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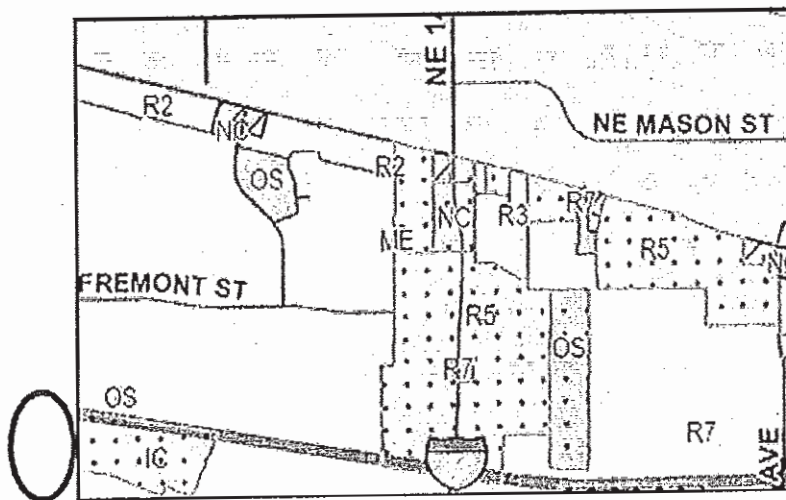
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From: **Jampa Nyendak** (jamnyen@hotmail.com)  
Sent: Sat 11/07/15 1:01 PM  
To: CPUtestimony@portlandoregon.gov (cputestimony@portlandoregon.gov)  
Cc: christina.scarzello@portlandoregon.gov  
(christina.scarzello@portlandoregon.gov)  
Bcc: Jampa Nyendak (jamnyen@hotmail.com); Tse Lou (tsetenc@hotmail.com);  
Jampa Nyendak Lathsang (jamnyen@gmail.com)

## Respected Members of Portland City Council,

TASHI DELEK! Happiness & Good Fortunes.

I am the owner of 2 parcels within the red oval on the map below (the first proposed Comprehensive Plan Map), the parcels are split in the middle by NE 148<sup>th</sup>.



**\*\* The Red Circle goes exactly where you see the NC pink shaded area in the middle.**

The parcels in questions were designated as Neighborhood Commercial (NC) in the first draft of the Comp Plan 2035 (the map showing above) till last Oct 2014 & Up till April-May this year (2015). There was a Change in the 2 Parcels, one east of 148th Ave has been kept as NC, or actually down graded...Mixed

Dispersed. The other parcel, west of 148<sup>th</sup>, has been changed to Mixed Employment on the recommended draft of the Comp Plan map (see map below).

Proposed Change #	807
Proposed Comprehensive Plan Designation	Mixed Use - Dispersed
Existing Comprehensive Plan Designation	Medium Density Single-Dwelling
Proposed Zone ( <i>tentative, tbd in 2015</i> )	Neighborhood Commercial 2 (CN2), or closest comparable zone
Existing Zone	Residential 7,000 (R7)

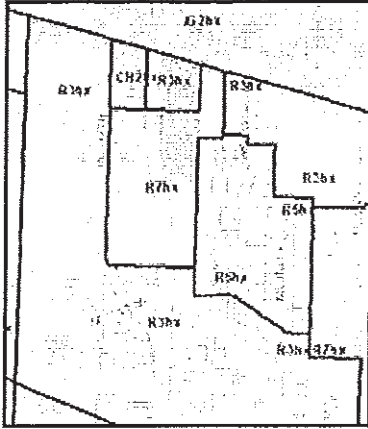
But the one west of 148th & aligning with 147th has been changed to

Proposed Change #	806
Proposed Comprehensive Plan Designation	Mixed Employment
Existing Comprehensive Plan Designation	Medium Density Single-Dwelling
Proposed Zone ( <i>tentative, tbd in 2015</i> )	General Employment 1 (EG1)
Existing Zone	Residential 7,000 (R7)



This RED Circle, I just was just not able to move & place the Circle! It goes right where you read R7lx with the Pink on the right side & Violet on the left towards 147th & 148th in between. Right above

the light Yellow in the Middle, (Rossi Property) which was earlier too proposed for change as noted in the above but has now been reversed.



The Rossi's property south of us has no change in Zoning now, but earlier it had the same Zoning as ours. The Property North of us on one parcel has the Motel, which has stayed as zoned, but the Parcel North of us which used to be Zoned NC, has also been changed to Mixed Employment now. This has historically been a Commercial property for many decades is what I have been told by neighbors.

I do not see the logic of the planners having initially made the study, time & energy to make a proposal & defined one proposal Zone & now the change, when it does not make sense. It just limits the property & does not help it any further. With all the issues of Housing & Rising rents & affordability, it would be nice if it was taken back to what was 1st proposed, so that Housing also can be part of this mix on this property with the original Proposed Zone of NC for both parcels.

We have been the new owners since last June. & also it is a nightmare to have the 2 parcels zoned separately as it was a nightmare buying the parcels in the 1st place due that same/similar issue.

We were buying just the parcel west of 148th, but had to buy both just to make things work due to city requirements of being one Parcel per city regulations, but 2 separate Tax lots per County Records.

City Annexation in the early 1990's did not do the land justice. After the new 148th Ave Road was made by Oregon State, Multnomah County & City of Portland, The Property was left with a road running through it but not separated as individual entities for use. NIGHT MARE! Now 2 different Zoning on the same Parcel....??

Historically this Parcel has suffered since the 1980 due to inconsideration for it standing & future impacts on owners, please do not make this same mistake again.

Thank You for your kind consideration & valued time.

With much gratitude for the Service rendered & Gracious collective effort in making our City better.

Missed my Mailing Address:

3848 SE DIVISION ST

PORTLAND OR 97202

 Sincerely, 11/19/15

*Jampa N Lathsang*

*Mobile #: 503-810-7355*

**BROKER, REALTOR, GRI, BA.**

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If you are a BUYER or SELLER, not yet AFFILIATED with a REALTOR, STATE LAW Mandates, that I offer you this attached Initial Agency PAMPHLET.

<http://www.oregon.gov/rea/EDU/docs/Sample%20Initial%20Agency%20Disclosure%20Pamphlet.pdf>

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**Arevalo, Nora**

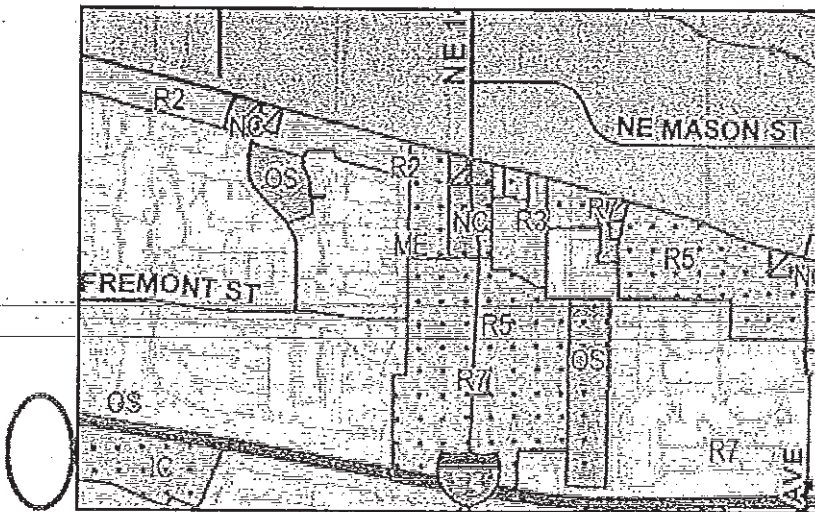
**From:** Jampa Nyendak <jamnyen@hotmail.com>  
**Sent:** Saturday, November 07, 2015 1:01 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Scarzello, Christina  
**Subject:** Comprehensive Plan Testimony... 3804 NE 148th Ave, PORTLAND OR 97230

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Respected Members of Portland City Council,**

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Existing Zone	Residential 7,000 (R7)

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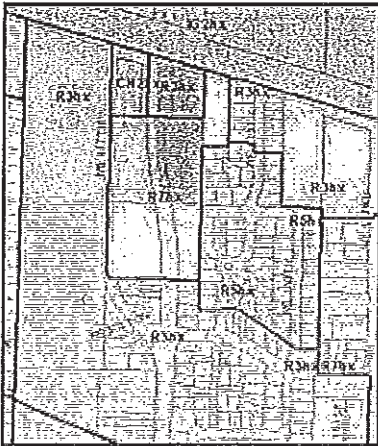
Proposed Change #	806
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Ordinance 187832, Vol. 1.3.R, page 9832

Proposed Comprehensive Plan Designation Mixed Employment  
 Existing Comprehensive Plan Designation Medium Density Single-Dwelling  
 Proposed Zone (*tentative, tbd in 2015*) General Employment 1 (EG1)  
 Existing Zone Residential 7,000 (R7)



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With much gratitude for the Service rendered & Gracious collective effort in making our City better.

Missed my Mailing Address:

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PORTLAND OR 97202

Sincerely,

*Jampa N Lathsang*

*Mobile # : 503-810-7355*

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**Arevalo, Nora**

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**From:** Carol Gossett <gossett.carol@gmail.com>  
**Sent:** Saturday, November 07, 2015 9:14 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Testimony from: Carol Gossett, 2533 NE Clackamas Street, Portland, OR 97232

Although I am the Land Use Chair for the Sullivan's Gulch Neighborhood Association, the Chair of the Broadway/Weidler Alliance, and a member of Metro TPAC, I am writing this testimony as a private citizen interested in the economic, cultural, and social future of the City of Portland, Or.

I support the comprehensive plan recommendations made by the City of Portland and have paid particular attention to those recommendations related to Sullivan's Gulch.

- I support mixed used/commercial and residential development along NE Broadway in order for this area to begin to comply with the UGB parameters and the Climate Smart Communities initiative
- Particularly, I support the recommendations made for NE Broadway contained within the MUZ committee work. Specifically, the rezoning of the land located between NE Broadway and NE Weidler between 17th and 23rd Streets to include the opportunity for mixed use, multi-story development
- I also support the rezoning of property located bounded by NE 28th and 32nd Avenues and between NE Broadway and Weidler for development of dense mixed use investment consistent with market demand in this area.
- In the same location I support zoning that will advance more dense urban development on the Fred Meyer site at NE Weidler between 28th and 32nd Avenues including public parking structure(s)
- I support the zone changes proposed in Sullivan's Gulch generally

As a member of the N/NE Quadrant Plan, the Economic PEG, the MUZ and the Parking Study, I would like to thank the City of Portland and the devoted bureau staff members for the hours of research, planning, and public engagement they have coordinated over many years. Thank you,

--  
CAROL GOSSETT  
2533 NE Clackamas Street (97232)  
(503) 449-1253  
[gossett.carol@gmail.com](mailto:gossett.carol@gmail.com)



City Of Portland Council Clerk  
1221 SW 4<sup>th</sup> Ave., Room 130  
Portland, OR 97204

AUDITOR 11/10/15 AM10:11

November 7, 2015

RE: Sandy Blvd. Re-classification, Page 34, Urban Design Directions for the Comprehensive Plan

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

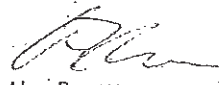
The Argay Neighborhood Association boundaries include two very different land uses, and NE Sandy Blvd. serves as a division between the residential uses to the south and the industrial zoned land to the north. While the Association is not really qualified to and not frequently asked to advise on matters in the industrial area of our neighborhood, NE Sandy Blvd. does impact the accessibility and safety of the residential portion of our neighborhood and is always of concern to us.

As it passes through Argay, NE Sandy Blvd. is a two lane roadway (122nd Avenue to NE 148<sup>th</sup> Avenue) and even with its current traffic load, access to the road can be a problem for our residents and especially for the businesses and residents along that street. We appreciate that PBOT has recently re-stripped the major intersection from our neighborhood to NE Sandy Blvd. (NE 141<sup>st</sup> Avenue) to create individual left turn and right turn lanes, and it has helped to some degree, but we have been told that no further improvements are likely to be made. The proposed upgrade to the freight route status of Sandy Blvd. from "Major" to "Priority" on page 34 of the Urban Design Direction for the Comprehensive Plan would likely make the current situation much worse.

It is our opinion that a much better alternative would be an actual downgrade of the current status for Sandy Blvd. and an emphasis on directing heavy truck traffic to the newer and much better designed Airport Way, a road that actually runs through rather than adjacent to the industrial portion of our neighborhood. Access to and from NE Sandy Blvd from the industrial area, is impeded by the at-grade rail crossing at NE 148<sup>th</sup> Avenue. Not so, on Airport Way. Access to and from Sandy Blvd. at NE 122<sup>nd</sup> is through an indirect interchange. Not so, on Airport Way. Back-ups and a bottleneck develop further west on Sandy Blvd. in Parkrose. Airport Way is a wide four lane roadway, better able to accommodate slow speed trucks. In Argay, Sandy Blvd. is a two lane roadway which mixes traffic from apartments and businesses with truck and industrial traffic. Airport Way is free of this routine neighborhood traffic. Airport Way is far better suited for use by heavy trucks.

To us, it just makes sense to direct as much heavy truck traffic to Airport Way as possible. Proper designation of that roadway and a downgrade of NE Sandy Blvd. would help make that possible.

On behalf of the Argay Neighborhood Association Board of Directors, thank you for your consideration.

  
Alan Brown  
Chair, Land Use and Transportation Committee  
Argay Neighborhood Association  
PO Box 20635  
Portland OR 97230





Nov. 6th, 2015 (Transmitted this day via e-mail to the following)

City of Portland  
City Council <karla.moore-love@portlandoregon.gov>  
1221 SW 4th  
Portland, OR 97204

CC: Susan Anderson, BPS Director, [Susan.Anderson@PortlandOregon.gov](mailto:Susan.Anderson@PortlandOregon.gov)  
Joe Zehnder, Long Range Planning Manager, [Joe.Zehnder@portlandoregon.gov](mailto:Joe.Zehnder@portlandoregon.gov)  
Nan Stark, BPS NE District Liaison, [nan.stark@portlandoregon.gov](mailto:nan.stark@portlandoregon.gov)  
Alison Stoll, Executive Director Central NE Neighbors, [alisons@cmncoalition.org](mailto:alisons@cmncoalition.org)

Subject: Recommended Comprehensive Plan Map - RCPNA Supports Rezone from R2h to Mixed Use for Ramod Chhetri property 3436 NE 48<sup>th</sup> Ave., SE Corner of NE Fremont and 48<sup>th</sup> Ave.

Honorable Mayor Hales and City Commissioners:

---

Thank you for the opportunity to testify on the Recommended Comprehensive Plan Map. On Tuesday November 3<sup>rd</sup>, 2015 the Rose City Park Neighborhood Association Board accepted their Land Use and Transportation Committee's recommendation to up-zone the property located at 3436 NW 48<sup>th</sup> from Residential (R2h) to Commercial (Mixed Use). The site contains one existing residential structure on property that stretches for ½ block frontage on NE Fremont at NE 48<sup>th</sup>. The property is owned by Ramod Chhetri who plans to move his Himalayan store front from NW 23<sup>rd</sup> to this site.

The Board approved this zone change based on the following:

1. This site is located on the south side of NE Fremont where the north side currently is zoned and actively used for Commercial use.
2. On August 2015 the Portland Planning & Sustainability Commission recommended the up-zone of the block of properties between NE 48<sup>th</sup> and 47<sup>th</sup> that front on Fremont from R2h to Mixed Use Neighborhood, based in part on our Board's recommendation.
3. The subject site is located across 48<sup>th</sup> Ave. from PaperJam Press, a commercial business that remained active since the 1980 Comprehensive Plan that changed the south side frontage of NE Fremont from Commercial zoning to Residential. PaperJam Press is included in the NE Fremont block zone change mentioned in #2, above. The addition of the Chhetri property as Commercial will complement the active commercial uses located across both of the streets that abut this site.
4. The subject site is located on the SE corner of NE Fremont and NE 48<sup>th</sup> Ave. and contains ½ a block face of property along the Fremont frontage.

5. The RCPNA Nov. 2014 letter to the Planning & Sustainability Commission on the Comprehensive Plan Update Proposed Map included RCPNA Board support for the Chhetri proposed zone change, located at 3436 NE 48<sup>th</sup> Ave.

Thank you again for the opportunity to testify and offer our support of the Beaumont Business District. In addition, we ask the Council to consider directing the BPS staff to conduct a comprehensive study with the residents and businesses regarding all the properties located along NE Fremont from NE 41<sup>st</sup> to 51<sup>st</sup> to determine the appropriate zoning that should be applied in this area. A number of the commercial uses are zoned either EG2 or R2h. The growing level of commercial activity in this corridor may make Mixed Use a preferred zone.

In conclusion, I hope that you will join me in supporting the rezone of Ramod Chhetri's property from R2h to Mixed Use.

Respectfully,



Tamara DeRidder, AICP  
Chair, Rose City Park Neighborhood Association  
1707 NE 52<sup>nd</sup> Ave.  
Portland, OR 97213  
503-706-5804

Attachments:

- Exhibit A – Ramod Chhetri Letter requesting rezone.
- Exhibit B – Site Map on Recommended Comprehensive Plan Map



## Zone Change Proposal

### Request:

We seek your approval for a change from Residential Use to "Mixed Use corridor" at 48<sup>th</sup> & Fremont, addressed 3436 NE 48th.

### Background:

My wife (Kamala Chhetri) and I (Ramod Chhetri), own the southeast corner property at 48<sup>th</sup> and Fremont, though we bought the house several years ago, we moved to Portland almost 10 years ago. We own a store and we import handicrafts from Nepal, India, and Tibet. Our store's name is Himalayan Art & Handicraft and it is currently located on NW 23<sup>rd</sup> AVE.

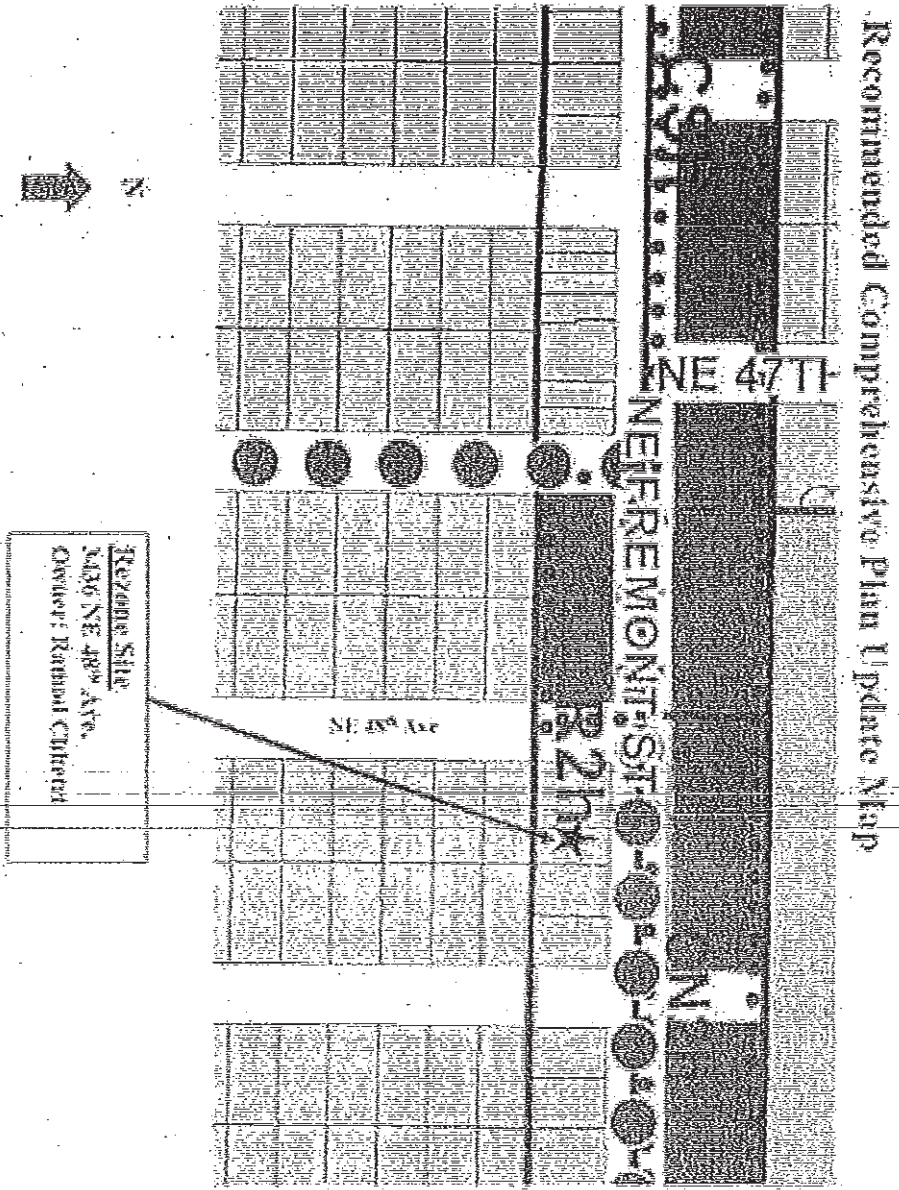
### Objective:

We (Ramod and Kamala) are currently renting out our house but are finding it more and more difficult to find good tenants mainly because of the major noise pollution that encompasses Fremont Street. What is great about Beaumont is it's a great neighborhood that is prospering, it can almost be reminded as though the start of something like NW 23<sup>rd</sup> AVE. Because of this quandary, me and my wife have been thinking of moving our business from NW 23<sup>rd</sup> to NE 48<sup>th</sup> street. We feel that if we are able to change our zone to mixed use, we would be able to perform more with our land. Not only will it make it be better for us, but it would a plus for Beaumont as this would further Beaumonts progress as an up-and-coming commercial street.

### Conclusion:

We hope to add to the increase the vitality of the business district that seems to be emerging at Beaumont district, And we plan on doing this by being able to develop our properties and increase the more retail storefront and living spaces that can be made at Beaumont. It would also further the growing commercial business market that is evident in Beaumont. The foot traffic in Beaumont is growing and is already big. Because of where our property is located, it naturally creates a perfect node by lying along the main road and near the entrance of the residential area. More retail storefront and more residential living spaces to our neighborhood would be a big WIN not only to our area but to the whole city of Portland. The shop local and dine local movement is very well and alive in the city of Portland, and we really want to help reinforce a deeper stance to the economic goodness that is emerging and too really support our local businesses. It also helps to reduce traffic on the freeways and in the city. I hope you will take these factors into consideration when deciding on whether to change our zoning.

Thank you, Ramod Chhetri; (510)-331-2587



Allison J. Reynolds  
111 SW Columbia Street, Ste. 1100  
Portland, OR 97201  
[areynolds@radlerwhite.com](mailto:areynolds@radlerwhite.com)  
971-634-0205

November 6, 2015

Via email ([cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov))

City of Portland  
City Council Members  
Council Clerk  
1221 SW 4<sup>th</sup> Avenue, Room 130  
Portland, OR 97204

Re: Comprehensive Plan Map Change from Industrial Sanctuary to Mixed  
Employment for Former PECO Manufacturing Site

Dear Council Members,

Our office represents ScanlanKemperBard Companies, LLC ("SKB"), which is under contract to purchase the former PECO Manufacturing headquarters site, located at 4644 and 4784 SE 17th Avenue (the "Property"): The Property is currently zoned General Industrial (IG1), but is poorly served by industrial infrastructure and can better maximize the City's investment in the adjacent MAX Orange Line through flexibility to develop maker space or other "employment" type uses that do not fit within the City's current definition of "industrial" use. SKB therefore requests that the City Council preserve development flexibility at the Property by changing its Comprehensive Plan map designation from Industrial Sanctuary (IS) to Mixed Employment (ME).

SKB's purchase of the Property was not solidified until September 2015, after the Planning and Sustainability Commission made its final recommendation to the City Council on the 2035 Comprehensive Plan. Because SKB did not have an interest in the Property prior to the close of public testimony before the Planning and Sustainability Commission, SKB is submitting this request directly to the City Council. SKB has also provided testimony to the Planning and Sustainability Commission requesting a zone change to EG1, which is attached to this letter as Exhibit A.

The Property is located along 17th Avenue along the new MAX Orange Line and approximately 500 feet from the new SE 17th & Holgate MAX Station. As shown on the attached Figure 1, the Property is kitty-corner from an EG1-zoned site which has a Comprehensive Plan designation of ME. Across 17<sup>th</sup> Street, the majority of properties are zoned for and developed as commercial and employment uses. The Property's proximity to these employment focused zones and location adjacent to a transit station make employment zoning ideal.

SKB intends to develop the Property as maker space, but is constrained by the City's current use definitions, which treat some industrial operations as "office" uses and severely restrict these uses in the Property's industrial zone. Because of these limits, SKB seeks to change the Property's zoning to an employment zone to allow for these lighter industrial uses at the Property

Over time, lack of rail infrastructure and interstate access and the Property's outdated facilities made the Property an increasingly poor choice for traditional industrial and manufacturing operations. This recently led PECO Manufacturing to abandon the Property as its manufacturing base and headquarters office in favor of a site in Clackamas County. The Property houses the historic 1928 Iron Foreman Manufacturing Company building, listed as a Rank II resource on the City's Historic Resources Inventory and eligible for listing on the National Register of Historic Places. SKB intends to undertake a comprehensive interior renovation and exterior restoration of this historic building, which would not be possible with a full redevelopment required for traditional industrial use at the site. A lighter industrial use, such as maker space, is compatible with the building's current orientation and preserves this valuable historic resource.

For the reasons stated above, SKB requests that the City Council change the Property's Comprehensive Plan map designation to Mixed Employment in order to allow a zone change to EG1.

Best regards,

RADLER WHITE PARKS & ALEXANDER LLP



Allison J. Reynolds

Attachments:

Figure 1: Current Comprehensive Plan Map Designation and Current Zoning  
Exhibit A: November 6, 2015 Letter to Planning and Sustainability Commission

cc: John Olivier, SKB  
Todd Gooding, SKB  
Alex Boettger, SKB



Allison J. Reynolds  
111 SW Columbia Street, Ste. 1100  
Portland, OR 97201  
[areynolds@radlerwhite.com](mailto:areynolds@radlerwhite.com)  
971-634-0205

November 6, 2015

Via email ([steve.kountz@portlandoregon.gov](mailto:steve.kountz@portlandoregon.gov))

City of Portland  
Bureau of Planning and Sustainability Commissioners  
1900 SW 4<sup>th</sup> Avenue, Ste. 7100  
Portland, OR 97201  
Attn: Steve Kountz

Re: Zone Change from General Industrial to General Employment

Dear Commissioners,

Our office represents ScanlanKemperBard Companies, LLC ("SKB"), which is under contract to purchase the former PECO Manufacturing headquarters site, located at 4644 and 4784 SE 17<sup>th</sup> Avenue (the "Property"). We previously submitted testimony on the September 2015 Employment Zoning Project Proposed Draft (the "Proposed Draft"), attached to this letter as Exhibit A, and would like to submit the following additional comments on behalf of SKB. As discussed in our previous letter, the Property can better maximize the City's investment in the adjacent MAX Orange Line through flexibility to develop maker space or other "employment" type uses that do not fit within the City's current definition of "industrial" use. SKB requests that the Planning and Sustainability Commission change the Property's zoning to General Employment (EG1) to allow this redevelopment.

SKB has also requested that the City Council change the Property's Comprehensive Plan map designation to Mixed Employment (ME) which is consistent with EG1 zoning. SKB's correspondence to the City Council is attached to this letter as Exhibit B. This request was made directly to the City Council, rather than to this Commission, because SKB had not solidified its interest in the Property until September 2015, after this Commission finished accepting public testimony on the 2035 Comprehensive Plan.

The Property is located kitty-corner from an EG1 zoned site, and near a large number of employment and commercially zoned properties north and east of 17<sup>th</sup> Avenue, as shown on the attached Figure 1. There are already adequate public services at the Property to serve employment uses. The new MAX Orange Line runs along the eastern side of the Property and the new SE 17<sup>th</sup> & Holgate Station is approximately 500 feet away.

At the October 27, 2015 Planning and Sustainability Commission hearing on the Proposed Draft, Commissioners discussed the competing needs to balance the City's supply of industrial land with the City's investment in the new light rail line along 17<sup>th</sup> Avenue. The Property showcases this tension. The Property is located between land west of 18<sup>th</sup> Avenue that has a direct connection to Union Pacific's Brooklyn Yard and is suitable for industrial purposes and land east of 17<sup>th</sup> Avenue which is zoned for commercial and employment use and served by the new Orange Line. The Property itself is zoned for general industrial use, but is not well served by rail infrastructure and was recently abandoned as traditional industrial space by PECO Manufacturing. The Property will be better able to maximize the

# EXHIBIT A

City's investment in the adjacent Orange Line with EG1 zoning, and will still be compatible with more traditional industrial uses to the west.

The employment zones are intended to form a transition area between more traditional industrial uses and lighter uses such as commercial and housing. The Proposed Draft's changes to the employment zones strengthens the transitional role of these zones by eliminating housing, further limiting retail sales and service, and allowing more office use. SKB supports these changes, and they make EG1 zoning even more appropriate for the Property. Redevelopment of the Property with employment-focused maker uses is compatible with nearby Industrial uses and will maximize the City's investment in the new light rail line.

City Staff has suggested that redevelopment of the Property could address some of the industrial infrastructure needs. Such a redevelopment would be difficult on a small, narrow site like the Property and would necessitate removal of the existing structures, which are not well-designed for heavier industrial use and ultimately led to PECO Manufacturing's relocation to Clackamas County. Additionally, the Property houses the historic 1928 Iron Foreman Manufacturing Company building, listed as a Rank II resource on the City's Historic Resources Inventory and eligible for listing on the National Register of Historic Places. SKB intends to undertake a comprehensive interior renovation of this historic building and restore the building's exterior to preserve its historic character. This would not be possible with a full redevelopment for traditional industrial use. A lighter industrial use, such as maker space, is compatible with the building's current orientation and preserves this valuable historic resource. A zone change to EG1 is required to develop the Property as maker space, which is severely limited under the Property's current industrial zoning.

In conclusion, SKB request a zone change to EG1 in order to redevelop the Property with employment-focused uses. A zone change to EG1 is consistent with adjacent properties zoned for employment and commercial use, maximizes the City's investment in the adjacent Max Orange Line and stations, and will allow redevelopment of the Property to preserve an important historic structure.

Best regards,

RADLER WHITE PARKS & ALEXANDER LLP



Allison J. Reynolds

Attachments:

Figure 1: Current Zoning

Exhibit A: October 27, 2015 Letter to Planning & Sustainability Commissioners

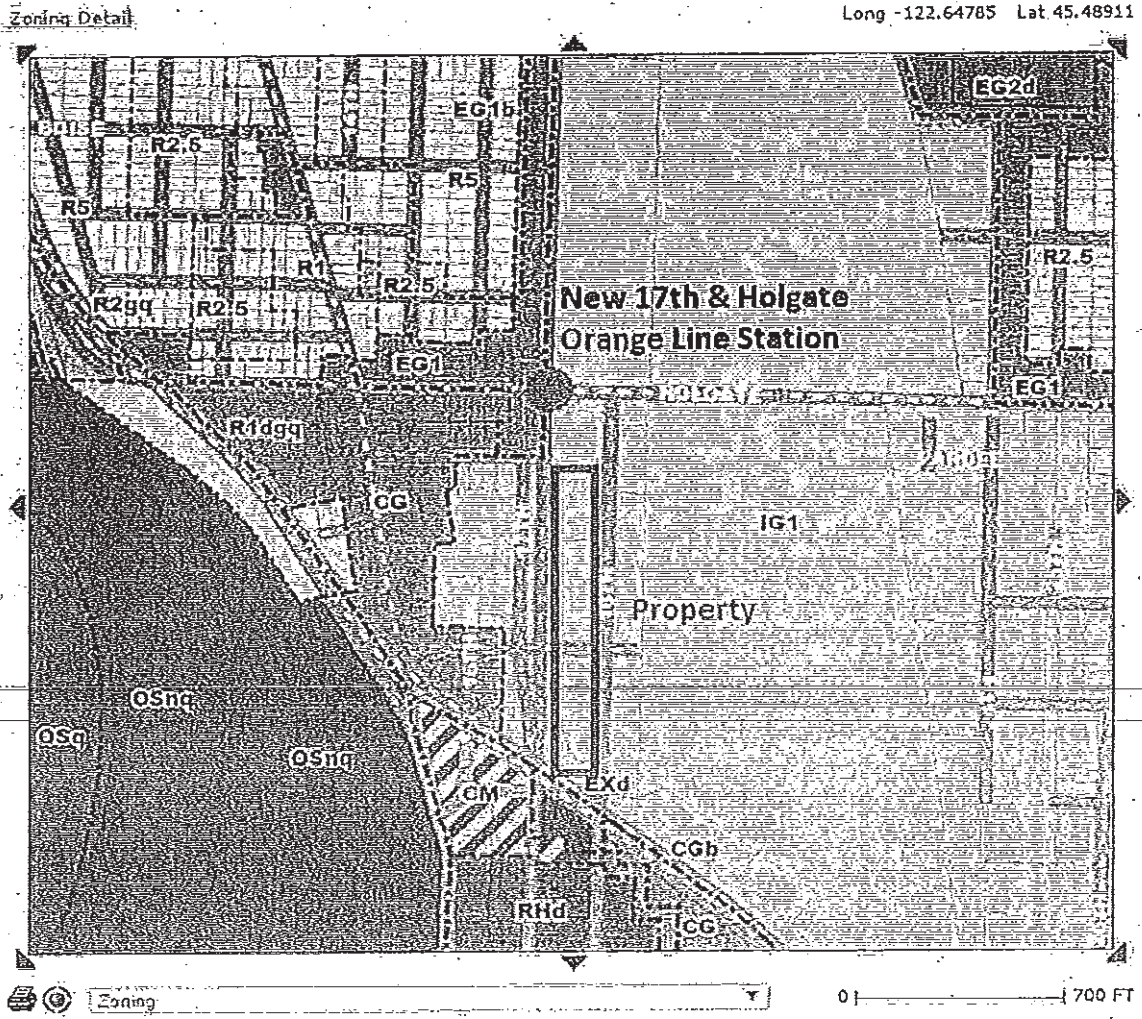
Exhibit B: November 6, 2015 Letter to City Council

cc: John Olivier, SKB  
Todd Gooding, SKB  
Alex Boettger, SKB



Figure 1

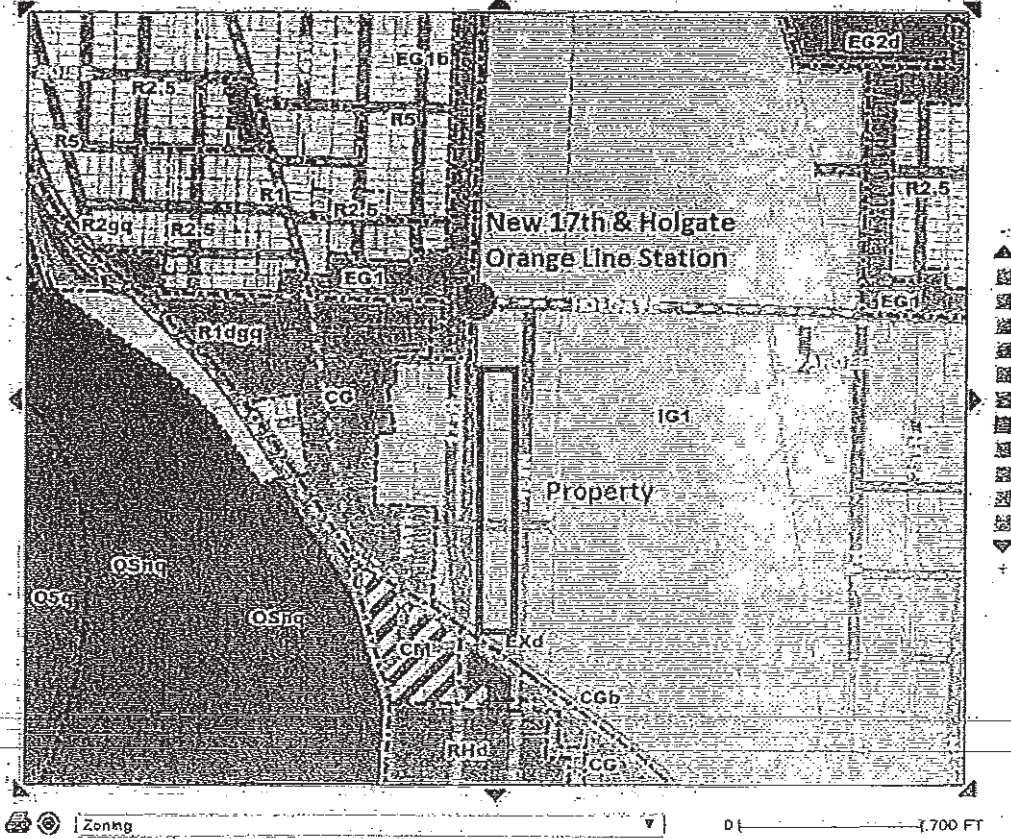
Current Zoning



# Current Zoning

Zoning Detail

Long -122.64785 Lat 45.48911







November 3, 2015

Portland City Council  
City Hall  
1221 SW 4<sup>th</sup> Ave  
Portland OR 97204

Dear Mayor Hales and Commissioners:

I am writing to you today about the low forecast growth of the Portland harbor in the Economic Opportunities Analysis (EOA) document for the Draft City of Portland Comprehensive Plan. I believe that a low forecast sends a negative message to at risk communities about the value of Portland harbor jobs and the opportunities they bring. The harbor is a major impact employer in this City and the opportunities they provide to a wide range of the community is a crucial part of the economic vitality of our city.

My organization, Constructing Hope Pre-Apprenticeship Program, is a partner for community growth and change. We are the space where people with all different backgrounds can start a life and earn enough to support themselves and their family. We depend on partnerships and a thriving working harbor to open doors for our trained workforce. Each of our graduates gains knowledge of opportunities within the trades, basic entry-level skills, plus familiarity with trade tools, terminology and basic principles. The Port and working harbor support citizens from all walks of life with meaningful, family-wage jobs and changes their lives for the better.

If you care about the future of our city's entire community, painting the Portland harbor with a low growth forecast during a time when we are seeing significant expansion in the harbor sends the wrong message. Change the Portland harbor forecast back to the "most likely" moderate growth as originally recommended by Bureau of Planning and Sustainability staff and support opportunities for our changing community.

Sincerely,

Pat Daniels  
Executive Director  
Constructing Hope

**Arevalo, Nora**

---

**From:** Kimber Nelson <kimber\_nelson@hotmail.com>  
**Sent:** Friday, November 06, 2015 7:52 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I join the Audubon Society in supporting the current draft of the Comprehensive Plan and its strong protection of natural areas. I think it is important that the Plan retain the key ideas:

- Industrial interests should clean up the messes they have made
- Industrial interests should make more efficient use of the land they already have
- The City should limit conversion of industrial lands for non-industrial uses rather than destroying the last remaining natural areas along our rivers.

Thank you for your stewardship of our City for the continued crucial interplay of people and animals and environment that makes our City great.

Kimber Nelson  
7827 SE 66th Avenue.  
Portland, OR 97206  
503-232-6622

November 6, 2015

Commissioner Fish (Rm 240), Commissioner Fritz (Rm 220), Commissioner Novick (Rm 210),  
Commissioner Saltzman (Rm 230), and Mayor Hales (Rm 340)  
Portland City Council  
1221 SW 4<sup>th</sup>  
Portland, OR 97204

RE: Portland Nursery  
5050 SE Stark Street  
9000 SE Division Street  
South of SE Clinton Street between 89<sup>th</sup> and 92<sup>nd</sup>

Our testimony is provided for your consideration at your workshops scheduled for September, 2015. Our appendix includes our specific requests and supporting documentation.

We request the opportunity to meet with you to brief you on our issue. Your action directly affects our property and family business.

**Who we are:** Portland Nursery is a family-owned garden center with two Southeast Portland locations, both approximately five acres. In 1980, we purchased Portland Wholesale Nursery and began operations at 5050 SE Stark St. The site has been a nursery for over a century. Our Division site was established by Jeibmann Greenhouses in 1926. We purchased and revitalized it beginning in 1991. In addition, we have purchased land on the south side of SE Clinton (south of our Division store location) that we would like to see developed as multi-family dwellings.

We employ over 100 people, primarily full time and predominantly Portland residents. This year we are number 23 on the list of Top 100 Independent Garden Centers in America and have been voted "Best Garden Center in Portland" by Willamette Week readers.

**What we mean to Portland:** Portland Nursery is known for vast plant selection, a highly educated staff, and commitment to our community. We provide Portland residents with a large selection of diverse plant material. Ninety-five percent of our plants are sourced locally. The year round diversity we offer is a niche that neither small garden centers or big box stores can fill. Other independent garden centers that offer year round plant diversity are all located in the suburbs. Should Portland Nursery go away, the niche would be impossible to replace due to the size and high costs involved.

Additionally, we pride ourselves on community support. Annually, Portland Nursery donates to over 400 schools and community organizations. These donations range from seeds and vegetable starts for school gardening programs, to hosting Impact Northwest's annual fund raising dinner and auction. We provide Portland residents with over 200 free gardening

classes each year. Our Annual Apple Tasting is a free community event currently in its 28<sup>th</sup> year; a well-known Portland tradition.

**Policy Issue:** Portland Nursery provides open space and enjoyment to Portland's citizens. We are especially relevant as cities throughout our country are bringing cultivation, both aesthetic and for consumption, back to our homes.

Our nurseries have thrived in Portland for nearly one hundred years. Ironically, past zoning codes embraced them while the area converted from farms to residential neighborhoods. The city needs inner city nurseries but changes in zoning codes continue to put the squeeze on our ability to thrive.

We must do better. You can help.

Sincerely,

The Portland Nursery Family – Jon, Carol, Sara, Jill

Please contact Jon Denney at (503) 313-9000 to set up a meeting.



## APPENDIX ONE REQUEST

### 5050 SE STARK STREET

Under the current proposal, this property would to be split-zoned approximately fifty-fifty between commercial and residential. We find this proposal neither acceptable or practical.

The proposed split designation is based on concerns that, should Portland Nursery go away, a "Big Box" retail store would be constructed on the site. It is an unfounded fear because:

- We have been here for over one hundred years;
- No large commercial user would locate with only a single street for access. All other large commercial uses are located at an intersection of major arterials.
- The City has and will block unwanted development.

The current proposal does increase the amount of commercial space but nursery operations would continue to be non-conforming on the residential property.

The residential portion at the back of the property would still be landlocked. New street access would have to be constructed reducing the useable commercial space to something no longer viable for our use. Basically, under this proposal, the nursery and residential property could not co-exist.

---

~~We recognize that there are two distinct issues; Comprehensive Plan vs. Zoning. Because the Comprehensive Plan map will predetermine the available zoning options, at this time, we request Mixed Use Neighborhood Commercial designation for the entire site.~~

### 9000 SE DIVISION

The proposed Mixed Use Civic Corridor needs to be expanded over the entire ownership between SE Division and SE Clinton. The same solution as 5050 SE Stark should be applied, Mixed Use Neighborhood Commercial for the entire site.

We need the lots to the south (2100, 2200, 2300, 2400, and 2500) to be designated Mixed Use Civic Corridor to allow our nursery to continue to thrive.

### SE CLINTON BETWEEN 89TH AND 92ND SOUTH SIDE

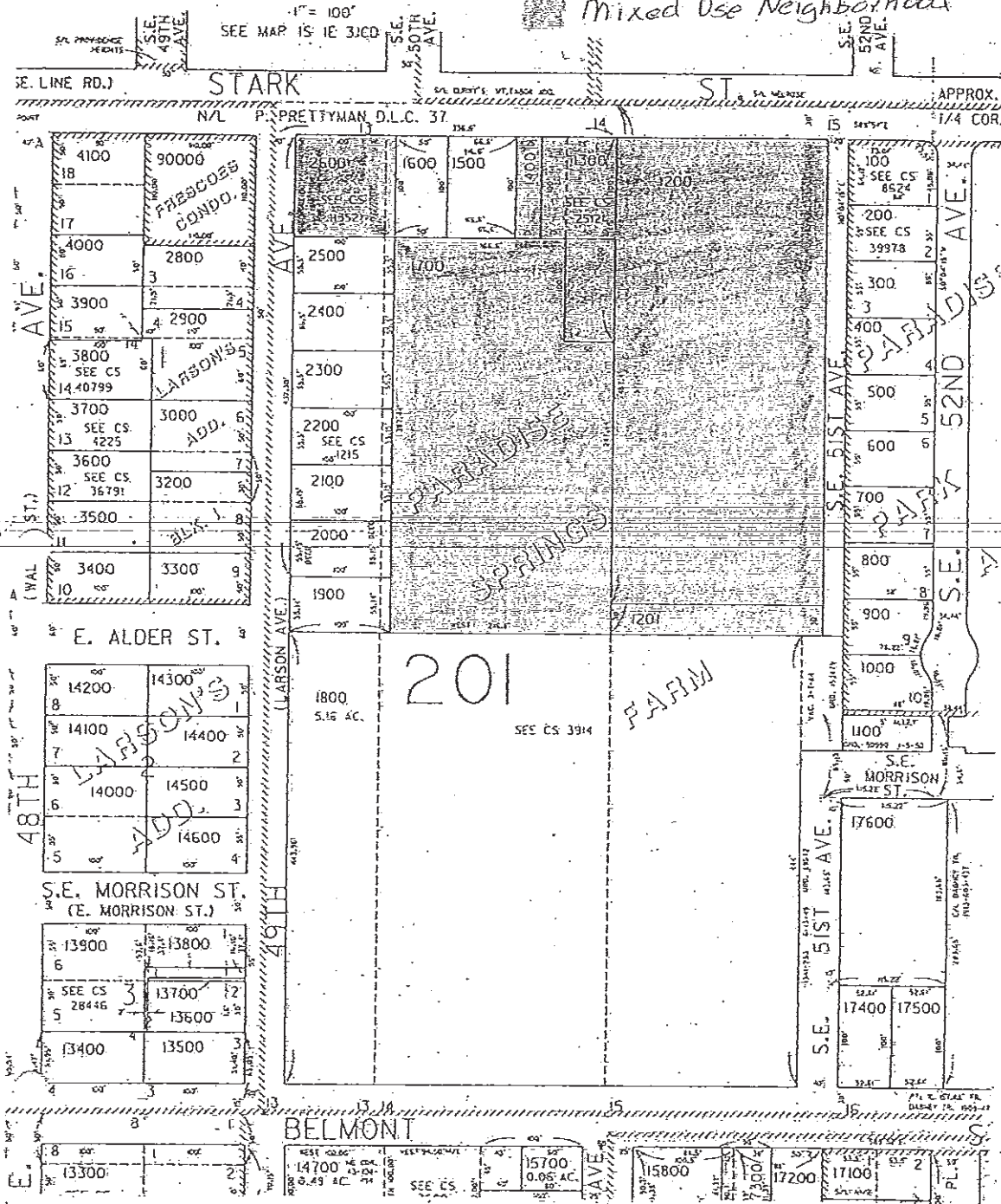
In addition to the nursery property between Division and Clinton, we own five contiguous tax lots on the south side of Clinton. This property is close to the Division MAX Light Rail station as well as a hospital, large community college, and a regional shopping center. The lots are large and can sustain denser housing with substantial greenery and landscaping. The lots are in a single ownership that allows for a master plan for the site.

The current designation is Low Density Multi-Dwelling. We request that it be converted to Medium Density Multi-Dwelling.

# APPENDIX TWO MAPS

Portland Nursery 5050 SE Stark  
 NE 1/4 NW 1/4 SEC. 6 T.1S. R.2E. W.M. **Proposed**  
 MULTNOMAH COUNTY

Mixed Use Neighborhood





# PortlandMaps

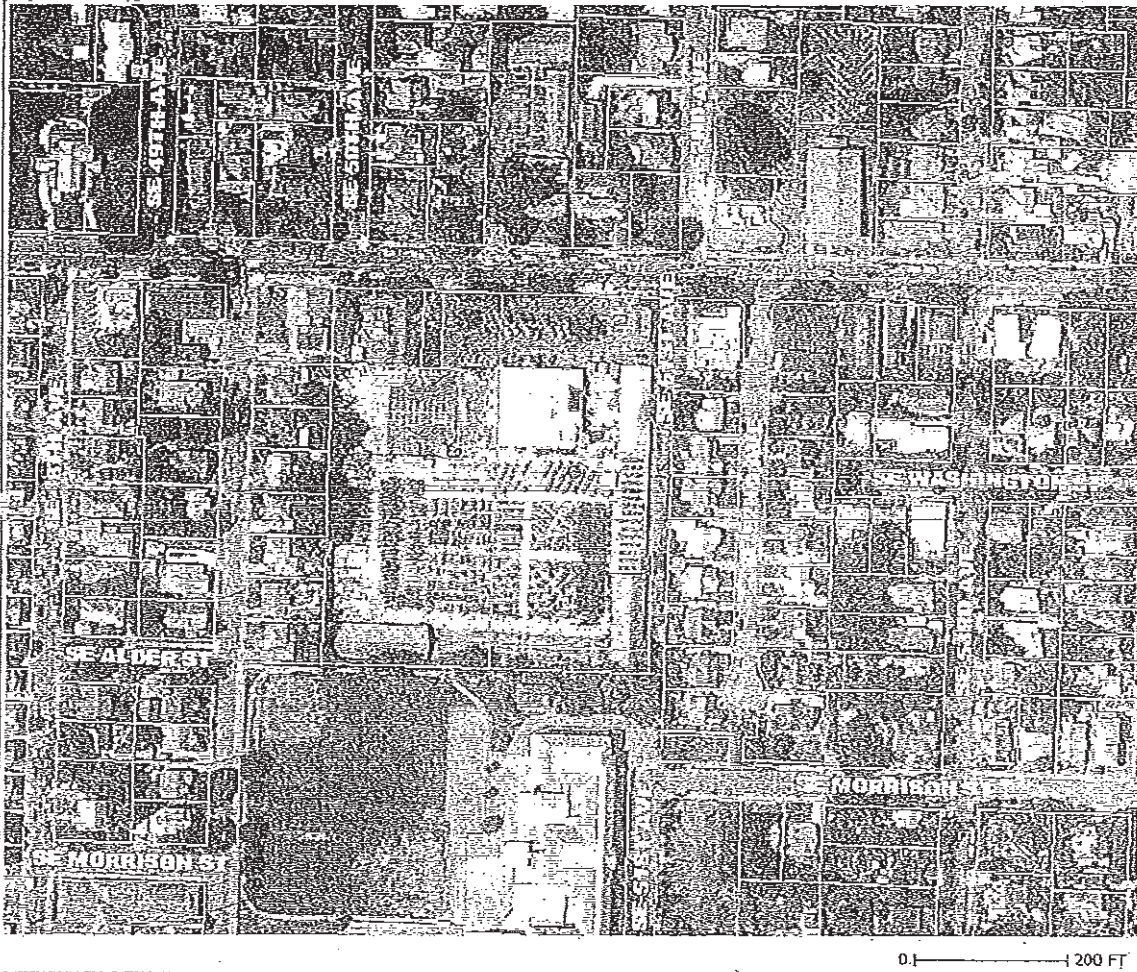
[New Search](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [PortlandOnline](#)

5050 SE STARK ST - MT. TABOR -  
PORTLAND

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[Transportation](#)  
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[Zoning](#) | [Zip Code](#) | [Public Art](#)

Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6' / 2' / 4' / 10' / 20' Streets: On Lots: On Dot: On



City of Portland, Corporate GIS

10/28/2014

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# PortlandMaps

5050 SE STARK ST - MT. TABOR  
- PORTLAND

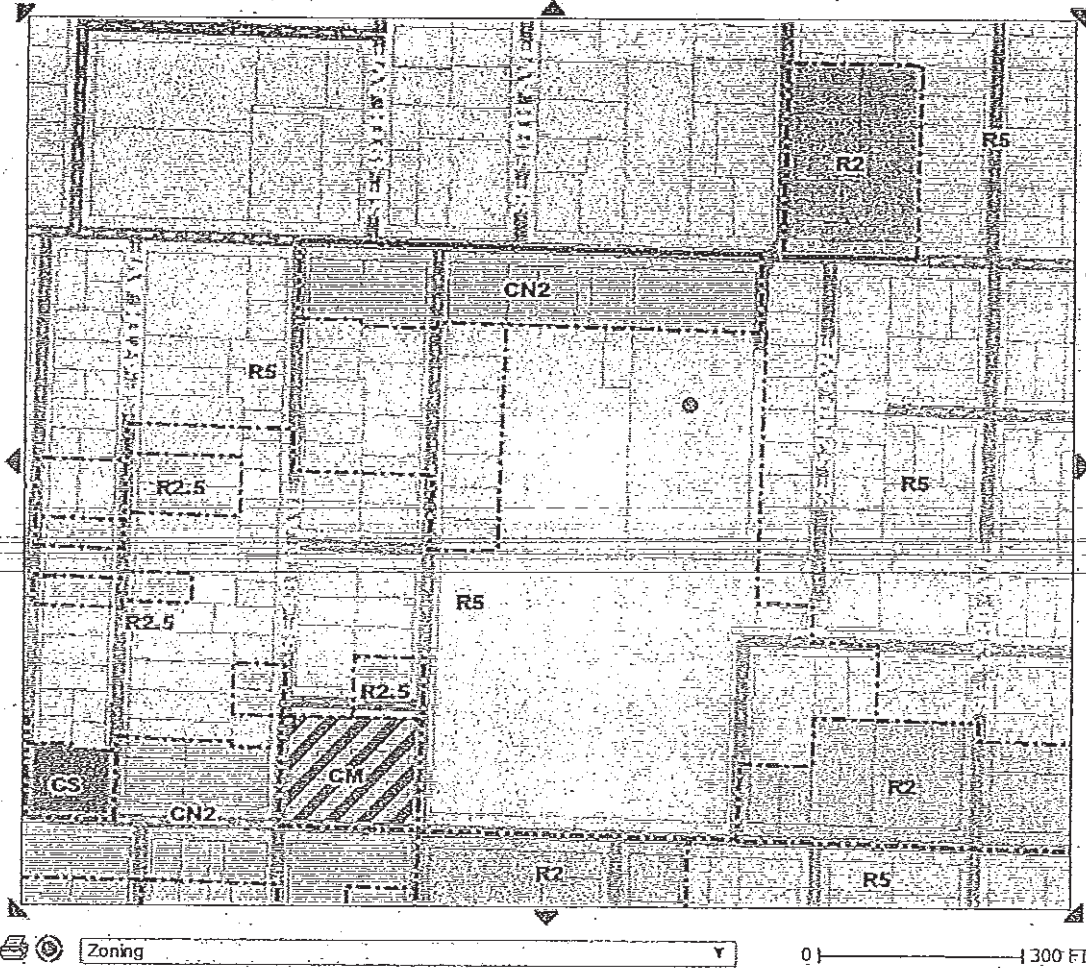
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Explore the area, view different themes

Zoning Detail

Long -122.61084 Lat 45.51856



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Portland Nursery 9000 SE Division  
 NE 1/4 NW 1/4 SEC. 9 T.1S. R.2E. W.M. **Proposed**  
 #1 MULTNOMAH COUNTY  
 1" = 100'

Mixed Use Corridor  
 Medium Density  
 Multi-Dwelling

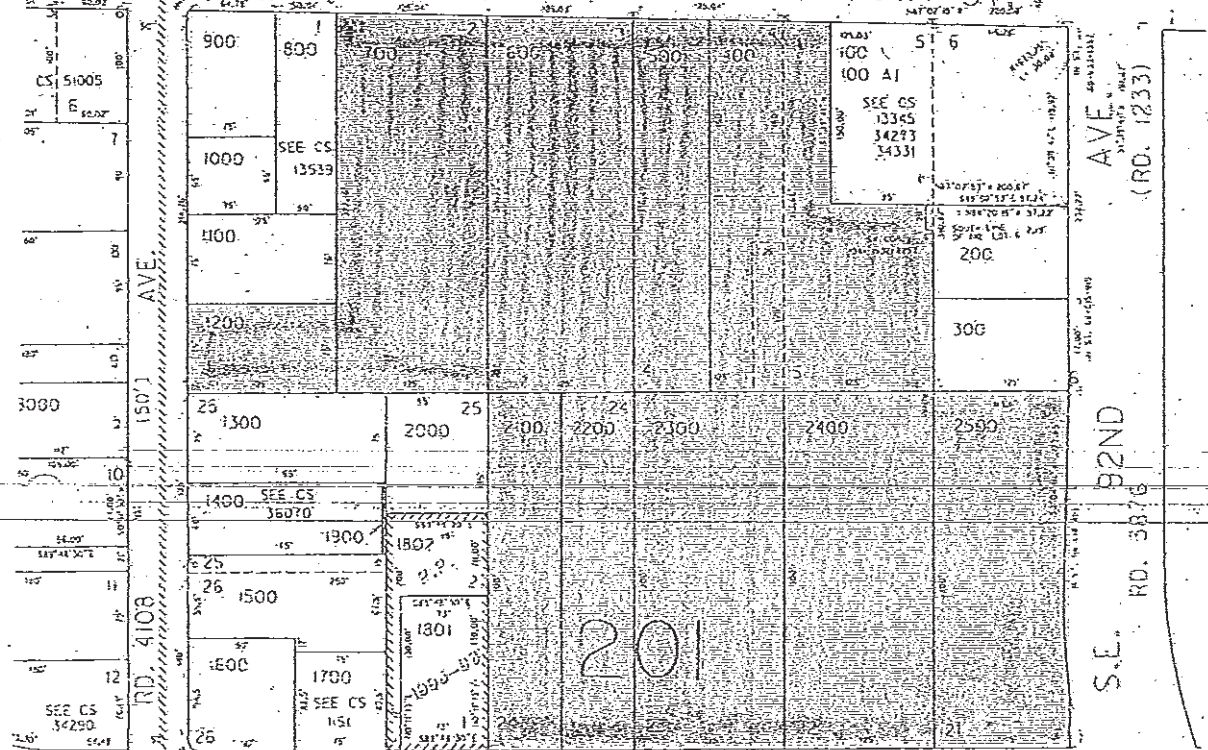
SEE MAP 15 ZE 400

(SECTION LINE RD.)

DIVISION

RD. 2546 (90) ST

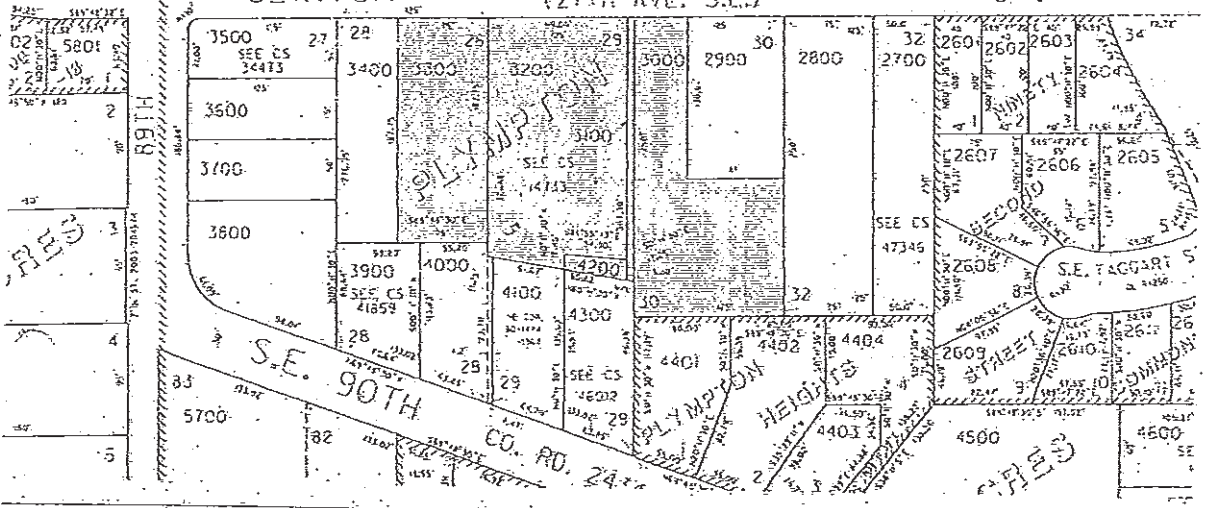
APR 174



CLINTON

(27TH AVE. S.E.)

ST.



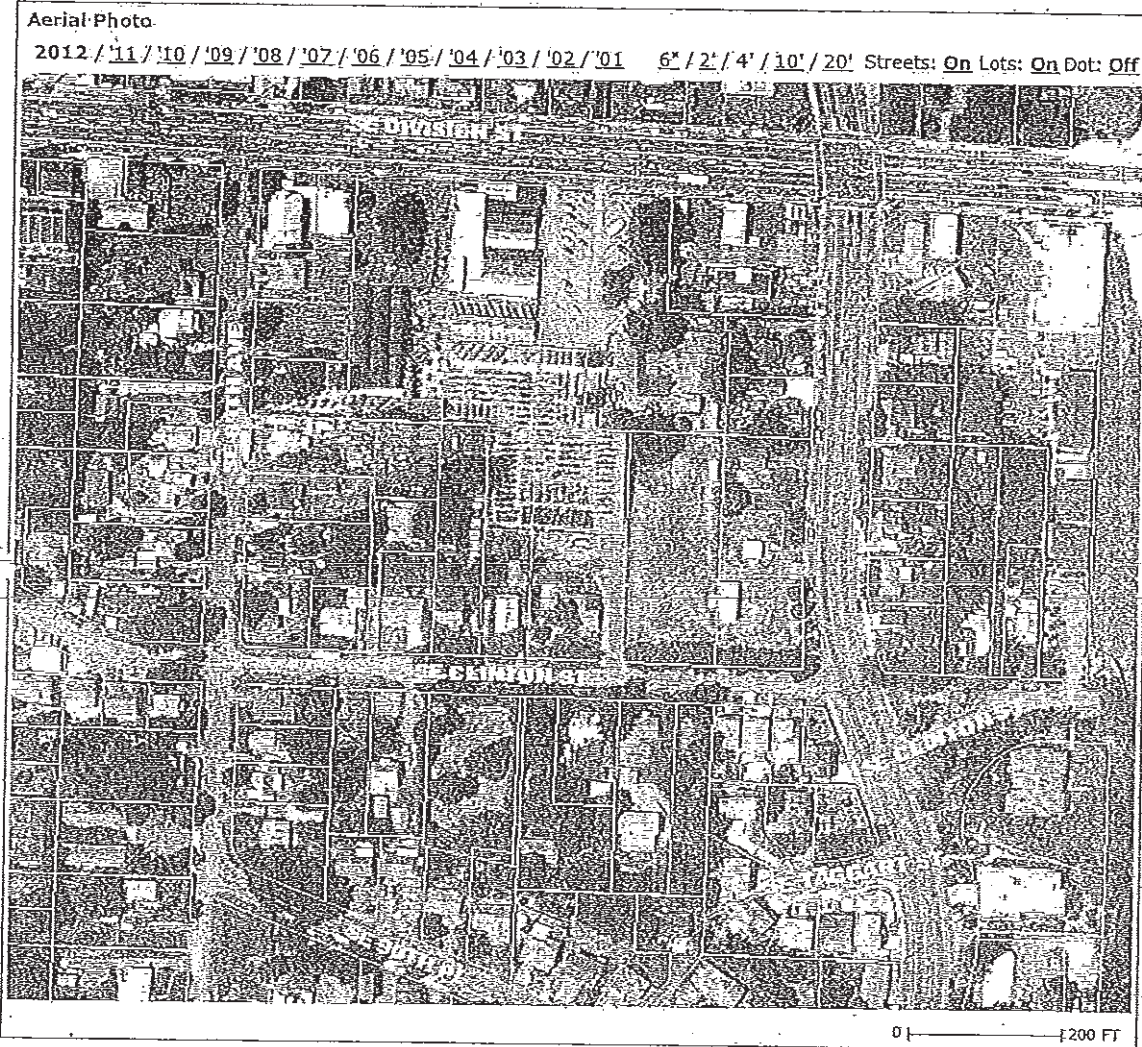
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9029 SE CLINTON ST - POWELLHURST-  
GILBERT - PORTLAND

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[Environmental](#) | [Transportation](#)

[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#) | [Photo](#) | [Property](#) | [Tax Map](#) | [UGB](#) | [USB](#) | [Walkability](#) |  
[Zoning](#) | [Zip Code](#) | [Public Art](#)



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# PortlandMaps

9000 SE DIVISION ST -  
POWELLHURST-GILBERT - PORTLAND

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Explore the area, view different themes

[Zoning Detail](#)

Long -122.57093 Lat 45.50396



Zoning

0 | 300 FT

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## APPENDIX THREE SUPPORTING LETTERS



OREGON  
ASSOCIATION OF  
NURSERIES

29751  
SW Town Center  
Loop W

Wilsonville, OR  
97070

Phone  
503.682.5089

Toll-Free  
1.800.342.6401

Fax  
503.682.5099

Web  
[www.oan.org](http://www.oan.org)

October 8, 2014

Andre Baugh, Chair  
City of Portland, Planning and Sustainability Commission  
1900 SW 4th Ave, Suite 7100  
Portland, Oregon 97201.

Dear Mr. Baugh:

I am writing in support of one of our most innovative and sustainable members, Portland Nursery, and your deliberation of zoning requirements for their operation in the City of Portland. I am grateful for this opportunity to provide some information for the planning and sustainability commission's consideration.

It my understanding that the commission is reviewing the zoning regarding the property owned by Portland Nursery, I would like to give input on the importance of Portland Nursery continuing business within the city limits of Portland.

Portland Nursery supplies many Portland residents with diverse plant material that is otherwise limited, unless citizens drove outside of the city limits. Its acreage and size provides the community a local source of high quality plants, when taken home adds to the beauty and livability of our neighborhoods. Portland Nursery supports the local economy by buying over 95% of their products from within a 100 mile radius. They are one of the largest independent retail nurseries in the state, and therefore support many of our small wholesale growers.

I have been out to visit this operation on many occasions and appreciate the fact that we have a family, locally-owned business that attracts environmentally-conscious customers. They are also a good sized employer -- with 70 full-time staff with a peak of over 100 full-time employees in high season, many of which have worked at Portland Nursery for over a decade. They hire smart, committed people who share their knowledge with the community. Because of the size of Portland Nursery, it is extremely unlikely that another local garden center would have the resources necessary to operate at the rate Portland Nursery does. A commercial piece of property their size would be far and few between within city limits, not to mention that the horticulture industry is not an easy business to start. Our industry is both urban and rural and it is my view that Portland Nursery provides easy access to city residents to utilize all modes of transportation.

Education within the horticulture industry is one that should be fostered, Portland Nursery has always held education as a top priority, for this reason they have supported education in many facets. They donate to over 400 local schools and non-profit organizations each year, employ a full-time Community Outreach Coordinator and have played an active role in getting gardens into Portland schools.

Portland Nursery is truly an asset to Portland, one that will not easily be replaced. I would respectfully ask you and the members of the Planning and Sustainability Commission to provide this community leader, economic and environmental steward of the city, the designation they need to be a viable business. Thank you and hope you believe, like we do, that economic vitality can go hand in hand with sustainability and long-term environmental health.

Warm regards,

A handwritten signature in black ink, appearing to read "Jeff Stone".

Jeff Stone, Executive Director  
Oregon Association of Nurseries  
29751 SW Town Center Loop, West  
Wilsonville, Oregon 97070

## Our Goals Align with Your Goals

Here are some of the goals listed in the City of Portland Bureau of Planning and Sustainability 2011-2013 Strategic Plan:

<p><u>Support local purchasing, resolve barriers to urban food production</u>, access and distribution in the zoning code, and establish metrics to serve as indicators of the regional food system.</p>	<ul style="list-style-type: none"> <li>• The vast majority of our plant material is <u>sourced within 100 mile radius</u>.</li> <li>• We have sold <u>310,312 vegetable and herb starts and 151,025 seed packets to Portland residents</u> so far this year, encouraging urban food production.</li> </ul>
<p>Serve as a <u>liaison to farmers' markets</u>, assist businesses in sourcing food locally, and <u>provide gardening and other food-related classes</u> for residents.</p>	<ul style="list-style-type: none"> <li>• We offer <u>220 free gardening classes</u> per year.</li> <li>• We cover everything from vegetable garden basics to living roofs to tree pruning.</li> </ul>
<p>Staff the Portland/Multnomah Food Policy Council, which advises the City and County on policy and programs to <u>strengthen the local food system</u>.</p>	<ul style="list-style-type: none"> <li>• We <u>donate to over 400 local schools and non-profit organizations</u> each year, encouraging local food programs and education.</li> </ul>
<p>Lead a multi-bureau effort to consolidate, modernize and streamline the City Code related to trees. Adopt new regulations and a <u>plan for education and technical assistance to preserve tree canopy and promote planting of additional trees</u> on public and private property.</p>	<ul style="list-style-type: none"> <li>• We carry a large and <u>diverse selection of trees</u>, we actively promote the City's Treebate Program, and have been told we are one of your most successful partners.</li> <li>• Year to date we have sold <u>3,839 trees to Portland residents</u> and 7,713 native plants.</li> </ul>
<p>To create and enhance a vibrant city, BPS combines the disciplines of planning and sustainability to advance Portland's diverse and <u>distinct neighborhoods</u>, promote a prosperous and <u>low-carbon economy</u>, and help ensure that people and the <u>natural environment</u> are healthy and integrated into the cityscape.</p>	<ul style="list-style-type: none"> <li>• We feel <u>we have contributed to the distinct landscapes</u> in SE Portland.</li> <li>• Being in the city limits <u>reduces carbon emissions</u>, by reducing the need to travel to the outskirts to find a diverse plant offering.</li> </ul>

7/16/91  
7700

Dec 17, 1991

Cary Pinard  
Rm. 1002  
1120 SW 5th  
Portland, OR 97204

Dear Cary,

As we discussed on the phone, we as nurserymen can foresee a problem with the zoning changes effective January 1, 1991.

Our understanding from the permit center is that conditional uses are no longer allowed on R zoned property for retail nurseries; moreover restrictions and cost of zone changes make them virtually impossible. Although for the most part we see the changes as being an overall benefit for Portland Nursery. We feel it is a mistake and potentially damaging for the livability of the city. By this I mean existing nurseries in Portland, of which I can only think of Portland Nursery, Portland Greenhouse, Seven Dees on Powell, and for a limited time Kasch's on Tacoma, will be the only full line nurseries in the city. The new zoning will make it impossible for any new quality horticultural operations to locate or expand in the city of Portland.

Without the conditional use provision, none of the above mentioned nurseries would exist. They all have commercial frontage and adjoining residentially zoned sales area, with a conditional use or grandfather clause. Without the space for full line nurseries, the result will be:

- 1) color spots selling only the most common, high turn varieties.
- 2) reduced or no tree and shrub availability
- 3) reduction of variety in all plants that make the city landscape more livable

We as a company feel proud to be positive influence on the cleanliness and livability of Portland. There is no reason that flexibility should be written out of the city code to not allow the possibility for us to expand and prosper in Portland. The city can always say no to a conditional use. But with strong neighborhood support that we and many other nurseries have enjoyed as possitive



contributors to the community, there is no reason to write an unconditional no in the code.

We do not want our next move or expansion to be outside the city, however, with this change in zoning, the city is forcing us to consider that in our planing.

We need your help to keep Portland the "CITY OF ROSES" in "THE NURSERY STATE". We can't rack, stack or pegboard plants the same as other retailers display their inventories. Our inventory is forced to be less space intensive and therefore less competitive for commercial space.

The retail nursery is a viable and necessary industry inside our city limits. Lets not keep driving it out into the EFU zones in the country. Lets keep Portland a center for urban horticulture.

Please do contact me if you have any questions.  
Thank You.

Sincerely,  
Portland Nursery  
Portland Greenhouse

---

Jon J. Denney, President



CITY OF  
**PORTLAND, OREGON**  
BUREAU OF PLANNING

Mildred A. Schwab, Commissioner  
Terry D. Sandblast, Director  
621 S.W. Alder  
Portland, Oregon 97205  
(503) 248-4253

Code Administration 248-4250

Land Use 248-4260

Transportation Planning 248-4254

July 17, 1981

Mr. Jon J. Denney  
Portland Wholesale Nursery  
5050 S.E. Stark Street  
Portland, Oregon 97215

Dear Mr. Denney:

You have asked me whether the terms of previous conditional-use approvals for Portland Wholesale Nursery at 5050 SE Stark Street permit you to sell nursery stock and supplies at retail as well as wholesale. My answer is "yes".

I have reviewed the history of conditional uses and other city actions on this property since 1959 and find that the question of retail versus wholesale operation has never been an issue. At various times in the past, the property has been described in conditional-use reports as being either a retail or wholesale nursery, but those conditional-use applications were for added greenhouses, lathhouses and, in one case, a warehouse. The warehouse was not permitted, since it was interpreted to be an industrial use which properly belonged in a manufacturing zone.

I find that the retail sales of nursery products has been a historic use of the site and, as far as I can determine, has not been challenged. It can, therefore, be reinstated as an intrinsic part of a nursery operation.

Sincerely,

Frank N. Frost, Chief Planner  
Code Administration

FNF:ht  
cc: David Beckman, Bureau of Buildings



CITY OF

PORTLAND, OREGON

BUREAU OF BUILDINGS

1120 S.W. 5th Avenue  
Portland, Oregon 97204-1992  
Mailing Address: P.O. Box 8120  
Portland, Oregon 97207-8120  
(503) 796-7300  
FAX: (503) 796-6983

February 26, 1991

Jeilman Greenhouses, Inc  
9000 SE Division  
Portland OR 97266

RE: Zoning Violation -- Vacant lot N/2610 SE 89th Avenue

Dear Sirs:

In response to a neighborhood complaint I examined your premises at the subject address recently and verified that you are storing piping, lumber, and scrap materials on the subject lot and other adjacent R3 zoned properties located south and west of your commercially-zoned greenhouses. (See enclosed map.) All this is in non-compliance with Planning and Zoning Sections of the Code of the City of Portland.

Exterior storage is classed as an industrial use and is prohibited in R3 zones (see PCC section 33-120:100 (Table 120-1)).

While the City has no desire to restrict or inhibit your rights in property, we must require that you adhere to applicable code requirements established to protect the rights of your neighbors. Accordingly, it will be necessary for you to complete corrective action within thirty (30) days of this letter, either abating the violation or showing cause to the Bureau of Buildings why it cannot be done.

Failure to complete corrective action within the time specified above may necessitate referring the matter to the Code Hearings Officer, who is empowered to bring legal action on behalf of the city and has the discretion of levying fines of up to \$500 a day for violations of the Municipal Code.

Please call the Code Compliance section, telephone 796-7326, between the hours of 8:00-10:30 a.m., and 3:30-4:30 p.m., daily.

Yours truly,

Wallace B. Benson  
Field Representative

Note: As a public record, this notice must be made available upon request. We have had requests for these records from private consultants who may contact you to offer their services to help resolve the City Code issues or

Jellman Greenhouses, Inc.  
February 26, 1991  
Page 2

Violations we have identified. The Bureau of Buildings does not refer these individuals to you and makes no recommendation as to whether or not you should engage their services.

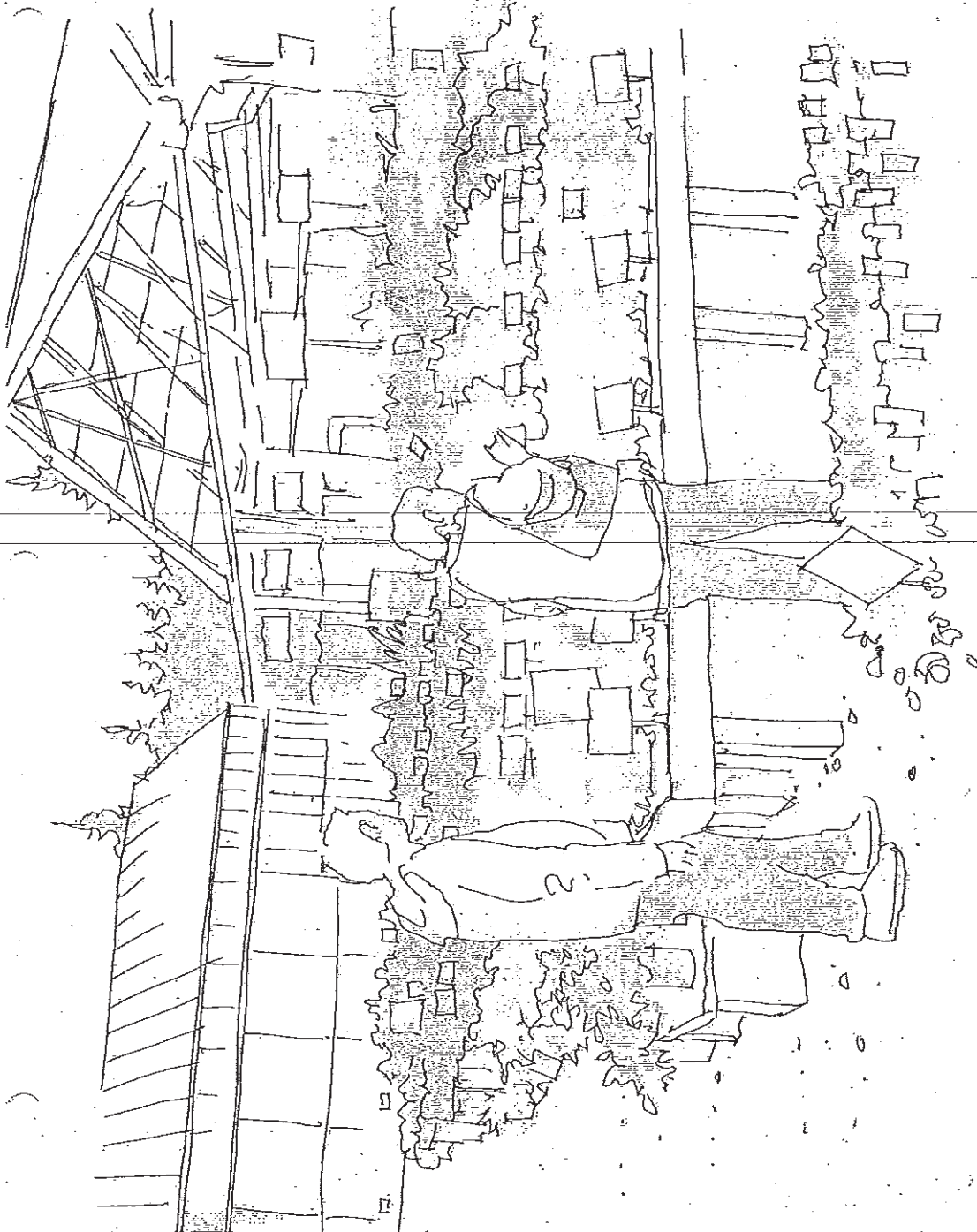
WBB:yc

cc: Sterling Bennett, Code Compliance Officer

inspb.jei



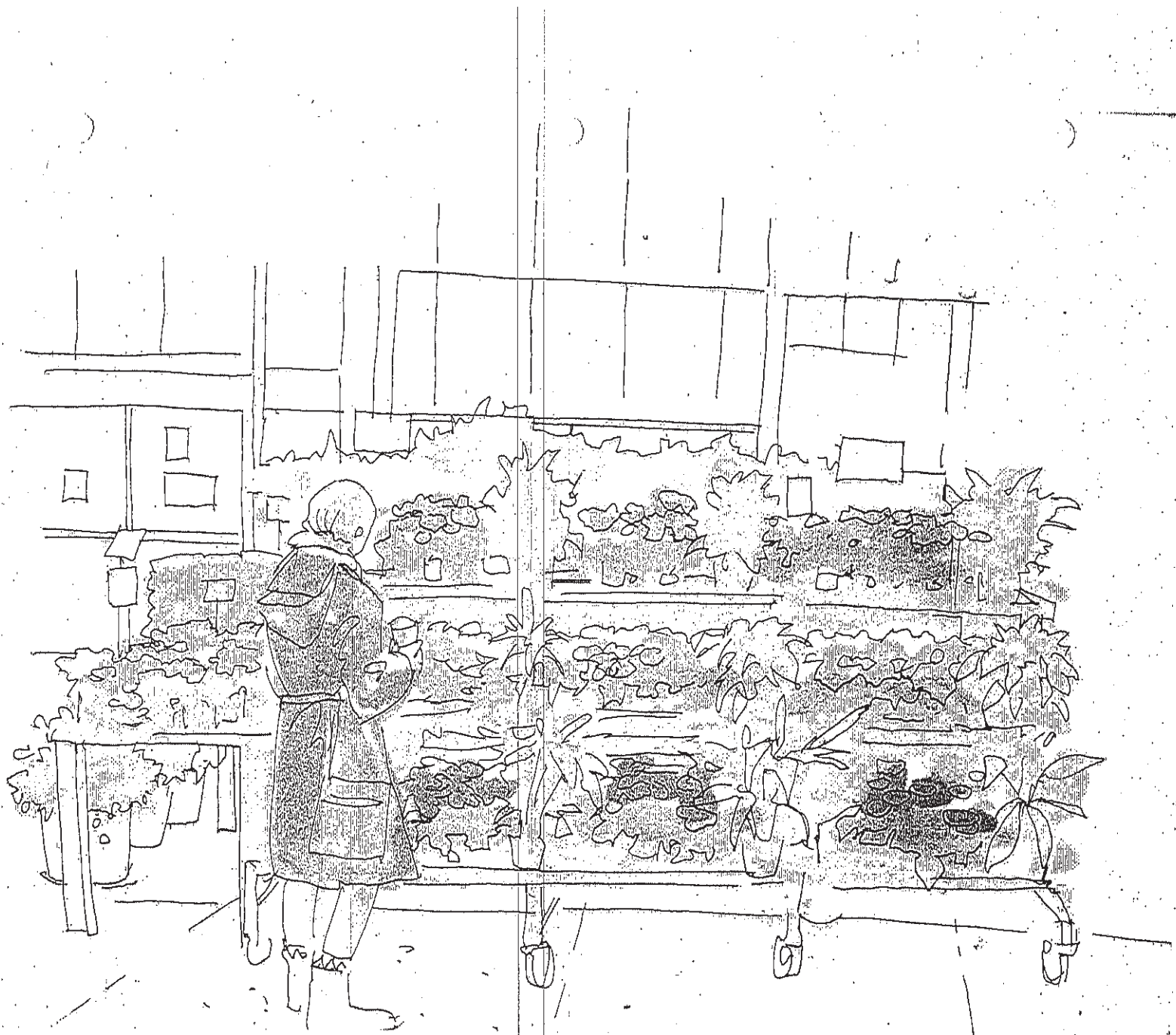
APPENDIX FOUR  
PICTURES



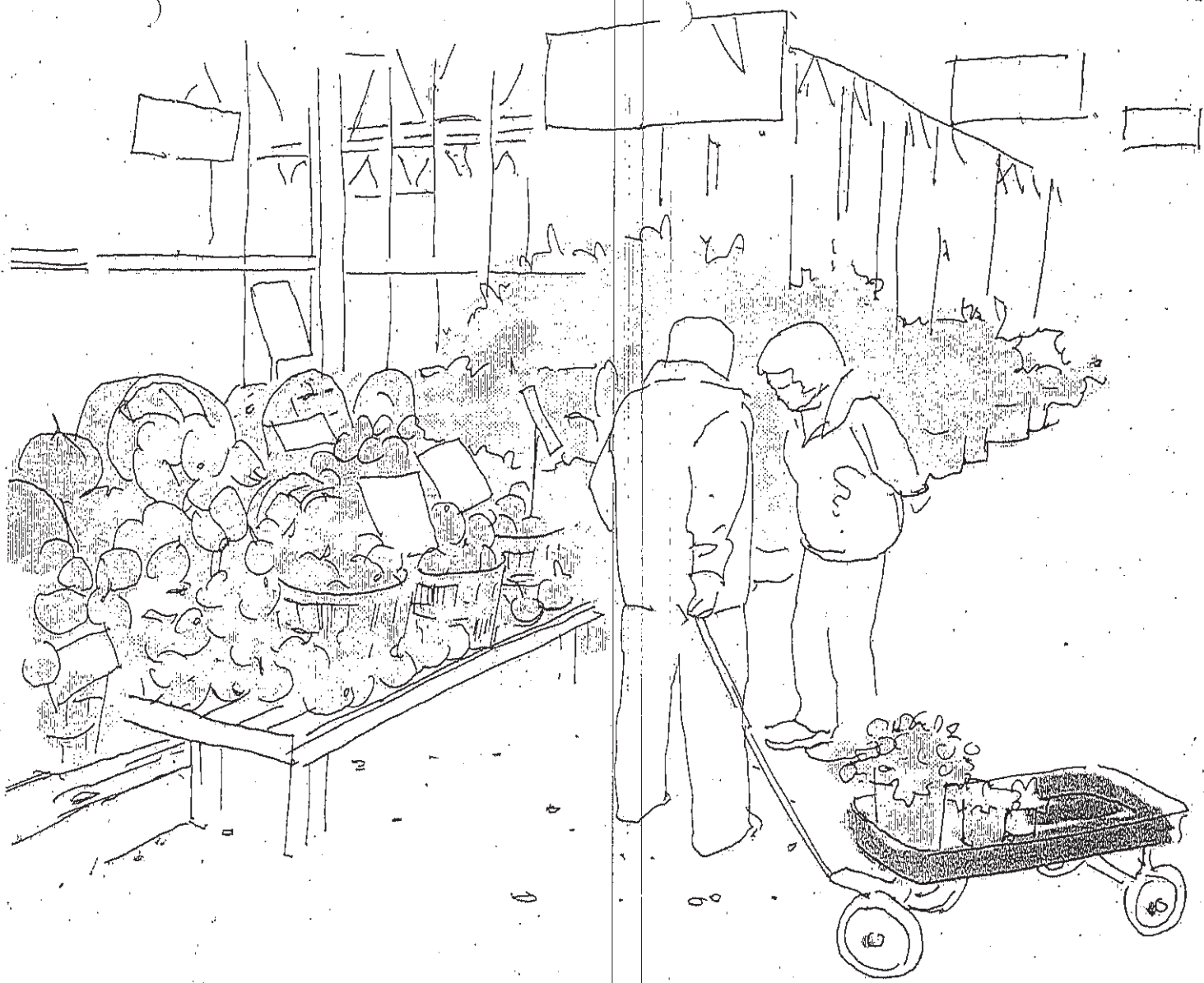














Christe White  
[cwhite@radlerwhite.com](mailto:cwhite@radlerwhite.com)  
971-634-0204

November 6, 2015

1518.001

Tom Armstrong  
City of Portland  
Bureau of Planning Sustainability  
1900 SW Fourth Avenue, Suite 5000  
Portland, Oregon 97204

Re: ESCO request to be included in the new Mixed Employment and EG zone designations for its NW Portland property

Dear Tom,

As you know, ESCO has requested that the City incorporate its NW Portland property shown in the attached Exhibit A into the boundaries of the new Mixed Employment Comprehensive Plan designation and corresponding EG zone designation.

~~By separate letter already submitted to the City, ESCO supports the Employment Zoning Project and the changes to the Mixed Employment zone proposed under that project. Specifically, ESCO supports the removal of housing from the new EG zones and the reduction in retail allowances. With these changes, the EG zone becomes a more employment-oriented/industrial use zone that removes use options that may not be compatible over the long term with the employment and industrial focus contemplated by the new zone restrictions.~~

ESCO does not have an internal team dedicated to long range land use planning. For these reasons, ESCO was late to the Planning Commission hearings. ESCO agreed that it would not have been appropriate for the Planning Commission to amend its recommendation after public testimony had closed, particularly because the Commission was not able to review the proposal before the close of that testimony. ESCO is therefore bringing this request forward before the City Council to provide that opportunity for review and public comment.

By this letter, we are summarizing the primary rationale in support of this Comprehensive Plan and zone change request.

1. The City is engaging in a long range planning project that includes a portion of the ESCO property but not all of the ESCO property. Under the EZP project proposed by the Bureau of Planning and Sustainability ("BPS"), a portion of the property will retain its current Mixed Employment Comprehensive Plan designation and have the newly restricted EG implementing zone. The City's long range planning effort has helped ESCO focus on its long term plans for the site. This focus has resulted in a request to carry the existing Mixed

Tom Armstrong  
November 6, 2015  
Page 2

Employment designation and new EG zoning to the balance of the ESCO ownership along NW Vaughn as shown on the attached map.

2. This property is the location of ESCO's world corporate headquarters. ESCO would like to keep its headquarters in this location. The current operation also includes a 100-year old foundry. It is conceivable in the future that the foundry operations will be modernized, converted to another use or consolidated at another ESCO facility in Portland, or elsewhere. When that occurs, ESCO's corporate headquarters will no longer be associated with a primary industrial use and will become non-conforming. ESCO does not want to be in a position of risk with its corporate headquarters and does not want to foreclose a modernization of its operations over the long term that may not fit into the Heavy Industrial zone but would fit into the Mixed Employment zone.

3. The difference between the EG zone and IH zone that is of most importance to ESCO is the flexibility of office type. Under the EG zone we would be permitted to maintain our corporate headquarters, expand our headquarters and even co-locate with like uses. The difference in trip generation rates between corporate headquarters office and general office is quite slight, allowing us to make this change without anticipating any real change in off-site impacts. For example, the ITE code establishes a PM peak hour trip generation rate of 1.41 trips per 1,000 square feet for a corporate headquarters office use, compared to 1.49 trips per 1,000 square feet for a traditional office use, a difference of only .08 trips per 1,000 square feet.

4. As we understand it, the EG zone has always been an integral part of the industrial area north of Vaughn and has helped accommodate major crossover employers like ESCO. In this way, this EG request both recognizes that part of our site is already designated Mixed Employment and EG north of Vaughn and that extending the EG zone on our site is compatible with the existing zoning pattern and other industrial uses in the area.

5. The Mixed Employment designation and EG zone continue to encourage and allow industrial uses such as manufacturing and production, industrial service and wholesale sales. With the new restrictions prohibiting housing and reducing retail allowances, the EG zone becomes even more employment and industrially focused.

6. ESCO is subject to worldwide fluctuations in the markets for our products. This has caused us to alternatively expand and contract our workforce over time. We cannot predict these fluctuations with any great certainty. This will be true whether our site is zoned EG or IH.

7. ESCO has worked very closely with the NWDA and other stakeholders over the years to mitigate the impacts of our heavy industrial foundry use on residences and restaurants that today surround ESCO on three frontages. We have operated under a Good Neighbor Agreement for the past 10 years and will continue to work with our neighbors on any transition issues. We have met with the NWDA Planning Committee and the NWDA Transportation Committee and intend to meet with them again before and after this matter




Tom Armstrong  
November 6, 2015  
Page 3

comes to the City Council. We have started a good discussion that we are hopeful will result in further understanding of the need for and limitations of this proposal.

In closing, we greatly appreciate the Bureau of Planning and Sustainability's work with ESCO to build this proposal and ask that you amend the Planning Commission recommendation to include the ESCO ownership in the new ME Comprehensive Plan designation and the implementing EG zone.





Sincerely,

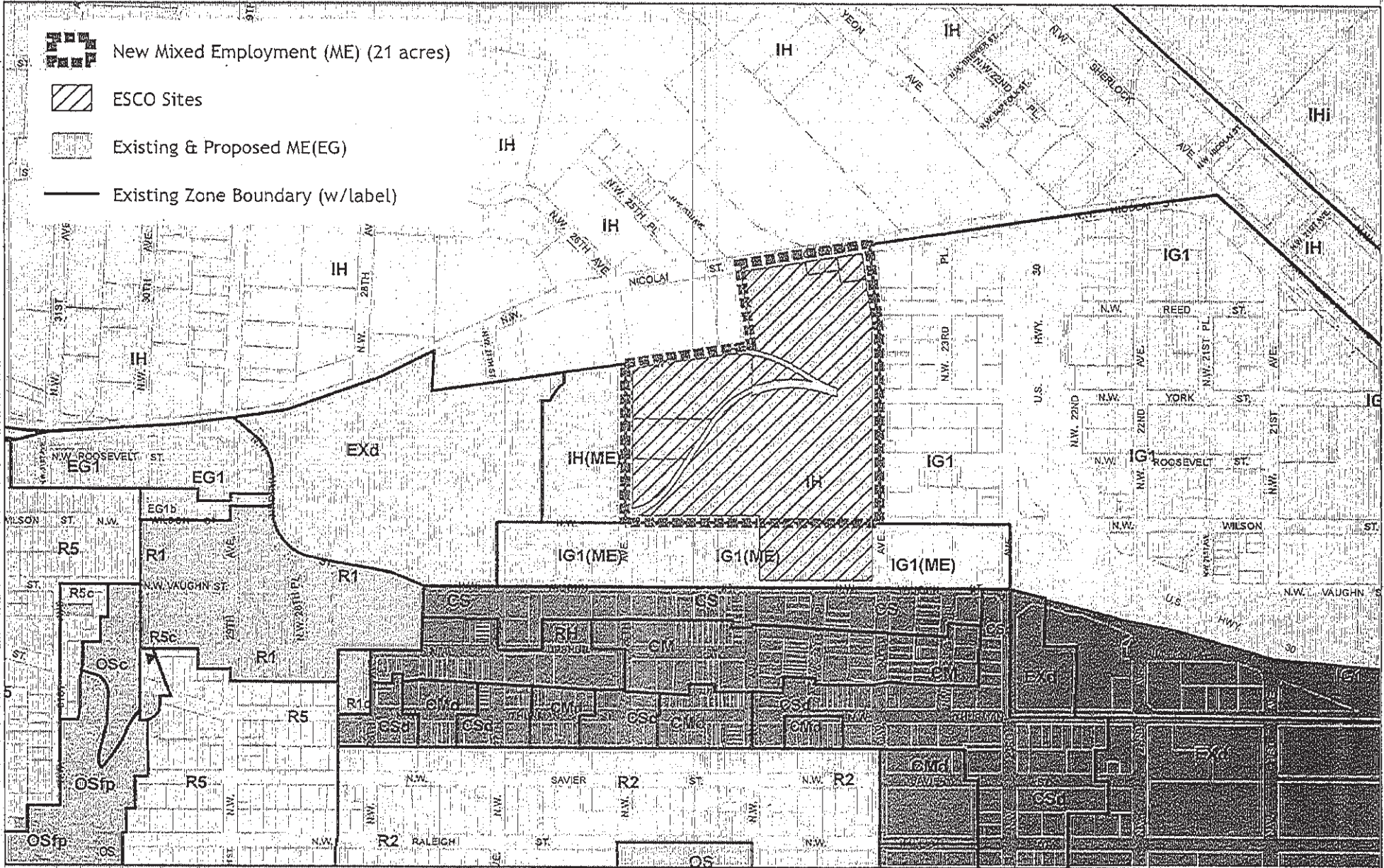


Christe White

cc: Mayor Hales  
Commissioner Fish  
Commissioner Saltzman  
Commissioner Fritz  
Commissioner Novick  
Kevin Thomas, ESCO

# Comprehensive Plan Amendment - New Mixed Employment (ME)

-  New Mixed Employment (ME) (21 acres)
-  ESCO Sites
-  Existing & Proposed ME(EG)
-  Existing Zone Boundary (w/label)

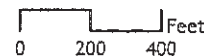


June 15, 2015

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

\\baffle\support\gis\Projects\Comprehensive\_Plan\Maps\8544\_BSCO\_CP\_proposedME.mxd





11/06/2015

A reply back compared  
to the past ~~of~~ would be  
Appreciated. P

From Keith Dinger  
7315 SE 152nd Ave  
Port, OR 97236 P# 503

DIGITOR 11/12/15 4:10:43

839-0917

With the following attached  
properties; if any changes from  
the current values are compromised  
I hold the city, the city affiliates and  
the Portland Planning and Sustainability  
Commission responsible. What I  
have been told by city divisions  
with letters from the City including  
e-mails confirming decisions,  
proposed and billed costs has  
already cast the future approval  
of land use.

The City should certainly communicate  
to the other departments, identify  
the history of the existing properties,  
and improve communications to land  
owners. Keith Dinger

## What does this mean for me?

You received this notice because the Portland Planning and Sustainability Commission has recommended a new Comprehensive Plan Map designation for your property. If adopted, this new designation may affect permissible uses of your property as well as other properties with the same map designation. These changes may affect the value of your property.

One of the properties that may be affected is your property at: SE BARBARA WELCH RD

State ID #: 1S2E24BD 2700

The current Comprehensive Plan designation(s) for this property is (are): Low Density Single-Dwelling

The proposed Comprehensive Plan designation(s) for this property is (are): Single - Dwelling 20,000

The Recommended Draft Comprehensive Plan proposes changes to residential designations to help protect public health and safety, avoid increasing natural hazard risks, and acknowledge limited infrastructure or services.

You may have received a letter or notice last year about Planning and Sustainability Commission hearings on the proposed Comprehensive Plan. This new notice is to let you know that the Portland City Council will now consider adopting the Commission-recommended plan. **This is your final notice about Comprehensive Plan Map changes.**

Comprehensive Plan and Zoning map changes will not take effect until the City Council adopts them by ordinance and the Oregon Land Conservation and Development Commission approves them by order.

---

## Why are these changes proposed?

The Portland Planning and Sustainability Commission (PSC) has recommended a new Comprehensive Plan, a 20-year plan for the development of the city. The Comprehensive Plan Map and Zoning Map depict how land can be used and developed over time. Both maps show broad categories of uses, such as residential, mixed use, industrial, employment, and open space, and convey information about the scale of future development (the type and size of buildings).

## How can I learn more about this proposal?

1. View the Interactive Map App at [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp) on any computer, tablet or smart phone and click on the Land Use tab. All Multnomah County libraries have public access computers. Type the property address to see proposed Comprehensive Plan Map designations (and zoning changes, if proposed) that may affect your property.
2. Attend an information session (brief presentation and Q&A) or drop in to chat with City staff at a location near you (staff will answer your questions one-on-one).
  - Information sessions and drop-in hours: Check online at [www.portlandoregon.gov/bps/58191](http://www.portlandoregon.gov/bps/58191) or call 503-823-0195 for a schedule.
3. Ask City staff a question. We are happy to help. Call 503-823-0195 or email us at [pdxcmpllan@portlandoregon.gov](mailto:pdxcmpllan@portlandoregon.gov).

---

## How can I provide feedback to City Council?

You may testify about proposed changes to the Portland City Council in the following ways:

Testify in person at a City Council public hearing.

You may speak for 3 minutes to the Council, and your testimony will be added to the public record.

### 2015 Comprehensive Plan Public Hearings

Thursday, November 19, 2015 at 3 p.m.  
City Hall Council Chambers, 1221 SW 4th Avenue, Portland, OR

Thursday, December 3, 2015 at 6 p.m.  
(Location to be determined)

Thursday, December 10, 2015 at 6 p.m.  
(Location to be determined)

To confirm times, dates and locations, visit the Council Agenda webpage at [www.portlandonline.com/auditor/?c=26997](http://www.portlandonline.com/auditor/?c=26997).

Testify in writing.

Please provide your full name and mailing address.

- Email: [cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov) with subject line "Comprehensive Plan Testimony"
- U.S. Mail: Portland City Council, 1221 SW 4th Ave., Room 130, Portland OR 97204, Attn: Comprehensive Plan Testimony
- Map App: [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp), click on the "comments" form and provide your testimony





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One of the properties that may be affected is your property at: SE BARBARA WELCH RD

State ID #: 1S2E24BD 1100

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The Recommended Draft Comprehensive Plan proposes changes to residential designations to help protect public health and safety, avoid increasing natural hazard risks, and acknowledge limited infrastructure or services.

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Testify in person at a City Council public hearing. You may speak for 3 minutes to the Council, and your testimony will be added to the public record.

### 2035 Comprehensive Plan Public Hearings

Thursday, November 19, 2015 at 3 p.m.  
City Hall Council Chambers, 1221 SW 4th Avenue, Portland, OR

Thursday, December 3, 2015 at 6 p.m.  
(Location to be determined)

Thursday, December 10, 2015 at 6 p.m.  
(Location to be determined)

To confirm times, dates and locations, visit the Council Agenda webpage at [www.portlandonline.com/auditor/?c=26997](http://www.portlandonline.com/auditor/?c=26997).

Testify in writing.

Please provide your full name and mailing address.

- Email: [cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov) with subject line "Comprehensive Plan Testimony"
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- Map App: [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp), click on the "comments" form and provide your testimony



9915 SE FOSTER RD, PORT, OR 97116

You received this notice because the Portland Planning and Sustainability Commission has recommended a new Comprehensive Plan Map designation for your property. If adopted, this new designation may affect permissible uses of your property as well as other properties with the same map designation. These changes may affect the value of your property.

One of the properties that may be affected is your property at: 5851 SE FOSTER RD

State ID #: 1S2E07DD 18200

The current Comprehensive Plan designation(s) for this property is (are): General Commercial

The proposed Comprehensive Plan designation(s) for this property is (are): Mixed Use - Civic Corridor

The Recommended Draft Comprehensive Plan applies new Commercial/Mixed Use designations to allow opportunities for shops, restaurants, offices and homes in locations that promote convenience, walkability and access to services. The new designation(s) proposed for this property is (are) generally similar to what applies today. Rules for building size and design will be updated through the Mixed Use Zones Project ([www.portlandoregon.gov/bps/mixeduse](http://www.portlandoregon.gov/bps/mixeduse)).

You may have received a letter or notice last year about Planning and Sustainability Commission hearings on the proposed Comprehensive Plan. This new notice is to let you know that the Portland City Council will now consider adopting the Commission-recommended plan. **This is your final notice about Comprehensive Plan Map changes.**

Comprehensive Plan and Zoning map changes will not take effect until the City Council adopts them by ordinance and the Oregon Land Conservation and Development Commission approves them by order.

### Why are these changes proposed?

The Portland Planning and Sustainability Commission (PSC) has recommended a new Comprehensive Plan, a 20-year plan for the development of the city. The Comprehensive Plan Map and Zoning Map depict how land can be used and developed over time. Both maps show broad categories of uses, such as residential, mixed use, industrial, employment, and open space, and convey information about the scale of future development (the type and size of buildings).

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3. Ask City staff a question. We are happy to help. Call 503-823-0195 or email us at [pdxcompplan@portlandoregon.gov](mailto:pdxcompplan@portlandoregon.gov).

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(Location to be determined)

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- Email: [cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov) with subject line "Comprehensive Plan Testimony"
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- Map App: [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp), click on the "comments" form and provide your testimony

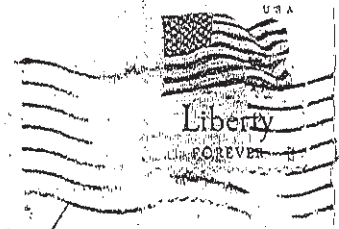
To confirm times, dates and locations, visit the Council Agenda webpage at [www.portlandonline.com/auditor/?c=26997](http://www.portlandonline.com/auditor/?c=26997).



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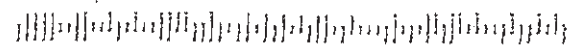
7315 se 152nd avenue  
portland, oregon 97236



Portland City Council  
1221 SW 4th Ave Rm 130  
Portland, OR 97204

MURRIS 11-12-19 201103

5720491551



**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Thursday, November 05, 2015 2:43 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Elmore-Trummer, Camille  
**Subject:** FW: Multnomah Village as Neighborhood Corridor

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**From:** Darryn Sikora [mailto:darryn.sikora@gmail.com]  
**Sent:** Sunday, November 01, 2015 10:12 PM  
**To:** cputestimoney@portlandoregon.gov; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; City Auditor Griffin-Valade <LaVonne@portlandoregon.gov>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; mnaLandUseCommittee@gmail.com  
**Subject:** Multnomah Village as Neighborhood Corridor

Portland City Council

---

Council Clerk

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

**Re: Multnomah Village as Neighborhood Corridor**

My family and I have lived in Multnomah Village for the past 15 years. My children have grown up with gifts from Thinker Toys, treats from Sweets Etc, books from Annie Blooms, and as they have grown older, caffeine from Starbucks, and lunch from Fat City. The Village has a personality that is unique in Portland, and I believe that personality needs to be preserved. It is one of the few family-oriented commercial districts and should remain that way by limiting large scale development.

I am requesting that the City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan.



Multnomah Village is classified as a Mainstreet in the current Comprehensive Plan. The Mainstreet designation had a prescribed depth of 180 feet which is consistent with the definition of a Neighborhood Corridor. The Village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation. The change would make the business district of the Village contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capitol Highway.

If the Village were designated a Neighborhood Center with a ½-mile radius, it would overlap with the boundaries of the two adjacent town centers (Hillsdale and West Portland) and the Barbur Boulevard Civic Corridor. The higher-density development in these designations, overlapping with Multnomah, would leave little room for existing single-family zoning as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village.

Both the Multnomah Neighborhood Association and Southwest Neighborhoods Inc. have submitted requests to change the designation to Neighborhood Corridor.

Please add this to the record.

Thank you,

---

Darryn M. Sikora

3360 SW Miles Street

Portland 97219

cc: Mayor Charlie Hales, [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)

Commissioner Amanda Fritz, [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)

Commissioner Nick Fish, [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)

Commissioner Steve Novick, [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)

Commissioner Dan Saltzman, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)

City Auditor, La Vonne Griffin-Valade, [LaVonne@portlandoregon.gov](mailto:LaVonne@portlandoregon.gov)

Susan Anderson, [Susan.Anderson@PortlandOregon.gov](mailto:Susan.Anderson@PortlandOregon.gov)



## Arevalo, Nora

---

**From:** Washington, Mustafa  
**Sent:** Thursday, November 05, 2015 2:43 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Elmore-Trummer, Camille  
**Subject:** FW: Do not change Multnomah Village to a Neighborhood Center

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**From:** Talya Bauer [mailto:talyabauer@gmail.com]  
**Sent:** Sunday, November 01, 2015 7:18 PM  
**To:** cputestimoney@portlandoregon.gov  
**Cc:** savemultnomahvillage@gmail.com; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; City Auditor Griffin-Valade <LaVonne@portlandoregon.gov>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; mnaLandUseCommittee@gmail.com  
**Subject:** Do not change Multnomah Village to a Neighborhood Center

---

Portland City Council

Council Clerk

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

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

### Re: Multnomah Village as Neighborhood Corridor

I am requesting that the City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan.

**Multnomah Village is classified as a Mainstreet in the current Comprehensive Plan.** This is what the citizens of Portland read and based on this, many did not consider the issue further. It is clear that by changing this to a Neighborhood Center without alerting all those affected citizens is a major problem. The Mainstreet designation had a prescribed depth of 180 feet which is consistent with the definition of a Neighborhood Corridor. **The Village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation.** The change would make the business district of the Village contained

within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capitol Highway.

If the Village were designated a Neighborhood Center with a ½-mile radius, it would overlap with the boundaries of the two adjacent town centers (Hillsdale and West Portland) and the Barbur Boulevard Civic Corridor. The higher-density development in these designations, overlapping with Multnomah, would leave little room for existing single-family zoning as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village.

Both the Multnomah Neighborhood Association and Southwest Neighborhoods Inc. have submitted requests to change the designation to Neighborhood Corridor. **I urge you to remain consistent with the original draft and keep the Neighborhood Corridor designation for Multnomah Village which the citizens of Portland were presented with in all earlier communications.**

Please add this to the record.

Thank you,

Talya Bauer

8574 SW 35<sup>th</sup> Aye.

Portland, OR 97219

cc: Mayor Charlie Hales, [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)

---

Commissioner Amanda Fritz, [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)

Commissioner Nick Fish, [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)

Commissioner Steve Novick, [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)

Commissioner Dan Saltzman, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)

City Auditor, La Vonne Griffin-Valade, [LaVonne@portlandoregon.gov](mailto:LaVonne@portlandoregon.gov)

Susan Anderson, [Susan.Anderson@PortlandOregon.gov](mailto:Susan.Anderson@PortlandOregon.gov)

MNA Land Use Committee, [mnaLandUseCommittee@gmail.com](mailto:mnaLandUseCommittee@gmail.com)



**Arevalo, Nora**

---

**From:** Washington, Mustafa  
**Sent:** Thursday, November 05, 2015 2:42 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Elmore-Trummer, Camille  
**Subject:** FW: 2035 Comprehensive Plan & Multnomah Village

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**From:** Gehl Babinec [mailto:Gehlb1@comcast.net]  
**Sent:** Wednesday, November 04, 2015 12:25 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; City Auditor Griffin-Valade <LaVonne@portlandoregon.gov>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; mnaLandUseCommittee@gmail.com  
**Subject:** 2035 Comprehensive Plan & Multnomah Village

As a resident of Multnomah Village, I am writing to urge (1) that the Village be zoned Commercial Mixed-Use 1 (CM1); and (2) that the Village be designated a "Neighborhood Corridor" NOT a Center.

1. Zoning Change to CM1. The zoning change from CS zoning to Commercial Mixed-Use 1 (CM1) is necessary and appropriate to preserve the unique character and historical greatness of the Village. The Mixed-Use Zoning Project of the 2035 Comprehensive Plan's proposes to change the Commercial Storefront properties to Commercial Mixed Zone 2 (CM2). I request that the City Council change this designation to CM1 to which limits building height to 35 feet in the business district of Multnomah Village with a D overlay.

With the exception of one 3-story building, Multnomah Village consists of predominantly 2-story buildings, many of which are historic. The Village has a design district overlay under the current Comprehensive Plan and this overlay states that new development must be consistent with the scale and character of the existing businesses. The new CM1 designation is a better fit for the historic Village, which appears to be the last remaining cluster of locally-owned businesses in the City.

2. Classify Multnomah Village as a Neighborhood Corridor in the 2035 Plan. The proposed changes for the Village in the 2035 Comprehensive Plan are DISASTROUS to the Village and inconsistent with the desires and well being of the neighborhood. I strongly oppose the proposed changes for Multnomah Village in the 2035 Comprehensive Plan. The intense development that would follow the ill-judged and ill-advised proposed changes will be disastrous for the Village's scale and character. Additionally, the infrastructure supporting the Village is clearly insufficient to support the kind of development and density, which the proposed changes in the 2035 Plan would allow.

I am requesting that the City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan. Multnomah Village is classified as a Mainstreet in the current Comprehensive Plan. The Mainstreet designation had a prescribed depth of 180 feet  
**Ordinance 187832, Vol. 1.3.R, page 9888**

which is consistent with the definition of a Neighborhood Corridor. The Village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation. The change would make the business district of the Village contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capitol Highway.

If the Village were designated a Neighborhood Center with a ½-mile radius, it would overlap with the boundaries of the two adjacent town centers (Hillsdale and West Portland) and the Barbur Boulevard Civic Corridor. The higher-density development in these designations, overlapping with Multnomah, would leave little room for existing single-family zoning as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village.

Both the Multnomah Neighborhood Association and Southwest Neighborhoods Inc. have submitted requests to change the designation to Neighborhood Corridor.

3. Summary. It is unequivocal that the preponderance of Village residents and business owners support these same views as I have expressed above. I again request: (1) that the Village be zoned Commercial Mixed-Use 1 (CM1), and (2) that the Village be designated a "Neighborhood Corridor" NOT a Center.

Gehl Babinec  
3842 SW Dolph Court  
Portland, OR 97219-3651

**Arevalo, Nora**

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**From:** Washington, Mustafa  
**Sent:** Thursday, November 05, 2015 2:42 PM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Elmore-Trummer, Camille  
**Subject:** FW: housing issues

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Amy Minato [mailto:amyminato@me.com]  
**Sent:** Wednesday, November 04, 2015 3:40 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Amanda@portlandoregon.mac.com; Commissioner Fish <nick@portlandoregon.gov>; novick@portlandoregon.mac.com; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>; LaVonne@portlandoregon.mac.com; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; mnaLandUseCommittee@gmail.com  
**Subject:** housing issues

Portland City Council

Council Clerk

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

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

**Re: Multnomah Village as Neighborhood Corridor**

I am requesting that the City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan.

Multnomah Village is classified as a Mainstreet in the current Comprehensive Plan. The Mainstreet designation had a prescribed depth of 180 feet which is consistent with the definition of a Neighborhood Corridor. The Village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation. The change would make the business district of the Village contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capitol Highway.

If the Village were designated a Neighborhood Center with a ½-mile radius, it would overlap with the boundaries of the two adjacent town centers (Hillsdale and West Portland) and the Barbur Boulevard Civic

Ordinance 187832, Vol. 1.3.R, page 9890

Corridor. The higher-density development in these designations, overlapping with Multnomah, would leave little room for existing single-family zoning as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village.

Both the Multnomah Neighborhood Association and Southwest Neighborhoods Inc. have submitted requests to change the designation to Neighborhood Corridor.

Please add this to the record.

Thank you,

Amy Minato

3525 sW logan st



**Arevalo, Nora**

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**From:** Thomas Gornick <twgornick@gmail.com>  
**Sent:** Thursday, November 05, 2015 11:57 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

After reviewing the plan concerns related to the SW Macadam Blvd (SW Hamilton to the Sellwood Bridge) area

1. **Parking for businesses and multi family units:** Current businesses and residents have insufficient parking especially during the business day. The neighborhood has also become an over flow parking for OSHU employees who park then either take the 35 bus to OHSU, bike or walk into town. There are others who park and ride from the area as well. Today, our area has no available parking from 9 AM to 4 PM. New apartments now under construction will also bring addition parking concerns since they do not honestly figure over 1 car per unit. Portland pays little attention to parking regs in our area unless we call. We had an abandoned car for over 4 years that was not addressed even with calls. Commuters regularly park taking up part of driveways.
2. **Increased auto traffic:** SW Virginia is becoming less safe every year. It is the alternative drive around when Macadams becomes congested. In addition it is a short cut up to Taylors Ferry Blvd. with drivers exceeding the 25 MPH limit. At rush hour a resident can wait some time or take risk to get out of a drive way or cross street. The neighborhood has very limited access - Macadam, SW Corbett and SW Virginia are the arteries and not built for the growing volume.
3. **Design:** Mixed us along Macadam could create a canyon wall between the single family dwellings and the river if design is not controlled. Today there is a 4 story limit and should be maintained.
4. The Macadam Plan needs to be maintained and enforced.
5. The greenway along the Willamette River is slowly be encroached on. For example, housing units now being built on land fill push the public path to a narrow edge and create an unattractive park way for walking and biking. The housing being approved and built are high end units that clear ignore the need for affordable housing. Many have lack any quality design - boxes filling space.

Thomas W. Gornick  
0422 SW California St.  
Portland, OR 97219

503-816-6265

***Chevalier Portland Laurelhurst, LLC***

3060 SE Stark Str.  
Portland, OR 95214  
(503) 535-4700

10/27/15

Via: Email and Regular Mail

Comprehensive Plan Update  
City Council Clerk  
City of Portland  
1221 SW 4th Ave #130  
Portland, OR 97204

**Re: Upzoning to R-2 of four contiguous residential lots on Alder Street, SE District. (Address numbers 3027, 3033, 3039 and 3051)**

Dear Honorable Councilmembers,

I write on behalf of owners of the Laurelhurst Village Senior property, located on SE Stark between 30<sup>th</sup> Ave., 33<sup>rd</sup> Ave., & Alder Street, in the Sunnyside neighborhood of the City. I write to request an upzoning of the four residential lots located on Alder Street, located at the rear of the property. The lots, 3031, 3033, 3039, and 3051 SE Alder Street, are currently designated on the comprehensive plan map and are zoned as Single-Dwelling R5. We request an up-designation and subsequent up-zone to Multi-Dwelling R2 as part of the Comprehensive Plan Update currently under consideration.

In discussions with the City, we understand that the property adjacent to the east (3059 SE Alder), which is improved with two (2) 8-unit apartment buildings constituting a nonconforming residential density, and the property across 30<sup>th</sup> Street (2944 SE Stark) are both being upzoned to Multi-Dwelling R2 as part of a larger area that is proposed for a map change. We wish to have our lots included in the upzoning area to allow for greater density and to be consistent with the neighborhood. We are currently in the process of seeking planning approvals for the redevelopment of a currently unoccupied portion of the existing senior living facilities at Laurelhurst Village which do not involve these lots, but hope to develop plans for a better utilization of this land in the near future.

Please consider our request. If you have any questions, please contact me directly at 916-837-1189.

Sincerely,

David Econome  
Chevalier Portland Laurelhurst, LLC

Arevalo, Nora

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**From:** Eric Schnell <eric8schnell@gmail.com>  
**Sent:** Thursday, November 05, 2015 10:44 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Zoning request

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello planners,

I would like to suggest that the "Mixed Use- Dispersed" zoning code contain a provision to prevent the construction of large-scale commercial parking operations. Although it sounds like that would not be an issue for most locations with this zoning, the "dispersed" zones on Marquam Hill could legally be quickly converted into large parking structures to facilitate commuter parking, with major negative consequences to the adjacent residential neighborhoods. As the clear goal of this designation is to provide for development that *enhances* neighborhoods, it should explicitly state that commercial parking operations not affiliated directly with other business uses on that property be prohibited in this zone designation.

Thanks,  
Eric Schnell  
4408 SW Hamilton Terrace  
Portland 97239

---

November 5, 2015

Council Clerk  
1221 SW 4<sup>th</sup> Ave., Room 130  
Portland, OR 97204

Dear Portland City Council:

It has come to our attention that the City of Portland is interested in increasing the freight route status for Sandy Boulevard from "major" to "priority" in the Urban Design Direction for the Comprehensive Plan (see page 34 of the document). Because Sandy runs through the heart of the Parkrose Neighborhood, this goal raises concerns for those who live and work here. We would prefer that the status remain "major"; it would be even better if it were demoted.

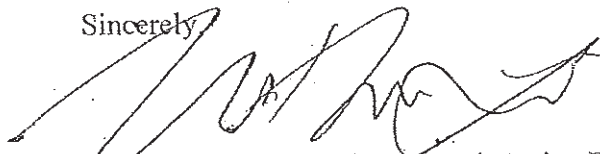
Our reasons for recommending that the freight status be demoted are outlined in the following points:

1. Sandy Boulevard is already at capacity, especially during rush hour, when traffic frequently backs up from I-205 to 112<sup>th</sup> and sometimes beyond.
2. The commercial area along Sandy Boulevard between 102<sup>nd</sup> and 122<sup>nd</sup> is being recommended by the Comprehensive Plan as a Neighborhood Center. Parkrose residents support this decision; increasing freight traffic will negatively impact efforts to develop this as a family-, pedestrian-, and bicycle-friendly Center. Please note that this section of Sandy Boulevard is bounded on the north and south by commercial zoning and uses. Further east, Sandy is bounded by the railroad to the north and residential uses south.
3. Airport Way is less than a mile north of Sandy Blvd and runs through the Columbia Corridor industrial area. It has access to the I-205 freeway northbound and southbound, which also connects to I-84. Airport Way is already designated as a priority freight route, having been designed for freight traffic, unlike Sandy Boulevard. We support moving freight traffic off of Sandy Boulevard and onto Airport Way.

While we recognize the importance of continuing to develop the industrial area and provide more employment opportunities, it is equally important to ensure that Parkrose residents have a healthy, safe, and thriving Neighborhood Center for gathering, shopping, and building community.

We urge you to consider our request. If we are going to accomplish our mutual vision of making Sandy Boulevard in Parkrose one of the vibrant Neighborhood Centers in Portland, then the freight traffic needs to be kept at bay.

Sincerely,



The Rev'd Canon Nathan LeRud, Acting Dean  
Trinity Episcopal Cathedral

PORTLAND, OREGON 97209  
BOOKSTORE 800 739-6629 • WWW.TRINITY-EPISCOPAL.ORG



TRINITY  
EPISCOPAL  
CATHEDRAL

147 NORTHWEST 19TH AVE.  
PHONE 503 222-9811 • FACSIMILE 503 294-7069





# WOODSTOCK STAKEHOLDERS GROUP

*A Non-Profit for a Better Woodstock Community*

November 5, 2015

Re: Comprehensive Plan 2035 Testimony

Dear Mayor Charlie Hales and Portland City Council Members,

The Portland Comp. Plan has been a focus of the Woodstock neighborhood for the past year. Most notable was the intense visioning project in October, 2014 that was organized by the Stakeholders Group, Neighborhood Association, Business Association and Reed College to take a proactive approach to our challenges of anticipated growth. This was called the Woodstock Charrette and was a five day process in which the National Charrette Institute facilitated meetings with commercial property owners, businesses, close-by neighbors, non-profits, city planners and the community at large to look at strategies, concepts and designs for the commercial core and neighborhood center in our Woodstock community.

The Charrette gave the neighborhood an opportunity to look at our future and, to not only dream, but to problem-solve future growth which at the time, was most evident by the demolition of two buildings and the construction of a New Season's in the heart of the business district.

This process quickly identified opportunities and challenges of the Woodstock business district. First were the business owners who also own the commercial property where their business is located and who also own the adjacent residential lots. If the residential lots were re-zoned mixed-use, it would enable the local business and property owner the ability to expand and grow their business. The neighborhood overwhelmingly supported these current business owners' wishes to expand with a zone change. In addition, an economic report for Woodstock created by Tyler Bump, City of Portland Bureau of Planning, presented challenges of having a zero vacancy rate and a high amount of business leakage leaving our Woodstock business district. Therefore it was recommended by the experts in the Charrette that Woodstock needs more Mixed Use Zoning to attract and accommodate new businesses and density and would be healthier for our business district.

Traffic and safety issues were brought up at every meeting. The community expressed concerns for safety on Woodstock Blvd. Woodstock Blvd. has become a main arterial for commuters from downtown to I-205. The community agreed that slowing traffic on the Blvd. is important as well as adding street-level lighting and pedestrian crossings. The business district lacks infrastructure to handle the traffic since much of SE Martins and SE Knight that parallel the district are unimproved streets, some which are difficult to pass.

Woodstock leaders testified before the Portland Planning Commission citing road and traffic concerns of the neighborhood, which includes the unimproved streets surrounding the business district, a fact that Commissioner Fish experienced when attempting to come to a Woodstock Business Association Meeting in January of 2015. The Commissioner was unsure he'd ever make it back to the business district once he found himself navigating lakes, bumps and streets to nowhere that surround the adjacent business district.

In our Stakeholders' testimony, we asked the commissioners to be pro-active and help guide Woodstock through our growth and change as opposed to being reactive as we've seen happen in other neighborhoods. Fast forward to today... with New Season's opening on October 21, 2015, no improvements were made to help offset additional traffic and congestion generated by the new development. Neighbors are reporting on social media that without a crossing or other improvements, pedestrians are unsafe. Certainly, additional automobiles are creating some of that increased risk as well as additional congestion and frustration in the core of the business district. Lighting continues to be a huge issue. Woodstock will be welcoming Dick's Kitchen and Double Mountain Brewery in the coming months. We'd like to impress again that our neighborhood is in need of the cities attention to resolve problems and concerns while we are in growth stages and partner with us in a proactive approach.

As mentioned, the unimproved street issues in Woodstock have been testified about by the community for many years. One example we'd like to suggest to promote the City's ability to be proactive would be to use the PBOT SDC fees charged to the New Season's development for improvements to the community New Season's is impacting and serving.

Below is a Snipit taken directly from the City's website. Please note that PDOT charges SDG Fees and states that "Charges cover the cost for transportation facilities needed to serve new development and the people who occupy or use the new development." We read this to mean that the fees collected should stay in the local community that the development impacts, in particular when there is a demonstrated need such as Woodstock. To the best of our knowledge, PBOT did not assist the Woodstock community that New Season's is serving or impacting. The City needs to put their money where their mouth is.

**City bureaus that assess SDCs**

of the permit application if your permit has not been issued.

Bureau of Environmental Services (BES)	voice mail 503-823-7761	Charges cover the cost of increased use. SDCs reimburse BES for the infrastructure necessary for development.
Portland Parks and Recreation	503-823-5105	Charges cover a portion of the cost to provide for parks and recreation facilities to serve new development.
Portland Bureau of Transportation (PBOT)	503-823-7002	Charges cover the cost for transportation facilities needed to serve new development and the people who occupy or use the new development.
Portland Water Bureau	503-823-7368	Charges cover the cost for the new development's share of water system capacity.

In general, we support the Comp Plan recommendations and strategies for improving our Woodstock Neighborhood Center, but not without concerns regarding traffic, safety, street-level lighting and unimproved streets. If infrastructure improvements can be made by the City as potentially more property becomes rezoned Mixed Use, then the Woodstock Stakeholders Group is inspired by what Woodstock can become and support the comp plan as a vision for Woodstock. Woodstock is receiving a lot of attention right now by businesses that we have only seen go in "trendier" districts. This indicates a livelier, more livable, walkable, vibrant and healthier future for our business district.

Commissioners, we ask that you not only provide for the future growth of Woodstock, but that you also provide thoughtful and timely assistance and solutions as we grow. Woodstock is a perfect candidate for a program and model of "what a city can do" that could be nationally recognized as it guides and shapes our neighborhood's growth. We ask you today to take that leap and invest in our Woodstock community.

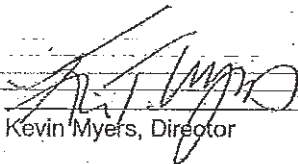
Respectfully,



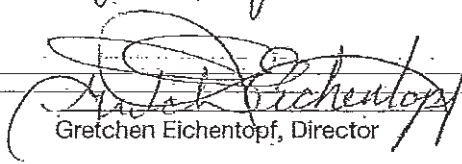
Angie Even, Chair



Gene Dieringer, Director



Kevin Myers, Director



Gretchen Eichentopf, Director

Submitted by:

Woodstock Stakeholders Group  
 Angie Even  
 4410 SE Woodstock #250  
 Portland, Oregon 97206

Arevalo, Nora

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**From:** Eva Miller <eva.miller@gmail.com>  
**Sent:** Wednesday, November 04, 2015 12:05 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Cannot tell what the plan means for my property

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

I looked at the online maps for the comprehensive plan and cannot tell what is proposed for my property. When I look at my property there, the explanations are vague. Is something changing or not?

My name is Eva Miller

My address is 4018 SE 37th Avenue, Portland, OR 97202

I have posted comments to the map, but have gotten no response from the city yet.

I wish to comment that my property is zoned R5 and I want it to remain R5. That's what I bought, so that's what I want to keep. I believe it's unconscionable for the city to change my property zoning without my consent.

Thanks,  
Eva Miller

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**Arevalo, Nora**

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**From:** Nancy Matela <nmatela@pacifier.com>  
**Sent:** Wednesday, November 04, 2015 10:15 AM  
**To:** BPS Comprehensive Plan Testimony  
**Cc:** Stockton, Marty  
**Subject:** Comprehensive Plan Testimony - 1535 SE Alder St

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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.

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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.

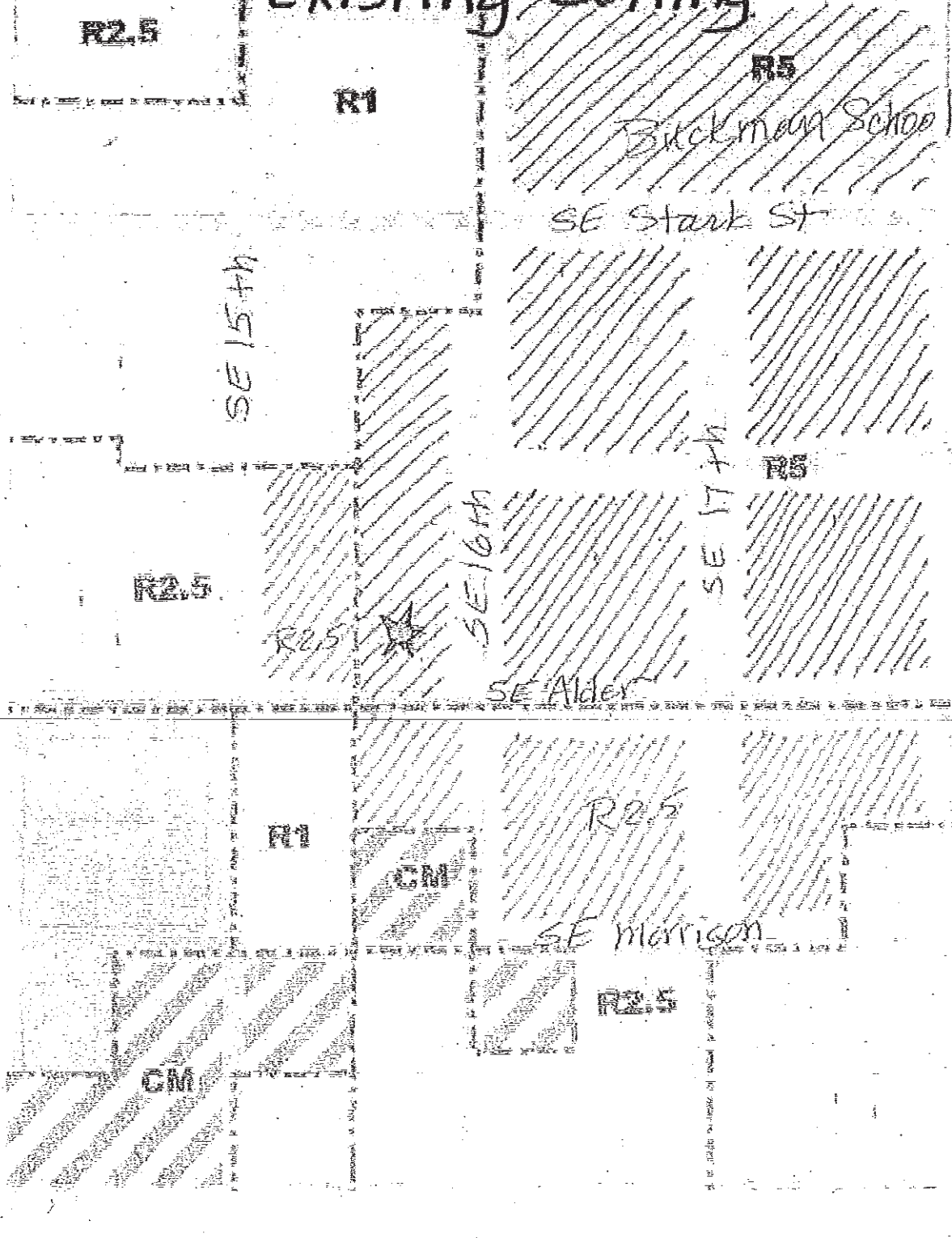
Because of all of these things, I ask that the zoning of the property be changed to R2.5 to allow four units on the 10,000 sq ft lot. I plan to build a carriage house that is architecturally consistent with the main house. The rental income from this unit will help me pay for the ever-increasing expenses. 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

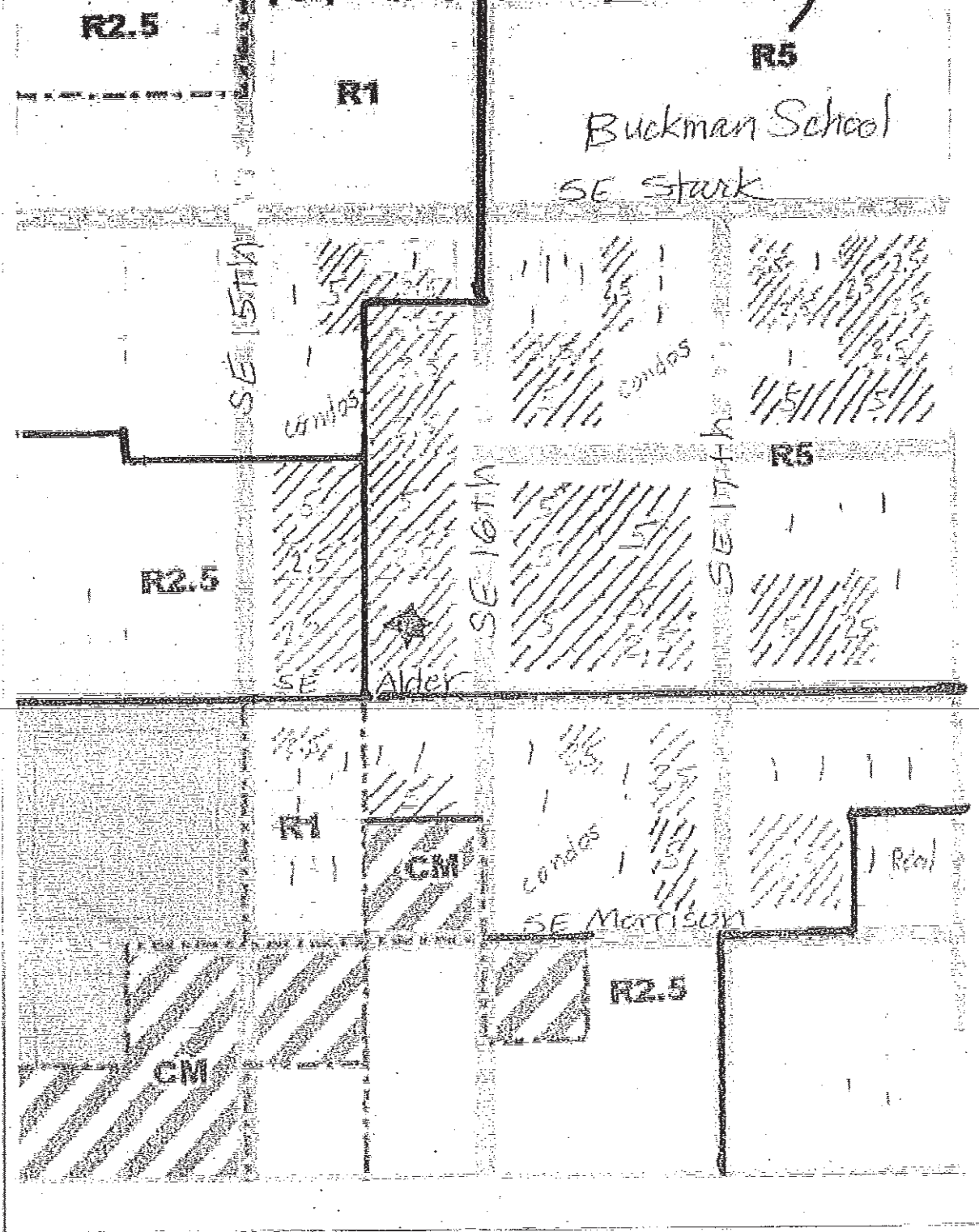


# Existing Zoning





# Actual Use Zoning





**Garden Home Enterprises, Inc.**  
**7410 SW Oleson Road**  
**Portland, OR 97223**

**Tel: 503-244-9065**  
**Fax: 503-892-4643**  
**e-mail: [k7fm@teleport.com](mailto:k7fm@teleport.com)**

Comprehensive Plan Testimony

AUDITOR 11/06/15 PM 4:55

November 4, 2015

My name is Colin Lamb, address listed above. I e-mailed a comment and was intending to appear before the City Council on November 19, but am unable to attend in person.

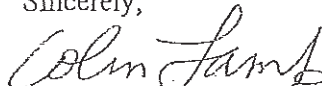
Upon reflection, my e-mail was not as concise as I would have liked. The new zoning standard for our shopping center is Mixed Use - Dispersed. This is down zoning and is a substantial hardship for the 50,000 square foot supermarket located on site. The supermarket has been in existence since 1957 and grew to that size because it is necessary to meet the needs of the community.

The present store was built in 1980. It was 26,000 square feet. By 1995, the store was losing money because it was no longer large enough to be competitive with the larger stores. Most of the supermarkets in Portland below 30,000 square feet have disappeared - because they cannot offer the prices and variety that larger stores offer. This means that customers have to travel further (usually by car) to do the majority of their grocery shopping. This is short-sided. I realize that the present store would continue to exist as a non-conforming use, but having been in that position before, this is a severe economic hardship. I therefore believe the down-zoning would not be appropriate.

Also note that the larger store allows, special convenience to customers, since it has a post office, OLCC liquor store and Brew Pub. These conveniences would not be possible in a smaller store.

I also question whether the traffic on Oleson Road, which is the cross-street, was considered, since it is not in the City of Portland. Traffic count in front of our location is higher than in Multnomah, which is zoned at the higher zone.

Sincerely,



Colin Lamb

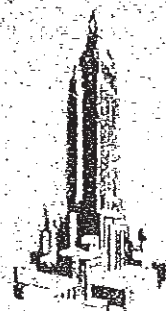
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QUOTER 11/03/15 AM 10:46

BITAR BROS., A LIMITED PARTNERSHIP  
ROBERTA BITAR MANAGEMENT COMPANY, GENERAL PARTNER

BITAR BROS. ROBERT A. BITAR CORPORATION

2929 EAST BURNSIDE STREET, PORTLAND, OREGON 97214-1831  
PHONE (503) 234-0337 FAX (503) 234-0339



SINCE 1922  
COMMERCIAL  
INVESTMENTS  
PROPERTIES

November 4, 2015

Mayor Charlie Hales, Commissioner Amanda Fritz, Commissioner Nick Fish, Commissioner  
Dan Saltzman and Commissioner Steve Novick  
City of Portland  
1221 SW Fourth Ave.  
Portland, OR 97204

Re: 2035 Comprehensive Plan

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

Our companies own two lots on the corner of NE Couch Street and 29<sup>th</sup> Ave. identified as R177752 and R177753. Both lots currently have split zoning designations of CS and R 2.5. See enclosed zoning map.

To date this has not been an issue, although we believe that the existing use as a parking lot for the adjacent clinic and commercial building and overflow parking for the commercial block to the west is a non-conforming use under the code for R 2.5.

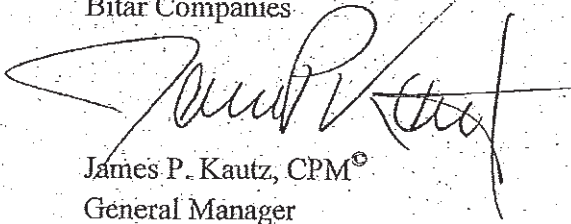
In the new proposed Comprehensive Plan Map and proposed change #1110 the lots remain split between Mixed Use - Urban Center and residential designations.

It seems to be an opportune time to address this anomaly as the City moves toward adopting the 2035 Comprehensive Plan and the subsequent zoning changes.

We respectfully request that the whole of the two lots be included in the Mixed Use - Urban Center designation which would be consistent and compatible with the adjacent and surrounding properties and the existing use.

Thank you for your consideration.

Best regards,  
Bitar Companies

A handwritten signature in black ink, appearing to read "James P. Kautz". The signature is fluid and cursive, with a large initial "J" and "K".

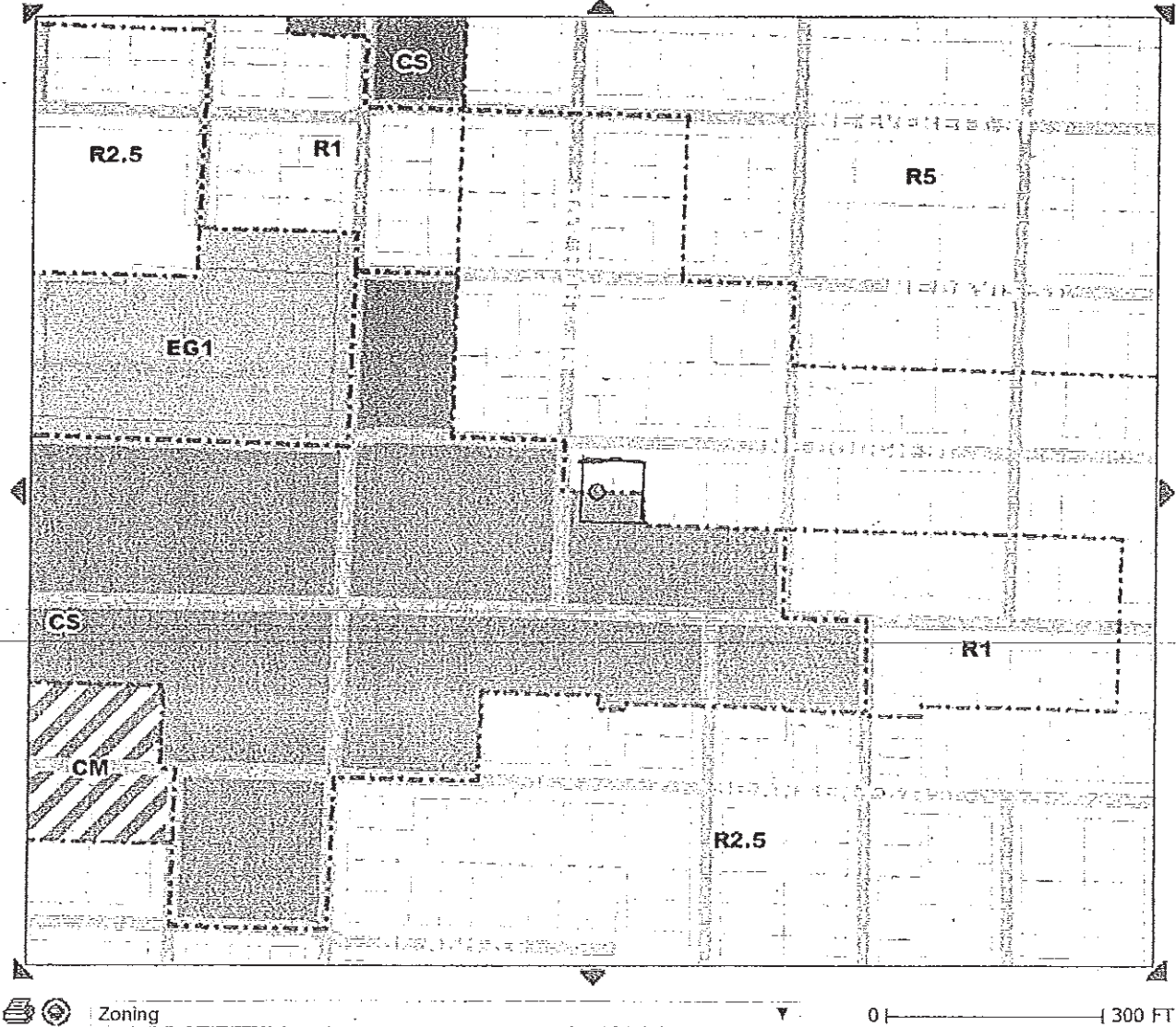
James P. Kautz, CPM<sup>®</sup>  
General Manager

Enclosure

Explore the area, view different themes

Zoning Detail

Long -122.63569 Lat 45.52339



City of Portland, Corporate GIS

11/4/2015

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.



## Arevalo, Nora

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**From:** Susan Hartnett <sgshoregon@q.com>  
**Sent:** Tuesday, November 03, 2015 8:16 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** [Approved Sender] Comprehensive Plan Testimony - Resend

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor Hales and Commissioners,

We are writing to register our strong objections to the proposed down zoning of our property at 42 NE Graham Street and 44 NE Graham Street from R2 to R2.5.

Over the last 15 years we have completed a very site sensitive infill project in the Eliot neighborhood. This included a subdivision to create four lots from the original two lots. Our development preserved the original home built in 1900 and added three additional buildings that were designed to blend with the historic nature of the neighborhood even before the historic district was in place. We intentionally built to maximize the site density while also respecting the scale and character of the street and neighborhood and creating a pocket community. There are now seven dwelling units on the site we developed and we retain ownership of two of the lots and buildings.

Throughout the development process we have been very challenged to finance our efforts. We are not developers by profession and do not have access to real estate investment funds. We have taken significant personal financial risks during this process and have repeatedly been told that our "unique" properties are hard to underwrite for construction loans and mortgages. Changing the zoning in the proposed manner will slap "non-conforming" on top of "unique" -- making any future financial transactions related to these properties even more difficult.

We are longtime residents of Portland and have sought to "walk our talk" by pursuing this site sensitive infill project in a neighborhood considered by many to be Portland's slum when we first moved here. Please do not make us regret our decision to take the City at its word. We thought the City wanted sensitively designed infill development that preserves older homes and provides affordable housing options for a range of household sizes and types. That is what we have done on this site and we do not want to see our investment of time, energy, sweat, blood, tears, and money eroded by this wrong-headed rezoning proposal that reverses 20 years of policy direction in Portland and very specifically in Eliot.

Susan and Jeff Hartnett  
44 NE Graham Street, Unit A  
Portland, OR 97212



## Constructing Hope Pre-Apprenticeship Program

405 NE Church St., Portland, OR 97211  
503-281-1234  
[www.constructinghope.org](http://www.constructinghope.org)

November 3, 2015

Portland City Council  
City Hall  
1221 SW 4<sup>th</sup> Ave  
Portland OR 97204

Dear Mayor Hales and Commissioners:

I am writing to you today about the low forecast growth of the Portland harbor in the Economic Opportunities Analysis (EOA) document for the Draft City of Portland Comprehensive Plan. I believe that a low forecast sends a negative message to at risk communities about the value of Portland harbor jobs and the opportunities they bring. The harbor is a major impact employer in this City and the opportunities they provide to a wide range of the community is a crucial part of the economic vitality of our city.

My organization, Constructing Hope Pre-Apprenticeship Program, is a partner for community growth and change. We are the space where people with all different backgrounds can start a life and earn a living wage to support themselves and their family. We depend on partnerships and a thriving working harbor to open doors for our trained workforce. Each of our graduates gains knowledge of opportunities within the trades, basic entry-level skills, plus familiarity with trade tools, terminology and basic principles. The Port and working harbor support citizens from all walks of life with meaningful, family-wage jobs and changes their lives for the better.

If you care about the future of our city's entire community, painting the Portland harbor with a low growth forecast during a time when we are seeing significant expansion in the harbor sends the wrong message. Change the Portland harbor forecast back to the "most likely" moderate growth as originally recommended by Bureau of Planning and Sustainability staff and support opportunities for our changing community.

Sincerely,

Patricia Daniels  
Executive Director  
Constructing Hope

CC:

Commissioner Nick Fish  
Commissioner Amanda Fritz  
Commissioner Steve Novick  
Commissioner Dan Saltzman

Portland City Council Comprehensive Plan Testimony  
Re 115 N.E 16th Portland, OR 97232

State ID # INIE35DB 2100

AUDITOR 11/02/15 AM 9:37

I own the above house. When I moved here in 1953  
N.E Sandy was zoned for light manufacturing and  
now is zoned General Commercial. This block is  
shared by an Air Conditioning warehouse and my  
Automobile Sales Lot.

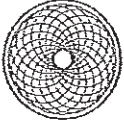
The above house is a small lot 50' x 50'. The rest  
of the block is all commercial.

Why is the reason for the change which I  
would be more restrictive? Is it to have more  
apartments with no parking, or more food outlets?

I see no reason to down zone this lot.

*C. Bleg*

C. BLEEG MOTORS  
1540 NE SANDY BLVD.  
PORTLAND, OR 97232  
(503) 236-3472



Frank DiMarco  
P.O. Box 14184  
Portland OR 97293-0184  
M 503.358.8119  
[frank@dimarcoimages.com](mailto:frank@dimarcoimages.com)

November 2, 2015.

Portland City Council

RE: Proposal for 5-Story Buildings in SE Division Corridor

Dear City Council Members,

It is with great frustration that I write to you in firm opposition to any plan to upsize buildings in the Richmond Neighborhood and particularly in the SE Division Corridor.

Portland is a city with a significant cloud footprint and any increased height of buildings in this neighborhood will reduce available natural light even further more than the current 4-story buildings currently do. Let's not fall into this trap and further reduce the liveability of our neighborhoods. Like Paris, let us be a City of Light.

Density is a reasonable proposition but only when applied thoughtfully. Building height increases, especially in the form of the hideous and character-less Soviet-era blockhouse architecture on SE Division (somehow approved without design review) will be a further erosion of liveability, which is now stretched to a questionable point. Have you noticed how many "for sale" signs have gone up on streets adjacent to the poorly planned "gentrification" of SE Division?

I urge the Portland City Council to stand their ground against developer pressures and remember the residents and structures that continue to give the Richmond Neighborhood its character and uniqueness.

Sincerely,

Frank DiMarco



Arevalo, Nora

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From: Carl VanderZanden <carlvz@mac.com>  
Sent: Monday, November 02, 2015 5:21 PM  
To: BPS Comprehensive Plan Testimony  
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up  
Flag Status: Completed

Please include my testimony and request in the process for revising the Portland Comprehensive Plan.

RE: 9465-9477 N Mohawk Ave., Portland OR 97203  
State ID#: 1N1W01DA 19600

I own the property listed above.

I support the comprehensive planning proposals for the N. Fessenden Street corridor. I believe that mixed use development is appropriate for that corridor, because of the amount of traffic on the street, and the growth of that area of Portland.

I support the proposed designation of my property as Mixed Use - Neighborhood.

~~I am also requesting that the property at 9465-9477 N Mohawk be re-zoned to CM1 Commercial, or an appropriate zoning that would allow the mixed use designation to be implemented. The property is on a corner, and adjacent to a service station. It would be appropriate for mixed-use development, and the zoning change at this time would support that. I request that this zoning change be made at the same time as the designation change.~~

Thank you,  
Carl VanderZanden  
503-987-0855

Mailing Address: PO Box 12535, Portland OR 97212

November 2, 2015

Portland City Council  
c/o Council Clerk  
cputestimony@portlandoregon.gov

Ladies and Gentlemen:

I am writing to submit some comments regarding the proposed revisions to the City of Portland Comprehensive Plan. I am a resident of the Woodstock neighborhood. I have been attending neighborhood meetings regarding land use issues for the past two and a half years. I had an opportunity to become more involved and concerned about the proposed Comprehensive Plan changes through this involvement. I have serious concerns about proposed parameters for the new multi-use zones, especially with respect to parking requirements, notably the lack thereof. I am also concerned about a proposal to outright implement Comprehensive Plan designated residential zones.

(1) Multi-use zoning concerns – I am pleased that residential space will now be included in calculation of floor-area-ratios under the new proposal. I am hopeful that this change will help control the height and mass of buildings in the Woodstock Neighborhood Center. However, another critical need for increased density to work is sufficient accommodation for all modes of transportation, including automobiles. The City has in the past taken an approach that tries to reduce automobile traffic by making it more difficult for cars to move about the city, including failing to ensure adequate parking for both daily and overnight needs. This is a very short sighted and ultimately disastrous approach. If Portland continues on this path, traffic congestion will only get worse, not better. Public transportation will not replace the automobile for any but the most casual user unless it is true "rapid transit", which even Max is not. Streetcars, buses and the like do not move enough people fast enough to replace automobiles. Bicycles work only for a small segment of the population. All residential development should be required to provide overnight off-street parking for residents – at least one space per residential unit. Commercial parking regulations should not limit parking but rather require it at levels appropriate to the floor area being developed. On street parking is not adequate to serve either residential or commercial development and contributes to traffic congestion. Perhaps a more scientific approach to determining adequate parking provision is called for. What is the current ratio of households to registered automobiles? Any development that would reduce that ratio by more than 10% would probably lead to disaster – as we already see in many densely developed areas of the city – NW Portland, Division between 26<sup>th</sup> and 39<sup>th</sup>, etc, where parking is so scarce that many people cannot patronize the businesses located there. Parking requirements for future development is currently the most hotly debated topic on Woodstock Nextdoor.com website. It is critical that the city get this right. Too much parking would be much less damaging than too little parking.

Concomitant with this concern is the need for development of some of the many unimproved streets that are prevalent in the Woodstock Neighborhood. While many of those whose property abuts unimproved streets are opposed to their improvement (especially if they have to pay for it), it is nearly impossible to travel in an eastward or westward direction in Woodstock anywhere south of Woodstock Boulevard. One has to travel south to Bybee Blvd (over 10 blocks) before one finds an improved east-west street suitable for even the lowest level of automobile traffic. Some of these streets could be developed quite inexpensively for pedestrian/bicycle traffic, while others need to be developed for automobile traffic to help alleviate pressure on an already overused Woodstock Boulevard.

(2) While the proposed Comprehensive Plan will leave most residential zoning unchanged, there is currently some thought being given to permanently implementing increased density designations from the last Comprehensive Plan. As I understand it, during the last Comprehensive Plan process in the 1980's, residential properties within a certain specified distance of an arterial street with bus service (not necessarily FREQUENT bus service) were designated R2.5, rather than the more prevalent zoning designation of R5. This approach was totally arbitrary and failed to take into consideration the character of surrounding neighborhoods and existing actual density, which in many cases is less than the official zone designation. Comprehensive Plan designated density levels should not be implemented without full review of infrastructure needs, input from nearby residents, the Neighborhood Association and District Coalition on a parcel by parcel basis. In the Woodstock neighborhood, many of these properties also border the previously discussed unimproved streets. In my opinion, if development at the Comprehensive Plan designated density level has not occurred within the past 30-plus years, that density designation needs to be completely reconsidered. It has been stated that Portland could meet its anticipated needs for increased residential density without implementing these arbitrary changes. These underlying designations represent a "ticking time bomb" that most residents are completely unaware of until a developer gets their hands on one of these properties. Zoning for these properties should remain at their current official zone designation and the old Comprehensive Plan designation, if different, should be REMOVED, NOT implemented.

(3) I remain extremely concerned about the increasing incidence of demolition of viable housing by developers who then cram as many new, large, expensive houses on the lot as zoning will allow. Requirements for private outdoor space are obviously being ignored or are so small as to be laughable. These new houses often rob their neighbors of solar access and privacy and destroy the character of a neighborhood and, being multi-story in nature, are not senior-friendly. Incentives to discourage demolition and encourage rehabilitation of existing housing stock should be put in place by the City if it is serious about maintaining neighborhood character and affordability. I am following closely the discussions occurring as part of the Residential Infill Project but am quite concerned that restraints are being placed on the scope of that project that will render its work ineffective. In addition, the demolitions continue at an alarming rate, encouraged by very liberal interpretations of current zoning codes by the Bureau of Development Services.

I appreciate the opportunity to provide this input.

Sincerely,

Merrilee Spence  
4219 SE Reedway St.  
Portland, OR 97206

## Arevalo, Nora

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**From:** Parsons, Susan  
**Sent:** Monday, November 02, 2015 2:29 PM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** FW: Multnomah Village CS Zones

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

**From:** Darryn Sikora [mailto:darryn.sikora@gmail.com]

**Sent:** Sunday, November 01, 2015 10:20 PM

**To:** Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; cputestimony@portlandoregon.gov; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; City Auditor Griffin-Valade <LaVonne@portlandoregon.gov>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; mnaLandUseCommittee@gmail.com

**Subject:** Multnomah Village CS Zones

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Portland City Council

Council Clerk

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

My family and I have lived in Multnomah Village for the past 15 years. My children have grown up with gifts from Thinker Toys, treats from Sweets Etc, books from Annie Blooms, and as they have grown older, caffeine from Starbucks, and lunch from Fat City. The Village is one of the few family-oriented commercial districts left in the city and should remain that way by limiting large scale development. We were comfortable with our young children going by themselves to the Village. Increased density would increase traffic and make the area less livable.

The Mixed-Use Zoning Project of the 2035 Comprehensive Plan's proposes to change the Commercial Storefront properties to Commercial Mixed Zone 2 (CM2). I request that the City Council change this designation to CM1 to which limits building height to 35 feet in the business district of Multnomah Village with a D overlay.



With the exception of one 3-story building, Multnomah Village consists of predominantly 2-story buildings, many of which are historic. The Village has a design district overlay under the current Comprehensive Plan and this overlay states that new development must be consistent with the scale and character of the existing businesses. The new CM1 designation is a better fit for the historic Village, which appears to be the last remaining cluster of locally-owned businesses in the City.

Please add this to the record.

Thank you,

Darryn M Sikora

3360 SW Miles Street

Portland 97219

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cc: Mayor Charlie Hales, [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)

Commissioner Amanda Fritz, [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)

Commissioner Nick Fish, [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)

Commissioner Steve Novick, [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)

Commissioner Dan Saltzman, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)

City Auditor, La Vonne Griffin-Valade, [LaVonne@portlandoregon.gov](mailto:LaVonne@portlandoregon.gov)

Susan Anderson, [Susan.Anderson@PortlandOregon.gov](mailto:Susan.Anderson@PortlandOregon.gov)  
MNA Land Use Committee, [mnaLandUseCommittee@gmail.com](mailto:mnaLandUseCommittee@gmail.com)



**NACM Oregon**

HELPING BUSINESSES SUCCEED SINCE 1886

November 1, 2015

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

RE: Comprehensive Plan / Zoning Changes

Mayor Hales and Council Members:

With respect to your current comprehensive plan zone changes under consideration, we respectfully request an alteration.

Our building at 7931 NE Halsey Street currently falls into two zones. Under the comprehensive plan, we still fall within two zones. These are changes #1108 and #343.

We would like to see the entire building within the Mixed Use EG1 category. The other zoning proposed for one-half would have the property include both commercial and housing possibilities. As our building is a basic three story office layout and the location between I-84 and Halsey is not conducive for housing due to the noise and air pollution, the EG1 option makes more sense.

Please feel free to contact me with any additional information you may need.

Thank you,

NACM Oregon

A handwritten signature in cursive script that reads 'Rod Wheeland'.

Rodney B. Wheeland  
President

Arevalo, Nora

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**From:** Rebecca Mode <rmode9@gmail.com>  
**Sent:** Sunday, November 01, 2015 12:40 AM  
**To:** BPS Comprehensive Plan Testimony  
**Subject:** Comprehensive Plan Testimony

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I oppose my property at 506 N.E. Thompson having a change of zoning from R2 to R2.5. It is my understanding my lot was included because I am in the Eliot Conservation District. This zoning change is not appropriate for my property. My lot is 9,375 square feet and with it's current zoning of R2 is allowed 4 units. I currently live in a 1910 duplex that I have lived in and raised my family in for the last 16 years. My property has ample room to build while still maintaining a large backyard. It is my intention to do so at some point in the future. If my zoning changes I am only allowed to build 1 unit and must legally divide the property first. (at great expense to me)

If you look at my block you will see many of the lots smaller than mine have several units on them already that fit in with the character of the block. Also, there are 3 lots on my block that do not have proposed re zoning ( 1 larger and 2 smaller) I feel it is unjust to change my zoning and not that of the 3 lots on my block.

It seems ridiculous to change the zoning on my large centrally located lot when much of the rest of the block have plenty of units on them . I am only asking to keep the zoning I currently have.

---

If the intention is to have more housing on and near MLK and less towards 7th ave then it makes no sense to change my zoning to allow less and keep the 3 lots near 7th with unchanged zoning.

I understand this zoning change is aimed at stopping homes from being torn down. I have lived in my duplex for 16 years and have no intention of tearing it down. I only wish to have the ability to build respectfully in the future.

In a city with a huge housing crisis it does not make any sense to change the zoning on my lot.

Thank you,  
Rebecca Mode at 506 N.E. Thompson Street.

11/1/15

To: City Council

AUDITOR 11/06/15 PM 4:54

Re: Proposed Comprehensive Plan Map Change

10048 N. Edison St

Portland O Regon 97203

EDZ

and 1 N 1 W 2 D A 5700 Mixed Employment

Name: Daniel Waldron / CC Waldron (Clausie / Cris)

We have lived at the above address for 52 years. I was a single wage earner for 36 years working for the Hamlets Health & Welfare / Pension department. We have enjoyed our property with our family and now with the children of the neighborhood, playing and enjoying the open space and all the fruit trees in the area. We would like to keep the zoning as it is. As you can see our situation is very different. Please consider our request to keep our zone as it is.

Sincerely,

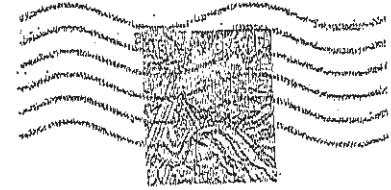
Cris Waldron  
Daniel Waldron



Waldron  
10048 N. Edison St  
Portland, OR 97203

PORTLAND OR 970

05 NOV 2015 PM 1 L



Portland City Council  
1221 SW 4th Ave Room 130  
Portland, OR 97204

PLDTOP 11/05/15 0112:11

97204199199





South Tabor Neighborhood Association

November 1, 2015

To: Portland City Council and Mayor Charlie Hales  
Council Clerk  
1221 SW 4th Ave, Room 130  
Portland, OR 97204

From: South Tabor Neighborhood Association  
Duane Hanson, President  
Shem Harding, Local Land Use Chair

RE: **STNA Testimony on Recommended Draft of the 2035 Comprehensive Plan**

The purpose of this letter is to provide comments on the most recent draft of the 2035 Comprehensive Plan. Several map changes are proposed to the South Tabor neighborhood, including the following:

**Map change from Institutional-Residential to Institutional Campus STNA OPPOSED**

This map change is proposed at Franklin High School (5405 SE Woodward St.) While we appreciate the value to the neighborhood this institution brings, we also recognize that this Institutional Use sits in the middle of a single-family residential area, and as such the Institutional-Residential designation is entirely appropriate. We oppose this map change because the new designation would result in less stringent land use reviews and neighborhood input on changes to the Institutional Use.

Residents near Franklin have already experienced several negative impacts due to the modernization project. The conditional use review currently required for the project allowed nearby residents to weigh in on design decisions and mitigate many of the negative aspects of the project. Keeping a stringent land use review process in place for this type of use is critical to neighborhood livability.

**Map changes from Residential to Mixed-Use on Mixed-Use Corridors STNA SUPPORTS**

For existing Nonconforming Commercial Uses on Mixed-Use corridors like SE Division St. and SE Powell Ave, changing the designation from Residential to Mixed use is logical and appropriate, and will make it easier for existing business owners to expand or modify their businesses and obtain financing.



## South Tabor Neighborhood Association

### **Map changes from Residential to Mixed-Use in Residential Areas STNA OPPOSED**

For existing Nonconforming Commercial Uses in Residential Areas, a map change to Mixed-Use would reduce the residential character of the neighborhood and allow more commercial and mixed use development to occur in predominantly single family residential areas. This map change is proposed at 2914 SE 52nd Ave (Liz's Palace for Beauty), at the intersection of SE 52nd Ave and SE Woodward St., both largely residential streets in this part of the city. There is concern that this location is particularly inappropriate because it could encourage more commercial development along either street.

Map changes to isolated Nonconforming Commercial Uses like this one do not make sense, and STNA is opposed to this change.

### **Map changes from R2/R1 to R1 on split-designated/zoned sites STNA SUPPORTS**

STNA supports addressing existing small split-zoned sites. Since these sites are already zoned for multifamily development and the split zoning is a difficult obstacle to development, this change seems logical and appropriate.

Please consider these issues and take our input account when reviewing the latest draft of the Comprehensive Plan. We appreciate your attention to this testimony.

Sincerely

South Tabor Neighborhood Association

Duane Hanson, STNA President

Shem Harding, STNA Local Land Use Chair