy Blvd. remains under-used and with high vacancy rates and low rents. Only front half of the outlined area is currently zoned commercial, and after decades remains undeveloped. ATNA endorses continuation of existing commercial zoned area; remainder to be much needed R5 single family.	1N2E23CC 400
Al Brown	3/19/2016	East	Argay	13169 NE Rose Parkway	97230	Portland	As Land Use Chair: The Argay Terrace Neighborhood Association continues to support that this site should remain classified for Mixed Employment, as it was in earlier Comp Plan versions. 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.	1N2E23CB 9900
Emery Clay	3/20/2016	Southeast	Eastmoreland	7111 SE Reed College Place	97202	Portland	I fully support and City Council's decision to consider changing the core of the Eastmoreland Neighborhood from high density to R7! This would alter the current lot splitting behavior that has been rapidly and negatively impacting the area.	1S1E24AB 15200
Emily Clay	3/20/2016	Southeast	Eastmoreland	7111 SE Reed College Place	97202	Portland	I support the city council to change Eastmoreland area from high density single dwelling to R7. Hopefully that will slow down the number of tear downs of these historic homes.	1S1E24AB 15200