

Arevalo, Nora

From: Meg Eastman <annemargareteastman@gmail.com>
Sent: Friday, October 30, 2015 7:27 PM
To: BPS Comprehensive Plan Testimony
Subject: Multnomah neighborhood corridor

Follow Up Flag: Follow up
Flag Status: Completed

Please designate Multnomah Village as an historic neighborhood. Or limit development to. Neighborhood Corridor. I have lived and worked in the village for 35 years. Please do not increase density and raise building heights. The traffic and congestion are damaging enough already.

Thanks,
Meg Thompson
6233 SW 39th AV
Portland

Meg Eastman Thompson

Arevalo, Nora

From: Jimmy Buell <jhbuell@gmail.com>
Sent: Friday, October 30, 2015 10:10 AM
To: BPS Comprehensive Plan Testimony
Subject: Zone Change Proposal Block 124 CARUTHERS ADDITIONS (3312, 3324, and 3338 SW Kelly)
Attachments: SW Kelly Ariel View.pdf; sw kelly zoning map.pdf
Follow Up Flag: Follow up
Flag Status: Completed

To Portland City Council:

We would like to propose a zone change to a portion of Block 124 CARUTHERS ADDITIONS from R2 to RH, thereby making all of Block 124 RH.

Currently the west half of the block is zoned R2, on which is one commercial building (3312 SW Kelly) and two residential buildings (3324 and 3338 SW Kelly). Rezoning these lots to RH would effectively conform the whole block to the RH zoning and allow a better use of this property for the City, as follows:

In July 2012 the Gibbs Street Pedestrian Bridge was completed, giving the subject property easy access to the transit center on the waterfront and easy access to the OHSU tram. The west entrance of the pedestrian bridge is at the north line of the subject block (1 minute walk from subject property). Going forward, because of the convenient access to mass transit, this block should be zoned RH, not half RH and half R2.

The close proximity to the South Waterfront transit center supports the goal of a low carbon city and

- increases housing at affordable prices
- provides space for much needed retail in the area
- provides more housing for OHSU students and employees

It appears that the close proximity of the subject property to the mass transit would encourage the requested increased density, putting the property to a better use for the City.

It should be noted that the subject property which is currently zoned R2 is located just inside the historic district. This affects just 3324 and 3338 SW Kelly which now offer only a total of nine units. (The remainder of the R2 in the historic district is the 1965 commercial building.) If this property is allowed to be redeveloped with the higher density provided by RH zoning, the conditions placed on new buildings in the historic district would assure redevelopment with a traditional architecture to retain the historic appearance of the area. (It may even enhance the block from its current use, as, if the commercial building, which is NOT historic, were to be redeveloped, the new construction would be in conformance with the historic district guidelines.

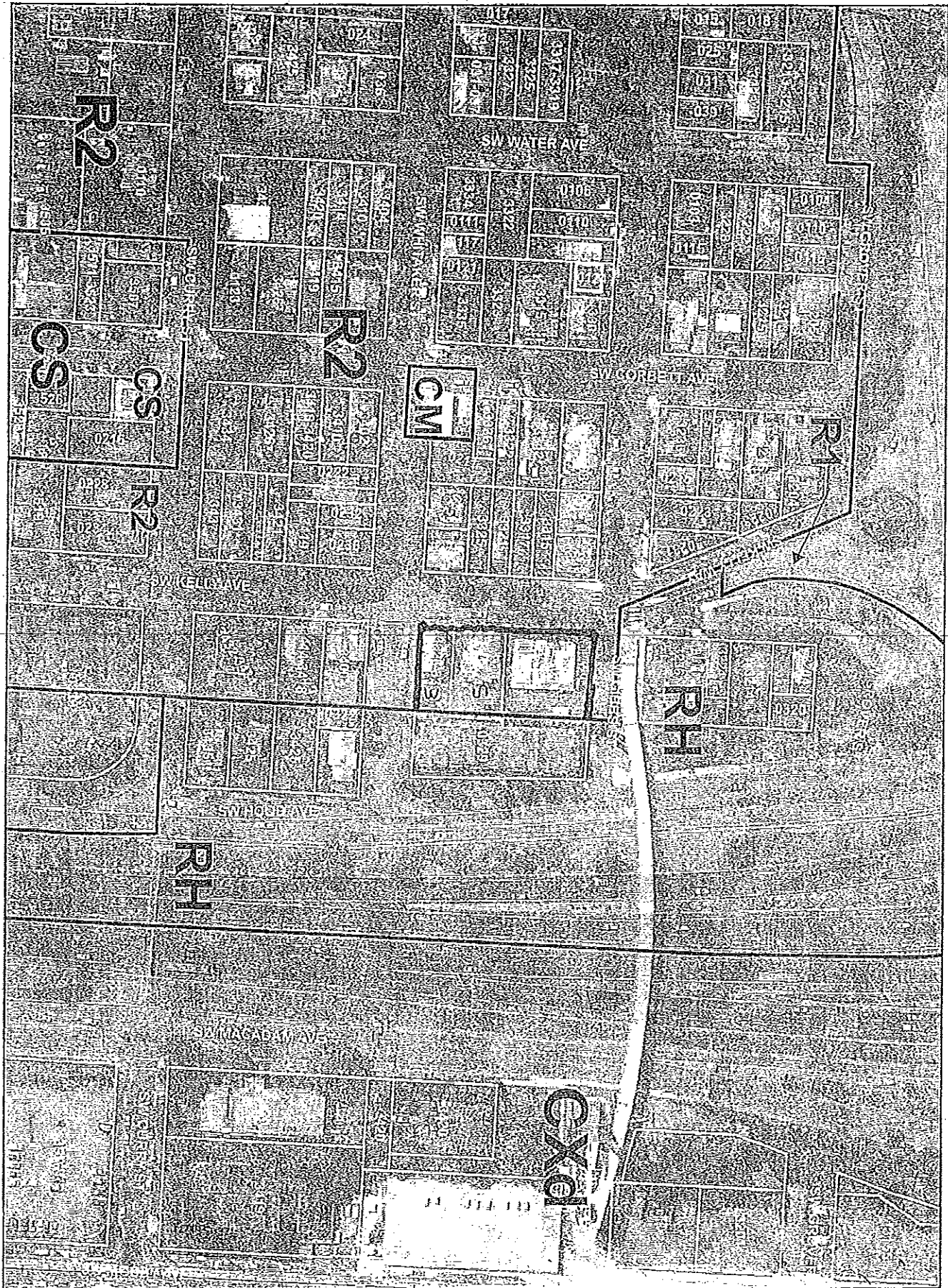
See attached maps.

Respectfully submitted,

Jimmy Buell

Buell Management, LLC

1007 NW 16th Ave Portland, OR 97209
Cell: 360-601-6119 | Fax: 503-222-1892
Office: 503-222-4122



Arevalo, Nora

From: Jerome Weisenborn <jerome@ninkasibrewing.com>
Sent: Friday, October 30, 2015 7:33 AM
To: BPS Comprehensive Plan Testimony
Subject: Testimony for 2631 Ne 6th Pl

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern

Please stop the high residency dwellings! We have a nice community and they are being over run with building that look like boxes with no character and not enough parking! We grew up in this amazing city and now because the rest of the country knows it and wants to mover here the trade off of changing the landscape of our city is horrible.. To have even a small yard and a a garage is becoming harder to find near the city .. The apartments say leed built but we have been inside.. They look cheap and feel like a cubicle... Our waterfront on east side now being blocked by more and more APARTMENTS! Please leave our neighborhood alone..

Thank you

Jerome Weisenborn
2631 ne 6th place

October 30, 2015

City Council
Rezoning
Portland City Hall
1221 SW 4th Ave.
Portland, OR 97201

Case #: 2014-130565-000-00-HS
606-612 NE 72nd Ave.
Portland, OR 97213

To whom it may concern:

I am asking a plea of reconsideration to the City of Portland, for a formal review to realign the CS zoning adjacent to my property where it would be included to qualify as a 4 plex or have the property be accepted as an Overlay zone such as a or d. The City of Portland recently changed the status of my rental from a 4 plex to a 3 plex. They inform me according to the zoning requirements I am not permit for a 4 plex for the present zoning and there are no permits for unit 612 which is the unit in question and the City has required me to evict the tenant. My property is adjacent to the CS zoning north of NE Glisan and 72nd. There are no lots between mine and the CS zone and I would think this request would not be unreasonable. This property has been rented as a 4 plex since 1966. The US Post Office, The Multnomah County Tax Assessors, Chicago Title Company and the Polk directory has recognize this property as a 4 plex, since 1968. 612 NE 72nd Ave, is a single person basement studio. I have evidence this unit has been rented since 1975. I can produce the names of these renters, if one needs evidence. I didn't cause this problem, nor did Mrs. Garnet Lewis who I purchased this property from. Therefore, I don't understand why I am being the victim of this problem which occurred over 56 years ago. After 56 years, by stature one would think this property should be grandfathered into being legally accepted, perhaps not legally permitted but, that can be corrected. I would like to point out the original permit (369429) originated 4/11/58 and the project was never completed and was voided 2/21/64. It took almost six years for the first phase to be built and overall 10 years to be completed. After two years the original permit was voided and a second one was issued on 4/11/66, (permit #426738). It allowed for two additional units; however, it was overlooked by the City inspector's two units already existed (see commitment made by M. Liefeld 3/22/01 folder 01 131600 000 00 CO). Mr. Nokleby and Mr. Wortendyke, the new owners, were issued a permit to add two additional units, making four but, by this time there had been so many City Inspectors I am sure there were a lot of oversites, confusion and misunderstanding while this was being built over such a lengthy period.

Now, putting everything in perspective, my property is the fourth one from the intersection of Glisan and NE 72nd Ave., going north. The corner property is a commercial building; which faces Glisan, the second property 520 NE 72nd, is a 10 unit apartment on a 9750 sq.' lot, the next property adjacent to mine, 600 NE 72nd, is a four unit apartment on a 5000 sq.' lot and my property 606 NE 72nd is a 6250 sq.' lot which the city has it permitted only as 3 plex. (See included 2 maps from City files) In comparing my lot size to my immediate neighbor 600 NE 72nd, I should be able to have a 5 unit apartment and if I compare it to the 10 unit apartment 520 NE 72nd,

the second lot from the corner, I should have at least a six unit apartment according to the size of the lot. This area has not had a rezoning assessment for a long time and perhaps is out of date with the current conditions. In addition, there is another 7 unit complex within a few blocks of my property. So, there is a lot of intermingling of types of properties in this area. The neighborhood is changing daily and perhaps a better mix should be considered for the current conditions. This is an up and coming neighborhood with continuous new development which the City has approved and perhaps they have overlook the influence and effeteness this development has caused this neighborhood.

Also, not too distant from my property, the City has allowed a 6 unit apartment on the SW corner of Burnside and NE 73rd. There is absolutely no commercial property around just residential. In addition, between Burnside and SE Thorburn on SE 73rd is a condo complex and I am not sure the number of units, however; it appears to be 8 or more duplexes and across the street I am totally confused because I am unable to figure the property lines. But it appears to be five 4 plex units and again there is no commercial businesses around, strictly residential. Based on my location and lot size I don't understand by reasoning, why my lot CANNOT be permitted for a 4 plex. I understand there needs to be some type of control in residential areas to maintain density. However, my property is directly adjacent to the high density zone and in my unit 612 there has been only single tenants living since 1988. And there has never been a tenant with a vehicle while living in this unit since I have owned it. This is a studio, a one person living unit and one person will not change the density one iota.

I purchased this property in 1994 from Mrs. Garnet Lewis who owned the property, to my understanding for thirteen years as a 4 plex. She purchased it in good faith, through a reliable title company and I also purchased this from Mrs. Lewis in good faith as a 4 plex. When I purchased this property there was no mentioning from Chicago Title Company this was anything other than what I assume I was purchasing. Matter of fact, looking over the entire documents one will see the description shows it as a 4 plex and the deed describes only the lots, so I guess one isn't buying any structures on the property, just pure earth. The City cannot just make demands with zoning laws and then neglect their fiduciary responsibility. The City needs to carry forward and make sure new buyers are paying for what they are buying. If my property is now considered a 3 plex, then the value of the property will go down substantially, a great lose to me and it is probably valued less now then what I bought it. The individual I bought the property from has past away and I am unable to go back on her for any compensation. If the City has the ability to make sure all easements are brought to the new property owner's attention, then surely the City has the capability to make sure the new buyer is buying what he thinks he is paying for such as, a single dwelling, or a 2 plex, a 3 plex, a 4 plex. Etc... The City is aware of how often this occurs. I have spent enough time at the City of Portland's office attempting to resolve my problem and in talking to different employees and I have found this is a reoccurring event. A lot of people have got caught up with this same scenario. New buyers want to enhance their future income and purchase a multiplex unit to only find out later it wasn't permitted properly and instead they bought a problem. I understand an elderly women purchased a 2 plex and has just found out after the sale the property isn't permitted or in a zone for a 2 plex. So, why is the City so careless about inform new buyers about property zoning and permit restrictions? This was my retirement. I was lucky enough to save a little money to purchase this property as a supplement to my social security. I have no retirement coming, so I needed this for survival. I am totally dependent on this to live on and after having this property for 21 years the City tells me they are cutting my retirement income. I think there could be some legal issues here, especially since this unpermitted unit has been rented for the past 56 years and what about all the property

taxes I have been paying, since this is classified by the county as a four plex? Are they going to pay me back the over paid taxes with interest? Eliminating the income from this apartment would be like working for the City for 21 years and then when you retire they tell you Oh! by the way, you don't qualify for retirement pay. We forgot to inform you, when you were hired, to sign this document so, you are disqualified for any income.

Because my property is not permitted as a 4 plex any longer, the City has forced me to evict my tenant from 612. I am loosing \$595 per month of income and the total income after paying the plexus mortgage and bills provides me now with only \$175 discretionary money per month. November, I had to replace a hot water heater in apartment 608, December was Christmas, this month my pick-up needs a new water pump. And, the City is imposing fines on my property because it isn't to code and where in the heck does the City expect me to come up with the money to pay these fines when they are taking away the means for me to pay them? This really doesn't make a lot of sense. The City has literally taken away the possibility for me to pay these fines. I am talking with Danny in collections and I am in a tither.

I understand the City is too busy on a bigger analytical task now to take time to do a study and analyze rezoning my situation and I just have to take a back seat until they have time to review mine. Just how much time and effort does it take to analyze two square blocks of presently mixed zoning? Meanwhile, the City just keeps putting more penalties and interest on my property until they can find time to look into my issue. These penalties and interest should STOP and be reversed. I would understand these being imposed on the property if I wasn't diligently and actively trying to resolve this issue. It just doesn't appear fair for us individual who are paying your salaries that we get placed in the back of the line. Based on my property taxes for this year I am paying the City \$853.09 for its representation. When do I get this representation from the City? If it is a personal problem perhaps, hire a couple more people. The City's number of employees can't be that thin.

I applied for a nonconforming situation with the City and was told if I could show standard evidence the plex had been maintained as a 4 plex over time for at least three years, this could be accepted as a nonconforming situation. I am not sure if I was rejected on this request. I did get a phone call cautioning me from the City the evidence I presented wasn't conditional enough and at the time it didn't look favorable. What guide were they going by? I presented all the facts and then some for evidence on this issue. I never received a formal letter to confirm this nor any reasons for rejection, if indeed I was. I did my homework and obtain evidence this property had been for sure occupied and maintained for a minimum of 40 years; that is way beyond 3 years and I had to pay a huge sum of money for this evaluation, yet I never received any hard evidence the property didn't qualify. I have a letter from Pacific Power showing an electric meter installed at 612, August 1, 1985 and I found this permit in the City files and it appears to be the only electric permitted issued for the whole complex. It was issued 7/8/85 by the City of Portland. Therefore, Portland did issue a permitted for electric power for 612, and therefore is very aware there was an existing unit. This means this unit has had electricity for 30 years. Also, I presented evidence the county tax assessment has on their tax roll, 612 since 1959, that is 56 years, the Polk directories goes back only to 1975, however; I have copies showing tenants living in unit 612 since 1975, that is for 40 years. I don't understand why this doesn't qualify as a nonconforming unit and it sits right next to a CS zone which would allow it to be a 4 plex. The zoning line just needs to be shifted over one property line to the North.

I am not being unreasonable in requesting the City to realign the zoning line; I am just requesting for the line to be move over one piece of property to be included in the CS zone or qualify as an Overlay. This property already should have qualified as a nonconforming situation anyway. I used the guide the City list as the

requirements for evidence for qualification as shown on the backside of the form (form lu_nonconform_app 11/08/07). I will apply for all the required permits which the City request for this apartment to be in compliance as a 4 plex. This property isn't run down and, as far as, the density condition is; is one person one way or another really going to make the density noticeable more? If the City believes they can maintain control of the density in the area by zone control, they are fooling themselves. Now, as a 3 plex I have a total of six tenants living in the plex presently, two in each apartment. As a 4 plex, adding back in 612 (the studio) it would be 7. If I had this as a 3 plex with 4 people living in each apartment, this would be 12 people. And if one of the neighbors or one of my tenants has a new born child is the City going to tell them they can't have any more children because the density law doesn't allow it? Tell me now, just how much control does the City really have?

Again, I am not asking for any unreasonable request. I am not asking to increase the size of the apartment complex or add on to it, the studio already exist. I am requesting for a realignment of the zone, one property over or consider an overlap. The property isn't like 20 or 30 or even 5 lots away from existing zone line, it is right there. The density this single unit will create would not affect the neighborhood; it has already existed for at least 40 years. The appearance won't change because it is a basement unit and I will be able to collect rent on this unit once more and be able to pay the City fine; which I am facing. The people which has rented 612 for the past 21 years, since I have owned it, has never had an automobile, so I can assure the City there will be no additional car density. People who live in studios apartments normally are unable to afford a car, car insurance, maintenance and fuel. If they could afford a car they certainly wouldn't be living in a basement studio apartment. This is my case and request and hope the City can factor all of this together and show some sympathy for this special case. The City needs to take some responsibility on this as well. The City certainly should make sure; one is aware what they are purchasing at time of closing; just as the City makes sure one is aware of any easements involved with any new purchase properties. Perhaps, the City could do this;
TEMPERARILY GIVE ME SPECIAL CONSIDERATION AND ALLOW ME TO HAVE A TENANT (one) IN THIS UNIT UNTIL THE CITY IS ABLE TO TAKE THE TIME TO ANALYZE THE AREA FOR REZONING. After all, there has been someone living in this unit since at least 1975; what is the difference of a few months until this can be settled. Meanwhile, I will apply for all the required permits to make this property legally accepted by the City as a 4 plex.

Thank you for taking the time to review this and hopefully the City Council can come to some terms to what they can live with and help me so I can survive the rest of my life. I am 78 and I am in no condition to start over or get a job.

Sincerely,



Ron Dobrunick
208 NE 18th Ave.
Battle Ground, WA 98604
(360) 666-1528

PortlandMaps

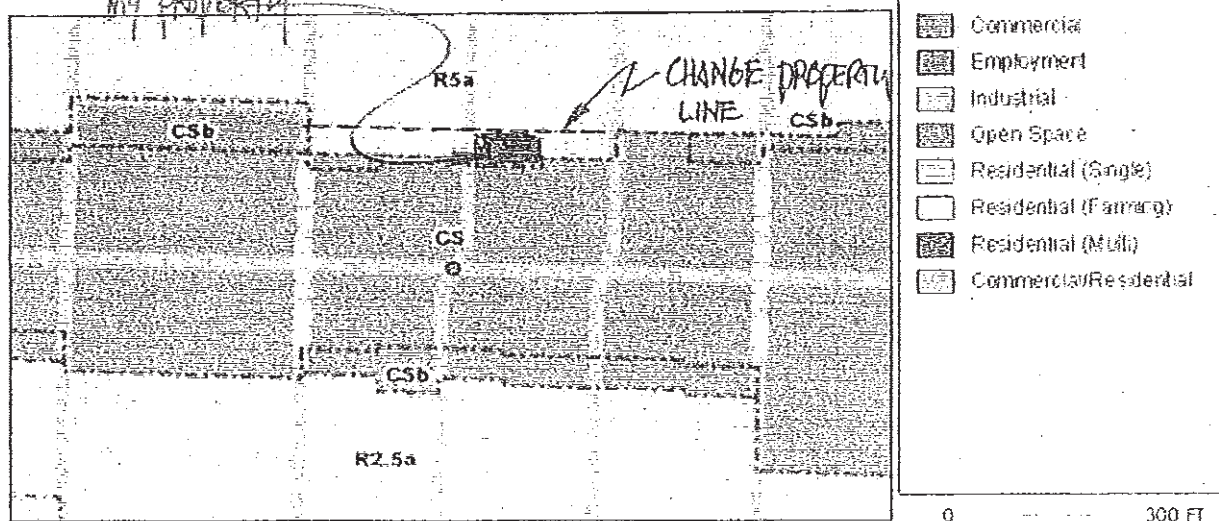
NE GLISAN ST & NE 72ND AVE -
MONTAVILLA - PORTLAND

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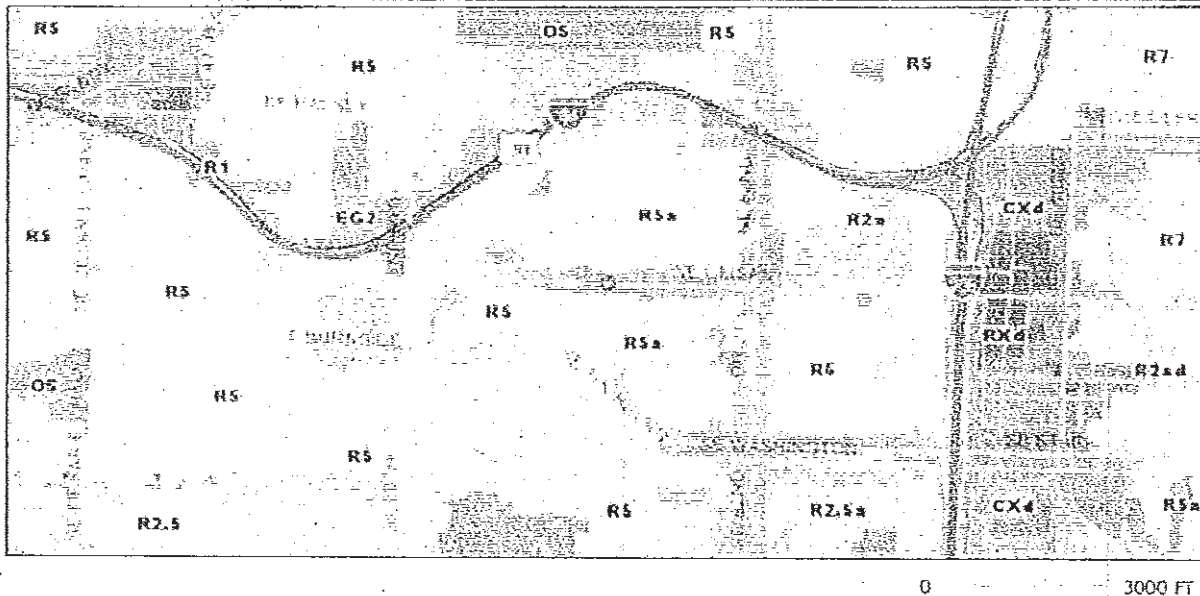
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[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#) | [Photo](#) | [Property](#) | [Tax Map](#) | [UGB](#) | [USB](#) | [Walkability](#) | [Zoning](#) | [Zip Code](#) | [Public Art](#)

Zoning



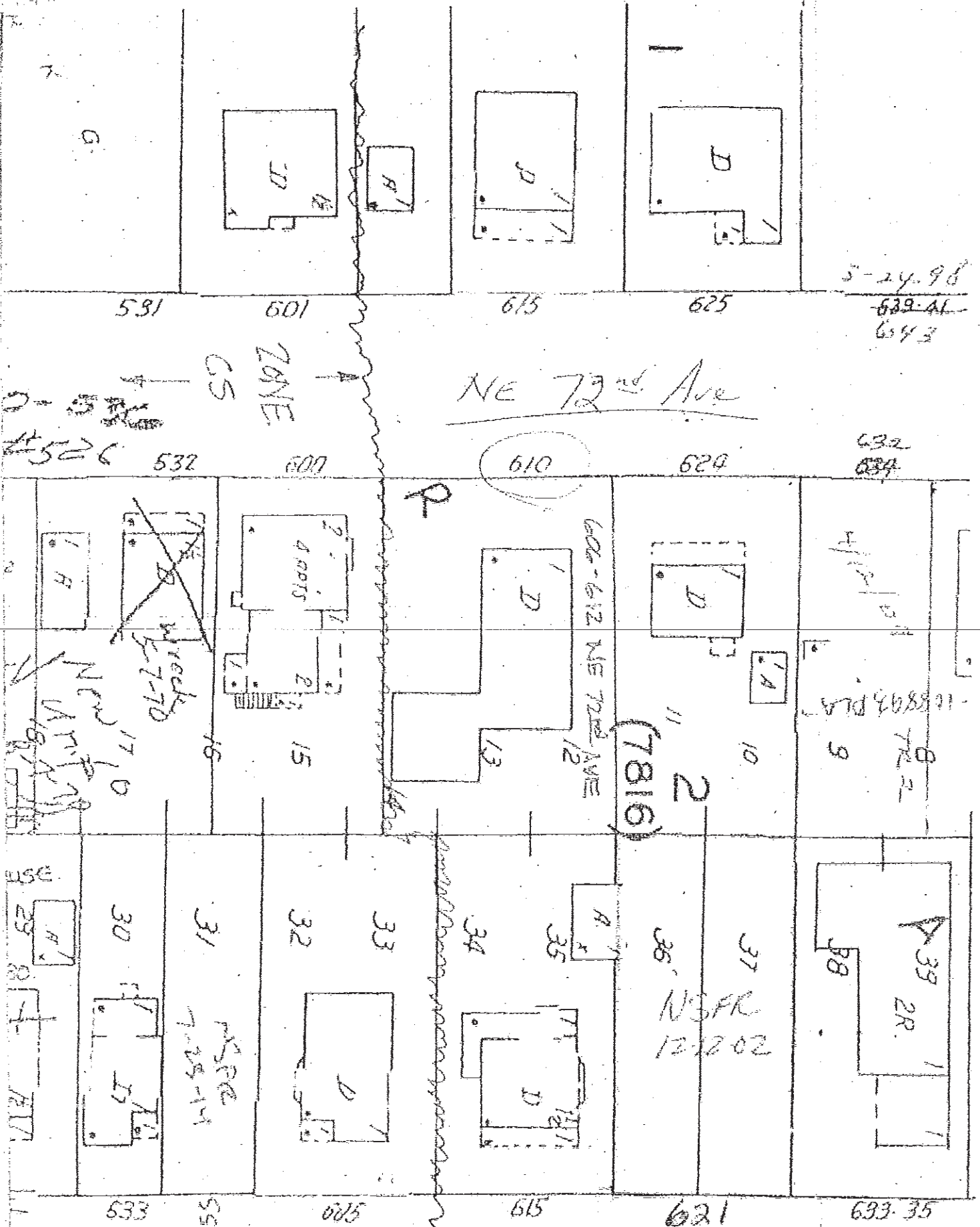
Zone)	Plan District
Overlay		NRMP District
Comp Plan		Historical Resource-Type
Comp Plan Overlay		Historic District
Zoning Map	2938	Conservation District
Urban Renewal Area		Wellhead Protection Area No



City of Portland, Corporate GIS

1/22/2015

THE GIS APPLICATIONS AVAILABLE 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, SUFFICIENCY, 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 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 HEREIN, WHETHER CAUSED BY THE CITY OF PORTLAND OR BY ANY THIRD PARTY. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DAMAGES 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 OF PORTLAND GIS QUESTION ABOUT ASSIGNMENT INFORMATION PLEASE CONTACT THE GIS DATA ASSESSORS OFFICE IN CLATSOP COUNTY.



October 29, 2015

Commissioner
1221 SW 4th Avenue
Portland, OR 97204

Dear Commissioner,

We own the building located at 2550 NW Nicolai. It is zoned for industrial uses (IH). Our tenant, Rejuvenation, has used the building for manufacturing and warehousing since 1998.

Our property is located in the NW corner of a "superblock" of approximately 25 acres. Except for one building directly to the east of our property on Nicolai owned by Calbag Metals, the whole rest of the superblock is owned and occupied by ESCO.

ESCO has proposed a Comprehensive Plan Amendment (see map) to change all their property on the superblock (21 acres) from IH to ME (Mixed Employment).

We can accept ESCO's proposed plan amendment – if, and only if – it is modified to include the NW "chunk" of the superblock their proposal does not currently include – our property and the Calbag Metals property. And we formally request that our property be included in the proposal if the City Council decides to make the change requested by ESCO.

We offer the following in support of this position:

CONFLICTING USES

We selected and purchased our property specifically as a manufacturing site for Rejuvenation. It was and is ideally located within an industrial area, well buffered from other conflicting uses. If only part of this superblock is rezoned, we face a very real threat of offices being built directly adjoining our factory. Rejuvenation does a significant amount of metal finishing, and conflicts with noise etc. would be inevitable. This would damage the industrial viability of our property.

GOOD PLANNING

From a good planning perspective, it is plain ridiculous to draw these lines between zones in the middle of a block, along property lines. The natural boundaries are NW 26th and NW Nicolai. Our understanding is that the Bureau of Planning and Sustainability agrees with this point of view and will support inclusion of our property and the Calbag property (if they end up supporting ESCO's proposed plan amendment).

In sum, changing the zoning here is not our idea. We are okay with the status quo zoning as it is adequate for our uses and protects us from conflicting uses. But we are not okay if the ESCO plan amendment is approved for only part of this superblock, leaving our property as an island and subject to significant conflicts. If ESCO's property is changed to Mixed Employment we request that our property's zoning be changed as well.

Thank you for your consideration.

Jim Kelly
Kelly/Porter Investments, LLC
35393 Hwy 19
Kimberly, OR 97848
541-934-2425
jamesowenkelly@gmail.com

Arevalo, Nora

From: Karla Gostnell <lu_francine@yahoo.com>
Sent: Thursday, October 29, 2015 10:53 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Portland City Council,

I live in the Eliot neighborhood of NE Portland. I am writing IN SUPPORT OF the proposed comprehensive plan zoning change to designation: Single-Dwelling 2,500. Here's why:

- The Eliot neighborhood is a little oasis of historic homes that rival those found in the adjacent neighborhood of Irvington, a highly-protected historical district. The historical heritage of our neighborhood also merits protection.
- As many of the Victorian-era homes in our neighborhood do not have driveways, parking can be challenging in the evenings due to large events at held at Moda Center, the Convention Center, and the Wonder Ballroom. Increased density in the area would further strain parking for Eliot residents.
- Increased density in this zone would lead to increased car traffic on NE Rodney Avenue, as it is the main north-south route for local Eliot residents. As Rodney Avenue has been designated a bicycle thoroughfare, it is in the City's best interest to maintain low car traffic on this road, for the safety of bicyclists.
- Increased residential density means fewer green spaces. I love the Eliot neighborhood because we still have yards, mature trees, and a community garden. Green spaces make urban areas livable. In this time of rapid growth and development in Portland, it is especially important to plan for the livability of the future city.

Thank you and best wishes for a smooth planning process!

Best regards,

Karla Gostnell
2134 NE Rodney Avenue



**Garden
Commercial
Properties**

US Realty 86 Associates
820 Morris Turnpike
Short Hills, New Jersey 07078
Phone 973-467-5000
Fax 973-467-3480

October 29, 2015

Mayor Hales
Portland City Council
1221 SW 4th Room 340
Portland, OR 97204

RE: Portland Comprehensive Plan Periodic Update
12350 NE Sandy Boulevard
1N2E23BC 1100

Our property located at the southeast corner of SE 122nd and Sandy has been used for retail purposes for 45 years.

The property is currently designated general commercial.

Our current tenant provides low cost groceries to the surrounding neighborhoods. We provide entry level jobs for those without a college education and good opportunities for advancement at the store and throughout the corporation.

The Planning and Sustainability Commission has recommended that are site becomes General Employment. This would make our current and future tenants conditional uses. While making these uses "conditional uses" appears to be a benign change, in fact, it introduces significant expense and uncertainty into the planning process, and is inconsistent with the City's professed desire to streamline regulations.

We ask that the proposed **Mixed Use Civic Corridor** along SE 122nd be extended to include our property. The proposed abuts the west and south sides of our site. Sandy Boulevard, to the north, creates a clear demarcation between the significant industrial land in the north and the multiple use neighborhoods to the south.

Our tenants provide significant jobs. This site employs 60 – 70 people. 12 – 15 have manager level jobs. Employees have remained employed by our tenant for thirty years. The company provides strong incentives for advancement.

Our tenants are important and close low cost providers of household food and necessities. These include clothing, electronics, housewares, children toys, lawn and garden, furniture, and grocery items.

Our residential neighbors need for the products provided by such as tenant preclude any desire or intent to convert the property to an employment use. We do plan on adding other retailers to our site.

Thank you for your attention to this matter. Should you have any further questions or comments, please do not hesitate to contact me at 973-467-5000, Ext186.

Sincerely,



MARK A. HOFFMAN
VP Real Estate

2350 NE SANDY BLVD - ARGAY -
PORTLAND

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

Aerial Photo

2013 / '12 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: Off Lots: Off Dot: On

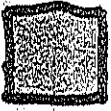


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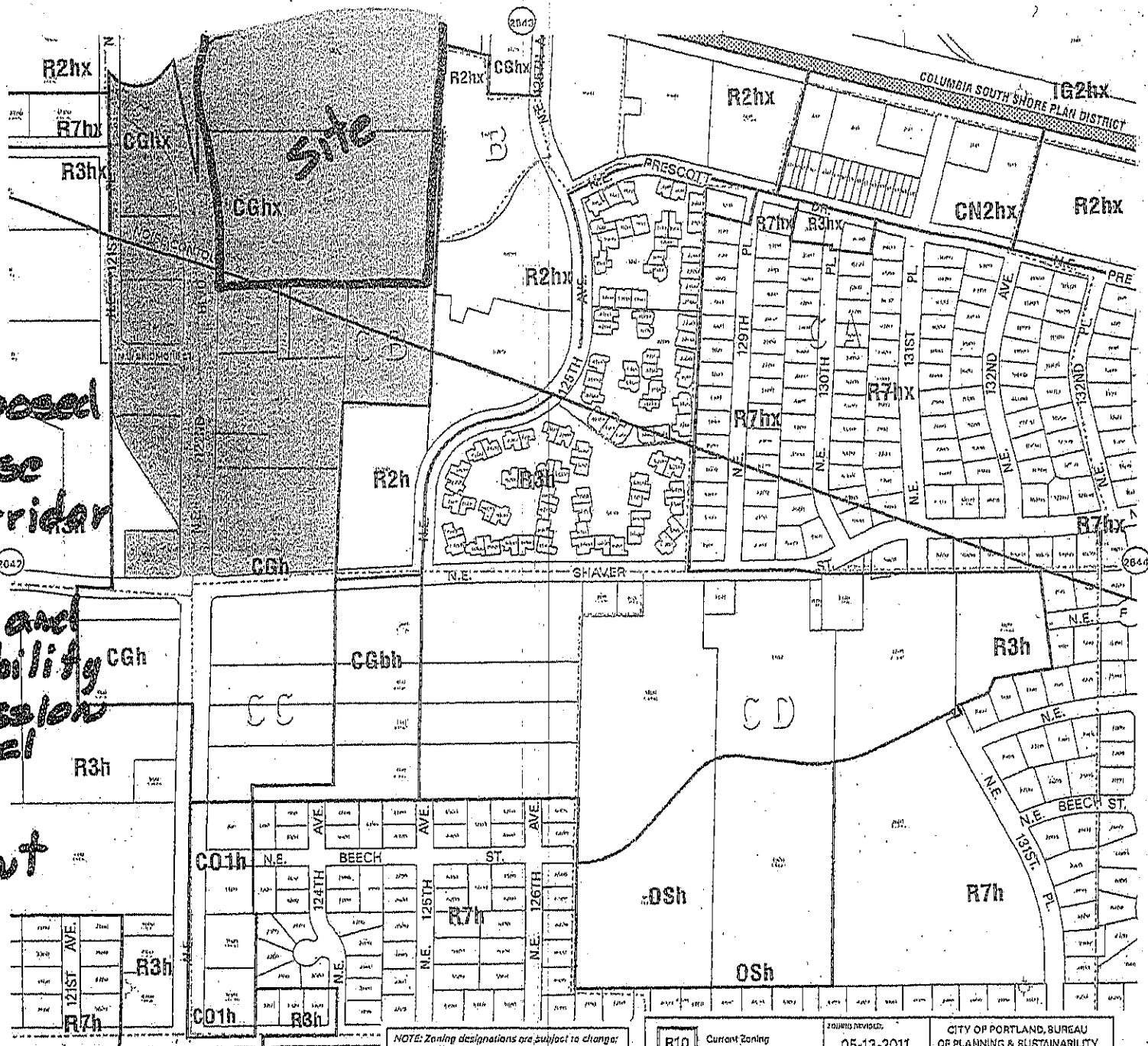
City of Portland, Corporate GIS

11/2/2015




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 proposed
Mixed Use
Civic Corridor

Planning and
Sustainability
Commission
proposal
and
Applicant
(site)



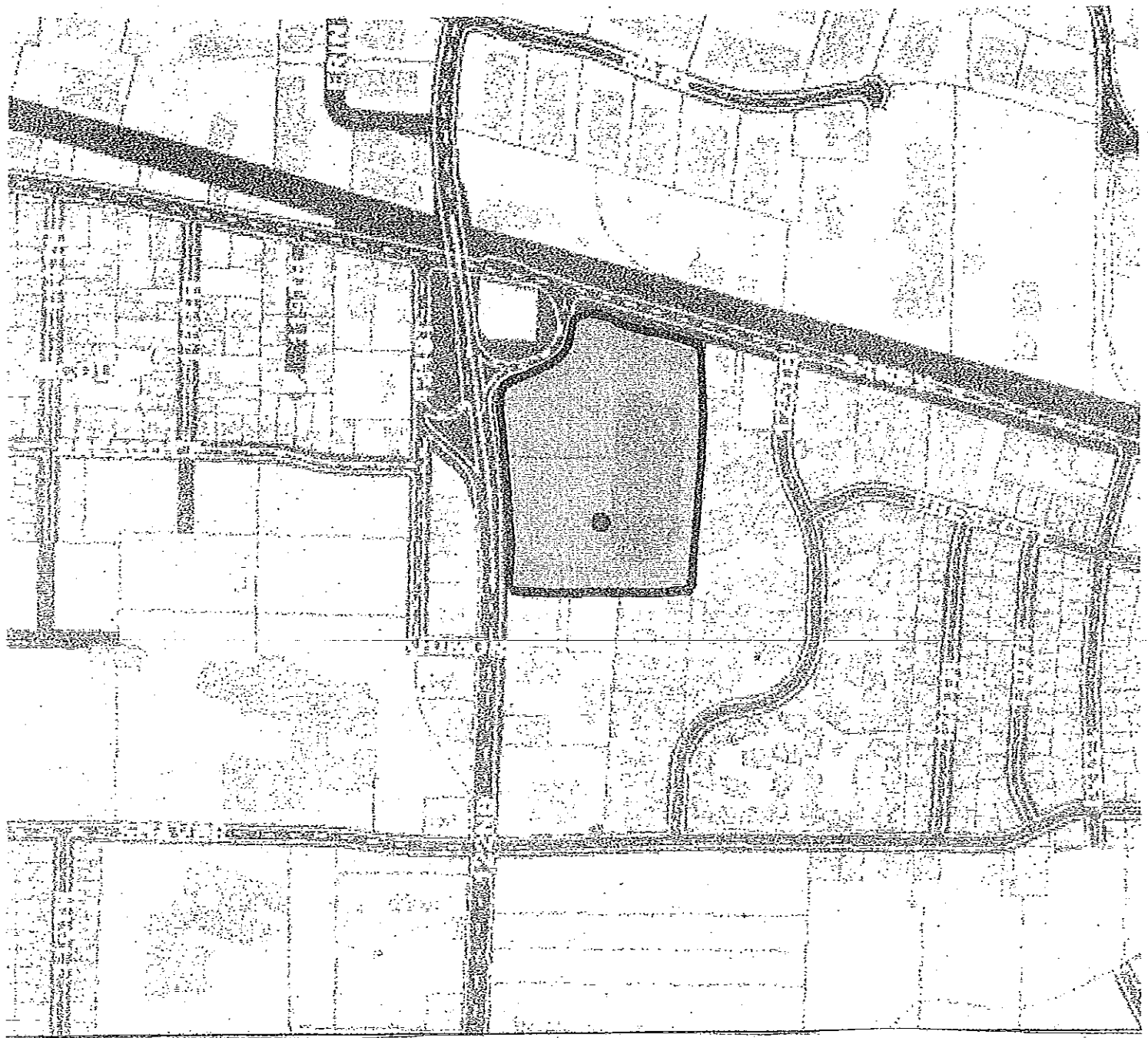
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

 Plan District Boundary
 Historic or Conservation District or N.R.M.P. Boundary
 Zoning Line

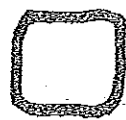
R10 Current Zoning ••••• Maximum Potential •(R10) Zoning as per • Comprehensive Plan State ID Map Boundary	ZONING REVISION: 05-13-2011	CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY 07-2010 LOCAL DESCRIPTION: SW 1/4 SEC 25-1N-2E
	ZONING MAP REVISION: 07-2010	

Ordinance 187832, Vol 185, page 9938

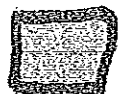
2643



N
N



: site



: Proposed
mixed use civic
corridor

Arevalo, Nora

From: Bob Schatz <bob@allusaarchitecture.com>
Sent: Wednesday, October 28, 2015 4:55 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive plan zone change

Follow Up Flag: Follow up
Flag Status: Completed

October 28, 2015

Comprehensive Plan Public Hearings
Email to:
cputestimony@portlandoregon.gov

I was present at last night's hearing and requested to be heard but due to the fact that the meeting was originally scheduled for two hours earlier I could not stay the whole time and was not able to present my point of view of this proposed change in the zoning codes.

I own about 1.5 acres of land at 123 SE 97th avenue in Portland. This property is currently zoned EX. I am an Architect, property owner and land developer. I have been working with the Portland Building Department since 1990, so 25 years.

I purchased this land because I am interested in developing it into mixed use buildings of retail type commercial on the ground floor and several stories of residential on the upper floors. That is the type of buildings I am familiar with designing and the types of buildings I am familiar with owning and renting.

Your proposal is to change my zone from EX to EG1. This zone would prevent me from developing the land as I am planning due to those occupancies being only allowed through conditional use, which is very limiting. If that zone change is made I will be very upset as it will ruin my goals and will force me to sell my property; if I need to sell then my property will be worth less as it will be less desirable to other land owners.

I am currently within a month of receiving a permit on my property (which has taken me over a year to get) which is a commercial use building, a use that will not be allowed in the proposed zone. I also already have a master plan to further develop my property that will all not be allowed in the proposed use.

I urge you not to make this change to my property and the properties around my neighborhood. It will devalue my land and the land around it and will take away my goals which I have worked so hard to establish.

Property owner

Bob Schatz
Mailing address Lincoln Lofts LLC 2118 SE Division street Portland, OR 97202

Arevalo, Nora

From: Chris Chapman <christopherchapman1@yahoo.com>
Sent: Wednesday, October 28, 2015 11:54 AM
To: BPS Comprehensive Plan Testimony
Cc: Stockton, Marty
Subject: Comprehensive Plan Testimony for NE 28th Ave

Follow Up Flag: Follow up
Flag Status: Completed

To whom this may concern,

I am writing this letter in regards to the City Council of Portland Comprehensive Plan for NE 28th ave.

I own the tri-plex at 211 NE 28th ave., 97232. When I purchased this property in 2004, the Realtor told me that the houses on that side of the street were zoned Residential/Commercial.

~~I have had a very low-key Salon occupying the ground floor for the last 5 years. I am~~
writing this testimony hoping the Portland City Council will consider establishing or re-zoning this property, once and for all to a "Multi-use" property.

Thank you for your consideration.

Christopher Chapman
3650 SE Tenino St
Portland, OR 97202

Arevalo, Nora

From: Scott H. Forbes <shforbes@gmail.com>
Sent: Tuesday, October 27, 2015 2:23 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: please do not ruin our street

Dr. Scott H. Forbes
3737 SE Caruthers Street
Portland, OR 97214

On Tue, Oct 27, 2015 at 2:22 PM, BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov> wrote:

Hi Scott,

Thank you for your comment. In order for us to include it as official testimony, we will first need your mailing address (physical). Could you provide me with such? Thanks,

Nora

From: Scott H. Forbes [mailto:shforbes@gmail.com]
Sent: Thursday, October 22, 2015 3:29 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: please do not ruin our street

Our short street from 37th to 38th on SE Caruthers is one block from the Division Street corridor, and a large 81 unit housing block was put up on 37th from Division to SE Caruthers with no provision for parking. Now the same people under a different name want to put up another housing and retail space on SE Caruthers and 37th. Please, this is a residential area. Do not allow this destruction of our neighborhood.

Dr. Scott H. Forbes

Arevalo, Nora

From: Stanley R. Clarke <srclarke@ix.netcom.com>
Sent: Tuesday, October 27, 2015 10:00 AM
To: BPS Comprehensive Plan Testimony
Subject: Zoning of 122nd and Shaver farm land

Follow Up Flag: Follow up
Flag Status: Completed

The work done on rezoning of Argay area is much appreciated. I am requesting that you go further by designating the farm land at 122nd and Shaver and to the east R-5, single family homes. A new park to serve single family homes is being developed near the present school. The South Side of Fremont is currently all single family. Part of the area north is single family and Riverwood development which are mostly duplexes with each unit owned as a single family dwelling. Apartments and offices south of us is not wanted. We are part of a community and apartments do not make a community.

Single family homes bring stability to the area. Apartments bring instability.

Sincerely,

Stanley R. Clarke
4018 NE 125th Place
Portland, Oregon 97230

Arevalo, Nora

From: Chris Imondi <chrisimondi@gmail.com>
Sent: Tuesday, October 27, 2015 8:50 PM
To: BPS Comprehensive Plan Testimony
Subject: RE: Rose City Park Organized Opposition to CPU

Follow Up Flag: Follow up
Flag Status: Completed

5003 NE Pacific St. Portland, OR 97213

On Oct 27, 2015 2:27 PM, "BPS Comprehensive Plan Testimony" <cputestimony@portlandoregon.gov> wrote:

Hi Chris,

Thank you for your comment. In order for us to include it as official public testimony, we will need your mailing address (physical). Could you provide us with such? Thank you,

Nora

From: Chris Imondi [<mailto:chrisimondi@gmail.com>]
Sent: Friday, October 23, 2015 6:53 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: Rose City Park Organized Opposition to CPU

I wanted to comment on the Comprehensive Plan Update as a supporter. Tamara DeRidder, Chair of the RCPNA sent a message to the neighborhood that essentially cherry-picked the "scary" parts of the CPU, and then encouraged residents to mail in comments in opposition.

It is important that you understand that the RCPNA does not speak for the "silent majority" in our neighborhood. People that are too busy to attend meeting and make public comments when the city proposes changes like this. We value multi-modal access. Many of the roads in our area are unsafe to walk or bike on, which is why I strongly support the changes proposed. NE Halsey and Sandy need better access for all users. Speeding on both streets is a major problem, and they are difficult and often unsafe to cross. Additionally, adding bike lanes to Halsey would greatly improve connectivity in our area. The Montavilla neighborhood north of Glisan is completely cut off from the rest of the city for cyclists. If someone wants to ride east or west, they have to go north or south upwards of one mile before they can find a safe route.

Many of us in the neighborhood are in favor of smart growth as well. Adding density along commercial corridors and transit lines is the best way for our region to add residents.

-Chris Imondi

Homeowner and resident of North Tabor / Rose City Park



Kerns Neighborhood Association

P.O. Box 13350 | Portland, OR 97213-0679

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

Re: 211, 216, 224 and 233 NE 28th Avenue, Portland OR 97232

Dear Council Members:

The owners of two of the above referenced properties have requested that the Kerns Neighborhood Association (KNA) endorse their plan to change the zoning of the properties from a residential designation (R1) to a commercial designation (CM2).

After discussing the rezoning with the property owners it was clear that not all the owners wanted to rezone their property to commercial use. The Board of KNA has therefore voted to remain neutral on endorsing one zoning designation over another and wishes to support all the owners individually to seek whatever zoning fits their unique situation.

Thank you for your attention.

Steve Russell
Kerns Neighborhood Association
Land Use Chair
Phone: 503-784-8785
Email: steve@steelbridgerealty.com

Cc: Angela Kirkman, Chair KNA
Marty Stockton, Southeast District Liaison



Kerns Neighborhood Association

P.O. Box 13350 | Portland, OR 97213-0679

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

Re: Northern portion of 2913 SE Stark Street, Portland OR 97214

Dear Council Members:

The owners of the above referenced property have requested a change in the zoning of the northern portion of the lot from a residential designation (R2.5) to a commercial designation.

The property consists of a split lot, the larger (11, 237 sf) southern portion is zoned CN1 and the existing building is to be demolished and replaced by a 46 unit apartment property, which is currently under review for permits, the smaller (5,000 sf) northern portion is zoned R2.5 and is currently vacant. We believe the smaller portion should not be rezoned to commercial use for the following reasons:

- Changing the zone to a commercial designation would allow the construction of a building that would be in size and usage be incompatible with the adjacent single family properties.
- The existing R2.5 zone would allow the construction of a structure that represents a better transition from the intense use of the apartment parcel to the single family properties that surround it.
- While the commercial use of property on the southern Stark Street frontage is welcome, the allowance of a commercial use on NE 29th Avenue is not appropriate for the neighborhood.

The Board of the Kerns Neighborhood Association therefore has voted to oppose the rezoning of the above referenced property.

Thank you for your attention.

Steve Russell
Kerns Neighborhood Association
Land Use Chair
Phone: 503-784-8785
Email: steve@steelbridgerealty.com

Cc: Angela Kirkman, Chair KNA
Marty Stockton, Southeast District Liaison

Arevalo, Nora

From: Tamara DeRidder, AICP <SustainableDesign@tdridder.users.panix.com>
Sent: Monday, October 26, 2015 5:26 PM
To: Duke, Courtney; Patricolo, Francesca; Igarta, Denver; cputestimony@portlandoregon.gov.; Dingfelder, Jackie; Engstrom, Eric
Cc: Nate Carter; Amanda Petretti; Anne Lindsay; Sandra Lefrancois; Stark, Nan; Commissioner Fish; Fritz, Amanda; Commissioner Saltzman; Commissioner Novick
Subject: Rescind Reschedule Comprehensive Plan Testimony: Recommended Comprehensive Plan Update - RCPNA Chair Rescinds Request for City Council Reschedule TSP Review by 1-month

Follow Up Flag: Follow up
Flag Status: Completed

Hello All -

It is with great humility that I am requesting to Rescind my Oct. 21, 2015 request for the City Council Reschedule their Nov. 19th public hearing on the Recommended Comprehensive Plan.

I apologize for my confusion regarding the content of the review material, the Recommended Comprehensive Plan, that is to be covered by the Portland City Council on Nov. 19th. The following elements have clarified the situation:

1. Although the TSP update is a supportive document of the Recommended Comprehensive Plan, the Proposed TSP document and the Significant Transportation Projects are not currently scheduled for public hearing before the City Council.

2. On Oct. 21, 2015, PBOT's staff had shared that City Council will hear the Planning and Sustainability Commission's recommendations for Stage 1 of the TSP Update as part of the Comprehensive Plan Update on November 19. This caused me great concern until PBOT's Courtney.Duke later explained, "There were a series of Planning and Sustainability Commission work sessions, hearings and votes in Winter/Spring/Summer 2015 on all the goals and policies plus the project list and the financial plan. PSC published a Recommended Draft in August 2015. These are the components of the TSP that is at City Council in Fall 2015."

I bring this to your attention as it was confusing to me, being a veteran land use planner, and may well be confusing to others. It was not until I delved into the recent PBOT publications that I better understood PBOT's use of the terms 'Stage' and 'Task'. The term 'Task' was also used by BPS in the DLCDD notice for the Periodic Review Work Program that was sent out by Al Burns on Oct. 15, 2015.

Thank you for your understanding in this matter.

My best,

Tamara DeRidder, AICP
Chair, RCPNA
1707 NE 52nd Ave.
Portland, OR 97213
503-706-5804

On 10/22/2015 3:06 PM, Tamara DeRidder, AICP wrote:

> Thank you for your response, Courtney - Let me know if I understand
> this correctly:

> 1) There are 2 documents you reference that are pending review A)
> Recommended Comprehensive Plan Update(including map); and B) TSP
> Update
>

> 2) The TSP Discussion Draft - Oct 15 2015 is receiving public comments
> until Nov. 13th (RCPNA received a copy Oct 20th). The Proposed TSP
> Draft is to be published in mid-Dec. 2015. This Proposed document is
> going to be scheduled for public discussion & hearings with PSC
> Winter/Spring of 2016. Then a Recommended TSP draft will be scheduled
> for City Council Spring/Summer 2016.
>

> 3) The Goals, Policies (both in the Recommended Comp. Plan Update?),
> Financial Plan (Capital Improvement Plan?) and The Project list (TSP
> Update) of Stage 1/Task 4 had public vetting since publish in early 2015.
>

> 4) Tues. Nov. 3rd City Council is holding a work session on
> Recommended Comp. Plan Transportation Element, including portions of
> the (Draft?) Transportation Systems Plan (no public comments/
> testimony taken). Will this include the list of Significant
> Transportation Projects? If yes, would you please send me a copy?
> (Thanks!)
>

> 5) Nov. 19th City Council hearing on the Recommended Comp. Plan: Land
> Use Map Policies, List of Significant Projects. Will this hearing be
> solely addressing the content of the Recommended Comprehensive Plan
> and Map App Maps as published by PSC? Does PBOT have proposed changes
> to any of the policies that relate to the Transportation Element? Are
> the Significant Transportation Projects also going to be reviewed for
> inclusion with the the Recommended Comprehensive Plan at this hearing?
>

> 6) The TSP projects map, included with the Recommended Comprehensive
> Plan, has dropped the 60th St Station Area as a funded project. Why
> did that happen? Is the City Council's Nov. 19th meeting the
> appropriate time to bring up this issue? (Note: In 2011 the PSC agreed
> not to upzone this area to Comprehensive Plan density until the
> transportation safety issues for the Station Area had been resolved.
> It had been our neighborhood's hope that this 60th Ave. Station Area
> project would resolve these issues)
>

> Thank you and your staff in helping me unpack this timeline. Even as
> a professional land use planner the lingo of Tasks and Stages throws
> me off unless there is a logic tree of what is used where when. Once
> I hear back from you folks on these questions I have raised I think I
> will rescind my request for the City Council postponement.
>

> My best,
>

> Tamara DeRidder, AICP
> Chair, RCPNA
> 503-706-5804

> On 10/22/2015 12:19 PM, Duke, Courtney wrote:

>> All -

>>

>> Please see below for clarification an additional details which should
>> ease concerns about timing.

>>

>> Stage 1/Task 4 of the TSP Update/Comp Plan Update. The Goals,
>> Policies, Financial Plan and The Project list went through extensive
>> public process in 2014 and 2015 with a Proposed Draft Published in
>> July 2014. Fall and winter 2014/2015 was spent updating the project
>> list. The project list and the financial plan were published January
>> 30, 2015. PBOT staff meet with District Coalition Land Use and
>> Transportation Committees and provided additional public outreach
>> regarding the Project List and the Financial Plan.

>>

>> There were a series of Planning and Sustainability Commission work
>> sessions, hearings and votes in Winter/Spring/Summer 2015 on all the
>> goals and policies plus the project list and the financial plan. PSC
>> published a Recommended Draft in August 2015. These are the
>> components of the TSP that is at City Council in Fall 2015. The
>> Transportation Work Session is November 3. Hearings are on November
>> 19, December 23 and December 10. With a vote not yet scheduled.

>>

>> Stage 2 of The TSP Update. This stage is called Task 5 and is to
>> assist with implementing changes in the Policies in Stage 1/Task 4.
>> The TSP Update Discussion Draft was published October 2, 2015. Public
>> comment is due November 13. A Proposed Draft will be published in
>> mid-December. PSC briefings, work sessions and hearings are scheduled
>> in winter and spring of 2016. City Council process for this stage has
>> not been scheduled and will likely be in late Spring/early Summer
>> 2016. There will be opportunities for review and comments at all stages.

>>

>> Please see the two attached documents which should give additional
>> clarification.

>>

>> Feel free to call or email me directly if you have additional questions.

>>

>>

>>

>> Courtney Duke, AICP | Senior Transportation Planner Policy, Planning

>> & Projects Portland Bureau of Transportation

>> 1120 SW 5th Avenue, Suite 800

>> Portland, OR 97204

>> phone: 503.823.7265

>> courtney.duke@portlandoregon.gov

>> www.portlandoregon.gov/transportation

>>

>> Sign the Vision Zero Pledge to contribute to a safer, healthier

>> Portland.

>>

>> The City of Portland complies with all non-discrimination, Civil

>> Rights laws including Civil Rights Title VI and ADA Title II. To help

>> ensure equal access to City programs, services and activities, the
>> City of Portland will reasonably modify policies/procedures and
>> provide auxiliary aids/services to persons with disabilities. Call
>> 503-823-2036, TTY 503-823-6868 or Oregon Relay Service: 711 with such
>> requests, or visit <http://bit.ly/13EWaCg>

>>
>>
>>
>>
>>

>> -----Original Message-----

>> From: Tamara DeRidder, AICP
>> [mailto:SustainableDesign@tdridder.users.panix.com]
>> Sent: Wednesday, October 21, 2015 5:33 PM
>> To: Patricolo, Francesca <Francesca.Patricolo@portlandoregon.gov>;
>> Duke, Courtney <Courtney.Duke@portlandoregon.gov>; Igarta, Denver
>> <Denver.Igarta@portlandoregon.gov>; cputestimony@portlandoregon.gov.
>> Cc: Nate Carter <nate.carter@11-ed.com>; Amanda Petretti
>> <amandapetretti@gmail.com>; Anne Lindsay <anne.e.lindsay@gmail.com>;
>> Sandra Lefrancois <sandral@cnncoalition.org>; Stark, Nan
>> <Nan.Stark@portlandoregon.gov>; Dingfelder, Jackie
>> <Jackie.Dingfelder@portlandoregon.gov>; Commissioner Fish
>> <nick@portlandoregon.gov>; Fritz, Amanda
>> <Amanda.Fritz@portlandoregon.gov>; Commissioner Saltzman
>> <dan@portlandoregon.gov>; Commissioner Novick
>> <novick@portlandoregon.gov>
>> Subject: Comprehensive Plan Testimony: Recommended Comprehensive Plan

>> Update - RCPNA Chair Requests for City Council Reschedule TSP Review
>> by 1-month

>>
>> Thank you for your response, Francesca.

>>
>> To: Courtney Duke, Denver Igarta, and Francesca Patricolo

>>
>> It is really unfortunate that the Recommended Draft of the TSP was
>> published so late (Oct. 20th, 2015). The fact that this document is
>> being reviewed by the Portland City Council on Nov. 19th, 2015, gives
>> our neighborhood(RCPNA) less than 1 month to review and comment
>> through both our land use committee and our board. This timeline
>> makes it impossible for any of the Portland neighborhood and business
>> associations to properly comment on this draft.

>>
>> As Chair of Rose City Park Neighborhood Association I formally
>> request that PBOT rescheduled the City Council public hearing on the
>> Recommended Transportation System Plan from its scheduled Nov. 19,
>> 2015 for at least a full month, Dec. 17th, 2015, to allow the
>> Portland Neighborhood Associations adequate time to comment on this
>> important document.

>>
>> Respectfully,

>>
>> Tamara DeRidder, AICP

>> Chair, RCPNA
>> 1707 NE 52nd Ave.
>> Portland, OR 97213
>> 503-706-5804

>>
>>
>>

>> On 10/21/2015 4:38 PM, Patricolo, Francesca wrote:

>>> Hi Tamara,

>>> Thanks for your questions. The recommended TSP includes both
>>> constrained and unconstrained projects. Here is that document (found
>>> on our website)

>>> <https://www.portlandoregon.gov/transportation/article/541398> The
>>> list isn't divided by constrained vs. unconstrained projects but
>>> there is a column that says "yes" or "no" if it is or isn't. To be
>>> clear, the constrained list is what we predict we will have the
>>> money for in the next 20 years. There's always the possibility that
>>> we could have more money though, and we have projects already
>>> identified if that should happen -those are the unconstrained projects.

>>>

>>> City Council will hear the Planning and Sustainability Commission's
>>> recommendations for Stage 1 of the TSP Update as part of the
>>> Comprehensive Plan Update on November 19 (always check the City
>>> Auditor's website for updated information before heading out the
>>> door <https://www.portlandonline.com/auditor/?c=26997>) Public
>>> testimony can be made at the Council hearing or prior to the hearing
>>> by sending testimony to the Council Clerk:

>>> Council Clerk Testimony: cctestimony@portlandoregon.gov US Mail:
>>> Council Clerk, 1221 SW Fourth Ave., Room 130, Portland OR 97204 More
>>> instructions are available at the bottom of the page at the above
>>> link I included.

>>>

>>> I believe your second and third questions are actually one in the
>>> same unless you can explain a little more.

>>>

>>> I'll be speaking tonight about Stage 2 of the TSP Update, which is
>>> now out for discussion draft.

>>>

>>> Finally, I really want to thank you for sending these questions in
>>> advance because I was able to get better information here in my
>>> office with my computer and colleagues than I would have been able
>>> to do on the fly at the meeting. If you aren't able to make it
>>> tonight, I'd be happy to talk you through Stage 2 of the TSP Update
>>> by phone at a better time for you. Please feel free to give me a
>>> call: 503.823.5282.

>>>

>>> Kindest regards,
>>> Francesca

>>>

>>> Francesca Patricolo, MA & MCRP
>>> associate planner + public involvement specialist city of portland
>>> bureau of transportation + iap2 usa board member

>>> 1120 sw fifth avenue | suite 800 | portland, oregon 97204

>>> 503.823.5282 | francesca.patricolo@portlandoregon.gov

>>>

>>> To help ensure equal access to City programs, services and
>>> activities, the City of Portland will provide translation,
>>> reasonably modify policies/procedures, and provide auxiliary
>>> aids/services/alternative formats to persons with disabilities. For
>>> accommodations, translations, complaints, and additional
>>> information, contact the Civil Rights Title VI & ADA Title II
>>> Program by email at title6complaints@portlandoregon.gov, by
>>> telephone (503) 823-2559, by City TTY 503-823-6868, or use Oregon
>>> Relay Service: 711.

>>>

>>>

>>>

>>> -----Original Message-----

>>> From: Tamara DeRidder, AICP

>>> [mailto:SustainableDesign@tdridder.users.panix.com]

>>> Sent: Wednesday, October 21, 2015 1:00 PM

>>> To: Patricolo, Francesca <Francesca.Patricolo@portlandoregon.gov>

>>> Cc: Nate Carter <nate.carter@11-ed.com>; Amanda Petretti
>>> <amandapetretti@gmail.com>; Anne Lindsay <anne.e.lindsay@gmail.com>;

>>> Sandra Lefrançois <sandral@cnncoalition.org>; Stark, Nan

>>> <Nan.Stark@portlandoregon.gov>

>>> Subject: RCPNA Questions on TSP Review for Recommended Comprehensive

>>> Plan Update

>>>

>>> Hi Francesca,

>>> I just received notice that you will be speaking tonight at the
>>> Central NE Neighbors LUTOP meeting and have downloaded the just
>>> released edition of the Recommended TSP. I am unlikely to be able
>>> to attend tonight's meeting. But, really need to know more about
>>> some information about the TSP so we can review of this document in
>>> a timely way.

>>>

>>> 1. The Recommended TSP does not include the Constrained Projects List.

>>> When will this Projects List be released for review?

>>> 2. When is the City Council scheduled to begin review this

>>> Recommended TSP as part of the Comprehensive Plan Update?

>>> 3. What is the date for public comment on the Recommended TSP when
>>> under review by the City Council?

>>>

>>> Thank you for this consideration.

>>>

>>> My best,

>>>

>>> Tamara DeRidder, AICP

>>> Chair, RCPNA

>>> Co-Chair, LU & TC

>>> 503-706-5804

>

Arevalo, Nora

From: Rebecca Mode <rmode9@gmail.com>
Sent: Monday, October 26, 2015 12:59 PM
To: BPS Comprehensive Plan Testimony
Cc: David S.
Subject: Fwd: property designation and zoning

Follow Up Flag: Follow up
Flag Status: Completed

----- Forwarded message -----

From: Rebecca Mode <rmode9@gmail.com>
Date: Mon, Oct 26, 2015 at 12:51 PM
Subject: property designation and zoning
To: cputestimony@portland.gov

My name is Rebecca Mode. My husband and I own property at 506 N.E. Thompson st. Portland, Oregon 97212

I am concerned with the proposed designation and zoning change of my property. We currently have a duplex we have lived in for the past 15 years. I am raising my family here and am not currently planning on building more units but always thought I might be in a financial position to do so in the future.

My property is large and could easily accommodate more units. This proposed change from r.2 to r.2.5 would result in a change from as many as 5 units allowable to a maximum of 3 total units allowed. There are many properties on my block that currently have more units on smaller lots that have been here for quite a while. I feel it is unjust to take away the possibility for me to build more units at some point in the future when I may be able to finance it. It also doesn't make sense at a time when we have a huge housing shortage and I have a large centrally located lot.

Another concern I have is a possible tax reappraisal if the zoning changes. I read an article in the Tribune stating properties can be reappraised when zoning or land use changes. A large tax increase could force my family off our property.

Please let me know what choices I have to protect my property.

Thank you,
Rebecca Mode

Arevalo, Nora

From: Susan Hobbs <skfedoruk@hotmail.com>
Sent: Monday, October 26, 2015 12:44 PM
To: BPS Comprehensive Plan Testimony
Subject: Fwd: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my iPhone
Susan Hobbs

Begin forwarded message:

From: Susan Hobbs <skfedoruk@hotmail.com>
Date: October 26, 2015 at 12:09:26 PM PDT
To: "cputrstimony@portladoregon.com" <cputrstimony@portladoregon.com>
Subject: Fwd: Comprehensive Plan Testimony

Richard and Susan Hobbs
701 Columbia St #409
Vancouver WA 98660
918-406-2455 phone

Sent from my iPhone
Susan Hobbs

Begin forwarded message:

From: Susan Hobbs <skfedoruk@hotmail.com>
Date: October 26, 2015 at 12:02:32 PM PDT
To: "cputestimony@portlandoregon.gov" <cputestimony@portlandoregon.gov>
Subject: Comprehensive Plan Testimony

To Whom It May Concern,

The property, 2736 SE Stark, state ID# 1S1E01BB 1000, is a detached single family home. The notice we received listed the current Comprehensive Plan designation as attached residential. This is incorrect and please correct it to detached residential. We do not want to have the designation changed to

multi-dwelling as we do not think the lot size can support a multi-residential building.

Respectfully,

Susan and Richard Hobbs

S • M • I • L • E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 S.E. 13TH AVENUE • PORTLAND, OR 97202
STATION (503) 234-3570 • CHURCH (503) 233-1497

AUDITOR 10/26/16 AM 10:17

October 26, 2015

Comprehensive Plan Testimony
c/o Council Clerk
1221 SW 4th Ave. Room 130
Portland, OR 97204

Honorable Mayor and City Commissioners:

The Sellwood Moreland Improvement League (SMILE) is submitting the following testimony to be entered into the record as part of the final draft of the Comprehensive Plan:

SMILE request to apply Design Overlay to our commercial corridors:

Comment:

The Sellwood Moreland Neighborhood Association requests that the design overlay be expanded to Mixed Use Neighborhood Centers such as those in our neighborhood. Our commercial corridors are proposed to be Mixed Use - Neighborhood Centers for which the Mixed Use Zones Project does not presently apply the Design Overlay Zone. Specifically, the Design Overlay Zone expansion (Discussion Draft Map IV-2) should include the Sellwood Moreland Neighborhood Centers (Map IV-1). The design overlay zone would benefit our community and be consistent with zoning in other Mixed Use - Neighborhood Centers

The commercial corridors in Sellwood and Westmoreland are key contributors to the vitality and fabric of our neighborhood. Most buildings are older two story buildings that are being replaced with 4-story mixed use buildings at an increasing rate. The Design Overlay Zone and associated Community Design Standards have not been applied to these buildings, resulting in some unappealing buildings that foment opposition to new development, opposition to increased density, and a belief that the City and developers do not care about preserving the charm of our neighborhood. The appearance of these buildings would have been improved if the Community Design Standards had been applied. Our survey of our members revealed that they like the livability, walkability, charm, and locally-owned businesses in our neighborhood (see Neighborhood Survey Results at sellwood.org). Applying the Design Overlay Zone to our commercial corridors would help our neighborhood increase density while better preserving our neighborhood charm.

As we accept light rail and increased density into our neighborhood we have the right to apply a higher design standard on our commercial corridors. This includes materials, design details and attention to the ground-floor pedestrian experience. We don't believe that Design Standards will create perfect buildings, but we hope they will help in noticeable ways to maintain some of the character of our

- SE 14th/15th Avenue Neighborhood Greenway (project 70070).
We support the enhancement of this commonly used bike route through our neighborhood. Particular design attention will be needed at the geometrically-challenged intersection of SE Bybee Boulevard and 14th Avenue.
- PMLR Active Transportation Improvements (project 70076).
With a portion of this multi-use path now open between 17th Avenue and Harold Street, we would be thrilled to see the remaining segment built south to Tacoma Street. This would essentially create a trail loop surrounding our neighborhood.

Suggested Changes

- Outer Milwaukie Streetscape Improvements (project 70042).
We ask that the project extent be extended northward to SE Mitchell Street and southward to SE 17th Avenue and Ochoco Street. Our neighborhood's 17th Avenue business district south of Tacoma Street faces safety challenges associated with regional traffic and would benefit from streetscape improvements. Both here and along the entire Milwaukie/17th corridor in Sellwood-Moreland, the primary need is for safe pedestrian crossings and calmed traffic, as opposed to aesthetic improvements or bio-swales. In particular, we believe marked pedestrian crossings are needed at all bus stops. By focusing on the most important safety needs, lengthening the project extent may not necessitate additional funds.
- SE 13th Avenue Streetscape Improvements (project 70001). We ask that the project extent be extended southward to SE Harney Street to encompass our full 13th Avenue business district. Similar to the Milwaukie/17th corridor, the most critical need along 13th Avenue is safe pedestrian crossings and calmed traffic.
- McLoughlin Boulevard Roadway Improvements (project 70030). With the \$1.5 billion Portland-Milwaukie Light Rail project now in operation and a much-improved, multimodal Sellwood Bridge to open soon, we believe that widening McLoughlin Boulevard to six lanes would be an unwise investment of "financially constrained" dollars. Doing so would not only detract from these recent major investments; it would also induce more traffic, increase carbon emissions, and presumably destroy most of the signature oak trees lining McLoughlin Boulevard. We believe the project should be revised to address lower cost safety and modernization needs such as safer interchange ramps and interconnected traffic signals.

With the above changes, the SMILE Board supports the projects shown in the draft TSP in the Sellwood-Moreland area. We look forward to their implementation and encourage the continued engagement of our neighborhood in transportation investment decisions.

Sincerely,


Corinne Stefanick, President

Sellwood-Moreland Improvement League

S • M • I • L • E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 S.E. 13TH AVENUE • PORTLAND, OR 97202
STATION (503) 234-3570 • CHURCH (503) 233-1497

AUDITOR 10/28/16 AM10:17

October 26, 2015

Comprehensive Plan Testimony
c/o Council Clerk
1221 SW 4th Ave. Room 130
Portland, OR 97204

Honorable Mayor and City Commissioners:

The Sellwood Moreland Improvement League (SMILE) is submitting the following testimony to be entered into the record as part of the final draft of the Comprehensive Plan:

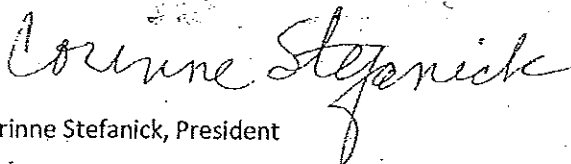
SMILE opposition to proposed 3-foot height bonus for ground floor active use:

Comment: The Sellwood Moreland Neighborhood Association strongly opposes the proposed 3-foot height bonus for active ground floor use in our commercial zones (33.130.210.D.10). Far more people experience a building from the outside rather than inside. In addition, immediately adjacent to our commercial properties are hundreds of residential lots which look upon and are shadowed by the commercial buildings. Thus, the height and size of commercial buildings has a greater effect of the neighborhood fabric than the interior space and sacrificing increased building height to increase interior space is a bad trade overall for the neighborhood. We have surveyed existing first floor commercial spaces of about 9-13 feet and find them comfortable and pleasant. Therefore, the additional first floor height is not necessary. Most new development in our commercial corridors include first floor commercial space, so we fear this proposed rule would provide a loophole to allow taller commercial buildings than presently allowed to the detriment of the neighborhood.

Other proposed height bonuses apply to Urban Centers only. We suggest that the active ground floor use height bonus be allowed only in Urban Centers, similar to other height bonuses.

This resolution was approved by SMILE on October 21, 2015

Sincerely,



Corinne Stefanick, President

Sellwood Moreland Improvement League

Arevalo, Nora

From: Tiffanyrisinger <tiffanyrisinger@yahoo.com>
Sent: Sunday, October 25, 2015 4:34 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern

I would like to write on behalf of my family to say that you are absolutely against my residency dwellings. None of them that are being don't have any character they look like boxes and they're ruining the historic look at our beautiful city. Furthermore there's no parking and people are getting their waist go out to the street. I have on my house here for almost 10 years please keep Portland Portland

Sincerely

Tiffany Risinger

Arevalo, Nora

From: Steve Houston <stevehouston@outlook.com>
Sent: Sunday, October 25, 2015 3:59 PM
To: BPS Comprehensive Plan Testimony
Subject: comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

Hello

My name is Stephen Houston and my family and I live at 14333 SE Steele St., in Portland. I wanted to offer testimony by email regarding the notification we received in the mail saying we were being rezoned to R10 (10,000 sq ft lots) I believe from R5 (5,000 sq ft lots). I am much in favor of this rezoning and feel like the lot size is very appropriate to maintain the urban goal of growth and density and yet allow for us in this very diverse neighborhood to have enough space from each other to be able to integrate. You see, we are in a very diverse neighborhood and first generation immigrants to the country abound in this semi-affordable area, but when we are "stacked" on top of each other, there can be a lot of friction as we learn each others social and cultural standards of whats acceptable here in this place. A 10,000 sq ft lot traditionally in this area is actually not that big, and so I feel like this revision to R10 lots would be very appropriate in aiming for the space for us to live in community, but not so dense that we are stepping on each others toes. Please, please, proceed with this new zoning.

Thank you.

Stephen Houston
503-593-9741

Oct. 25, 2015

To Whom it may concern:

I am responding to a letter that was sent to me about rezoning that may affect my property at 6120 NE Sandy Blv. Portland, OR. I am in full support of this rezoning proposal.

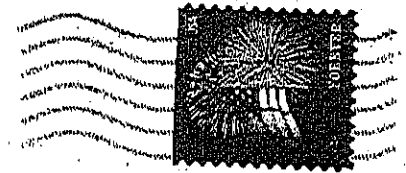
Thank You,
Costas Antonopoulos
Costas Antonopoulos

AUDITOR 10/28/16 AM 10:17

C. Antonopoulos
4113 N.E. 77th St
Seattle, WA 98115

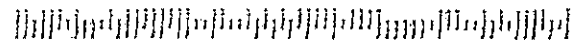
SEATTLE WA 981

26 OCT 2015 PM 8 T



Portland City Council
1221 S.W. 4th Ave. Room 130
Portland, OR 97204

9720481900



S • M • I • L • E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 S.E. 13TH AVENUE • PORTLAND, OR 97202
STATION (503) 234-3570 • CHURCH (503) 233-1497

AUDITOR 10/28/16 AM10:17

October 25, 2015

Comprehensive Plan Testimony
c/o Council Clerk
1221 SW 4th Ave. Room 130
Portland, OR 97204

Honorable Mayor and City Commissioners:

The Sellwood-Moreland Improvement League (SMILE) is requesting that City Council include this change which has not been proposed:

Resolution regarding Comprehensive Plan designations of Metro-owned property along the Springwater Corridor.

Background. Some 10-15 years ago Metro, using funds from a bond measure for the acquisition of lands for "parks, trails, and natural areas," acquired a number of properties in the Sellwood neighborhood along the route of the Springwater Corridor. Since then the lands have primarily been used and managed as open space under a management agreement with Portland Parks.

When the properties were in private ownership they were zoned primarily for residential use and, despite the purchase by a public agency over a decade ago, they still retain that zoning. Nonetheless, most people in the neighborhood consider these lands to be most valuable for the public values for which they were acquired by Metro.

Anticipating that these lands would be used for parks and open space, substantial private investments have been made to develop the private lands adjoining these parcels. Additionally the neighborhood association and Portland Parks have expended significant time and energy in the planning for the public use and enjoyment of these lands and to enhance their value as a wildlife corridor in a neighborhood setting. We, the Sellwood Moreland Improvement League Board of Directors, believe that the public interest would be best served if the Portland Comprehensive Plan designated these public lands for the purpose for which they were acquired by Metro.

Resolution. It is resolved by the Board of Directors of the Sellwood Moreland Improvement League that the public properties acquired by Metro along the Springwater Corridor in the Sellwood neighborhood be designated in the Portland Comprehensive Plan for the purpose for which they were acquired: open space.

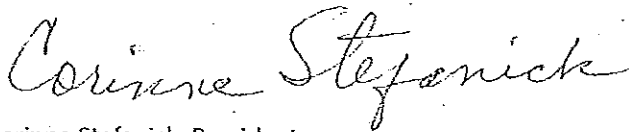
neighborhood and help with this difficult and rapid transition to more density in our centers. We believe that with a revision, the Design Standards can be more effective when they are informed by the current times, rather than the 1980's when they were written. We believe that the requests in the conclusion in the Design Commission's May 8, 2013, State of Design report regarding the need to update the Design Standards and to expand design districts are even more important today as we think about the future of our neighborhoods and go forward with our Comprehensive Plan.

In the late 1990's both the East Portland Community Plan and the SW Community Plan were initiated. A Southeast Community Plan would have followed. In November 1996, the state of Oregon passed Ballot Measure 47 and the resulting property tax cuts led to the early suspension of these neighborhood planning programs. The city turned its focus to the Regional 2040 Growth Concept. Although Sellwood-Moreland did complete a Neighborhood Plan process in 1998, the focus was totally on our residential zoning. The zoning of our commercial corridors has not been updated since the 1980 Comprehensive Plan. Through the Community Plan program three SW neighborhoods, Multnomah Village, Hillsdale and Johns Landing received a design ("d") overlay in their centers. Sellwood Westmoreland has the same Neighborhood Center designation and we ask to receive the "d" overlay in parity with these SW neighborhoods. There are surely other neighborhoods in Southeast which are in the same situation as we are and deserve a long overdue design overlay update to our neighborhood commercial center.

In summary, expanding the Design Overlay Zone to include the Sellwood-Moreland (and possibly other) Mixed Use - Neighborhood Centers would help preserve the existing and desirable neighborhood character as density increases in the Centers.

This comment was approved by the SMILE Board on October 21, 2015 and reflects the active involvement of our neighborhood in the development of the Comprehensive Plan.

Sincerely,



Corinne Stefanick, President

Sellwood Moreland Improvement League

Arevalo, Nora

From: Jo Reese <Jo@ainw.com>
Sent: Saturday, October 24, 2015 5:11 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I am submitting comments that are not supportive of the proposed Comprehensive Plan changes for NE 122nd Avenue from Fremont to Sandy Boulevard.

I am one of the members of the LLC that owns the building at 3510 NE 122nd Avenue, at the corner of Fremont Street and 122nd Avenue. I work in this building.

I am writing to say that I would like to see the character of the neighborhood preserved. The density reflects single family homes, in a suburban setting, near one of the earliest planned suburban developments, Argay Terrace. I visit the Rossi Farm nearly each weekend in the spring through fall, and appreciate the small pocket of farmland within this largely residential neighborhood. The Parkrose school system has expanded to take more and more of the farm land. With the changes that you envision, the schools will not be able to handle the capacity.

So, not only will the Plan change the character of the neighborhood overall, directly, but indirectly the Plan will increase the number of children in the area and create a burden on schools. Traffic problems will certainly increase, and presently it is jammed at all peak hours.

I believe it is futile to submit comments on the Comprehensive Plan because the comments will not be considered by the Bureau of Planning Staff or by the Planning Commission. This neighborhood deserves to be allowed to have the open suburban setting that has already developed, and not reflect the views of people who work in downtown Portland. I grew up in Portland, at a time when 122nd Avenue was not even in the City. Please let this area continue to have the density already existing, and not create a place that already exists elsewhere in Portland.

Jo Reese
Parkrose 3510 LLC

Contact Information:

Jo Reese, M.A., R.P.A. || VP/Senior Archaeologist
Archaeological Investigations Northwest, Inc. (AINW)
3510 NE 122nd Avenue, Portland, Oregon 97230
P 503-761-6605 || from Vancouver 696-7473 || F 503-761-6620
Cell 971-409-6979 || email: jo@ainw.com || www.ainw.com

LINDQUIST DEVELOPMENT COMPANY

P.O. BOX 42135 • PORTLAND, OREGON 97242 • PHONE (503) 227-8275 • FAX (503) 224-5213

RECEIVED 10/27/15 4:08 PM

October 23, 2015

Portland City Council
1221 SW 4th Ave.
room 130
Portland Oregon 97204

I am writing concerning a notice of a comprehensive plan map change that
Effects my property. I have attached copies of the property notices.
1826 NW 18th. 1710 NW Upshur, 1710 NW Thurman.

The current zoning around my property is EXD. We are a small pocket that
Has a different zone.

If the comprehensive plan map is changed, we would like to see changed as:
The neighbors that surround us. I believe that is CM3.

Sincerely,



S.H. Lindquist
Lindquist Development Co. Inc.

Arevalo, Nora

From: Parkrose Neighbors <parkroseneighbors@gmail.com>
Sent: Thursday, October 22, 2015 4:41 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Portland City Council:

It has come to my 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 reduced.

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

- Sandy Boulevard is already at capacity, especially during rush hour, when traffic frequently backs up from I-205 to 112th and sometimes beyond.
- The commercial area along Sandy Boulevard between 102nd and 122nd 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.
- 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. Reducing the freight traffic on Sandy Boulevard in Parkrose is an important step towards accomplishing our mutual vision of making this street one of the vibrant "main streets" in Portland.

Sincerely,

Annette Stanhope
Chair, Parkrose Neighborhood Association
1017 NE 117th Ave (East Portland Neighborhood Office)
Portland, OR 97220
parkroseneighbors@gmail.com
503-432-9050 (text and phone)

Arevalo, Nora

From: Tamara DeRidder, AICP <SustainableDesign@tdridder.users.panix.com>
Sent: Thursday, October 22, 2015 3:07 PM
To: Duke, Courtney; Patricolo, Francesca; Igarra, Denver; cputestimony@portlandoregon.gov.
Cc: Naté Carter; Amanda Petretti; Anne Lindsay; Sandra Lefrancois; Stark, Nan; Dingfelder, Jackie; Commissioner Fish; Fritz, Amanda; Commissioner Saltzman; Commissioner Novick; Engstrom, Eric
Subject: Re: Comprehensive Plan Testimony: Recommended Comprehensive Plan Update - RCPNA Chair Requests for City Council Reschedule TSP Review by 1-month

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your response, Courtney -
Let me know if I understand this correctly:

1) There are 2 documents you reference that are pending review A) Recommended Comprehensive Plan Update(including map); and B) TSP Update

2) The TSP Discussion Draft - Oct 15 2015 is receiving public comments until Nov. 13th (RCPNA received a copy Oct 20th). The Proposed TSP Draft is to be published in mid-Dec. 2015. This Proposed document is going to be scheduled for public discussion & hearings with PSC Winter/Spring of 2016. Then a Recommended TSP draft will be scheduled for City Council Spring/Summer 2016.

3) The Goals, Policies (both in the Recommended Comp. Plan Update?), Financial Plan (Capital Improvement Plan?) and The Project list (TSP Update) of Stage 1/Task 4 had public vetting since publish in early 2015.

4) Tues. Nov. 3rd City Council is holding a work session on Recommended Comp. Plan Transportation Element, including portions of the (Draft?) Transportation Systems Plan (no public comments/ testimony taken). Will this include the list of Significant Transportation Projects? If yes, would you please send me a copy? (Thanks!)

5)Nov. 19th City Council hearing on the Recommended Comp. Plan: Land Use Map Policies, List of Significant Projects. Will this hearing be solely addressing the content of the Recommended Comprehensive Plan and Map App Maps as published by PSC? Does PBOT have proposed changes to any of the policies that relate to the Transportation Element? Are the Significant Transportation Projects also going to be reviewed for inclusion with the the Recommended Comprehensive Plan at this hearing?

6) The TSP projects map, included with the Recommended Comprehensive Plan, has dropped the 60th St Station Area as a funded project. Why did that happen? Is the City Council's Nov. 19th meeting the appropriate time to bring up this issue? (Note: In 2011 the PSC agreed not to upzone this area to Comprehensive Plan density until the transportation safety issues for the Station Area had been resolved. It had been our neighborhood's hope that this 60th Ave. Station Area project would resolve these issues)

Thank you and your staff in helping me unpack this timeline. Even as a professional land use planner the lingo of Tasks and Stages throws me off unless there is a logic tree of what is used where when. Once I hear back from you folks on these questions I have raised I think I will rescind my request for the City Council postponement.

My best,

Tamara DeRidder, AICP
Chair, RCPNA
503-706-5804

On 10/22/2015 12:19 PM, Duke, Courtney wrote:

All -

Please see below for clarification and additional details which should ease concerns about timing.

Stage 1/Task 4 of the TSP Update/Comp Plan Update. The Goals, Policies, Financial Plan and The Project list went through extensive public process in 2014 and 2015 with a Proposed Draft Published in July 2014. Fall and winter 2014/2015 was spent updating the project list. The project list and the financial plan were published January 30, 2015. PBOT staff meet with District Coalition Land Use and Transportation Committees and provided additional public outreach regarding the Project List and the Financial Plan.

There were a series of Planning and Sustainability Commission work sessions, hearings and votes in Winter/Spring/Summer 2015 on all the goals and policies plus the project list and the financial plan. PSC published a Recommended Draft in August 2015. These are the components of the TSP that is at City Council in Fall 2015. The Transportation Work Session is November 3. Hearings are on November 19, December 23 and December 10. With a vote not yet scheduled.

Stage 2 of The TSP Update. This stage is called Task 5 and is to assist with implementing changes in the Policies in Stage 1/Task 4. The TSP Update Discussion Draft was published October 2, 2015. Public comment is due November 13. A Proposed Draft will be published in mid-December. PSC briefings, work sessions and hearings are scheduled in winter and spring of 2016. City Council process for this stage has not been scheduled and will likely be in late Spring/early Summer 2016. There will be opportunities for review and comments at all stages.

Please see the two attached documents which should give additional clarification.

Feel free to call or email me directly if you have additional questions.

Courtney Duke, AICP | Senior Transportation Planner
Policy, Planning & Projects
Portland Bureau of Transportation
1120 SW 5th Avenue, Suite 800
Portland, OR 97204
phone: 503.823.7265
courtney.duke@portlandoregon.gov
www.portlandoregon.gov/transportation

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

From: Tamara DeRidder, AICP
{mailto:SustainableDesign@tdridder.users.panix.com}
Sent: Wednesday, October 21, 2015 5:33 PM
To: Patricolo, Francesca <Francesca.Patricolo@portlandoregon.gov>; Duke,
Courtney <Courtney.Duke@portlandoregon.gov>; Igarta, Denver
<Denver.Igarta@portlandoregon.gov>; cputestimony@portlandoregon.gov.
Cc: Nate Carter <nate.carter@11-ed.com>; Amanda Petretti
<amandapetretti@gmail.com>; Anne Lindsay <anne.e.lindsay@gmail.com>; Sandra
Lefrancois <sandral@cnncolalition.org>; Stark, Nan
<Nan.Stark@portlandoregon.gov>; Dingfelder, Jackie
<Jackie.Dingfelder@portlandoregon.gov>; Commissioner Fish
<nick@portlandoregon.gov>; Fritz, Amanda <Amanda.Fritz@portlandoregon.gov>;
Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>; Commissioner
Novick <novick@portlandoregon.gov>
Subject: Comprehensive Plan Testimony: Recommended Comprehensive Plan Update
- RCPNA Chair Requests for City Council Reschedule TSP Review by 1-month

Thank you for your response, Francesca.

To: Courtney Duke, Denver Igarta, and Francesca Patricolo

It is really unfortunate that the Recommended Draft of the TSP was published so late (Oct. 20th, 2015). The fact that this document is being reviewed by the Portland City Council on Nov. 19th, 2015, gives our neighborhood (RCPNA) less than 1 month to review and comment through both our land use committee and our board. This timeline makes it impossible for any of the Portland neighborhood and business associations to properly comment on this draft.

As Chair of Rose City Park Neighborhood Association I formally request that PBOT rescheduled the City Council public hearing on the Recommended Transportation System Plan from its scheduled Nov. 19, 2015 for at least a full month, Dec. 17th, 2015, to allow the Portland Neighborhood Associations adequate time to comment on this important document.

Respectfully,

Tamara DeRidder, AICP
Chair, RCPNA
1707 NE 52nd Ave.
Portland, OR 97213
503-706-5804

On 10/21/2015 4:38 PM, Patricolo, Francesca wrote:

Hi Tamara,

Thanks for your questions. The recommended TSP includes both constrained and unconstrained projects. Here is that document (found on our website)

<https://www.portlandoregon.gov/transportation/article/541398> The list isn't divided by constrained vs. unconstrained projects but there is a column that says "yes" or "no" if it is or isn't. To be clear, the constrained list is what we predict we will have the money for in the next 20 years. There's always the possibility that we could have more money though, and we have projects already identified if that should happen -those are the unconstrained projects.

City Council will hear the Planning and Sustainability Commission's recommendations for Stage 1 of the TSP Update as part of the Comprehensive Plan Update on November 19 (always check the City Auditor's website for updated information before heading out the door

<https://www.portlandonline.com/auditor/?c=26997>) Public testimony can be made at the Council hearing or prior to the hearing by sending testimony to the Council Clerk:
Council Clerk Testimony: cctestimony@portlandoregon.gov US Mail: Council Clerk, 1221 SW Fourth Ave., Room 130, Portland OR 97204
More instructions are available at the bottom of the page at the above link I included.

I believe your second and third questions are actually one in the same unless you can explain a little more.

I'll be speaking tonight about Stage 2 of the TSP Update, which is now out for discussion draft.

Finally, I really want to thank you for sending these questions in advance because I was able to get better information here in my office with my computer and colleagues than I would have been able to do on the fly at the meeting. If you aren't able to make it tonight, I'd be happy to talk you through Stage 2 of the TSP Update by phone at a better time for you. Please feel free to give me a call: 503.823.5282

Kindest regards,
Francesca

Francesca Patricolo, MA & MCRP
associate planner + public involvement specialist city of portland
bureau of transportation + iap2 usa board member
1120 sw fifth avenue | suite 800 | portland, oregon 97204
503.823.5282 | francesca.patricolo@portlandoregon.gov

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures, and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and additional information, contact the Civil Rights Title VI & ADA Title II Program by email at title6complaints@portlandoregon.gov, by telephone (503) 823-2559, by City TTY 503-823-6868, or use Oregon Relay Service: 711.

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

From: Tamara DeRidder, AICP
[<mailto:SustainableDesign@tdridder.users.panix.com>]
Sent: Wednesday, October 21, 2015 1:00 PM
To: Patricolo, Francesca <Francesca.Patricolo@portlandoregon.gov>
Cc: Nate Carter <nate.carter@11-ed.com>; Amanda Petretti

<amandapetretti@gmail.com>; Anne Lindsay
<anne.e.lindsay@gmail.com>;
Sandra Lefrancois <sandral@cnncoalition.org>; Stark, Nan
<Nan.Stark@portlandoregon.gov>
Subject: RCPNA Questions on TSP Review for Recommended
Comprehensive
Plan Update

Hi Francesca,

I just received notice that you will be speaking tonight at the Central NE Neighbors LUTOP meeting and have downloaded the just released edition of the Recommended TSP. I am unlikely to be able to attend tonight's meeting. But, really need to know more about some information about the TSP so we can review of this document in a timely way.

1. The Recommended TSP does not include the Constrained Projects List.

When will this Projects List be released for review?

2. When is the City Council scheduled to begin review this Recommended TSP as part of the Comprehensive Plan Update?

3. What is the date for public comment on the Recommended TSP when under review by the City Council?

Thank you for this consideration.

My best,

Tamara DeRidder, AICP
Chair, RCPNA
Co-Chair, LU & TC
503-706-5804

Arevalo, Nora

From: Catherine Tolls <ctolls@icloud.com>
Sent: Thursday, October 22, 2015 2:15 PM
To: BPS Comprehensive Plan Testimony
Subject: Change?

Follow Up Flag: Follow up
Flag Status: Completed

How will this proposed change affect my property 2200 SW Taylor's Ferry Road. PDX From low density single dwelling to single dwelling 20,000? Please explain in terms I can understand. Thank you, Catherine Tolls

Sent from my iPad

Arevalo, Nora

From: Justin Waldron <j.r.waldude@gmail.com>
Sent: Thursday, October 22, 2015 12:56 PM
To: BPS Comprehensive Plan Testimony.
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

I Chris Waldron, and my husband Daniel have lived at the below address for 52 years. I was a single wage earner for 36 years working for the teamster health, welfare and pension retirement department (NW Administrations). We enjoy our property with our family and now with our grandchildren and children of the neighborhood. We would like to keep the zoning as it is. We do understand the 20 years of flexibility and the importance of keeping the zoning uniform. However, our case is different as there are light industrial zones in front and along side of us. We would like to stay with the current zoning with which we are currently considered rather than to move to the proposed Single-Dwelling 5,000 zoning proposed to us. Please consider our request to keep our map designated zoning with your sustainability commission as it now appears.

Our full address is:

10048 N Edison St.

Portland OR 97203

State ID#: 1N1W02DA 5700

Current Comprehensive plan designation: Mixed Employment

Sincerely,

Chris Waldron

October 22, 2015

City of Portland
Bureau of Planning and Sustainability
Joan Fredericksen West District Liason

EDITOR 10/27/15 AM 8:18

Dear Ms. Fredericksen:

We are writing in support of the Recommended Draft of the Comprehensive Plan and Map as it refers to the property at 6141 SW Canyon Ct. The owner wants to change the R20 zone to R2 and develop the property with multiple condominiums. He has already logged the property of many 40 yr. old firs

We live at 1651 SW 61st Dr., just two lots up the hill from this property. The 6141 property's driveway is off of 61st Dr. Our street is steep and heavily wooded with a creek and half our property is in an Environmental Overlay Zone. Our area is home to many birds and other wildlife. We value the rural character of our neighborhood. We have lived here for 45 years and have watched the traffic increase to dangerous levels on our street, a street where I daily walk my dog and often dodge speeding cut-through traffic.

We have recently been notified of a 244 unit project, approved because of a zoning anomaly, for 6400 SW Canyon Ct., just steps from the address in question. This project and its vehicle traffic will severely impact our winding two lane street, which lacks shoulders and street lights. 61st Drive is one of only two streets which allows egress from both these properties.

The current intersection at 58th and Montgomery is congested even without the school buses which served the East Sylvan Middle School. The school has also been occupied by private schools and will most likely be again, adding to the traffic problems. Our neighborhood streets will already be overwhelmed by the more than 300 cars projected for the 6400 project and we object to adding even more vehicles to this problem.

This area is not well-served by transit and almost all of the residents of the existing large apartment complex on Canyon Court use vehicles rather than the bus. There are no grocery stores, the closest being a QFC at the Barnes Miller complex.

Because of the traffic concerns and lack of services nearby, we ask that the zoning change for 6141 SW Canyon Ct. be denied and the existing plan kept in place.

Thank you for your consideration,

Linda Jessell
C. Todd Jessell
1651 SW 61st Dr
Portland, Or 97221 503-292-4381

BARRY R. SMITH, PC, ARCHITECT

715 SW Morrison Street Suite 909
Portland, Oregon 97205-3105
Tel: 503.295.6261 Fax: 503.229.0626
e-mailto: barry@barrysmith.com
Please visit: www.barrysmith.com

October 21, 2015

Barry Manning
Bill Cunningham
City of Portland Bureau of Planning and Sustainability
Mixed Use Zone Project
1900 SW Fourth Avenue Suite 7100
Portland OR 97201

RE: **MUZ Discussion Draft – September 2015**

Dear Barry and Bill:

Thank you for meeting me Monday to review the Plan maps. Here are my comments for the record:

Growth Projections and Length of Plan

Growth projections need to be revised using current data for the Comprehensive Plan implementation date of 2017. Should the current revision not be revised for 33 years as is the case with the current plan then the data has to take into account growth unit 2050. Current plan assumptions are that there is enough inventory of available properties in the current designations for 2035. MUZ designation cannot be accurate without adjusting the Comp Plan assumptions.

Availability of Developable Parcels

The recession of 2008 severely affected property values in Portland. The recovery saw an exploitation of MUZ zones that allow unregulated floor area ratio of residential development in commercial zones. In the period before property values escalated during the recovery and while no new production of housing occurred and population growth continued, properties could be developed for rental housing at current market rates. In MUZ areas property values doubled providing enough of an incentive for owners to sell to developers. Rental rates increased accordingly.

Since we do not know when macro-economic conditions will again provide this sort of arbitrage MUZ mapping needs to increase available higher density sites on the assumption that all will not make it into new development. I recommend ombudsman managers be retained for each zoning category including MUZ to survey properties not subject to demolition restraints, properties in Code violation, properties containing non-permitted uses and properties on the City's historic resource inventory and evaluate the survey against available developable property assumptions.

Mapping Revisions in Subsequent Updates

Besides the MUZ base zone updates, other zone updates have to be coordinated to minimize conflict in transitions to the other zones. The Plan updates for Central City, Corridors, Nodes and Neighborhoods need to meet the criteria of the Comp Plan and be adopted as a part of the Comp Plan. Neighborhood groups and Neighborhood District Coalitions need planning assistance to

meet these requirements. The Plan updates need to change the maps in the current Plan update to reflect the discoveries in the subsequent planning processes.

Public Infrastructure Plan

Environmental Services and Transportation plans that demonstrate capacities assumed in the Comp Plan are not yet developed. Storm and sanitary system capacities have not yet been translated into development restriction maps. Transportation improvement and repair plans are not funded. Overlaying the restrictions with the MUZ plan designations needs to occur. Reduction in lot sizes due to dedication requirements affects assumed densities.

In order to meet the Plan policies to reduce traffic and emissions, Parking requirements for MUZ components need to be adjusted for floor area bonuses and reduced for smaller projects. Instead of using parcel size or unit count, occupancy calculations should be in line with those used in the Oregon Structural Specialty Code. Parking requirements then need to be adjusted for MUZ zones in different corridors, nodes and neighborhoods and adjusted for types of use. For example, micro units do not demand as much parking as traditional one and two bedroom units and MUZ zones on SW Barbur Boulevard demand greater parking than those in Sunnyside neighborhood. Streets at capacity cannot accommodate more parking.

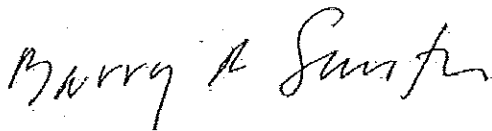
Height, Area, and Coverage

Within the proposed MUZ categories, massing criteria needs to increase where appropriate. The proposed CE designation occurs in areas where 75FT to 150FT high buildings can be accommodated. FAR in some areas can increase to 5 to 1 without bonuses. Locations for the added height and area can occur where standard base zone transition requirements can be met. In areas where transition requirements can be met, more CM3 and less CM1 and CM2 designations need to occur than in the current plan.

Maximum building coverage, required landscape areas and required outdoor space should be eliminated in some areas within the MUZ designations. Plan policies for resiliency prohibit these requirements from being accommodated above the ground level except in Type I construction. Most MUZ designated developments will be Type III and Type V construction based on current OSSC height and area definitions. Balconies, roof gardens and upper level outdoor spaces are not sustainable in Type III and Type V construction.

As we discussed in our meeting many of these comments relate to Comp Plan policies. Can you forward these comments on to the Comp Plan team for me?

Please let me know if you have any questions.



Barry

Arevalo, Nora

From: Tamara DeRidder, AICP <SustainableDesign@tdridder.users.panix.com>
Sent: Wednesday, October 21, 2015 5:33 PM
To: Patricolo, Francesca; Duke, Courtney; Igarta, Denver; cputestimony@portlandoregon.gov.
Cc: Nate Carter; Amanda Petretti; Anne Lindsay; Sandra Lefrancois; Stark, Nan; Dingfelder, Jackie; Commissioner Fish; Fritz, Amanda; Commissioner Saltzman; Commissioner Novick
Subject: Comprehensive Plan Testimony: Recommended Comprehensive Plan Update - RCPNA Chair Requests for City Council Reschedule TSP Review by 1-month

Thank you for your response, Francesca.

To: Courtney Duke, Denver Igarta, and Francesca Patricolo

It is really unfortunate that the Recommended Draft of the TSP was published so late (Oct. 20th, 2015). The fact that this document is being reviewed by the Portland City Council on Nov. 19th, 2015, gives our neighborhood(RCPNA) less than 1 month to review and comment through both our land use committee and our board. This timeline makes it impossible for any of the Portland neighborhood and business associations to properly comment on this draft.

As Chair of Rose City Park Neighborhood Association I formally request that PBOT rescheduled the City Council public hearing on the Recommended Transportation System Plan from its scheduled Nov. 19, 2015 for at least a full month, Dec. 17th, 2015, to allow the Portland Neighborhood Associations adequate time to comment on this important document.

Respectfully,

Tamara DeRidder, AICP
Chair, RCPNA
1707 NE 52nd Ave.
Portland, OR 97213
503-706-5804

On 10/21/2015 4:38 PM, Patricolo, Francesca wrote:

> Hi Tamara,

> Thanks for your questions. The recommended TSP includes both constrained and unconstrained projects. Here is that document (found on our website) <https://www.portlandoregon.gov/transportation/article/541398> The list isn't divided by constrained vs. unconstrained projects but there is a column that says "yes" or "no" if it is or isn't. To be clear, the constrained list is what we predict we will have the money for in the next 20 years. There's always the possibility that we could have more money though, and we have projects already identified if that should happen -those are the unconstrained projects.

>

> City Council will hear the Planning and Sustainability Commission's recommendations for Stage 1 of the TSP Update as part of the Comprehensive Plan Update on November 19 (always check the City Auditor's website for updated information before heading out the door <https://www.portlandonline.com/auditor/?c=26997>) Public testimony can be made at the Council hearing or prior to the hearing by sending testimony to the Council Clerk:

> Council Clerk Testimony: cctestimony@portlandoregon.gov US Mail:

> Council Clerk, 1221 SW Fourth Ave., Room 130, Portland OR 97204 More
> instructions are available at the bottom of the page at the above link I included.
>
> I believe your second and third questions are actually one in the same unless you can explain a little more.
>
> I'll be speaking tonight about Stage 2 of the TSP Update, which is now out for discussion draft.
>
> Finally, I really want to thank you for sending these questions in
> advance because I was able to get better information here in my office
> with my computer and colleagues than I would have been able to do on
> the fly at the meeting. If you aren't able to make it tonight, I'd be
> happy to talk you through Stage 2 of the TSP Update by phone at a
> better time for you. Please feel free to give me a call: 503.823.5282

> Kindest regards,
> Francesca

> Francesca Patricolo, MA & MCRP
> associate planner + public involvement specialist city of portland
> bureau of transportation + iap2 usa board member
> 1120 sw fifth avenue | suite 800 | portland, oregon 97204
> 503.823.5282 | francesca.patricolo@portlandoregon.gov

> To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures, and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and additional information, contact the Civil Rights Title VI & ADA Title II Program by email at title6complaints@portlandoregon.gov, by telephone (503) 823-2559, by City TTY 503-823-6868, or use Oregon Relay Service: 711.

> -----Original Message-----

> From: Tamara DeRidder, AICP
> [mailto:SustainableDesign@tdridder.users.panix.com]
> Sent: Wednesday, October 21, 2015 1:00 PM
> To: Patricolo, Francesca <Francesca.Patricolo@portlandoregon.gov>
> Cc: Nate Carter <nate.carter@11-ed.com>; Amanda Petretti
> <amandapetretti@gmail.com>; Anne Lindsay <anne.e.lindsay@gmail.com>;
> Sandra Lefrancois <sandral@cnncoalition.org>; Stark, Nan
> <Nan.Stark@portlandoregon.gov>
> Subject: RCPNA Questions on TSP Review for Recommended Comprehensive
> Plan Update

> Hi Francesca,

> I just received notice that you will be speaking tonight at the Central NE Neighbors LUTOP meeting and have downloaded the just released edition of the Recommended TSP. I am unlikely to be able to attend tonight's meeting. But, really need to know more about some information about the TSP so we can review of this document in a timely way.

> 1. The Recommended TSP does not include the Constrained Projects List.
> When will this Projects List be released for review?

> 2. When is the City Council scheduled to begin review this Recommended TSP as part of the Comprehensive Plan Update?

> 3. What is the date for public comment on the Recommended TSP when under review by the City Council?

>

> Thank you for this consideration.

>

> My best,

>

> Tamara DeRidder, AICP

> Chair, RCPNA

> Co-Chair, LU & TC

> 503-706-5804

S • M • I • L • E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 S.E. 13TH AVENUE • PORTLAND, OR 97202
STATION (503) 234-3570 • CHURCH (503) 233-1497

October 21, 2015

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

AUDITOR 10/28/15 AM 10:24

RE: Portland Transportation System Plan Update

Honorable Mayor and Commissioners:

The Sellwood-Moreland Improvement League (SMILE) Board and Transportation Committee have reviewed the draft Portland Transportation System Plan (TSP) update and have the following supportive comments and suggested changes that we would like to see entered into the record and addressed in the final version of the plan.

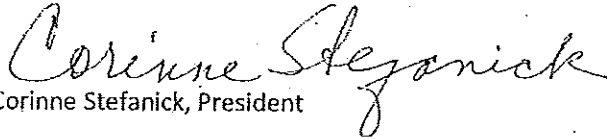
General Support

- Tacoma Main Street Improvements and ITS (projects 70055 and 70057).
The Tacoma Main Street Plan remains one of the defining planning accomplishments of our neighborhood and we remain committed to seeing it implemented in full. Many residents are worried about how traffic will behave once the new Sellwood Bridge opens in 2016. We want to see Tacoma Street as another thriving main street in our neighborhood, not a gulf that bisects our neighborhood. That said, absent a new bridge or tunnel in Clackamas County, we understand that Tacoma Street will remain a heavily-used regional route and look forward to any technological improvements such as ITS that can help our neighborhood avoid gridlock conditions.
- Springwater Gap Trail (project 70053).
Completing the "Sellwood Gap" remains one of the highest pedestrian/bicycle priorities for our neighborhood.
- Reedway Ped/Bike Overcrossing (project 70049).
During the planning of the Portland-Milwaukie Light Rail project, SMILE was a strong advocate for the Harold Street MAX station and a supplemental pedestrian/bicycle connection to the Reed College area. Even with that station postponed indefinitely, we feel that building the overcrossing is a critical connectivity need. The nearest crossings of the railroad – Holgate to the north and Bybee to the south – are separated by more than a mile and are intimidating for many users. In addition, north Westmoreland is seeing unprecedented development of no-car-parking apartments ahead of a looming downzoning. Our new and existing residents need more pedestrian/bicycle connections to promote accessibility and mobility inside and outside our neighborhood.

Approved at the SMILE Board Meeting October 21, 2015.

Our neighborhood has been actively involved in this issue and we look forward to seeing this change added to our Comprehensive Plan. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Corinne Stefanick". The signature is written in dark ink and is positioned above the printed name.

Corinne Stefanick, President

Sellwood-Moreland Improvement League

Arevalo, Nora

From: Rachel Hill <hill.rachel@gmail.com>
Sent: Tuesday, October 20, 2015 10:02 AM
To: BPS Comprehensive Plan Testimony
Subject: Feedback/Testimony for Zoning changes on Lombard and Truck Strategy

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I would like to testify in writing regarding the Comprehensive Plan proposal, specifically, the proposed zoning changes on N. Lombard as a result of the Truck Strategy. This would be going from Medium Density Multi-Dwelling to Single Dwelling.

My name is Rachel Hill.

I live at 9515 N. Lombard St.
Portland, OR 97203

Phone: 503.849.8337
Email: hill.rachel@gmail.com

The zoning changes that are proposed for N. Lombard St. are not the correct strategy because of what is driving the decision to change the zoning.

The zoning changes are in response to the proposed truck strategy. N. Lombard Street is a residential and small scale commercial street not scaled for trucks. The impacts to those who live there are significant. Residents and business visitors park in the right of way to avoid being clipped. The diesel fumes, safety concerns, intense noise, and livability issues are now magnified because we have all trucks passing by our homes (my front door is less than 15 feet from where trucks drive).

Down-zoning the area simply sacrifices LESS people to this horrible way of life. Those of us who live here and have businesses here still have to deal with the damage to our homes and bodies and daily way of life as a result of the trucks.

It also sacrifices the financial future of our homes. For those of us who invested everything that we have in our homes, what will this mean financially for homes. How about the ability to sell in the future? You are creating a very incompatible situation – a small scale residentially focused street that is acting as a major, intense industrial Corridor. This doesn't make any sense.

I work in the Planning field and I don't fully understand the potential outcomes. Simply telling me about the zoning changes forces citizens to search out the ramifications. Many of my neighbors don't understand their part in public process and don't believe the City is "for them". They are not inclined to do this "homework" nor do they feel they will have a voice (not that they don't, nor that the City doesn't encourage it - it's a slow process of helping people understand their power). I don't know if keeping it at a higher zoning designation is the answer. But I believe that what you're creating with the truck strategy and the zoning is not the answer. It concentrates negative impacts on the people living here. It creates a sacrificial street of families living in single-family homes

with less ability to have control over their futures because they have less flexibility and less options regarding what they can do with their property in the future.

This is especially hard to understand because there IS a solution. There is a route trucks can take on I-5 and Columbia that would keep them 100% off of residential streets with very little added driving distance..

Realizing that the truck strategy may not be up for discussion anymore, you're asking about the zoning changes. I believe the city needs to do a better job not just informing people of what is proposed to happen but helping us understand what that means for us, short and long term. What will that look like in five years or 25 years.

My intent is not just to complain. I hope to offer some thoughts on solutions:

Best solution – rethink this truck strategy and find a route and middle-ground solution that works for the Port AND the communities that they drive through. There is a solution that has trucks traveling a small distance more to keep them out of the heart of our communities. It seems simple.

A **Band-Aid solution** that addresses the difficulties from day today - help owners mitigate the difficulties of living on the street. Help them soundproof their windows, install HVAC systems that filter the diesel fumes that create a layer of dust around my house. I contacted Indow Windows (a local Portland company) that does sound mitigation on windows. Help communities subjected to the issues, deal with them. Similar to what the City does with energy rebates. However, since this a low income area, perhaps rethink the rebate and help with loans and grants.

At the very least, help residents and business owners understand the outcome of a decision to downzone their properties. Help them understand what it will look like in the future with this decision. Will their property values go down? Will they never be able to sell to a developer who may have the financial power to build a more compatible style of development for a truck route? Many people do you not understand the zoning well enough. Public outreach meetings in the neighborhood and door-to-door discussion would be helpful. I've really had to search them out - and (as you can tell :) am a pretty engaged citizen.

Please do not focus city dollars solely on "improvements" that help trucks on their path to the port. Help reinforce and bolster the community that is there.

Thank you,

Rachel Hill

rachel hill
hill.rachel@gmail.com
Portland, OR
503.849.8337

Arevalo, Nora

From: Earl Mershon <ecmershon@aol.com>
Sent: Monday, October 19, 2015 9:00 PM
To: BPS Comprehensive Plan Testimony
Subject: [User Approved] Comprehensive Plan for 2035 Testimony: Argay Neighborhood

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Planners,

Our family has lived in the Argay Neighborhood since 1993 and we are members of the Argay Neighborhood Association.

We appreciate the changes made so far in the Argay Neighborhood's Comprehensive plan and request one further change.

We would like **the area at N.E. 122nd and Shaver** re-designated from R-3 and Mixed Employment to **R-5 for single family homes**. **The parcel numbers are 287, 288 and 289**. With nearly 45% of Argay households in multi-family housing, we would like future development to be single-family homes, completing the original plan envisioned by Argay's original developers and wanted by most Argay residents.

Thank you for your consideration.

Earl C. and Sharon L. Mershon
3809 N.E. 136th Place
Portland, OR 97230-2720

Arevalo, Nora

From: ancarker5669@comcast.net
Sent: Monday, October 19, 2015 1:35 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

From: ancarker5669@comcast.net
To: "Carol Parker" <ancarker5669@comcast.net>
Sent: Monday, October 19, 2015 1:18:46 PM
Subject: Comments

October 19, 2015
Portland Planning and Sustainability Commission - Comprehensive Plan Update
Portland City Council

I am writing for the third time in regards to the Notices of a Proposed Comprehensive Plan Map Change regarding the proposed zoning designation change to my property at 8901 SE Crystal Springs Blvd, Portland, 97266.

My property is currently designated as High Density Single-Dwelling. Your proposed designation is Single dwelling 7,000.
I would like to again request that you do NOT change my designation to Single dwelling.

My basis for this request is as follows:
My property consists of .39 acres, shaped like a backwards 'L'. The southern end of my property is 115.6' by 57.6' = 6,658.56 square feet; over .15 acre. There are no buildings on this portion of my property. The only improvements are my extended driveway and my sewer line running 4' from the east property line. An additional home built in this area would not impair the open space concept. A simple rerouting of my driveway to lightly traveled 89th Ave and removal of any unwanted driveway on the .15 acre would be all that was required. This would result in my remaining property size at over .23 acres. This would still leave two good sized properties with room for landscaping and parking and would still conform to most of the housing built in Portland now.

Per Portland Maps, the Single Family Residential homes listed on this block are as follows with street number address and acreage:

8901 .39 (My property)
8909 .3 Actually a Foster care/Assisted living home
8941 .26 Flag lot. It appears that the usable land is approximately .23 acres
9007 .23
9027 .23
9047 .23
8930 .23

8942 .23

8950 .23

9008 .29

9034 .79 This is a triangular lot running along the bike path and is terribly overgrown.

The other properties listed on this block are either Foster Homes or Multi-family units. On the basis that only three properties rated as Single Family Residential homes are larger than .23 useable acres, I feel that I am getting penalized unfairly by changing my zoning from High Density Single-Dwelling to Single Dwelling 7,000. Your letter does state that your plan includes better matching the designation to what is now built.

I would also like you to consider that it is very difficult to maintain a property this size. Also, with the current Portland water bills, it is simply not feasible for me to water the lawn, trees and shrubs. All of my trees and shrubs suffered greatly this year and I do not believe that at least two of them are going to survive the lack of water.

My property is .4 miles from the SE Flavel Street Max Station and from the Tri-Met Bus stop at 92nd and Flavel. It is less than 1 block per Portland Maps from the bike path. Walmart, Best Buy, Fred Meyer including pharmacy, Home Depot, a bank, a credit union, restaurants, fast food, Great Clips for hair plus other businesses are all located within 1.2 miles walking distance of my property. All of the above businesses are conducive for good access and reduction of automobile use. North and south bound on-ramps to the 205 freeway at Johnson Creek Blvd are both within 1.5 miles. School buses stop at 89th and Crystal Springs to pick up and drop off students. I believe that all of these considerations are basic goals of the Proposed Comprehensive Plan, i.e. proximity to services and transit.

In addition, I would like to know what the plan is for Property ID# R146082, 2.7 acres undeveloped property. This property lies directly west and northwest of my property and is owned by the City of Portland.

Please reconsider the proposed designation for my property. I did not receive any acknowledgement after my two previous communications to the Portland Planning Commission. I would greatly appreciate an acknowledgement that you have received this letter with your decision and a response regarding Property ID# R146082.

Thank you for your time and review of this third request.

Carol Cross Parker
8901 SE Crystal Springs Blvd
Portland, OR 97266
ancparker5669@comcast.net

Arevalo, Nora

From: Linda Mlynski <LMlynski@realtytrust.com>
Sent: Monday, October 19, 2015 12:26 PM
To: BPS Comprehensive Plan Testimony
Subject: comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Committee:

I purchased my home at 3728 SE Caruthers in 1997 and have lived here ever since. For the past 15 years I have been a residential real estate broker in Portland.

I am under the impression that my block can soon be considering mixed use/commercial zoning, but I am unclear why this short area of Caruthers would be changed to mixed-use and not be residential R5 like the rest of SE Caruthers St.?

Those of us on this block, there are only 10 homes, 5 on each side, are all home owners who have already been largely impacted by the huge apartment building on the corner of 37th and Division and now we are faced with another demolition at the corner of 37th and Caruthers, another apartment building with go up with no parking and yet you are considering also making our block mixed use/commercial?

Where does it stop? Do you want all of us to have to relocate? Most people don't have to live WITHIN businesses, walking distance, yes, but not as neighbor's. It is sad that there seems to be no limits to this unwanted growth and reckless planning, these mailings seem ignore home owners and residents, they are a cursory exercise, and only the developers win.

Never the less, I am exercising my right to say I am against the block 3700-3800 of SE Caruthers having mixed use/commercial zoning. It should be R5 zoning.

Thank you,

Linda Mlynski
Real Estate Broker
Realty Trust Group
5015 SE Hawthorne Blvd. Portland, OR 97215
Three Year Five Star Home Professional, Portland Monthly Magazine
www.LindaMlynski.com
lmlynski@realtytrust.com
503.708.5600

Arevalo, Nora

From: Deb Delman <debdelman@gmail.com>
Sent: Monday, October 19, 2015 11:12 AM
To: BPS Comprehensive Plan Testimony
Cc: Kol Peterson; Engstrom, Eric; Sara Wittenberg
Subject: Re: Zone change request for 5015 NE 11th Ave.

Follow Up Flag: Follow up
Flag Status: Completed

Hi there.

I just submitted a letter of request for a zone change request and wanted to make sure that I included my mailing address.

Deb Delman
4227 NE 10th Ave.
Portland, OR 97211

Thanks so much!
Deb*

On Mon, Oct 19, 2015 at 11:08 AM, Deb Delman <debdelman@gmail.com> wrote:
To Whom it May Concern,

My husband and I are the owners of Caravan- The Tiny House Hotel, the first tiny house hotel in the world, located on the corner of NE 11th Ave. and Alberta St. I own the adjacent property at 5015 NE 11th, and with the support of Sara Wittenberg from Alberta Main Street, I am writing to request a zone change to my property on 5015 NE 11th Ave.

Both the letter of request and a letter of support are attached. I'd be happy to answers any question or discuss the benefits to the community of expanding our unique model of sustainable housing to include more tiny houses. Hundreds of visitors, guests, policy makers, educators and City officials from across the city, country and world, visit Caravan each week to learn more about small housing at our Tiny House Tours, City-wide ADU Tours and other education events.

Thank you for your consideration. We hope that you will see the benefits of growing our capacity to serve a wider audience to learn about and experience firsthand the benefits of small housing.

Deb Delman, Owner of Caravan- The Tiny House Hotel.

--
Deb Delman, Owner of Caravan- The Tiny House Hotel
tinyhousehotel.com
[503.288.5225](tel:503.288.5225)

--
Deb Delman, Owner of Caravan~ The Tiny House Hotel
tinyhousehotel.com
503.288.5225

A Alberta Main Street

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Eric Paine
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Owner

Preston Salami
Umpqua Bank

*Alberta Main Street
advances efforts to develop
Alberta Street as a vibrant,
creative, equitable, and
sustainable commercial
district serving residents
and visitors to our
community.*

1722 NE Alberta Street
Portland, OR 97211
tel (503) 683-3252
fax (503) 688-1325
albertamainst.org

October 19, 2015

Re: 5015 NE 11th Avenue (R261205)

To whom it may concern,

Alberta Main Street supports the zone change request to convert the property located at 5015 NE 11th Avenue from R2.5 to the new Mixed Use zone as a part of the Comprehensive Zoning Plan update.

The proposed change will not significantly detract from the livability or appearance of the adjacent residential area. Additionally, there are several commercially zoned properties located north and south of Alberta Street, so this change would fall within the normal and acceptable zoning patterns that already exist along Alberta Street.

The owners also own the adjacent property located at 5009 NE 11th Avenue where Caravan- The Tiny House Hotel is located. They have been a great addition to the business community on Alberta Street, and we are confident that permitting them to expand their small business to their adjacent property would serve to improve their existing business functions and programs for the community.

Their hotel serves a valuable function as a place for out of town visitors to experience Alberta Street. In fact, many who stay there would not have discovered Alberta Street were it not staying at this hotel. Lastly, their business provides a unique suite of educational events around small, alternative infill housing. From running regular tiny house tours, to the City-wide ADU Tour, they educate homeowners about alternative, affordable housing options in Portland.



Sara Wittenberg
Executive Director
Alberta Main Street
1722 NE Alberta Street
Portland, OR 97211
sara@albertamainst.org
albertamainst.org
(503) 683-3252

AUTOLANE L.L.C. AUDITOR 10/26/15 AM 9:12
1730 SE 82ND Ave. Portland, Oregon 97216
Phone 503-771-5400 Fax 503-771-5991

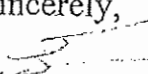
10/19/15

To The City Council:

Re: Portland's *Comprehensive Plan*

My name is Thomas Morgana, please consider my testimony regarding our business/property located at 1730 SE 82nd Ave Portland, Oregon 97216. Autolane LLC is a well-established, small, family ran business that will be adversely effected by the proposed land use and zoning changes. We purchased this property for future financial security for our family. This proposed zoning would take that away, by preventing many retail businesses from purchasing the land. I feel that this is unfair and unreasonable. I was born in Portland and love this city. I ask the City Council, please do not change the zoning. Thank you for your time and consideration in this matter.

Sincerely,


Thomas Morgana

October 19th, 2015

Zone Change Request
5015 NE 11th Ave.

Dear City Council,

I am writing to request that the comprehensive plan map be amended and the zoning changed to my property at 5015 NE 11th Ave, from R2.5ah to C Gh (soon to reclassified as "Mixed Use"). I have owned the property since July of 2003, and have been an active member of the Alberta St. community since that time.

My husband and I own Caravan- The Tiny House Hotel, a thriving business located at 5009 NE 11th Ave, the commercially zoned property on Alberta and 11th that's directly adjacent to my residentially zoned property-they share a property line. We purchased this adjacent property in 2012 from Roslyn Hill. The lot stretches from Alberta St. to my property line at 5015 NE 11th. After two years of executing a successful, small, start up business, we'd like to expand to meet the growing demand for accommodations. The most logical, appealing and natural expansion of Caravan would include my property at 5015 NE 11th Ave, just north of our hotel.

Within four blocks of this location, there are two precedents of the C Gh zoning extending both north and south of Alberta St by 1-2 tax lots, so this would not be an aberration to existing land use patterns in our immediate neighborhood.

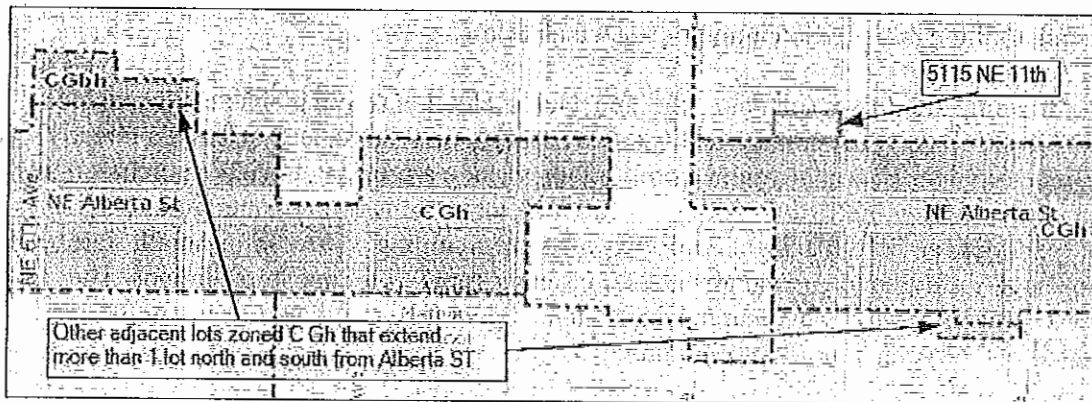
Caravan fills a much needed hotel niche on the western side of Alberta St. We enjoy a positive relationship with our neighbors, as a significant portion of our business comes from people in the neighborhood who have family members stay with us when visiting Portland. We're often booked out 2-3 months in advance, so by adding 3 more tourist accommodation units to the business, our capacity would be expanded by 50%.

Besides offering guests from around the world a unique and authentically Portland experience, we use Caravan as a public showcase of small housing alternatives. We are deeply involved in small housing advocacy and educational work with our Tiny House and Accessory Dwelling Unit Tours, workshops and consultations. In fact, as a result of being a unique showcase of these smaller, affordable urban infill housing alternatives, Caravan has had extensive media coverage the New York Times, The Today Show, Nightline, CNN, CBS, NBC, ABC, Yahoo!, NPR, the Oregonian, Portland Monthly, and Portlandia, helping to spotlight Portland's national leadership in these matters.

Caravan has done extensive education on these increasingly important housing issues. We've received City official visitors from Bend, OR, Washington DC, and Vancouver, BC and have been a part of several affordable housing tours for those who are seeking to use tiny houses as one possible solution for homelessness. Portland Bureau of Development Services planning and zoning staff even toured our facility over the summer of 2015 to learn more about consumer interest in tiny houses on wheels.

Due to the high costs of starting the business at another location, we don't plan on expanding our business elsewhere. However, we would love to be able to expand to our property next door and the zoning designation is what stands in the way of being able to do this.

We look forward to a long and bright future of continued success celebrating our amazing local community and the possibilities for small, affordable and environmentally friendly housing options.



Thank you for your consideration. We'd be happy to give you a tour of Caravan anytime, so please let us know if you'd like to come by.

Deb Delman
Owner of 5015 NE 11th Ave,
Portland, OR, 97211

Deb Delman and Kol Peterson
Caravan- The Tiny House Hotel
5009 NE 11th Ave.
Portland, OR, 97211

Amy Musgrave
224 NE 28th Avenue
Portland, OR 97232

10/18/2015

Bureau of Development Services

Testimony for zoning of 224 NE 28th Avenue

Dear Council Members.

I, Amy Musgrave, wish for my property listed above to remain strictly residential use (R1). I wish for NO rezoning change for my property during the Portland Comprehensive Plan review. This letter nullifies all other documents with my name and/or address associated with this issue.

I ask the council to not accept the letter dated 9/15/2015 submitted by Janet Freeman asking for a rezoning of our properties. I wrote the letter and it is my intellectual property. I did not give Janet permission to submit it on her behalf, and I especially did not give her permission to change the letter to reflect the exact opposite of what I want. I feel Janet was not forthcoming to me or to the people who signatures she collected with her plans for her income properties. Once I asked for clarification, she immediately cut ties with me and submitted my altered letter. ~~I please ask city employees to not accept stolen intellectual property as an official city document.~~ In its place, I have submitted Janet's letter that she wrote and has full authority to use.

I believe having these four single-family homes in the center of the business strip helps gives the neighborhood its charm. People feel among a true neighborhood corridor. I wasn't opposed to smaller businesses that keep the integrity of the mentioned homes. If I have to choose between keeping the residential homes and bringing in more commercial business that can build higher thus disrupting the homes all around it, I choose to put the neighborhood first. I feel the mix of single-family homes and businesses keep our street from turning into another Hawthorne or Belmont and helps keep crime down. It is also a nice reprieve from the hustle and bustle of Burnside. This is my primary home and the two houses at 216 NE 28th and 211 NE 28th are investment properties associated with Janet Freeman who does not live in the neighborhood. Please consider what is best for the people who live in the community over just a couple of people who are considering what is best for them.

Thank you,

Amy Musgrave
amydmusgrave@gmail.com
503.810.8381

Arevalo, Nora

From: David Ashman <davidashman@comcast.net>
Sent: Sunday, October 18, 2015 10:31 AM
To: BPS Comprehensive Plan Testimony
Cc: Stockton, Marty; Miriam Erb; Ellen Burr
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council,

Please accept the following testimony as official comments on area #1111 (formerly #681) collectively from the following neighbors:

David Ashman & Laura Carim Todd
8075 SE 8th Ave.
Portland, OR 97202

Brian and Kathy Koppang
8084 SE 8th Ave.
Portland, OR 97202

Elizabeth Bryson & Stefan Szczepanski
735 SE Tacoma St.
Portland, OR 97202

Miriam & John Erb
1002 SE Spokane St.
Portland, OR 97202

Elayne Janiak & Karl Voiles
1014 SE Spokane St.
Portland, OR 97202

Ron Olson
947 SE Spokane St.
Portland, OR 97202

Rosa Thomas
934 SE Spokane St.
Portland, OR 97202

Kimberly Ferris
1003 SE Spokane St.
Portland, OR 97202

"As homeowners and residents of the area included in Comprehensive Plan change #1111 (formerly #681) along SE Tacoma between SE 7th and SE 11th in Sellwood, we support the designation change from Urban Commercial to Mixed Use – Neighborhood. However, we feel strongly that this portion of the neighborhood is not ready to be rezoned as commercial and should be kept as R2.

Of the 34 impacted properties, 100% are either small multi-family or single-family residential dwellings with no commercial activity. Many of these properties are in very good condition and some have been renovated. We consider it an area of residential stability. There is a pure neighborhood feel that starts just one house to the north and to the south of Tacoma. We support incremental development over time through the zoning and permitting processes already in place. To preserve and respect the existing homes in this area and adjacent areas, let's wait to see how the development demographic plays out in the future."

David Ashman

Arevalo, Nora

From: ROBERT MUNFORD <rkmun2@msn.com>
Sent: Saturday, October 17, 2015 11:12 AM
To: BPS Comprehensive Plan Testimony
Subject: SW Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Completed

> Ask any resident of Multnomah Village and they will tell you that they moved here for the historical character of the neighborhood and village. The proposed change to a C2 for the Multnomah business district would not only DESTROY that character but violate the Comprehensive bylaws of the new proposed plan, specifically Policy 3.99, 4.B, 4.3, 4.11, 4.12, 4.28 and 4.29 for starters. All of the neighbors that I spoke with and the neighborhood association are STRONGLY AGAINST this designation of C2 as a city center instead of a designation of C1 neighborhood corridor and I would suspect would fight this proposal to the full extent of the law. Can the city really afford this?? Why would the city allow this to happen, much less endorse this action? The unique antique character of Multnomah Village business district and neighborhood should remain and not be defaced by the new typical Portland style buildings (as found along the new waterfront) that are ugly, modern and more than 3 stories. Please add this comment to the public record.

> Karyn and Robert Munford, 2710 SW Troy St, Portland, OR 97219

Arevalo, Nora

From: Kris Clarke <krisclarkepd@gmail.com>
Sent: Saturday, October 17, 2015 8:53 AM
To: BPS Comprehensive Plan Testimony
Subject: 122nd and Shaver re zoning.

Follow Up Flag: Follow up
Flag Status: Completed

I live on Shaver in the condos right across from the farm. PLEASE change the zoning to include ONLY single family homes. When the park arrives I feel the livability would be enhanced by single family homes as opposed to apartments. As they don't seem to feel any ownership of where they live....we are surrounded by apartments on one side and see this everyday. I think it would open this beautiful park up to people who won't watch out for the neighborhood. I agree with the AGN proposal.

"The Membership of the Argay Neighborhood Association authorizes the Board of Directors on its behalf to issue a statement to the City of Portland requesting that the land located south and east of the corner of NE 122nd and NE Shaver currently designated Mixed Employment and R-3 residential in the 2035 Comprehensive Plan be re-designated R-5 for single family home development."

Thank you for your service,
Kris Clarke
12609 NE Shaver Street
Portland Oregon 97230

Sent from my iPad

Arevalo, Nora

From: Melinda PDX <melindapdx@yahoo.com>
Sent: Saturday, October 17, 2015 8:28 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Portland City Council,

My husband and I are writing in support of the proposed Comprehensive Plan designation for our residence in Reedwood in SE Portland to become "Single - Dwelling 7,000".

Thank you.

Sincerely,
Melinda Leong and Howard Wong
5044 SE 32nd Avenue, Portland, OR 97202

October 14, 2015

AUDITOR 10/16/15 AM10:41

City Council
c/o Council Clerk
1221 SW 4th Ave, Room 130
Portland, OR 97204
cputestimony@portlandoregon.gov

RE: Comprehensive Plan Testimony

To the Mayor and Commissioners:


The Cully Association of Neighbors (CAN) believes that our neighborhood is on the threshold of major change. Enhancements to our parks, transportation systems, and our business districts are already making our large lots and modest housing attractive for infill development. More improvements are coming which will hasten these developments. We are concerned that the ethnic and economic diversity we value could be lost as market forces are beginning to cause many of us to be displaced.

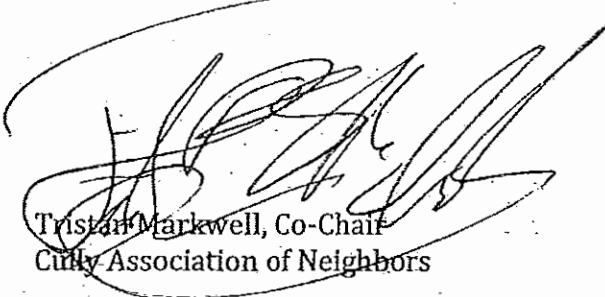
With these concerns in mind, we last year asked for changes to the Proposed Draft of the 2035 Comprehensive Plan. We are gratified to see that the Recommended Draft includes many of the policies that we requested. Specifically, we are pleased that the plan includes policies intended to:

- Correct historic disparities in infrastructure (3.3.b)
- Mitigate the displacement that can result from improvements (3.3; 3.9; 5.11; 5.14)
- Establish community benefit agreements for major projects (3.3.c)
- Support land banking by community organizations (5.16)
- Encourage development and retention of small homes (4.18; 5.4; 5.38)
- Expand the choice of housing types in all areas of the city (4.15; 5.4)
- Improve equitable access to opportunities in neighborhoods like Cully (5.20)

These policies in chapters 3, 4 and 5 are crucial to the City's goal of equity and we encourage you to retain them in the final plan. Policies are only the beginning, however. What will be needed in the coming years is codes and budgets to implement these policies. We expect to monitor progress in this implementation, and are ready to assist in any way we can.

Sincerely,


Jamey Harris, Co-Chair
Cully Association of Neighbors


Tristan Markwell, Co-Chair
Cully Association of Neighbors

Markwell
7605 NE Gony Street
Portland OR 97218

PORTLAND OR 970

14 OCT 2015 PM 3 L

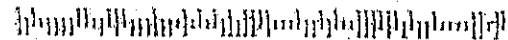


City Council
c/o Council Clerk
1221 SW 4th Ave Room 130

AUDITOR 10/16/15 AM 10:41

Portland, OR 97204

97204190021



Arevalo, Nora

From: Colin Lamb <k7fm@teleport.com>
Sent: Thursday, October 15, 2015 7:04 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Proposed Comprehensive Plan Map Change

Follow Up Flag: Follow up
Flag Status: Completed

I previously sent this but did not have my name and address:

It is: Colin Lamb, 7410 SW Oleson Road, Portland, OR 97223

On 10/15/2015 6:28 PM, Colin Lamb wrote:

> I am the president of a family corporation that owns the shopping
> center in Garden Home, located at the intersection of Garden Home Road
> and Oleson Road. We have been owners of this shopping center since
> 1957. I received a notice that our shopping center will be downzoned
> from CN2d to Mixed Use Dispersed. This will present a severe hardship
> for us and is inconsistent with the present use.

>
> The major tenant is a supermarket which is 50,000 square feet. There
> are no manufacturing facilities and all of the shops are local retail
> shops. Except for the supermarket, all of the other shops are small
> and retail oriented. Although I do not have any interested in the
> supermarket now, I used to. The property was incorrectly zoned in
> 1981 as residential, even though our family operated an existing
> supermarket. When we went to expand in 1995, we learned of the zoning
> issue. As a result, the supermarket expansion was a non-conforming
> use. Only one bank would loan to us and it was at a higher interest
> rate. In order to make the mortgage payments, I sold my interest in
> Lamb's Inc, the supermarket. In about 2,000, the city rezoned the
> property to CN2, after which I was able to obtain a lower interest rate.

>
> The proposal to down zone our center will once again make our property
> non-conforming and make it difficult for us as owners. This is bad for
> us and bad for the community. The store has been in operation since
> 1957, serving the neighborhood. It has expanded to 50,000 square feet
> because it needed to in order to compete with, and provide competitive
> prices and goods as larger stores. That store has a primary market
> for customers in a 2 mile radius. If it was damaged with an
> earthquake or other event and could not be rebuilt as a similar size
> store, it would not be competitive and customers would drive further
> to obtain lower prices and greater selection of goods. So, the store
> would no longer be competitive and the community would suffer greatly.
> The supermarket needs to be larger than 30,000 square feet to be
> competitive. I know from experience. The supermarket pays lower rent
> per square foot than the smaller shops, so as a landlord, I could make
> more money by having all smaller shops - with higher rent.

> But, the community would suffer greatly.
>
> I think the new zoning should be consistent with the present uses,
> which has proven to meet the needs of the community.
>
> We have suffered being at the edge of Portland for decades. In 1981,
> Portland wanted more high residential areas and simply zoned our
> center for apartments. That cause us grief for over 20 years. Our
> center now has apartments, which our commercial refused to loan money
> on, so I had to mortgage my house to obtain funds to build the
> apartments. The new base zones say that CM1 is proper for
> neighborhood corridors. However, our center is not on neighborhood
> corridors. it is at the intersection of Garden Home Road (the
> extension of Multnomah Blvd) and Oleson Road, which is a major
> highway, although, since it is in Washington County is ignored by
> Portland. We have the same public transportation as Multnomah
> Village. Our center is not at the edge of a neighborhood center, it
> is the neighborhood center.
>
> I also have a big concern about the development being pedestrian
> oriented. That is ignoring reality. The neighborhood is fairly low
> density. People drive to our center. Perhaps we all can wish that
> they walk, but they drive. And, when they go to a supermarket, if
> they only buy a small sack of groceries, which they can easily carry
> home, the fact is that the supermarket will lose money. They can only
> exist by making a profit, and they can only make a profit by buying
> sacks of groceries which they take home in an automobile. That is the
> reality today and will be the reality tomorrow. We can wish that
> people walk or ride a bike, but they will drive somewhere to get their
> weekly supply of groceries. if they do not come to the store in our
> center, they will drive somewhere else.
>
> I ride an electric bike, I heat my home with solar energy. i generate
> electricity with solar energy and during the summer supply electricity
> to the grid. We have been a good member of the community and lease to
> the Washington County Library at reduced rental rate. I would like to
> add solar to the apartments if It financially feasible - but down
> zoning our center will make things very difficult because the store
> will be a nonconforming use and cause a great deal of difficult when
> financing or refinancing anything.
>
> I believe Mixed Use Neighborhood is more appropriate than Mixed Use
> Di9spersed, and is consistent with the present and best use. I agree
> with many of the limitations listed in Mixed Use Dispersed, such as
> limitation of wholesale, industrial, commercial parking, vehicle
> repair and quick vehicle servicing. None of those things are donè now
> and are not the best use for our center.
>
> Thank you, Colin Lamb

Arevalo, Nora

From: Matthews, Annette (Portland) <Annette.Matthews@va.gov>
Sent: Thursday, October 15, 2015 11:26 AM
To: BPS Comprehensive Plan Testimony
Subject: Testimony on Comprehensive Plan Map Change - Annette M Matthews (5020 SE 35th Ave)

Follow Up Flag: Follow up
Flag Status: Completed

To City Council:

I have received a notice that my property at

5020 SE 35th Ave
Portland, OR 97202

Might undergo a new Comprehensive Plan Map change from High-Density Single Dwelling to Single-Dwelling-7000. I am VERY much in support of this change in order to protect the unique nature of our small community.

My understanding is that my home and the homes in the immediate area were originally a development that was a "Tour of Homes" showcase in 1962. All of the homes are on oversized lots and most are various types of split or single-level ranch homes: a mid-century modern wonderland. The promotion by the developer when these were originally sold was "A little bit of country living in the city." Most house have retained the fifties-style landscaping which was either rocks or things like groomed ball trees, and the house colors have been slightly updated but still evoke the fifties and early sixties. The interiors are also unique and variable with some having sunken living rooms, and generally small bedrooms but big living areas as the idea was to encourage people to interact with each other, not hide in their bedrooms watching TV or playing video games. It is a small pocket-neighborhood – and to travel through it is like going back in time.

It would be a true shame to allow for infill between these homes. Infill would could certainly not match the mid-century feel of the existing houses, and thus devalue the houses nearby: damaging the unique nature of our neighborhood. The area should be designated a historical district, so that future generations can see what was considered luxurious in the 1950's; it will likely never be recreated again as it seems the current trend is to build McMansions. Homeowners in this neighborhood also all pay quite a slug of property taxes for the privilege of living in this area, and I would have to say that if there is going to be a lot of infill (and is associated devaluing of the properties around it) then I would definitely encourage you to lower all of our property taxes.

Please change our designation to Single-Dwelling-7000. It is at least a start in the right direction towards protecting the piece of history that is our neighborhood.

Thank you.

Annette

Annette M. Matthews, MD
Associate Professor
Department of Psychiatry &
Department of Medical Informatics and Clinical Epidemiology
Oregon Health & Science University

Staff Psychiatrist

Ordinance 187832, Vol. 1.3.S, page 10007

Portland VA Medical Center (P3 MHDC)
3710 SW US Veterans Hospital Road
PO Box 1035
Portland, OR 97239

Phone: (503) 220-8262 x57003
Pager: (503) 721-7878 2253
E-mail: Annette.Matthews@va.gov

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St. Matthew's Episcopal Church
11229 NE Prescott St.
Portland, OR 97220
October 14, 2015

Council Clerk
1221 SW 4th 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 112th and sometimes beyond.
2. The commercial area along Sandy Boulevard between 102nd and 122nd 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.

Name

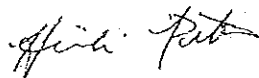
September 17, 2015

Page 2

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,



Arevalo, Nora

From: Tom Johnson <tomlindaj@yahoo.com>
Sent: Wednesday, October 14, 2015 7:14 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Completed

We own the property at 1734 SE Reedway St ID# 1S1E14DB 13000. .

We have received the notices re the proposed changes to our property and the neighboring properties.

I responded on the website re the change to the property directly to the south of ours.
My question is:

The proposed change is to change the zoning of our property from R1 to R5 which I can understand if it is the city's goal to preserve single family residences.

However why are you proposing to change the property directly south of ours from R5 to R1. Is to change the zoning to be consistent with the zoning of the remaining property owned by the church? I don't know if the church would ever develop this as R1 but it does not appear to be consistent with the goal to preserve single family homes in the neighborhood.

Thank you in advance to your reply.

Tom Johnson

Arevalo, Nora

From: vinshel@comcast.net
Sent: Wednesday, October 14, 2015 4:25 PM
To: BPS Comprehensive Plan Testimony
Cc: Huffstutter, Jan; Huffstutter, Luke; Huffstutter, Keith
Subject: comprehensive plan testimony

Follow Up Flag: Follow up
Flag Status: Completed

From: Vince Huffstutter, Managing Member Huffco Multnomah LLC
15019 SE Rivershore Dr.
Vancouver, Wash. 98683

Dear Sirs:

We are in receipt of the zoning changes proposed to change our Urban Commercial property at 7737-7743 SW Capitol Hwy. from Urban Commercial to Mixed use-Neighborhood. Due to the fact that the city only requires 3.2 spaces of parking per 10 units of apartments under this zoning we are against any changes. Our business's barely have enough parking as it is and this will certainly provide a hardship for our customers. There are plenty of current areas for these apartments and this commercial area should remain commercial. If Portland cares, at all about the small business's, they will certainly disallow this change.

Thank You

Vince Huffstutter

Arevalo, Nora

From: Melinda Wilde <mwildeatty@llco.info>
Sent: Wednesday, October 14, 2015 10:58 AM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

My name and mailing address are shown below. I am writing on behalf of Digger LLC to object to the proposed designations for properties at:

2208 SE 142nd Ave. State ID # 1S2E01CC 15000 and 1S2E01CC 15100 proposed to be Single - Dwelling 7,000. This property should remain high density single-dwelling or multi-plex. As inner city properties become more expensive, low income housing in outer SE will be necessary and development of large properties in this area for multiple low income units instead of one or two single family units is a far more desirable and a better use of the land in this area. Placing single family homes on 7,000 feet of land will also prevent future use of these properties in the future when higher density is desired.

6415 SE 66th Ave., State ID # 1S2E17CC 12000 and 1S2E17CC 12001 proposed to be Single-Dwelling 5,000. This area should be zoned Single dwelling 2,500 again to provide affordable housing options to lower income residents being displaced from the inner city. As a developer, it is financially more feasible to build two units on a 50x100 lot rather than a single family home, because the permits fees and sdc fees are so high at this time, the rent charged on a single family home must be too high for low income residents to afford, but if a duplex or two homes can be built on the same space, two separate renters can help the developers absorb more of the costs to build, thus making it possible to rent for lower rates. If the lower density zoning is required, the SDC and permit fees must also be lowered if the city wishes to encourage low income housing, or otherwise the costs to build prevent developers from providing affordable homes because the costs to build are too high.

Very truly yours,

Melinda

Melinda B. Wilde, Attorney at Law, OSB #880224
NMLS #228277-
P.O. Box 14652
Portland, OR 97293
Tel: 503-238-6658
Fax: 503-232-0966

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Arevalo, Nora

From: RajStudios.com <studio433@gmail.com>
Sent: Tuesday, October 13, 2015 9:40 PM
To: BPS Comprehensive Plan Testimony
Subject: Comp Plan Property - edit to include full name and Address
Attachments: 433_NE_66th_Ave_15_184125_IQ.pdf; 1995-2014_population_and_housing_estimates.xlsx; Copy of County_forecast_March_2013.xls

Council Clerk
Planning and Sustainability Commission
1221 SW 4th Avenue, Rm. 130
Portland, Oregon 97204
Email: cputestimony@portlandoregon.gov

Tax Acct. #: R227078
Address: 433 NE 66th Ave
Portland, Oregon 97213

Dear Council Members,

The City is working on a new comprehensive plan and 14% of Portland is going through rezoning changes. We are requesting a plea of consideration by the City of Portland for a formal review on the zoning of our property which is split zoned R2/R5. Approximately 5660 sq. ft. is zoned R2. Approximately 1820 sq. ft. is zoned R5. We are asking for the property to be rezoned as R2. The property directly to our north is an apartment. We also have apartments directly to our East. The property to our south is a duplex being rented to two different families. Our property is approximately 150 ft. from NE Glisan Street. Planning efforts including the 1980 Comprehensive Plan have changed zoning designations on some properties around our site ⁽¹⁾.

We are seeking a zoning change as we would like to build a residential unit on our property, but we are currently unable to due to the split zoning of our property. We believe a rezoning and the development of a residential unit is the best use of the property, not only for us but also the community. Since 2011 population growth has vastly outnumbered housing growth ⁽²⁾ – Attached is a spreadsheet with figures from the Census Bureau showing cumulative population and housing growth from 2004-2014. Estimates state that the population in Multnomah County will increase by 35,566 by 2020 ⁽³⁾ – Attached is an excel spreadsheet from the Oregon Office of Economic Analysis.

We have also attached the documents we received from Marty Stockton, city planner, in her research efforts regarding our site.

Thank you for your time and consideration.

Kind Regards,
Bhupendrasinh H. Rathod

Sources:

(1) Attached PDF from Marty Stockton - 433_NE_66th_Ave_15_184125_IQ.pdf

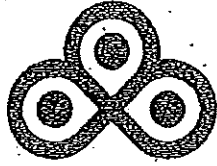
(2) a.) Census Bureau data

summary: <https://docs.google.com/spreadsheets/d/12LbBwNgs87mK8ESkF7pwap51mnaWXpry8k6O3rFTud8/edit#gid=0>

b.) Original link: <http://bikeportland.org/2015/05/21/portlands-housing-supply-still-isnt-keeping-population-falling-behind-slowly-143414>

(3.) Oregon Office of Economic Analysis demographic forecast 2013 release – attached is as an excel spreadsheet

Web Link: http://www.oregon.gov/DAS/oea/Pages/demographic.aspx#Long_Term_County_Forecast



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

MEMO

DATE: August 21, 2015
TO: Rebecca Esau, Land Use Services Manager, BDS
FROM: Marty Stockton, City Planner, BPS
CC: Deborah Stein, BPS; Kevin Martin, BPS; Jill Grenda, BDS; Douglas Hardy, BDS;
SUBJECT: Zoning Map Error Correction Request: 15-184125 IQ

The Bureau of Planning and Sustainability (BPS) is commenting on the zoning map correction request submitted by Bhupendrasinh Rathod, the property owner. The applicant believes that the zoning designation on the southern portion of the subject property is in error. The site is currently split-zoned, with the northern portion zoned R2 and the southern portion zoned R5.

Site Address: 433 NE 66th Avenue

Owner(s): RATHOD, BHUPENDRASINH H & RAJEN

State ID: 1N2E32CB 1600

Tax Account: R227078

Site Zoning: R2, Residential 2,000 and R5, Residential 5,000.

Description of Reported Mapping Error

The subject site is one tax lot and is developed as a duplex. The site is currently split-zoned, with the northern portion zoned R2, and the southern portion zoned R5. The applicant believes the R5 portion of the subject site is zoned R5 in error, and should be zoned R2. The applicant submitted no evidence. A map of the site in question showing current zoning is attached.



Zoning Research Results

City records show:

1. The pre-1959 zoning map show the subject site, with associated with Lots 5, 6 and 7, with the Residential Zone II.
2. In April 1937 a building permit was filed to build an arch in the kitchen and to build a partition the bathroom. Only Lot 6 was identified in the permit.
2. In March 1939 a building permit was filed to build a greenhouse for private use only. Lots 5 and 6 were identified in the permit.
3. In August 1940 a building permit was filed to put in a sink, drain boards and cupboards and to convert the single-family dwelling into a two-family dwelling as per plan. Finish bathroom on the second floor. Lots 5, 6 and 7 were identified in the permit.
4. In 1942 a building permit was filed to put in a toilet room in the basement. Lots 5 and 6 were identified in the permit.
5. In November 1945 a building permit was filed per Ordinance 81853.
6. In December 1945 Ordinance 81853 was passed by City Council. The ordinance granted the property owner a revocable permit to erect and maintain on Lots 5, 6 and 7, Block 19, North Mt. Tabor, a commercial greenhouse; and declared an emergency.
7. In July 1953 a building permit was filed to enclose the front porch. Lots 5 and 6 were identified in the permit.
8. The 1959 Zoning Map shows the the subject site split-zoned with Lot 5 zoned A1 and the north 21 2/3-feet of Lot 6 with the R5 Residential 5,000 zoning. The remaining southern portion of Lot 6 and Lot 7 are zoned R5 and are no longer part of the tax lot associated with the address at 433 NE 66th Avenue. There is no City of Portland record of a land division or lot confirmation and/or the associated property line adjustment. In May 1959 the Portland City Council approved the Zoning Map. It became effective July 1959.
9. In December 1976 a building permit was filed to reroof the north side of the house and west porch. This included a plumbing vent with flashings to comply with plumbing code. Lot 5 and the north 21 2/3-feet of Lot 6 was identified in the permit.

2



10. The zoning map from 1959-1990 for the City of Portland show the subject site at 433 NE 66th Avenue (now only Lot 5 and the north 21 2/3-feet of Lot 6) split zoned A1 and the portion which is subject of the error investigation zoned R5.

11. The zoning map in effect from the 1980 Comprehensive Plan to present date shows the site split-zoned, with the northern portion zoned R2 (formerly A1), and the portion which is the subject of the error investigation zoned R5 - Residential 5,000.

Conclusion and Recommendation

The record shows that the site became split-zoned after adoption of Zoning Map update in 1959. However, there is no evidence that this zoning designation was applied in error. Subsequent planning efforts including the 1980 Comprehensive Plan have changed zoning designations on some properties around this site but have maintained the split zoning pattern on this site.

Based on the research and criteria for evaluating map errors, BPS concludes that there is no clear evidence of a map error on the site and therefore does not recommend a map change at this time. However, the property owner is encouraged to participate in the Comprehensive Plan Update process at which time the designations on this property can be revisited. For more information in the Comprehensive Plan Update, go to the webpage at: <http://www.portlandoregon.gov/bps/57352> and/or contact Marty Stockton, City Planner II - Southeast District Liaison, at marty.stockton@portlandoregon.gov or (503) 823-2041.

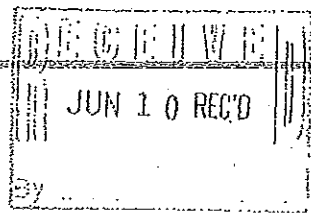
Attachments:

1. Applicant's Submittal (application)
2. Pre 1959 Zoning Map
3. Building permits from 1937 to 1976
4. Ordinance 81853
5. Zoning Map from 1959-1990
6. Existing Zoning



15-184125 1Q

Zoning Map Error Correction Request Form



Date 5/24/2015

Applicant Information

Applicant Name Bhupendrasinh Rathod

Applicant Telephone 503-252-0726 FAX _____ e-mail address studio433@gmail.com

Applicant Address 433 N.E. 66th Ave, Portland, OR 97213

Site Information

Site Address and Tax Account Number, include addresses and tax account numbers for all lots

433 N.E. 66th Ave, Portland, OR 97213

Property ID: R227078

Owner of Site Bhupendrasinh Rathod

City's Environmental Resource Inventory Plan and Resource Site Number*, if applicable _____

Land Use History

Please provide all Land Use Review case number(s) affecting the site, and brief description of any cases pertaining to the request*

Describe Error

Must meet one or more of the criteria listed in 33.855.070 on the front of this form

Property should be zoned R2 and not R5. We called the planning office and were told that our property was zoned R2 & R5.

Please attach site plans.

*information available in the Development Services Center, 1900 SW Fourth Avenue, First Floor



Ord. 81853

Lots 5-6-7 Blk. 19 - North
Commercial Greenhouse - with ph
See Ord. 12-6-45

May 27 1947

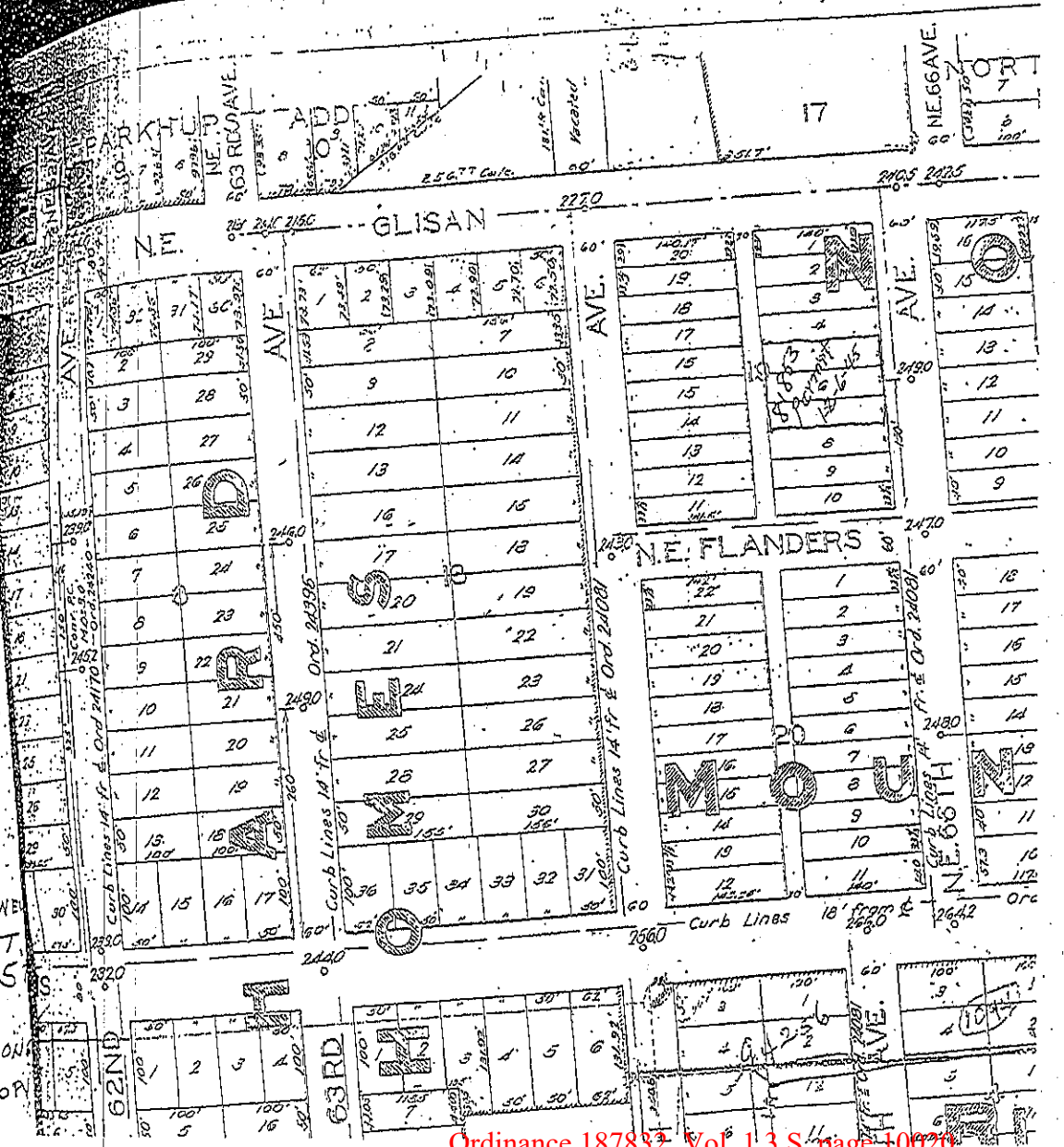
S.E. Ash St in Block 3

ORDINANCE NO. 100780 DATE 7-28-54
CHANGES FROM ZONE II TO ZONE I
LOTS 1 BLOCKS 2 ADDITION MORNING
IS CONDITIONAL, SEE ORDINANCE BEFORE
ISSUING BUILDING PERMIT.
CONDITION IS. file and record

ORDINANCE NO. 101173 DATE NOV. 9, 1954
CHANGES FROM ZONE I TO ZONE II
LOT 4 BLOCK 1 ADDITION PALMYRA
IS CONDITIONAL, SEE ORDINANCE BEFORE
ISSUING BUILDING PERMIT. 1304

- (a) MIN. RATIO OF 2500 SQ. FT. / DWELL.
- (b) 1 OFF-ST. PKG SPACE / DWELL. UNIT.
- (c) BLDG WALL SETBACK 15' TO 65'
- (d) COMPLY ALL CODES.

REPEALABLE ORD, MAY RESTORE TO ZONING
FILE AN ACCEPTANCE, & CERTIFIED COPY



APRIL 16-1937

Permit No. 236931

52

REPORT OF INSPECTION

Building on 433 N. E. 66th ave. Between N. Mt. Tabor and Glisan st.
Block 19 in Addition
Owner MRS. ETHEL WORDEN Address 433 N. E. 66th
Contractor FRANK THORN Address 1735 S. W. Terrace Dr.
Story, Class 7, Grade 4, a, res. z 2 Cost \$ 50.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
		Build arch in kitchen 12x16- for nook 8x10
		Build partition in bath room. 7x10 3x10
		Put in window in kitchen for add. light 32x16
3/7	11:30	Call Chicago Marble Conditions
		inspected work in bath room. Found 2 in. of floor slab removed + 1 in. of studs. Rebuilt to include 2 in. slab + 1 in. studs. Also built arch in kitchen with marble band.
3/7	2:45	Call Chicago Marble Conditions
		inspected work in bath room. Found 2 in. of floor slab removed + 1 in. of studs. Rebuilt to include 2 in. slab + 1 in. studs. Also built arch in kitchen with marble band.

March 13-1939

Permit No. 245663

52

REPORT OF INSPECTION

Building on 433 N. E. 66th ave. Between North Mt. Tabor and Glisan st.
Block 19 in Addition
Owner E. J. WOODIN Address 433 N. E. 66th ave.
Contractor same Address
Story, Class, Grade 5, a, greenhouse. z 2 Cost \$50.

DATE	HOUR	REMARKS
		seen plans for greenhouse. private use only.
3/9	4:00	Completed
		OK
		R. A. [Signature]

W. 208
351
8/19/40

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS
Permit No. 253126

REPORT OF INSPECTION

Building on 433 N E 66th Ave Between Flanders and Glisan
5-6-7 Block 19 in N. Mt. Tabor Addition
Owner E. J. Woodin Address Same
Contractor E. F. Burfitt (plbr.) Address 72nd and Sandy
2 Story, Class VII, Grade 4A, dwg. zone 2 Cost \$150.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
		Putting in sink, drain boards and cupboards. To convert single family dwelling into 2-family dwelling as per plan. Finish bath room on 2nd floor.
40	2:25	Call all good against E. F. Burfitt
40	1:45	Call all permit card to owner
41	3:30	Completed
		OK E. J. Woodin

W. 208
10
29-1942

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS
Permit No. 264184

REPORT OF INSPECTION

Building on 433 N E 66th ave. Between Glisan and Flanders
5-6 Block 19 in Jonesmere Addition
Owner ETHEL WOODEN Address same
Contractor same Address
1 Story, Class 7, Grade 4A, res. 2 2 Cost \$25.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
		Permanent toilet room in basement size 4x6 - 1 window and 1/6 of floor area walls and ceiling to be covered with waterproof material. 2x4 studs partitions.
		Location 578. W.C. Wilford
2	1:45	Wood walls, 4x4 floor windows (1) left mat.
2	3:30	No drawings
2	1:45	Letter to Woodin
2	1:45	Computation not made.
2	1:45	10 day letter to Woodin
2	1:45	Start all to cut through concrete wall for windows. No one here.

W-68
44)

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

Dec. 11-1945 **REPORT OF INSPECTION** Permit No. 280433

Building on 433 N E 66th ave. Between Glisan and Flanders

5-6-7 Block 19 in N Montabor Addition

Owner: ETHEL J WOODIN Address same

Contractor: Harry Bartholomew Address

Story, Class 7, Grade greenhsa Zone 2 Cost \$400.

HOOR	REMARKS
8:15	as passed council 12-6-45.
8:20	Frame started
8:25	Frame completed
8:30	Roofing started
8:40	Roofing completed
8:45	Interior work started
8:50	Interior work completed
8:55	Exterior work started
9:00	Exterior work completed
9:05	Final inspection
9:10	Work approved
9:15	Work approved
9:20	Work approved
9:25	Work approved
9:30	Work approved
9:35	Work approved
9:40	Work approved
9:45	Work approved
9:50	Work approved
9:55	Work approved
10:00	Work approved
10:05	Work approved
10:10	Work approved
10:15	Work approved
10:20	Work approved
10:25	Work approved
10:30	Work approved
10:35	Work approved
10:40	Work approved
10:45	Work approved
10:50	Work approved
10:55	Work approved
11:00	Work approved
11:05	Work approved
11:10	Work approved
11:15	Work approved
11:20	Work approved
11:25	Work approved
11:30	Work approved
11:35	Work approved
11:40	Work approved
11:45	Work approved
11:50	Work approved
11:55	Work approved
12:00	Work approved

206

CITY OF PORTLAND, OREGON
BUREAU OF BUILDINGS

July 9- 1953 **REPORT OF BUILDING INSPECTION** Permit No. 336417

433 N.E. 66th ave. Between Glisan and Flanders

5-6 Block 19 in N.M.P. Tabor Addition

Owner: ETHEL J. WOODIN Address 433 NE. 66th ave

Contractor: J. AND J. BUILDING MATERIALS Address 2627 NE. Bawly

Story, Class VII, Grade 4.a.yes. Zone 2 Cost \$1500.

HOOR	DESCRIPTION OF ALTERATIONS AND REPAIRS
	Plans. Enclosing front porch, glass in with 2x4 casement on ends, and install new french door outside wall. installing closet - Ent, Ha. Strengthen front porch and steps to be installed.
8:15	Plans approved
8:20	Plans approved
8:25	Plans approved
8:30	Plans approved
8:35	Plans approved
8:40	Plans approved
8:45	Plans approved
8:50	Plans approved
8:55	Plans approved
9:00	Plans approved
9:05	Plans approved
9:10	Plans approved
9:15	Plans approved
9:20	Plans approved
9:25	Plans approved
9:30	Plans approved
9:35	Plans approved
9:40	Plans approved
9:45	Plans approved
9:50	Plans approved
9:55	Plans approved
10:00	Plans approved
10:05	Plans approved
10:10	Plans approved
10:15	Plans approved
10:20	Plans approved
10:25	Plans approved
10:30	Plans approved
10:35	Plans approved
10:40	Plans approved
10:45	Plans approved
10:50	Plans approved
10:55	Plans approved
11:00	Plans approved
11:05	Plans approved
11:10	Plans approved
11:15	Plans approved
11:20	Plans approved
11:25	Plans approved
11:30	Plans approved
11:35	Plans approved
11:40	Plans approved
11:45	Plans approved
11:50	Plans approved
11:55	Plans approved
12:00	Plans approved


FORM 11-200 12-15-76
Date

CITY OF PORTLAND, OREGON
BUREAU OF BUILDINGS

Permit No. 504445

REPORT OF BUILDING INSPECTION

433 N.E. 66
Lot 5 plus N 21 2/3' Block 19 in **6 Between and N. Mt. Tabor Addition
Owner Ben Rathod Address same
Contractor Paul Maker* Address
Story, Type V, Group 1, F.D. 3, Zone R5 Cost \$500
Plan Examiner TAI Structural Engineer

DATE	HOUR	REMARKS
		1/4 Sec. 3027 - res, Reroof N. side of house & W. porch. Plbg, vent flashings required to comply w/ Plbg. code, 7) No plbg.
1-20-77	3:15	COMPLETED FILE
		

ORDINANCE NO. 81853

An Ordinance granting to Ethel J. Woodin, 433 N. E. 66th Avenue, a revocable permit to erect and maintain on Lots 5, 6 and 7, Block 19, North Mt. Tabor, a commercial greenhouse; and declaring an emergency.

The City of Portland does ordain as follows:

Section 1. It appearing to the Council that Ethel J. Woodin, 433 N. E. 66th Avenue, Portland, Oregon, petitioned to change from Zone II to Zone III, Lots 5, 6 and 7, Block 19, North Mt. Tabor, and that on consideration of said petition the Planning Commission recommended that such zone change be not granted but that petitioner be given a special revocable permit to construct on said property a commercial greenhouse, and in which recommendation the Council, after due hearing and consideration, has expressed concurrence, and hereby overrules all objections and remonstrances relating thereto; now, therefore, the petition for change of zone is denied and, subject to the provisions herein stated, said petitioner, Ethel J. Woodin, is hereby granted a revocable permit to erect and maintain on said Lots 5, 6 and 7, Block 19, North Mt. Tabor in the City of Portland, Multnomah County, Oregon, a commercial greenhouse for the growth and sale of greenhouse products. Provided, (1) that no sign larger than 6" x 18" shall be allowed on or in connection with the use hereby permitted, nor for the advertisement of other than the products of said enterprise; (2) that the greenhouse so to be erected shall conform to the applicable provisions of the Building Code and all other applicable code and ordinance provisions; and (3) that for any violation hereof this ordinance may be repealed and said permit rescinded in the sole and absolute discretion of the Council.

Section 2. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland, in this: Because arrangements have been made for the immediate erection of said greenhouse and delay would cause the petitioner material loss; therefore, an emergency is hereby declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

81853

Passed by the Council DEC 6 1945

Earl Riley
Mayor of the City of Portland

Attest:

John Brockmeyer
Auditor pro tem of the City of Portland

11/30/45
Order of Council
JOS:mk

J.O.S. Jr.
W S L

10

PARKHURST ADD.

(2937) 10

62

N.E. GLISAN
1110' ave

A2

35

35

35

5756
5925

AVE.

N.E. FLANDERS TERRACE AND

M O U

NE 66TH AVE.

N

F

NE 67TH AVE.

R5

NE 68TH AVE.

105

NE 69TH AVE.

105

N.E. DAVIS

62ND RD

10' 52"

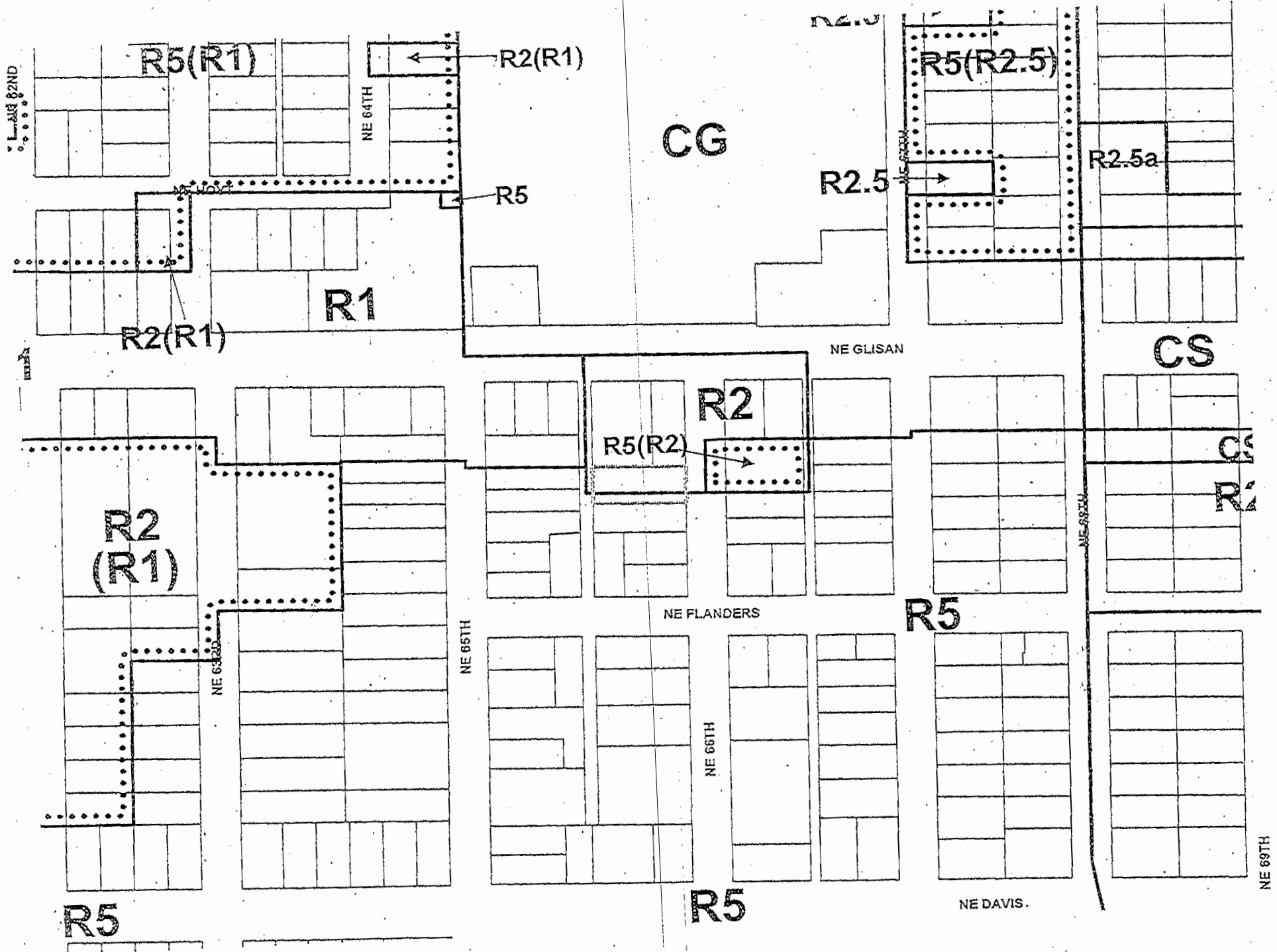
N.E. 65TH AVE.

E. 65TH AVE.

67TH AVE.

NE GILHAM ST.

N.E. 69TH AVE. 35



Forecasts of Oregon's County Populations and Components of Change, 2010 - 2050

Prepared by Office of Economic Analysis, Department of Administrative Services, State of Oregon

Release date: March 28, 2013

Area Name	Estimate							PSU'S ESTIMATES				
	1980	1985	1990	1995	2000	2005	2010	2011	2012	2015	2020	2025
Oregon	2,642,128	2,672,648	2,860,375	3,184,369	3,431,100	3,626,900	3,837,300	3,857,625	3,883,735	4,001,600	4,252,100	4,516,200
Baker	16,158	15,731	15,433	16,691	16,726	16,326	16,185	16,215	16,210	16,235	16,315	16,373
Benton	68,493	67,275	71,059	76,517	78,334	82,070	85,735	85,995	86,785	87,977	91,379	94,984
Clackamas	242,981	250,118	280,862	314,922	339,299	358,301	376,780	378,480	381,680	393,217	422,576	454,311
Clatsop	32,561	32,452	33,436	35,527	35,666	36,179	37,070	37,145	37,190	37,604	38,461	39,358
Columbia	35,744	35,707	37,809	40,576	43,698	46,662	49,430	49,625	49,680	51,319	54,517	58,012
Coos	63,944	59,941	60,441	63,549	62,788	62,739	63,035	62,960	62,890	63,299	64,098	64,816
Crook	13,099	13,137	14,258	16,843	19,226	19,228	21,020	20,855	20,650	21,124	21,933	22,793
Curry	17,078	16,664	19,449	21,009	21,168	21,844	22,355	22,335	22,295	22,321	23,087	23,854
Deschutes	62,397	64,959	76,053	95,491	116,278	135,588	157,905	158,875	160,140	166,892	182,455	198,650
Douglas	93,837	91,956	95,050	98,874	100,579	104,253	107,690	107,795	108,195	110,562	116,113	121,715
Gilliam	2,045	1,840	1,719	1,799	1,914	1,882	1,870	1,880	1,900	1,958	2,062	2,172
Grant	8,210	8,137	7,870	8,042	7,923	7,646	7,460	7,450	7,450	7,414	7,321	7,199
Harney	8,237	7,209	7,068	7,238	7,605	7,492	7,445	7,375	7,315	7,425	7,404	7,358
Hood River	15,863	16,245	16,960	18,916	20,458	21,478	22,385	22,625	22,875	23,675	25,628	27,827
Jackson	133,000	136,444	147,392	167,378	181,796	192,052	203,340	203,950	204,630	210,015	223,458	238,955
Jefferson	11,692	12,748	13,853	16,949	19,073	19,974	21,750	21,845	21,940	22,625	24,054	25,593
Josephine	58,982	60,666	62,985	71,313	75,897	79,134	82,775	82,820	82,775	85,313	90,776	96,468
Klamath	59,280	57,476	57,948	61,132	63,842	65,018	66,505	66,580	66,740	67,292	68,853	70,331
Lake	7,584	7,608	7,182	7,484	7,434	7,684	7,890	7,885	7,920	7,919	7,936	7,948
Lane	275,828	267,051	284,261	306,704	323,663	337,992	352,010	353,155	354,200	361,474	378,335	394,921
Lincoln	35,443	35,979	39,075	44,112	44,519	45,192	46,135	46,155	46,295	47,590	49,535	51,371
Linn	89,716	88,019	91,690	98,853	103,394	110,222	116,840	117,340	118,035	121,142	128,454	136,224
Malheur	26,980	27,878	26,162	29,550	31,609	31,508	31,345	31,445	31,395	32,033	32,723	33,377
Marion	205,599	213,019	229,938	260,879	285,572	299,481	315,900	318,150	320,495	331,643	355,189	381,089
Morrow	7,497	8,090	7,618	9,075	11,000	11,149	11,175	11,270	11,300	11,668	12,307	13,011
Multnomah	563,632	564,249	586,617	629,617	662,290	696,519	736,785	741,925	748,445	768,632	807,198	845,356
Polk	45,362	45,231	49,924	56,759	62,679	69,256	75,495	75,965	76,625	80,204	88,081	96,731
Sherman	2,168	2,141	1,924	1,988	1,930	1,845	1,765	1,765	1,765	1,735	1,716	1,718
Tillamook	21,259	21,022	21,638	23,593	24,287	24,691	25,260	25,255	25,305	25,733	26,760	27,791
Umatilla	59,145	60,024	59,433	65,535	70,680	74,226	76,000	76,580	77,120	78,887	83,359	88,366
Union	24,050	24,131	23,674	24,931	24,561	25,096	25,810	25,980	26,175	26,964	28,216	29,419
Wallowa	7,301	7,323	6,945	7,504	7,221	7,084	7,005	6,995	7,015	7,070	7,058	7,016
Wasco	21,951	22,627	21,781	23,011	23,827	24,469	25,235	25,300	25,485	26,037	27,388	28,827
Washington	247,848	269,244	315,469	384,335	447,298	488,902	531,070	536,370	542,845	570,672	622,368	677,017

Wheeler	1,504	1,470	1,400	1,565	1,544	1,467	1,440	1,435	1,425	1,407	1,378	1,353
Yamhill	55,660	58,837	65,999	76,108	85,325	92,250	99,405	99,850	100,650	104,525	113,611	123,897

POPULATION CHANGE

	Estimate										
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2011	2011-2012	2010-2015	2015-2020	2020-2025
Oregon	30,520	187,727	323,994	246,731	195,800	210,400	20,325	26,110	164,300	250,500	264,100
Baker	-427	-298	1,258	35	-401	-141	30	-5	50	80	59
Benton	-1,218	3,784	5,458	1,817	3,736	3,665	260	790	2,242	3,401	3,605
Clackamas	7,137	30,744	34,060	24,377	19,002	18,479	1,700	3,200	16,437	29,359	31,735
Clatsop	-109	984	2,091	139	513	891	75	45	534	857	897
Columbia	-37	2,102	2,767	3,122	2,964	2,768	195	55	1,889	3,198	3,495
Coos	-4,003	500	3,108	-761	-49	296	-75	-70	264	798	718
Crook	38	1,121	2,585	2,383	2	1,792	-165	-205	104	810	859
Curry	-414	2,785	1,560	159	677	511	-20	-40	(34)	766	767
Deschutes	2,562	11,094	19,438	20,787	19,310	22,317	970	1,265	8,987	15,563	16,195
Douglas	-1,881	3,094	3,824	1,705	3,674	3,437	105	400	2,872	5,551	5,602
Gilliam	-205	-121	80	115	-32	-12	10	20	88	104	110
Grant	-73	-267	172	-119	-277	-186	-10	0	(46)	(93)	(122)
Harney	-1,028	-141	170	367	-112	-47	-70	-60	(20)	(21)	(47)
Hood River	382	715	1,956	1,542	1,019	907	240	250	1,290	1,954	2,199
Jackson	3,444	10,948	19,986	14,418	10,257	11,288	610	680	6,675	13,443	15,498
Jefferson	1,056	1,105	3,096	2,124	901	1,776	95	95	875	1,429	1,539
Josephine	1,684	2,319	8,328	4,584	3,237	3,641	45	-45	2,538	5,463	5,692
Klamath	-1,804	472	3,184	2,710	1,177	1,487	75	160	787	1,561	1,478
Lake	24	-426	302	-50	251	206	-5	35	29	17	12
Lane	-8,777	17,210	22,443	16,959	14,329	14,018	1,145	1,045	9,464	16,861	16,586
Lincoln	536	3,096	5,037	407	673	943	20	140	1,455	1,945	1,835
Linn	-1,697	3,671	7,163	4,541	6,829	6,618	500	695	4,302	7,313	7,770
Malheur	898	-1,716	3,388	2,059	-101	-163	100	-50	688	690	654
Marion	7,420	16,919	30,941	24,693	13,909	16,419	2,250	2,345	15,743	23,546	25,901
Morrow	593	-472	1,457	1,925	149	26	95	30	493	639	703
Multnomah	617	22,368	43,000	32,673	34,228	40,266	5,140	6,520	31,847	38,566	38,158
Polk	-131	4,693	6,835	5,920	6,577	6,239	470	660	4,709	7,877	8,650
Sherman	-27	-217	64	-58	-84	-80	0	0	(30)	(20)	3
Tillamook	-237	616	1,955	694	403	569	-5	50	473	1,027	1,031
Umatilla	879	-591	6,102	5,145	3,546	1,774	580	540	2,887	4,472	5,007
Union	81	-457	1,257	-370	535	714	170	195	1,154	1,252	1,203
Wallowa	22	-378	559	-283	-136	-79	-10	20	65	(12)	(42)

Wasco	676	-846	1,230	816	642	766	65	185	802	1,352	1,439
Washington	21,396	46,225	68,866	62,963	41,604	42,168	5,300	6,475	39,602	51,696	54,649
Wheeler	-34	-70	165	-21	-78	-27	-5	-10	(33)	(29)	(25)
Yamhill	3,177	7,162	10,109	9,217	6,926	7,155	445	700	5,120	9,086	10,286

ANNUALIZED GROWTH RATES

Area Name	Estimate										
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2011	2011-2012	2010-2015	2015-2020	2020-2025
Oregon	0.23%	1.36%	2.15%	1.49%	1.11%	1.13%	0.53%	0.68%	0.84%	1.21%	1.21%
Baker	-0.54%	-0.38%	1.57%	0.04%	-0.49%	-0.17%	0.19%	-0.03%	0.06%	0.10%	-0.07%
Benton	-0.36%	1.09%	1.48%	0.47%	0.93%	0.87%	0.30%	0.92%	0.52%	0.76%	0.77%
Clackamas	0.58%	2.32%	2.29%	1.49%	1.09%	1.01%	0.45%	0.85%	0.85%	1.44%	1.45%
Clatsop	-0.07%	0.60%	1.21%	0.08%	0.29%	0.49%	0.20%	0.12%	0.29%	0.45%	0.46%
Columbia	-0.02%	1.14%	1.41%	1.48%	1.31%	1.15%	0.39%	0.11%	0.75%	1.21%	1.24%
Coos	-1.29%	0.17%	1.00%	-0.24%	-0.02%	0.09%	-0.12%	-0.11%	0.08%	0.25%	0.22%
Crook	0.06%	1.64%	3.33%	2.65%	0.00%	1.78%	-0.78%	-0.98%	0.10%	0.75%	0.77%
Curry	-0.49%	3.09%	1.54%	0.15%	0.63%	0.46%	-0.09%	-0.18%	-0.03%	0.67%	0.65%
Deschutes	0.80%	3.15%	4.55%	3.94%	3.07%	3.05%	0.61%	0.80%	1.11%	1.78%	1.70%
Douglas	-0.40%	0.66%	0.79%	0.34%	0.72%	0.65%	0.10%	0.37%	0.53%	0.98%	0.94%
Gilliam	-2.11%	-1.36%	0.91%	1.24%	-0.34%	-0.13%	0.53%	1.06%	0.92%	1.03%	1.04%
Grant	-0.18%	-0.67%	0.43%	-0.30%	-0.71%	-0.49%	-0.13%	0.00%	-0.12%	-0.25%	-0.33%
Harney	-2.67%	-0.40%	0.48%	0.99%	-0.30%	-0.13%	-0.94%	-0.81%	-0.05%	-0.06%	-0.13%
Hood River	0.48%	0.86%	2.18%	1.57%	0.97%	0.83%	1.07%	1.10%	1.12%	1.59%	1.65%
Jackson	0.51%	1.54%	2.54%	1.65%	1.10%	1.14%	0.30%	0.33%	0.65%	1.24%	1.34%
Jefferson	1.73%	1.66%	4.03%	2.36%	0.92%	1.70%	0.44%	0.43%	0.79%	1.23%	1.24%
Josephine	0.56%	0.75%	2.48%	1.25%	0.84%	0.90%	0.05%	-0.05%	0.60%	1.24%	1.22%
Klamath	-0.62%	0.16%	1.07%	0.87%	0.37%	0.45%	0.11%	0.24%	0.24%	0.46%	0.42%
Lake	0.06%	-1.15%	0.82%	-0.13%	0.66%	0.53%	-0.06%	0.44%	0.07%	0.04%	0.03%
Lane	-0.65%	1.25%	1.52%	1.08%	0.87%	0.81%	0.33%	-0.30%	0.53%	0.91%	0.86%
Lincoln	0.30%	1.65%	2.42%	0.18%	0.30%	0.41%	0.04%	0.30%	0.62%	0.80%	0.73%
Linn	-0.38%	0.82%	1.50%	0.90%	1.28%	1.17%	0.43%	0.59%	0.72%	1.17%	1.17%
Malheur	0.65%	-1.27%	2.44%	1.35%	-0.06%	-0.10%	0.32%	-0.16%	0.43%	0.43%	0.40%
Marion	0.71%	1.53%	2.52%	1.81%	0.95%	1.07%	0.71%	0.74%	0.97%	1.37%	1.41%
Morrow	1.52%	-1.20%	3.50%	3.85%	0.27%	0.05%	0.85%	0.27%	0.86%	1.07%	1.11%
Multnomah	0.02%	0.78%	1.41%	1.01%	1.01%	1.12%	0.70%	0.88%	0.85%	0.98%	0.92%
Polk	-0.06%	1.97%	2.57%	1.98%	2.00%	1.73%	0.62%	0.87%	1.21%	1.87%	1.87%

Sherman	-0.25%	-2.14%	0.65%	-0.60%	-0.89%	-0.89%	0.00%	0.00%	-0.34%	-0.23%	0.03%
Tillamook	-0.22%	0.58%	1.73%	0.58%	0.33%	0.46%	-0.02%	0.20%	0.37%	0.78%	0.76%
Umatilla	0.30%	-0.20%	1.95%	1.51%	0.98%	0.47%	0.76%	0.71%	0.75%	1.10%	1.17%
Union	0.07%	-0.38%	1.03%	-0.30%	0.43%	0.56%	0.66%	0.75%	0.87%	0.91%	0.83%
Wallowa	0.06%	-1.06%	1.55%	-0.77%	-0.38%	-0.23%	-0.14%	0.29%	0.18%	-0.03%	-0.12%
Wasco	0.61%	-0.76%	1.10%	0.70%	0.53%	0.62%	0.26%	0.73%	0.63%	1.01%	1.02%
Washington	1.66%	3.17%	3.95%	3.03%	1.78%	1.65%	1.00%	1.21%	1.44%	1.73%	1.68%
Wheeler	-0.46%	-0.98%	2.23%	-0.27%	-1.03%	-0.36%	-0.35%	-0.70%	-0.46%	-0.42%	-0.36%
Yamhill	1.11%	2.30%	2.85%	2.29%	1.56%	1.49%	0.45%	0.70%	1.00%	1.67%	1.73%

NUMBER OF BIRTHS

	Estimate								
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025
Oregon	204,629	199,722	210,570	222,082	227,708	240,225	229,684	246,723	262,149
Baker	1,192	952	915	872	794	866	841	852	855
Benton	4,498	4,342	4,020	4,087	3,894	3,893	3,686	4,007	4,305
Clackamas	17,073	17,464	19,712	20,460	20,269	20,108	19,122	21,519	24,043
Clatsop	2,451	2,240	2,110	1,986	1,971	2,124	2,022	2,077	2,133
Columbia	2,670	2,488	2,420	2,620	2,572	2,633	2,543	2,768	2,982
Coos	4,585	3,856	3,511	3,194	3,099	3,219	3,142	3,219	3,195
Crook	1,031	990	1,051	1,101	1,156	1,197	1,102	1,185	1,297
Curry	1,127	1,056	1,005	811	786	832	773	799	817
Deschutes	5,037	4,905	5,529	6,619	7,808	9,599	9,102	9,584	10,388
Douglas	7,050	6,562	6,018	5,591	5,402	5,621	5,382	5,666	5,851
Gilliam	170	90	76	89	88	79	77	80	85
Grant	610	558	500	443	332	303	301	310	320
Harney	576	546	436	426	382	408	403	400	379
Hood River	1,404	1,393	1,468	1,561	1,552	1,486	1,448	1,626	1,803
Jackson	9,703	9,741	10,027	10,448	10,624	11,769	11,040	11,719	12,359
Jefferson	1,257	1,388	1,378	1,526	1,554	1,688	1,639	1,727	1,781
Josephine	4,158	3,990	3,984	3,978	3,857	4,238	4,039	4,352	4,592
Klamath	4,500	4,197	4,308	4,149	3,968	4,128	3,858	4,030	4,053
Lake	620	530	482	374	347	355	343	362	364
Lane	20,057	18,973	18,206	18,434	17,905	18,347	17,105	18,548	19,721
Lincoln	2,569	2,354	2,297	2,166	2,171	2,338	2,233	2,234	2,226
Linn	6,877	6,498	6,474	7,151	6,861	7,408	6,993	7,640	8,210
Malheur	2,567	2,261	2,531	2,505	2,346	2,424	2,372	2,516	2,556
Marion	17,258	17,303	19,775	22,302	22,858	24,383	23,561	25,823	27,826
Morrow	704	631	650	767	852	799	786	865	915

Multnomah	44,141	44,141	45,760	45,869	46,701	50,390
Polk	3,336	3,271	3,254	3,450	3,909	4,400
Sherman	162	110	95	90	75	75
Tillamook	1,515	1,234	1,240	1,168	1,263	1,343
Umatilla	5,460	4,662	5,004	5,209	5,363	5,490
Union	1,940	1,614	1,501	1,483	1,497	1,616
Wallowa	606	420	349	325	304	302
Wasco	1,675	1,399	1,431	1,473	1,404	1,478
Washington	21,210	22,880	28,096	33,627	37,830	38,517
Wheeler	83	58	66	64	43	51
Yamhill	4,768	4,633	4,894	5,673	5,871	6,321

47,168	48,690	49,313
4,384	4,979	5,587
78	85	94
1,293	1,313	1,350
5,478	6,064	6,581
1,610	1,782	1,867
310	306	300
1,424	1,507	1,596
37,915	41,142	44,736
53	55	58
6,061	6,893	7,611

NUMBER OF DEATHS

	Estimate						2010-2015	2015-2020	2020-2025
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010			
OREGON	111,685	121,318	131,769	145,411	152,804	157,246	166,567	179,009	197,758
Baker	942	891	905	1,003	1,036	1,034	1,044	1,079	1,128
Benton	1,834	1,965	2,035	2,253	2,382	2,618	2,987	3,159	3,399
Clackamas	8,887	9,784	11,087	12,489	13,518	14,584	16,164	17,602	19,797
Clatsop	1,680	1,676	1,919	1,882	1,929	1,874	1,865	1,993	2,165
Columbia	1,518	1,556	1,615	1,828	1,970	1,999	2,093	2,324	2,620
Coos	2,931	3,227	3,617	4,026	4,311	4,212	4,032	4,263	4,560
Crook	617	715	779	871	963	1,035	1,125	1,215	1,344
Curry	914	1,010	1,276	1,538	1,578	1,740	1,801	1,876	2,043
Deschutes	2,355	2,858	3,394	4,106	4,891	5,623	6,452	7,336	8,581
Douglas	3,905	4,399	5,057	5,749	6,017	6,310	6,744	7,337	8,054
Gilliam	79	82	83	94	122	108	112	116	127
Grant	383	373	388	420	463	405	436	495	541
Harney	317	369	356	399	357	390	392	394	396
Hood River	719	777	743	806	907	844	987	1,098	1,227
Jackson	5,715	6,721	7,425	8,916	9,631	10,153	11,011	11,819	13,125
Jefferson	486	535	563	772	872	953	994	1,131	1,292
Josephine	3,107	3,626	4,109	4,739	5,100	5,429	5,605	5,973	6,556
Klamath	2,474	2,585	2,844	3,236	3,476	3,590	3,669	3,859	4,078
Lake	313	323	371	402	425	459	462	494	512
Lane	9,806	11,207	12,086	13,861	14,615	15,293	16,417	17,433	19,035
Lincoln	2,041	2,229	2,398	2,649	2,738	2,719	2,867	3,132	3,466
Linn	3,615	4,086	4,331	4,988	5,142	5,666	5,861	6,219	6,808
Malheur	1,155	1,267	1,307	1,386	1,381	1,436	1,492	1,545	1,625
Marion	9,217	9,917	10,931	12,076	12,434	12,732	13,233	13,910	15,149

Morrow	272	298	312	368	395	375
Multnomah	28,030	28,587	28,998	28,727	28,485	26,979
Polk	1,983	1,997	2,274	2,492	2,746	2,998
Sherman	87	84	99	103	85	91
Tillamook	1,163	1,208	1,310	1,421	1,426	1,414
Umatilla	2,635	2,733	2,759	2,953	3,043	3,076
Union	993	1,022	1,090	1,204	1,222	1,239
Wallowa	348	335	373	429	374	383
Wasco	1,108	1,131	1,266	1,361	1,424	1,418
Washington	7,511	9,076	10,876	12,505	13,698	14,118
Wheeler	79	74	93	94	91	99
Yamhill	2,466	2,595	2,700	3,265	3,559	3,851

428	473	523
27,486	28,693	31,213
3,426	3,727	4,134
101	100	99
1,474	1,588	1,725
3,137	3,245	3,456
1,268	1,348	1,434
411	430	452
1,433	1,515	1,642
15,235	17,509	20,424
102	104	105
4,220	4,477	4,927

NET MIGRATION

	Estimate								
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025
OREGON	-62,424	109,324	245,194	175,711	120,896	127,421	101,183	182,786	199,709
Baker	-677	-359	1,249	190	-159	28	253	307	332
Benton	-3,882	1,407	3,473	-51	2,224	2,390	1,543	2,533	2,699
Clackamas	-1,049	23,064	25,435	17,108	12,251	12,955	13,479	25,442	27,489
Clatsop	-880	421	1,900	70	470	641	377	773	928
Columbia	-1,189	1,171	1,962	2,333	2,362	2,134	1,439	2,754	3,133
Coos	-5,657	-129	3,215	83	1,163	1,289	1,155	1,843	2,083
Crook	-376	846	2,313	2,227	-192	1,631	127	840	907
Curry	-627	2,739	1,831	918	1,468	1,419	994	1,843	1,994
Deschutes	-120	9,048	17,303	18,596	16,394	18,341	6,337	13,315	14,389
Douglas	-5,026	932	2,863	1,785	4,289	4,126	4,233	7,222	7,805
Gilliam	-296	-129	87	107	2	17	124	140	151
Grant	-300	-452	60	-115	-145	-85	88	93	99
Harney	-1,287	-318	90	335	-138	-65	-31	-27	-30
Hood River	-303	100	1,232	830	374	266	828	1,426	1,623
Jackson	-544	7,928	17,385	13,291	9,263	9,673	6,646	13,543	16,264
Jefferson	285	252	2,281	1,447	219	1,041	230	834	1,049
Josephine	634	1,955	8,453	5,499	4,480	4,832	4,103	7,084	7,656
Klamath	-3,830	-1,140	1,720	1,856	684	948	597	1,391	1,502
Lake	-283	-633	191	-6	329	310	148	148	160
Lane	-19,028	9,445	16,323	12,674	11,042	10,961	8,776	15,746	15,900
Lincoln	9	2,971	5,138	971	1,240	1,324	2,089	2,843	3,075
Linn	-4,959	1,259	5,020	2,335	5,110	4,876	3,170	5,891	6,368
Malheur	-514	-2,710	2,165	1,081	-1,066	-1,151	-192	-282	-277

Marion	-621	9,534	22,098	15,195	3,486	4,768
Morrow	162	-805	1,119	1,627	-307	-398
Multnomah	-15,494	6,814	26,238	15,641	16,013	16,856
Polk	-1,484	3,420	5,856	4,983	5,414	4,838
Sherman	-102	-243	68	-25	-74	-64
Tillamook	-589	591	2,025	961	566	641
Umatilla	-1,946	-2,520	3,857	3,060	1,225	-640
Union	-866	-1,049	846	-660	260	337
Wallowa	-236	-463	583	-150	-66	2
Wasco	109	-1,114	1,065	727	663	706
Washington	7,698	32,421	51,646	43,793	17,472	17,769
Wheeler	-38	-54	192	16	-30	22
Yamhill	875	5,124	7,915	6,984	4,614	4,685

5,415	11,633	13,223
136	247	311
12,165	18,568	20,058
3,750	6,624	7,196
-6	-5	8
654	1,302	1,406
546	1,653	1,882
813	818	770
165	112	111
811	1,359	1,485
16,922	28,063	30,337
17	21	22
3,279	6,670	7,602

FORECAST				
2030	2035	2040	2045	2050
4,768,000	4,995,200	5,203,000	5,398,800	5,588,500
16,395	16,871	16,325	16,267	16,238
98,516	101,848	105,050	108,297	111,666
485,054	512,731	537,753	561,011	583,814
40,072	40,521	40,751	40,934	41,149
61,273	64,130	66,683	69,053	71,406
65,210	65,172	64,934	64,695	64,654
23,821	24,974	26,117	27,270	28,496
24,440	24,751	24,912	25,019	25,187
214,288	228,501	241,223	252,555	262,958
126,642	130,550	133,786	136,710	139,675
2,280	2,378	2,472	2,567	2,672
7,029	6,785	6,486	6,158	5,840
7,280	7,175	7,066	6,960	6,861
29,979	31,909	33,530	34,888	36,066
253,274	265,624	276,551	286,648	296,388
26,995	28,239	29,413	30,534	31,595
101,596	105,829	109,526	112,906	116,217
71,483	72,243	72,835	73,446	74,111
7,931	7,893	7,865	7,856	7,880
410,247	424,117	437,345	450,866	464,839
52,857	53,895	54,688	55,421	56,245
143,673	150,395	156,505	162,360	168,189
33,906	34,287	34,528	34,708	34,837
406,612	430,652	453,557	476,060	498,624
13,726	14,373	14,964	15,527	16,098
879,987	909,947	936,729	960,930	982,504
105,274	113,348	121,044	128,496	135,877
1,731	1,745	1,758	1,767	1,782
28,723	29,485	30,127	30,716	31,328
93,673	98,820	103,809	108,860	114,054
30,530	31,548	32,572	34,211	35,973
6,954	6,865	6,744	6,604	6,476
30,186	31,359	32,405	33,351	34,274
731,125	782,316	830,100	874,372	915,979

1,332	1,311	1,285	1,266	1,250
133,907	143,117	151,564	159,512	167,300

FORECAST				
2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
251,800	227,200	207,800	195,801	189,700
22	(25)	(46)	(58)	(29)
3,532	3,332	3,202	3,247	3,369
30,743	27,677	25,022	23,258	22,803
714	449	229	184	215
3,261	2,857	2,553	2,371	2,358
394	(38)	(237)	(240)	(40)
1,028	1,153	1,143	1,153	1,226
586	311	161	107	168
15,638	14,213	12,723	11,332	10,403
4,927	3,907	3,236	2,925	2,964
108	98	94	95	105
(170)	(244)	(298)	(328)	(318)
(77)	(105)	(110)	(106)	(99)
2,152	1,930	1,621	1,358	1,178
14,318	12,350	10,928	10,097	9,740
1,402	1,244	1,175	1,121	1,061
5,128	4,233	3,697	3,381	3,311
1,152	760	592	611	665
(16)	(39)	(28)	(9)	24
15,326	13,870	13,227	13,522	13,973
1,486	1,038	793	733	823
7,449	6,722	6,110	5,854	5,830
529	381	241	180	130
25,523	24,040	22,904	22,503	22,564
715	647	591	563	571
34,631	29,960	26,782	24,201	21,574
8,543	8,074	7,696	7,452	7,380
12	14	13	9	15
932	762	641	590	611
5,307	5,147	4,989	5,051	5,194
1,111	1,018	1,024	1,638	1,763
(62)	(89)	(122)	(140)	(127)

1,358	1,174	1,046	946	923
54,108	51,191	47,784	44,272	41,607
(21)	(21)	(25)	(19)	(16)
10,010	9,210	8,447	7,948	7,788

FORECAST				
2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
1.09%	0.93%	0.82%	0.74%	0.69%
0.03%	-0.03%	-0.06%	-0.07%	-0.04%
0.73%	0.67%	0.62%	0.61%	0.61%
1.31%	1.11%	0.95%	0.85%	0.80%
0.36%	0.22%	0.11%	0.09%	0.10%
1.09%	0.91%	0.78%	0.70%	0.67%
0.12%	-0.01%	-0.07%	-0.07%	-0.01%
0.88%	0.95%	0.90%	0.86%	0.88%
0.49%	0.25%	0.13%	0.09%	0.13%
1.52%	1.28%	1.08%	0.92%	0.81%
0.79%	0.61%	0.49%	0.43%	0.43%
0.97%	0.84%	0.77%	0.75%	0.80%
-0.48%	-0.71%	-0.90%	-1.04%	-1.06%
-0.21%	-0.29%	-0.31%	-0.30%	-0.29%
1.49%	1.25%	0.99%	0.79%	0.66%
1.16%	0.95%	0.81%	0.72%	0.67%
1.07%	0.90%	0.82%	0.75%	0.68%
1.04%	0.82%	0.69%	0.61%	0.58%
0.33%	0.21%	0.16%	0.17%	0.18%
-0.04%	-0.10%	-0.07%	-0.02%	0.06%
0.76%	0.67%	0.61%	0.61%	0.61%
0.57%	0.39%	0.29%	0.27%	0.29%
1.06%	0.91%	0.80%	0.73%	0.71%
0.31%	0.22%	0.14%	0.10%	0.07%
1.30%	1.15%	1.04%	0.97%	0.93%
1.07%	0.92%	0.81%	0.74%	0.72%
0.80%	0.67%	0.58%	0.51%	0.44%
1.69%	1.48%	1.31%	1.19%	1.12%

2010-2012
0.60%
0.08%
0.61%
0.65%
0.16%
0.25%
-0.12%
-0.89%
-0.13%
0.70%
0.23%
0.80%
-0.07%
-0.88%
1.08%
0.32%
0.43%
0.00%
0.18%
0.19%
0.31%
0.17%
0.51%
0.08%
0.72%
0.56%
0.79%
0.74%

0.14%	0.16%	0.15%	0.11%	0.17%
0.66%	0.52%	0.43%	0.39%	0.39%
1.17%	1.07%	0.99%	0.95%	0.93%
0.74%	0.66%	0.64%	0.98%	1.00%
-0.18%	-0.26%	-0.36%	-0.42%	-0.39%
0.92%	0.76%	0.66%	0.58%	0.55%
1.54%	1.35%	1.19%	1.04%	0.93%
-0.32%	-0.32%	-0.39%	-0.30%	-0.26%
1.55%	1.33%	1.15%	1.02%	0.95%

0.00%
0.09%
0.73%
0.70%
0.07%
0.49%
1.10%
-0.52%
0.57%

FORECAST				
2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
271,784	279,283	281,753	284,105	286,275
864	886	880	857	834
4,527	4,733	4,852	4,930	4,943
25,529	26,018	25,619	25,381	25,826
2,177	2,201	2,149	2,096	2,062
3,089	3,131	3,103	3,111	3,161
3,161	3,151	3,122	3,112	3,095
1,387	1,456	1,485	1,513	1,560
814	799	770	748	731
11,108	11,621	11,682	11,600	11,613
5,896	5,938	5,903	5,911	5,900
94	106	115	121	126
310	283	248	219	203
354	341	333	325	311
1,919	1,953	1,908	1,871	1,871
12,780	13,106	13,148	13,193	13,246
1,800	1,868	1,960	2,060	2,117
4,659	4,702	4,714	4,789	4,848
3,989	3,968	3,933	3,911	3,851
359	365	375	380	377
20,639	21,551	22,055	22,448	22,484
2,236	2,300	2,336	2,349	2,330
8,535	8,726	8,718	8,801	8,947
2,503	2,464	2,428	2,427	2,410
28,997	29,943	30,556	31,475	32,450
935	946	948	967	988

Average Annual Birth Rates per 1,000 population

	Estimate					
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010
Oregon	15	14	14	13	13	13
Baker	15	12	11	10	10	11
Benton	13	13	11	11	10	9
Clackamas	14	13	13	13	12	11
Clatsop	15	14	12	11	11	12
Columbia	15	14	12	12	11	11
Coos	15	13	11	10	10	10
Crook	16	14	14	12	12	12
Curry	13	12	10	8	7	8
Deschutes	16	14	13	13	12	13
Douglas	15	14	12	11	11	11
Gilliam	17	10	9	10	9	8
Grant	15	14	13	11	9	8
Harney	15	15	12	11	10	11
Hood River	17	17	16	16	15	14
Jackson	14	14	13	12	11	12
Jefferson	21	21	18	17	16	16
Josephine	14	13	12	11	10	10
Klamath	15	15	14	13	12	13
Lake	16	14	13	10	9	9
Lane	15	14	12	12	11	11
Lincoln	14	13	11	10	10	10
Linn	15	14	14	14	13	13
Malheur	19	17	18	16	15	15
Marion	16	16	16	16	16	16
Morrow	18	16	16	15	15	14

49,333	49,931	50,375	50,116	49,299
5,921	6,167	6,296	6,354	6,506
101	104	99	95	94
1,384	1,427	1,443	1,454	1,456
6,934	7,197	7,339	7,572	7,835
1,889	1,955	2,025	2,613	2,668
309	322	307	280	260
1,681	1,751	1,763	1,756	1,744
47,603	49,812	50,769	51,189	51,812
60	59	56	54	52
7,910	7,999	7,940	8,027	8,264

Multnomah	16	15	15	14	14	14
Polk	15	14	12	12	12	12
Sherman	15	11	10	9	8	8
Tillamook	14	12	11	10	10	11
Umatilla	18	16	16	15	15	15
Union	16	14	12	12	12	13
Wallowa	17	12	10	9	9	9
Wasco	15	13	13	13	12	12
Washington	16	16	16	16	16	15
Wheeler	11	8	9	8	6	7
Yamhill	17	15	14	14	13	13

FORECAST				
2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
222,501	254,222	275,845	290,024	298,105
1,179	1,246	1,260	1,249	1,197
3,729	4,136	4,383	4,414	4,303
22,653	26,120	28,339	29,840	30,711
2,405	2,691	2,857	2,848	2,783
3,004	3,439	3,711	3,899	3,963
4,878	5,296	5,463	5,454	5,236
1,462	1,586	1,622	1,640	1,612
2,249	2,506	2,624	2,654	2,574
10,061	11,951	13,483	14,778	15,704
8,880	9,921	10,548	10,860	10,801
140	160	173	178	173
581	628	646	647	620
400	416	412	400	379
1,413	1,664	1,927	2,152	2,329
14,951	17,202	18,647	19,507	19,900
1,462	1,683	1,843	1,996	2,112
7,295	8,209	8,747	9,130	9,252
4,360	4,727	4,857	4,814	4,700
538	566	565	551	515
20,996	23,323	24,450	24,535	24,105
3,870	4,371	4,649	4,718	4,606
7,541	8,446	9,042	9,375	9,539
1,725	1,864	1,966	2,026	2,060
16,883	19,260	20,989	22,296	23,196

Average Annual Death Rates per 1,000 population

	Estimate					
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010
OREGON	8	9	9	9	9	8
Baker	12	11	11	12	13	13
Benton	5	6	6	6	6	6
Clackamas	7	7	7	8	8	8
Clatsop	10	10	11	11	11	10
Columbia	8	8	8	9	9	8
Coos	9	11	12	13	14	13
Crook	9	10	10	10	10	10
Curry	11	11	13	15	15	16
Deschutes	7	8	8	8	8	8
Douglas	8	9	10	12	12	12
Gilliam	8	9	9	10	13	11
Grant	9	9	10	11	12	11
Harney	8	10	10	11	9	10
Hood River	9	9	8	8	9	8
Jackson	8	9	9	10	10	10
Jefferson	8	8	7	9	9	9
Josephine	10	12	12	13	13	13
Klamath	8	9	10	10	11	11
Lake	8	9	10	11	11	12
Lane	7	8	8	9	9	9
Lincoln	11	12	12	12	12	12
Linn	8	9	9	10	10	10
Malheur	8	9	9	9	9	9
Marion	9	9	9	9	9	8

580	657	715	762	775
35,036	40,243	43,837	46,139	47,929
4,690	5,397	5,909	6,220	6,451
100	103	101	103	98
1,878	2,083	2,218	2,278	2,258
3,747	4,155	4,450	4,619	4,736
1,545	1,703	1,766	1,739	1,669
482	520	538	528	496
1,828	2,079	2,217	2,309	2,318
24,248	29,299	33,624	37,529	40,787
104	103	104	95	90
5,608	6,469	7,161	7,739	8,128

Morrow	7	8	7	7	7	7
Multnomah	10	10	10	9	8	8
Polk	9	8	9	8	8	8
Sherman	8	8	10	11	9	10
Tillamook	11	11	12	12	12	11
Umatilla	9	9	9	9	8	8
Union	8	9	9	10	10	10
Wallowa	10	9	10	12	10	11
Wasco	10	10	11	12	12	11
Washington	6	6	6	6	6	6
Wheeler	11	10	13	12	12	14
Yamhill	9	8	8	8	8	8

FORECAST				
2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
202,517	202,140	201,891	201,719	201,530
337	335	335	334	334
2,735	2,736	2,733	2,731	2,729
27,867	27,779	27,742	27,716	27,688
942	939	937	936	935
3,176	3,165	3,161	3,158	3,155
2,111	2,107	2,104	2,102	2,100
1,103	1,283	1,281	1,280	1,278
2,021	2,018	2,015	2,013	2,011
14,591	14,543	14,523	14,509	14,494
7,912	7,891	7,881	7,874	7,866
153	152	152	152	152
101	100	100	100	100
-30	-31	-31	-31	-31
1,645	1,642	1,640	1,638	1,637
16,490	16,447	16,426	16,411	16,394
1,064	1,059	1,058	1,057	1,056
7,763	7,740	7,730	7,723	7,714
1,523	1,518	1,516	1,515	1,513
163	162	162	162	162
15,684	15,643	15,623	15,609	15,593
3,120	3,110	3,106	3,103	3,099
6,456	6,442	6,434	6,428	6,422
-250	-221	-221	-220	-220

Average Annual Net migration rates per 1,000 population

	Estimate					
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010
OREGON	-5	8	16	11	7	7
Baker	-8	-5	16	2	(2)	0
Benton	-11	4	9	0	6	6
Clackamas	-1	17	17	10	7	7
Clatsop	-5	3	11	0	3	4
Columbia	-7	6	10	11	10	9
Coos	-18	0	10	0	4	4
Crook	-6	12	30	25	(2)	16
Curry	-7	30	18	9	14	13
Deschutes	0	26	40	35	26	25
Douglas	-11	2	6	4	8	8
Gilliam	-30	-14	10	11	0	2
Grant	-7	-11	2	-3	(4)	(2)
Harney	-33	-9	3	9	(4)	(2)
Hood River	-4	1	14	8	4	2
Jackson	-1	11	22	15	10	10
Jefferson	5	4	30	16	2	10
Josephine	2	6	25	15	12	12
Klamath	-13	-4	6	6	2	3
Lake	-7	-17	5	0	9	8
Lane	-14	7	11	8	7	6
Lincoln	0	16	25	4	6	6
Linn	-11	3	11	5	10	9
Malheur	-4	-20	16	7	(7)	(7)

13,409	13,356	13,337	13,324	13,310
360	359	358	358	357
20,335	20,271	20,244	20,225	20,204
7,311	7,305	7,310	7,318	7,325
11	13	15	17	19
1,427	1,418	1,416	1,414	1,412
2,119	2,104	2,100	2,098	2,096
768	766	765	764	764
111	109	109	109	109
1,505	1,502	1,500	1,498	1,497
30,753	30,678	30,640	30,612	30,581
22	22	22	22	22
7,709	7,678	7,667	7,660	7,652

Marion	-1	9	18	11	2	3
Morrow	4	-20	27	32	(6)	(7)
Multnomah	-5	2	9	5	5	5
Polk	-7	14	22	17	16	13
Sherman	-9	-24	7	-3	(8)	(7)
Tillamook	-6	6	18	8	5	5
Umatilla	-7	-8	12	9	3	(2)
Union	-7	-9	7	-5	2	3
Wallowa	-6	-13	16	-4	(2)	0
Wasco	1	-10	10	6	5	6
Washington	6	22	30	21	7	7
Wheeler	-5	-8	26	2	(4)	3
Yamhill	3	16	22	17	10	10

FORECAST							
2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
12	12	12	12	11	11	11	10
10	10	10	11	11	11	11	10
8	9	9	9	9	9	9	9
10	11	11	11	10	10	9	9
11	11	11	11	11	11	10	10
10	10	11	10	10	9	9	9
10	10	10	10	10	10	10	10
10	11	12	12	12	12	11	11
7	7	7	7	7	6	6	6
11	11	11	11	10	10	9	9
10	10	10	9	9	9	9	9
8	8	8	8	9	9	10	10
8	8	9	9	8	7	7	7
11	11	10	10	9	9	9	9
13	13	13	13	13	12	11	11
11	11	11	10	10	10	9	9
15	15	14	14	14	14	14	14
10	10	10	9	9	9	9	8
12	12	12	11	11	11	11	10
9	9	9	9	9	10	10	10
10	10	10	10	10	10	10	10
10	9	9	9	9	9	9	8
12	12	12	12	12	11	11	11
15	16	15	15	14	14	14	14
15	15	15	15	14	14	14	13
14	14	14	14	13	13	13	12

13	12	12	11	11	11	11	10
11	12	12	12	11	11	10	10
9	10	11	12	12	11	11	11
10	10	10	10	10	10	10	9
14	15	15	15	15	14	14	14
12	13	13	13	13	13	16	15
9	9	9	9	9	9	8	8
11	11	11	11	11	11	11	10
14	14	14	14	13	13	12	12
7	8	9	9	9	9	8	8
12	13	13	12	12	11	10	10

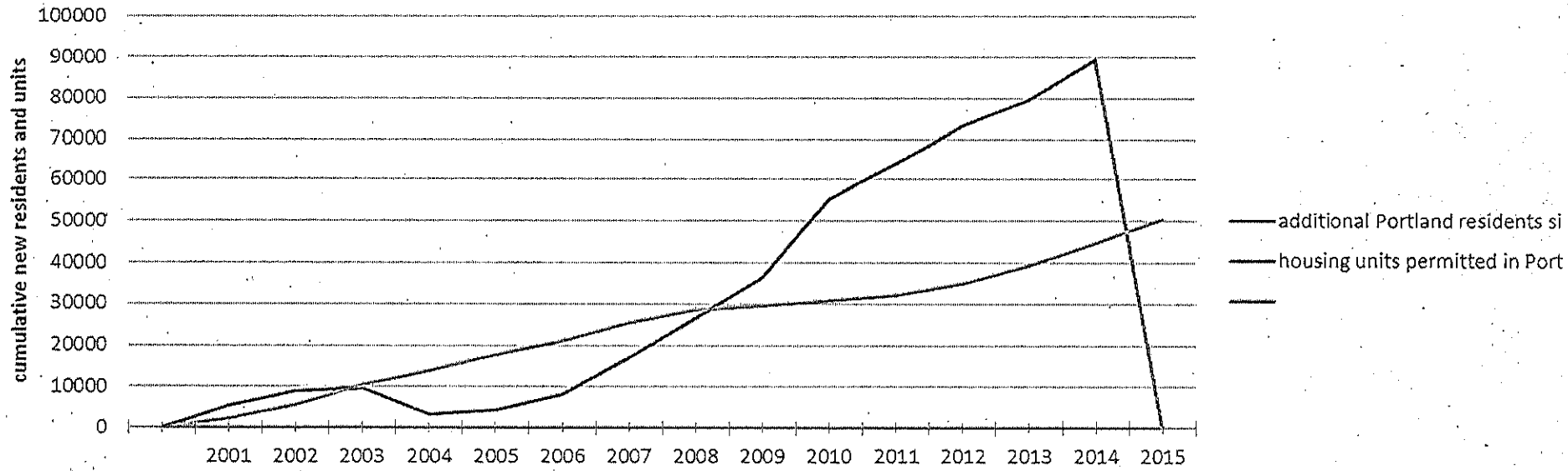
FORECAST							
2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
8	9	9	10	10	11	11	11
13	13	14	14	15	15	15	15
7	7	7	8	8	8	8	8
8	9	9	10	10	11	11	11
10	10	11	12	13	14	14	14
8	9	9	10	11	11	11	11
13	13	14	15	16	17	17	16
11	11	12	13	13	13	12	12
16	17	17	19	20	21	21	21
8	8	9	10	11	11	12	12
12	13	14	14	15	16	16	16
12	12	12	13	14	14	14	13
12	13	15	16	18	19	20	21
11	11	11	11	12	12	11	11
9	9	9	10	11	12	13	13
11	11	11	12	13	14	14	14
9	10	10	11	12	13	13	14
13	14	14	15	16	16	16	16
11	11	12	12	13	13	13	13
12	12	13	14	14	14	14	13
9	9	10	10	11	11	11	11
12	13	14	15	16	17	17	16
10	10	10	11	11	12	12	12
9	10	10	10	11	11	12	12
8	8	8	9	9	9	10	10

8	8	8	9	9	10	10	10
7	7	8	8	9	9	10	10
9	9	9	9	10	10	10	10
12	12	12	12	12	12	12	11
12	12	13	13	14	15	15	15
8	8	8	8	9	9	9	8
10	10	10	10	11	11	10	10
12	12	13	14	15	16	16	15
11	11	12	12	14	14	14	14
6	6	6	7	8	8	9	9
14	15	15	15	16	16	15	14
8	8	8	9	9	10	10	10

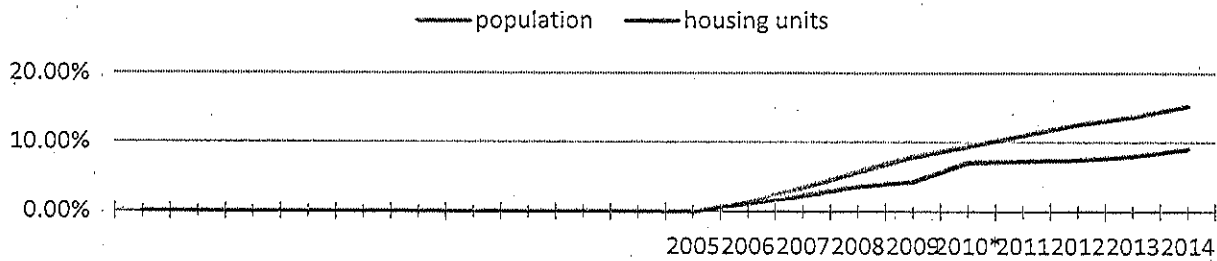
FORECAST							
2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
5	9	9	9	8	8	8	7
3	4	4	4	4	4	4	4
4	6	6	6	5	5	5	5
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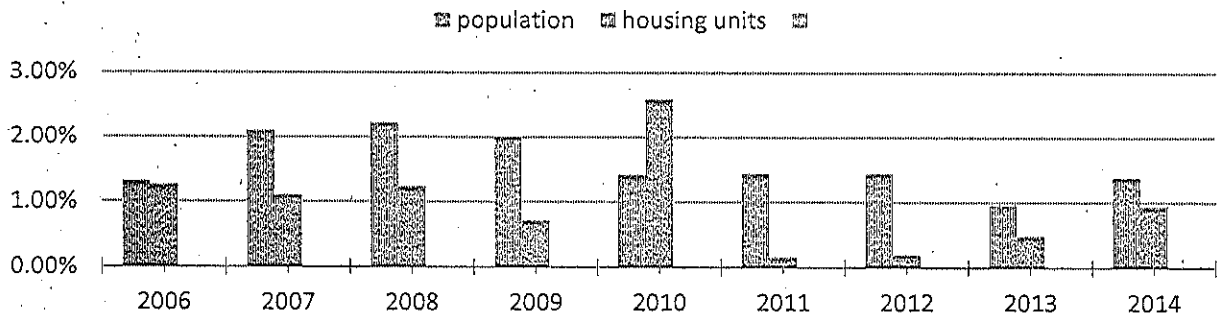
Portland's deep housing shortage has been 10 years in the making



Cumulative population and housing growth in Multnomah County, 2005-2014



Population and housing growth in Multnomah County, 2005-2014



Arevalo, Nora

From: James A Heredia <jheredia@c.ringling.edu>
Sent: Tuesday, October 13, 2015 1:04 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Hi there,

I received this letter notice of proposed comprehensive plan man change,

I wanted to know more about the changes, the letter doesnt state nor direct to a source that fully explains the plan and or changes.

My address is 9221 N Lombard Street 97203.

Please let me know. Thank you

--
--

James A. Heredia

www.jamesheredia.com
[Instagram](#) / [Linkedin](#)

c: 786.503.3684

e: jheredia@c.ringling.edu

Arevalo, Nora

From: Richard <outgoing@solutionscreative.com>
Sent: Tuesday, October 13, 2015 12:59 PM
To: BPS-Comprehensive Plan Testimony; Council Clerk – Testimony
Subject: Comprehensive plan feedback

Regarding the Recommended Draft of the 2035 Comprehensive Plan, my wife and I are writing to express support for the following two options:

- * We want the CM1 designation, and we oppose the CM2 designation.
- * We want the "corridor" designation, and we oppose the "neighborhood center" designation.

We have already experienced the significantly negative impact of the city's "Headwaters" apartment development on Dolph Street. At that city-council-backed development there is insufficient parking, both for Headwaters residents and the residents in the apartments across the street. This results in a dangerous situation for pedestrians who must walk in the street(!) to reach the nearby dog park and to reach nearby areas of Multnomah Village. Apparently developers did not consider the consequences of having no sidewalk beyond the new development, and the city did not insist on providing convenient and adequate, well-designed on-site parking (for guests as well as residents). The lack of safety arises because Dolph Road is the only direct car route from my neighborhood to northbound Barbur Boulevard. I drive very slowly along that stretch of Dolph Road, but some other drivers are not so careful (which I have experienced from the pedestrian perspective).

We ourselves frequently choose to walk to nearby destinations, and our car is often sitting in our driveway, so we appreciate the pedestrian accessibility of the Multnomah Village area. Yet we, unlike many real-estate developers, understand that people who walk also have cars.

Please do not turn the Multnomah Village area into a nightmare of parked cars and unsafe conditions for pedestrians.

Already Multnomah Village lacks sufficient parking. I experience this each week when I drive to pick up our CSA box (containing produce from the farm we pay on a subscription basis) from the bakery in Multnomah Village.

The only people who financially benefit from high-density development are already-wealthy developers who are getting paid to attend city council meetings. In contrast, few of us residents have time to express support for protecting the neighborhood we love. Most residents, including my wife, work full time and do not have time to write. In my case, I am currently unemployed because of the current economic "downturn," so I have time to write and express our preference, which is shared by most residents in our neighborhood.

If well-designed surveys, rather than attendance at city-council meetings, were used, you would clearly understand that many, many more people prefer the CM1 and "corridor" designations, compared to the few real-estate developers who promote the opposite choices.

Also consider that very, very few lucky people will get what politicians like to call "affordable housing" -- which is not really possible without creating significant disadvantages for those of us who paid lots of money to live in a neighborhood that we love.

Thank you for considering the interests of Multnomah Village residents when you make your decisions.

Richard Fobes & Cynthia Stone

4141 SW Marigold St.
Portland, OR 97219
503-246-5067

Arevalo, Nora

From: Candice Guth <guthpogel@gmail.com>
Sent: Monday, October 12, 2015 6:34 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

We have lived in Portland for 24 years, and are very concerned about the direction the city is going in. While the goals of the comprehensive plan are admirable, the reality of what is happening in Portland is very disturbing. Long time residents are being priced out of the city as taxes and proposed fees to support affordable housing and other amenities are being passed on to them rather than to those who are financially benefitting from demolition of affordable housing. Residents are being asked to subsidize the costs of new residents while existing residents have to leave the area to find housing. Why aren't developers being charged for the costs of destroying affordable housing? Why should those whose quality of life is being destroyed by continuing density be the ones who are expected to pay?

Is the city of Portland looking at the effects of climate change on our water supply as we prepare for thousands of new residents? Who will pay for new sewers and electricity and water?

The Comprehensive Plan is naive and puts all of the costs on the people who will suffer rather than benefit from the continuing growth of the area.

Go back to the drawing board and look at all of the prospects of climate change and "the Big One" and try to be realistic about what the future will bring.

Sincerely,

Candice Guth and David Pogel
1816 SE 34th Ave.
Portland, Oregon 97214



October 8, 2015

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

Re: Sunnyside Neighborhood Association - 2035 Comprehensive Plan Testimony

Dear Mayor Hales and City Commissioners,

The Sunnyside Neighborhood Association (SNA) Board [mailing address: 3534 SE Main St, Portland, OR 97214] has been actively engaged in the City's 2035 Comprehensive Plan process over the past year-and-a-half. We understand that the Comprehensive Plan Map designation along much of SE Belmont Street within our neighborhood is recommended to be Mixed Use - Urban Center which includes a Design "d" Overlay. The SNA Board is in favor of the Mixed Use - Urban Center designation as this will further activate vibrant SE Belmont Street with new residences and local businesses. The SNA Board is in favor of the Design "d" Overlay because its design review or compliance with the Community Design Standards requirement will help ensure that certain types of infill development promote the conservation, enhancement, and continued vitality of this corridor. For these reasons, the SNA Board urges the City to change the Comprehensive Plan Map designation on SE Belmont Street between SE 42nd Avenue and SE 49th Avenue to Mixed Use - Urban Center (rather than the Mixed Use - Neighborhood Center designation that does not include a Design "d" Overlay.)

Sincerely,


Tony Jordan, President
on behalf of the Sunnyside Neighborhood Association Board

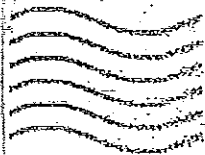
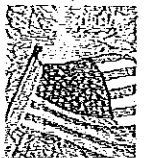
Cc: Mayor Hales and Commissioners Fish, Fritz, Novick and Saltzman

Please don't make
the farm land at 1224
Shaver R5 from R3
we have lived in Asegay
Terrace for 45 years and
this change will completely
destroy the neighborhood
which is one of the nicest in
East County.

Shirley Gail
Dont Paul

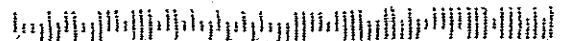
4238 N. E. 125th St
Portland, OR 97230

David & Shirley Piel
4238 N.E. 125th Pl.
Portland Or. 97230



Comprehensive Plan
Testimony

% Council Clerk
1221 S.W. 4th Ave # 130
Portland, OR 97204





Ms. Maureen Lynch
14442 NE Morris Ct.
Portland, OR 97230-3730
503-252-5830

AUDITOR 10/07/15 AM 11:12

Dear City Council,

As a member of Argay neighborhood

I appreciate the changes made for the Argay portion of the Comprehensive Plan, but I want to see the area at NE 122nd and Shaver redesignated from R-3 and Mixed

Employment to R-5 for single family

homes. By building R3 affordable housing you are subsidizing low paying employees so

poor people have lower paying wages to afford lower

cost housing. If you built R5, employers would

pay high wages. Low paying jobs equals

more death to the middle class. Maureen Lynch
(over)

The East side has (Army neighborhood) has
current 42% or ~~greater~~ greater R3. Enough!!!

Priority results in increase crime, poor students,
and many crimes! Please do not destroy
our neighborhood!

P.S. Please see Metro decision for growth related to
lower income!



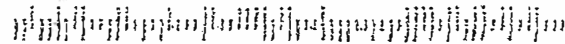
Ms. Maureen Lynch
14442 NE Morris Ct.
Portland, OR 97230-3730



AUDITOR 10:07 15 APR 11 11
USA FOREVER

Comprehensive Plan Testimony c/o Council Clerk
1221 S.W. 4th Avenue, Room 130
Portland, OR. 97014

9720481900





GOOSE HOLLOW FOOTHILLS LEAGUE
2257 NW RALEIGH STREET, PORTLAND, OR 97210

October 7, 2015

Susan Anderson, Director
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

RE: Proposed 2035 Comprehensive plan update

Dear Madam Director:

Among the proposals in the Recommended Draft of the proposed 2035 plan update is proposal #1117. This proposal would make some sense, were it not for the fact that the parcels are isolated topographically from any public access that doesn't conflict with either one or both adjacent one-way Freeway Ramps to and from Hwy 26 that don't allow such access. Furthermore, the proposal site is bisected by the West Side Light rail alignment featuring a blind curve and the tunnel portal that similarly allows no public access.

The North "end" of the site, adjacent the Vista Viaduct isn't accessible from the viaduct and is land-locked by the adjacent single family home. Increasing the "tax value" of that parcel by zoning it to suggest an impossible use paradoxically renders it less likely to be acquired and maintained by an adjacent landowner.

There really isn't a single developable square foot in the entire proposal area.

A designation to "open space" for much of the site, and to single family residential for the portion of the site North of the SW Jefferson alignment, next to the Viaduct would be both appropriate and desirable in the public's interest.

This proposal is at once illogical and counterproductive.

Jerald M Powell, AICP (retired)
Goose Hollow Planning Co-Chair
in behalf of the GHFL Board of Directors

CC: GHFL Directors
Goose Hollow Business Association
GHFL archives



GOOSE HOLLOW FOOTHILLS LEAGUE

2257 NW Raleigh, Portland, OR 97210 • 503-823-4288

January 16, 2015

Susan Anderson, Director
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

RE: Proposed 2035 Comprehensive plan update

Madam Director:

The Goose Hollow Foothills League (GHFL), a Portland neighborhood association that also represents the Kings Hill National Historic District strenuously objects to Portland Comprehensive Plan Amendment #94 changing a residential designation in a residential area to "mixed use-dispersed", a commercial plan designation. We strenuously object to this proposed plan amendment. The suggested amendment (#94) designates an existing 1/2 block of contributing historic residential buildings that are presently adaptively used for commercial purposes as commercial properties, putting them and the historic district at risk for redevelopment. The existing non-conforming use exists due to a thirty-five year old agreement between the neighborhood and the owners that allowed an interim commercial use at a time when the buildings could be better preserved by allowing that commercial use. Now, in 2015, these historic homes are as valuable preserved as fine dwellings as they are for their office uses. It has always been the intent of the GHFL and the Historic District that these homes would revert to residential use.

A recent land use review (LU 10-179977 CP ZC) was proposed in behalf of an heir of the nominal owner in order to modify the house (the "Rosenblatt House") for more intensive commercial use. The neighbors and the Goose Hollow Foothills League persuaded the applicant eventually to withdraw his proposal and subsequently the new owners found ways to stay within the zoning guidelines. We submit that, as in this case, there are perfectly adequate provisions for maintenance, and for necessary improvements that do not violate the residential character of these homes. There is thus no reason to entertain such a radical spot zoning in the middle of the Historic District... unless the intent of the plan provision is in fact to rend the fabric of the Historic District itself.

GHFL remains opposed to this proposed plan amendment and consequent rezoning to conform. This half block, in a historic residential district, should remain residential in character and, eventually, in use as well. Proposal #94 undoes good planning done thirty years ago and does not belong in the recommended proposal.

Jerald M Powell, AICP (retired)
Goose Hollow Planning Co-Chair
in behalf of the GHFL Board of Directors

CC: GHFL Directors
Goose Hollow Business Association
GHFL archives

Comment on Portland Plan Proposed Map amendments

There are two Comprehensive plan map changes proposed in Goose Hollow. While there are other changes that would be desirable, such as design review for any multiple dwelling or commercial development in Goose Hollow that didn't (apparently) make it to the recommended plan... these two are unnecessary and counterproductive.

Proposal #1117 would make some sense, were it not for the fact that the parcels are isolated topographically from any public access that doesn't conflict with either one or both one-way Freeway Ramps adjacent that don't allow such access; and/or a light rail alignment featuring a blind curve that similarly allows no public access. There really isn't a single developable site in the entire proposal area. The North "end" of the site, adjacent the Vista Viaduct isn't accessible from the viaduct and is land-locked by the adjacent single family home.

A designation to "open space" for much of the site, and to single family residential for the portion of the site North of the SW Jefferson alignment, next to the Viaduct would be both appropriate and desirable in the public's interest.

It makes sense to recognize the impossibility of any development as a General Commercial site... it makes no sense to pretend that it has any development potential at all. Open Space... please.

Proposal #94 has been previously commented on officially by the Goose Hollow Foothills League neighborhood association.

This proposal is a bad idea. It can easily encourage redevelopment in an existing National Historic District adjacent six Historic Landmark homes and including four historic contributing resources, one of which is itself a Landmark home.

The fact that through either oversight or lack of forethought, this corner of the Kings Hill National Historic District is included in the Height Bonus area intended (twenty years ago) to encourage multiple dwelling development adjacent light rail stations compounds this unfortunate proposal.

It's true that it would be difficult, if not impossible, to satisfy the design guidelines for the Kings Hill National Historic District with new development that could compromise the integrity of the district. However, that fact makes this proposal even more of a misuse of the City's comprehensive plan... by creating the illusion of potential new dwelling capacity where in fact no such capacity exists.

The existing zoning is, admittedly, a troubling anachronism. It was established, and has been grandfathered in order to assure that the homes could be preserved at a time when they were far more valuable for commercial use than for residential use... but that they would have to be returned to residential use by any subsequent owner. In today's market, it's arguable that we've reached that point, and that, for the cost of a kitchen remodeling, each of the four buildings on that half block could be re-purposed back to residential use.

As in nearly every re-designation of a specific site, the devil's in the details. Re-designation to "R2" would seem innocuous, but the change in designation, if accompanied by a change in zoning to R2, would create a minimum density requirement that could be easily interpreted to make impossible the reversion to single family dwellings, and may encourage redevelopment with two-family homes of a considerably larger foot print than now exist.

Two of the three property owners there have managed to avoid triggering the residential reversion requirement by transferring title to a wholly-owned corporation that can be subsequently sold without transferring title. The recommended Re-designation would, perhaps, extinguish the reversion requirement.

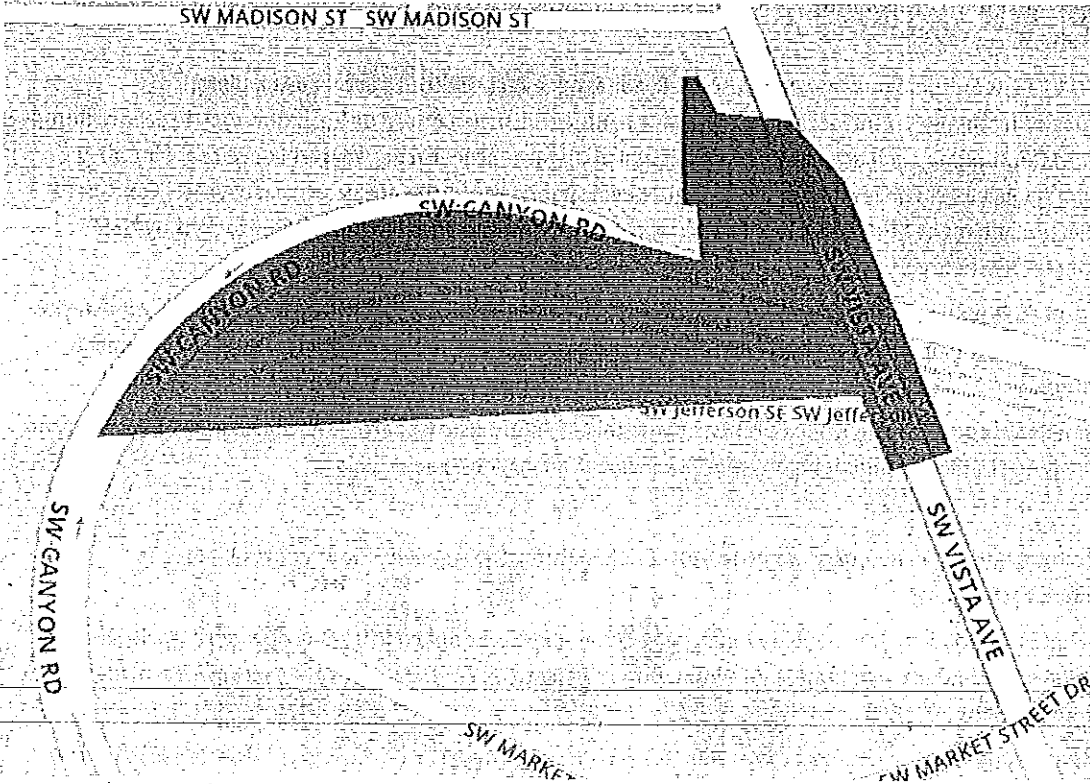
The present situation, while administratively 'messy', is settled. A re-designation sends the title status, and the development rights, pertaining to this half block into unknown territory, and possibly new litigation.

August, 31, 2015

Proposed Change # 1117

Proposed Comprehensive Plan Designation: Mixed Use - Urban Center

Existing Comprehensive Plan Designation: General Commercial



Proposed Commercial/Mixed Use designation reflects the Urban Design Framework. This area is already zoned for commercial/mixed use development. New zones will be applied through the Mixed Use Zones Project to generally correspond with the scale, uses, design and development standards allowed today.

Mixed Use - Urban Center

This designation is intended for areas that are close to the Central City and within Town Centers where urban public services are available or planned including access to high-capacity transit, very frequent bus service, or streetcar service. The designation allows a broad range of commercial and employment uses, public services, and a wide range of housing options. Areas within this designation are generally mixed-use and very urban in character. Development will be pedestrian-oriented with a strong emphasis on design and street level activity, and will range from low- to mid-rise in scale. The range of zones and development scale associated with this designation are intended to allow for more intense development in core areas of centers and corridors and near transit stations, while providing transitions to adjacent residential areas. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment-(CE).

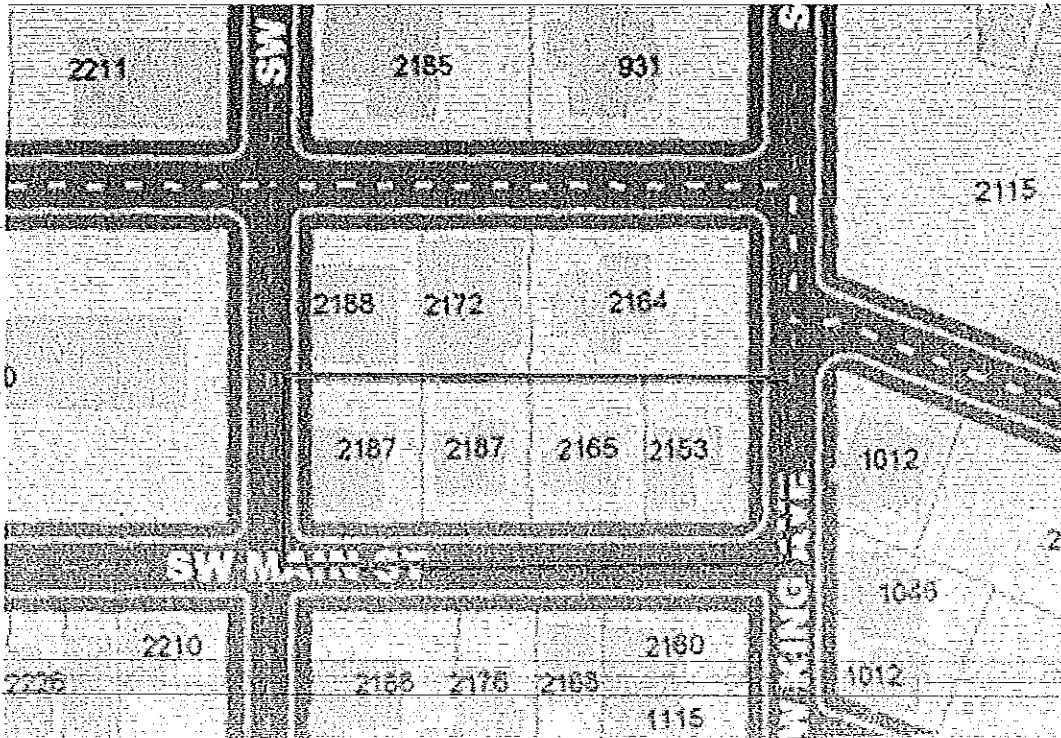
General Commercial

This designation allows a full range of commercial uses having a local or regional market. Development will mostly have an auto-orientation, but along streets where high quality transit service is available, development will also be oriented to pedestrians, bicycles, and transit. It is intended for arterial streets and to be used for developing areas and for larger, older areas which already have an auto-oriented development style.

Proposed Change # 94

Proposed Comprehensive Plan Designation: Multi - Dwelling 2,000

Existing Comprehensive Plan Designation: High Density Single-Dwelling



Proposed change recognizes a nonconforming situation (an existing business in a residential or other zone that doesn't allow commercial use) outside of a center or corridor.

Multi - Dwelling 2,000

This designation allows multi-dwelling development mixed with single-dwelling housing types but at a scale greater than for single-dwelling residential. This designation is intended for areas near, in, and along centers and corridors and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints. The maximum density is generally 21.8 units per acre, but may be as much as 32 units per acre in some situations. The corresponding zone is R2.

High Density Single-Dwelling

This designation continues Portland's most common pattern of single-dwelling development. It is intended for areas with good public services and no development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 8.7 units per acre.

Arevalo, Nora

From: ROBERT MUNFORD <rkmun2@msn.com>
Sent: Wednesday, October 07, 2015 1:32 PM
To: BPS Comprehensive Plan Testimony
Subject: Re: Comprehensive Plan for Multnomah Village and surrounds

On Oct 7, 2015, at 1:29 PM, ROBERT MUNFORD <rkmun2@msn.com> wrote:

> Ask any resident of Multnomah Village and they will tell you that they moved here for the historical character of the neighborhood and village. The proposed change to a C2 would not only DESTROY that character but violate the Comprehensive bylaws, specifically Policy 3.99, 4.B, 4.3, 4.11, 4.12, 4.28 and 4.29 for starters. All of the neighbors that I spoke with and the neighborhood association are STRONGLY AGAINST this designation of C2 as a city center instead of a neighborhood corridor and I would suspect would fight this proposal to the full extent of the law. Can the city really afford this?? Please comment on this via email as my last comment was never addressed.

>

> Robert and Karyn Munford
2710 SW Troy St
Portland, OR 97219

Nan Stark, NE District Liaison
City of Portland Bureau of Planning & Sustainability
1900 SW 4th Ave, Suite 7100
Portland OR 97201

October 6, 2015

Zone Change Request
4736 and 4752 NE Going Street

Dear Nan,

Orange Splot LLC is writing to request that the comprehensive plan map be amended and zoning changed on two of our properties, 4736 and 4752 NE Going St, from R5 to R3.

Together with 4540 NE 47th Avenue, these three lots will form a new residential community called Camp Cully. 4540 NE 47th Ave. is currently zoned R3, as is the entire south half of the long block bordered by NE Going St., NE Prescott St., NE 42nd Ave. and NE 50th Ave.

Currently split-zoned, the property consists of:

R3: 21,439 square feet at 4540 NE 47th Ave

R5: 19,751 + 19,754 = 39,505 square feet at 4736 and 4752 NE Going St.

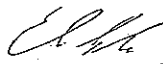
This development will consist of 23 homes (1 existing and 22 new) on just under 1.4 acres. Home sizes will range from 800 to 1,500 square feet, built primarily as duplexes and 3-unit attached townhomes. Since average home size will be about half the size of typical new homes in single dwelling zones, Camp Cully will have a unit density consistent with R3 zoning and total residential square footage less than would typically be built in an R5 zone.

Through the Planned Development process and a combination of density transfers and density bonuses earned on-site, we can technically achieve this development program without a zone change. However, this approach is convoluted, time-consuming, and costly for no added benefit.

We are also seeking a zone change for Camp Cully because any reduction in administrative complexity will give Orange Splot LLC much needed flexibility to accomplish goals important to the neighborhood, to future residents, and to the broader community. Building a pocket-neighborhood style, community-oriented development with more and smaller homes supports the following goals:

- Substantially smaller physical and carbon footprints per household than a typical subdivision of new homes;
- Shared on-site amenities (i.e. community garden, fir grove, campfire area, common house...) that residents, friends and neighbors can enjoy;
- Design integration into the surrounding neighborhood, with homes close to the street facing the street and back yards of Camp Cully homes facing back yards of neighboring properties; and
- Orange Splot LLC can match subsidies from Living Cully and Proud Ground to build permanent affordability into 2-3 Camp Cully homes.

Thank you for considering our request, and we look forward to hearing from you soon,


Eli Spevak
Orange Splot LLC
4751 NE Going St.
Portland OR 97218



Southwest Neighborhoods, Inc.

7688 SW Capitol Highway, Portland, OR 97219 (503) 823-4592

September 30, 2015

Mayor Charlie Hales
1221 SW 4th Ave
Portland, OR 97204

André Baugh, PSC Chair
1900 SW 4th Ave
Portland, OR 97201

Susan Anderson, BPS Director
1900 SW 4th Ave
Portland, OR 97201

Re: Multnomah Village zoning

Dear Charlie, André, and Susan:

~~Following the unanimous action of its Land Use Committee, the SW Neighborhoods~~
Board at their September 23 meeting unanimously approved a motion to support the Multnomah NA's September 13 letter to you calling for CM1 zoning in Multnomah Village as part of the Mixed Use Zone Project. A copy of the Multnomah NA letter is attached. We believe the 35-foot height limit in the CM1 zone fits with and protects the character and scale of the historic Multnomah Village.

Sincerely,

Sam Pearson, President, Southwest Neighborhoods

John Gibbon, Chair, SWNI Land Use Committee

Enc: Multnomah NA 09-13-15 letter

Comprehensive Plan testimony

Sept. 29, 2015

I oppose the proposed down-zoning of the Eliot residential neighborhood from its current low density multi-dwelling R-2 zone to a still lower density single-dwelling R-2.5 zone.

The residential area bounded on the west by Williams Ave, the east by Martin Luther King Jr. Blvd, the north by Fremont St, and the south by Hancock St has traditionally been a medium density multi-dwelling neighborhood of affordable housing types that include modest detached homes, duplexes, 4-plexes, town-houses, row-houses and apartments.

It is an ideal compact transit and bike oriented Neighborhood. There is no property within its boundaries that is more than 600 feet from a frequent service bus line. Over 600 buses and streetcars serve its residents every day by six different routes. It is also served by an extensive bike network. The Rodney Bikeway will go north and south directly through the middle of the neighborhood. There are east/west bike routes on Tillamook, Russell and Morris Streets and of course, the Williams/Vancouver Bikeway, probably the heaviest used bike route in the city, borders it on the west.

For those who live light, by choice or economic condition, Eliot is an ideal neighborhood. It has two great parks, Albina and Dawson Parks, a brand new New Seasons Super Market and a modern but mothballed elementary school (the former Eliot Elementary School) ready for an influx of new students from a compact, diverse and family friendly neighborhood.

The Eliot Neighborhood has always accommodated the working class and never had a high-end enclave of stately homes for the more affluent class like the neighboring Irvington and Alameda neighborhoods. Now is not the time to try to change this historic tradition.

The Albina Community Plan of 1993 reduced the density of this area by one-half by rezoning it from A-1 (now R-1) to R-2 to help stabilize Eliot from decline due to the then frenetic flight to the suburbs. Since that time, values have skyrocketed and affordability has plunged. Now is the time to increase inclusiveness with affordable multi-family housing, not impose more exclusive single-dwelling zoning (R-2.5) as currently proposed.

Objectives 9 and 12 (page 54) of the 1993 Albina Community Plan's Housing Policy stated:

9 " Revisit the housing affordability issue in the Albina Community neighborhoods in 10 to 15 years after the Albina Community neighborhoods have stabilized. Seek to increase opportunities for affordable housing and reductions in displacement that might otherwise result from neighborhood stabilization and rising property values."

12 "Revisit the issue of housing density in 10 to 15 years after Albina Community Plan neighborhoods have been stabilized. Seek opportunities for increasing housing density and accommodating a greater share of the region's growth." (emphasis added)

Now, 21 years later, we should follow the advice of these farsighted planners and increase neighborhood density to better accommodate a greater share of the region's growth, as well as help to preserve affordable living in the heart of the city, not further promote gentrification as now being proposed

Jim Howell

3325 NE 45th Avenue

Portland, OR 97213

503-284-7182

jimhowell89@hotmail.com

Arevalo, Nora

From: dgoodyke@gmail.com
Sent: Wednesday, September 23, 2015 11:17 AM
To: BPS Comprehensive Plan Testimony
Subject: Re: Comprehensive Plan Testimony

On Wed, Sep 23, 2015 at 11:06 AM, <dgoodyke@gmail.com> wrote:

Skidmore should provide a safe and comfortable way for people on bikes to move between NE and N Portland and access the commercial streets in Kenton, along Interstate, Mississippi, Williams, MLK and Alberta. Skidmore needs continuous bike facilities added between N Interstate Ave and NE 7th. If buffered/protected bike lanes were added, the Concord, Michigan and Going greenways would become interconnected with safe (and existing!) crossings of Interstate, Mississippi, Williams, Vancouver, MLK, and 7th. Combine this with some real safety improvements to 7th and a new bridge over I-84 and the whole inner eastside is starting to have some connectivity. As it stands now, people on bikes will continue to use Skidmore because it provides the necessary connections in N/NE Portland, but these people will continue to be endangered by reckless drivers passing too closely. By using the existing direct route that Skidmore offers, the safe, existing, signalized crossing at busy streets, and the replacement of underutilized parking with buffered bike lanes, the City could connect some of its most-sued Greenways into a highly useful network for a very low cost with very low impact (maybe even an improvement) to people driving.

--
David Goodyke

David Goodyke
4026 N Colonial Ave
Portland, OR 97227



NORTHEAST COALITION
OF NEIGHBORHOODS

RECEIVED
CITY CLERK'S OFFICE
15 SEP 24 AM 10:27

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

Re: Comprehensive Plan Growth Scenarios Report

September 21, 2015

Dear Mayor Hales,

The Northeast Coalition of Neighborhoods is dedicated to the safety and livability of our twelve inner North and Northeast neighborhoods. We are writing to express concern with the Comprehensive Plan's Growth Scenarios Report, which we feel indicates that the current draft of the Comprehensive Plan may fail to meet the performance goals laid out in the Portland Climate Action Plan and other documents. Further, we are concerned about the process, and the fact that citizens were never offered a scenario for consideration that clearly reached or exceeded the planning goals.

None of the growth scenarios presented, including the draft Comp Plan, appear to actually achieve the City's goals for mode split, VMT reduction, or GHG reduction in the target year. However, some of these numbers were difficult to tease out of the report, due to mixing and matching of base years for goals versus the draft plan (2008 vs. 2010, for instance). City staff should use consistent base year and horizon year numbers in all instances; where a primary data source is not available for a particular year, the number should be estimated using a transparent and peer-reviewed methodology.

In particular, the goal for VMT reduction is a 30% reduction from 2008 by 2030. The draft Comprehensive Plan achieves a 27% reduction from 2010 by 2035. There is no discussion in the scenarios report concerning whether a 27% reduction from 2010 by 2035 is sufficient to meet the goal of reducing by 30% from 2008 by 2030. Ideally, city staff would produce and report these numbers.

Further, the target for mode share is for 70% of trips to be on modes other than the single-occupant automobile by 2035. The proposed plan only achieves 65% non-auto mode share. There is no additional information provided regarding how it may be possible to hit the 70% goal.

The information concerning GHG emissions is scant at best. While a VMT reduction of 3% is claimed below 2010 levels by 2035 as a result of the land use and transportation investments in the Proposed Plan, the lion's share of the emission reductions shown are from technological

www.necoalition.org

Alameda | Boise | Concordia | Elliot | Grant Park | Humboldt | Irvington | King | Sabin | Sullivan's Gulch | Vernon | Woodlawn
At King Neighborhood Facility, 4815 NE 7th Avenue, Portland, OR 97211. 503-388-5004 main, 503-894-8534 fax, info@necoalition.org

Ordinance 187832, Vol. 1.3.S, page 10071

changes to the automobile fleet that are not due to any policies contained within the Plan. It would be helpful if an additional scenario were developed that expressed a set of policies that would result in greater VMT (and thus GHG) reductions as a direct result of policies contained within the Plan.

Indeed, there were no scenarios presented which clearly showed a package of policies that would exceed the City's goals for GHG emissions reduction, VMT reduction, or horizon-year mode split. It is traditional in a scenario planning exercise to offer such a goal-exceedance scenario, so that participants in the exercise understand the trade-offs involved in meeting or exceeding goals. This is especially true for a city like Portland, which considers itself at the forefront of implementing innovative and ambitious carbon reduction policies. Without such a scenario present, it's hard to ascertain what package of strategies would be required to achieve performance beyond the best-performing scenario presented to date. Especially when meeting or exceeding goals can involve difficult policy decisions and trade-offs, it is important to present options as early as possible, so participants in the scenario planning exercise (in this instance, the citizens and decision-makers of Portland) have enough data to make informed choices.

There was no breakdown of factors contributing to performance towards goal achievement. Often, the results of a sensitivity analysis will be presented as a part of a scenario analysis report, so that participants can understand which policy levers result in the most movement towards goal achievement. This can require many hours of processing time, as the same scenario may need to be run with and without a certain policy "turned on" to determine the order of magnitude of impact that it may have. This is time well spent, as the results can be important in informing cost-benefit analyses regarding specific policy choices.

Some strategies that we would like to see the City consider studying to meet or exceed the mode share and VMT reduction targets include: Transportation Demand Management, including pricing (parking pricing, cordon pricing, congestion pricing, etc.), employer-based mode switch incentive programs, etc.; greater investment in bicycle, pedestrian, and transit infrastructure; reduction in road ROW dedicated to automobiles; and exploration of additional land use policies that provide the option of car-lite living to a maximum number of Portland households and businesses.

We would be happy to meet with staff to better explain our concerns and allow them to answer our questions.

Signed,



Alan Silver
Chair, NECN Board of Directors

CC: Director Susan Anderson, BPS, Planning & Sustainability Commission, Commissioner Nick Fish, Commissioner Amanda Fritz, Commissioner Steve Novick, Commissioner Dan Saltzman

www.necoalition.org



Multnomah County Drainage District #1
 1880 NE Elrod Drive Portland Oregon 97211
 (503) 281-5675 FAX (503) 281-0392
 www.mcdd.org

September 21, 2015

The Hon. Charlie Hales
 Portland City Council
 1221 SW 4th Avenue, Room 340
 Portland, OR 97204

Re: Drainage District Support of 2035 Comprehensive Plan Recommended Draft

Mayor Hales and Members of the Council,

Thank you for the opportunity to provide testimony on the *2035 Comprehensive Plan Recommended Draft*.

The Columbia Corridor Drainage Districts (the Districts), which includes Multnomah County Drainage District No. 1, Peninsula Drainage District No. 1, and Peninsula Drainage District No. 2 within the City of Portland, provides stormwater conveyance and flood protection for much of the Columbia Corridor. Within the Columbia Corridor lies a significant portion of Portland's industrial land, the Portland International Airport, portions of two interstate freeways, and the City of Portland's domestic water well field, as well as regional recreation facilities and the Bridgeton and East Columbia residential neighborhoods. These developments represent much of the economic base of the City and critical elements in the regional transportation network. Therefore, operations and responsibilities of the Districts play a key role in the City's systems planning effort.

The primary goal of the Districts is to protect lives and properties from both external flooding and internal flooding, by maintaining levees along the Columbia River and Columbia Slough and managing sloughs, ditches, and pumps stations. We recognize that these facilities and operations are by necessity within areas that also hold other urban values such as recreation, economic vitality, environmental resources, and scenic values. This is reflected in our mission statement, which provides a balance of safety, recreation, and restoration through partnerships with public, non-profit, and private organizations:

Mission Statement of the Columbia Corridor Drainage Districts

Safety	Recreation	Restoration
<ul style="list-style-type: none"> • Prevent Flooding through management of: <ul style="list-style-type: none"> ○ Levees ○ Pump stations ○ Drainage ways 	<ul style="list-style-type: none"> • Facilitate the allowance of land and water trails within drainage district facilities 	<ul style="list-style-type: none"> • Create habitat-friendly environment in drainage ways • Manage water levels in the Columbia Slough

The Districts have been following the City's *Comprehensive Plan* update program for several years, providing testimony and information to Bureau of Planning and Sustainability staff and City Commission that accurately describes the facilities and operations of the Districts, and suggesting modifications to better describe the Districts activities or respond to our operational

needs. We have developed a good working relationship with staff, and they have been open and responsive to our input and many of our suggestions. The *2035 Comprehensive Plan Recommended Draft* before you today has incorporated most of our suggestions, and as a result we offer our full support in its adoption.

In addition to our involvement with the *2035 Comprehensive Plan* update, the City and Districts have been pursuing two related projects that will be brought forward to you in the near future:

- **Cooperative Agreement.** The City and Districts are currently drafting an agreement that recognizes and supports service functions of the Districts, including not only flood protection but also stormwater conveyance and treatment for storm sewers that discharge into the Columbia Slough.
- **Levee Easement Identification and Protection.** The Districts are the local sponsors for the federal flood protection system of the Columbia River and Columbia Slough levee system, therefore the Districts must maintain the system to the US Army Corps of Engineers' (USACE) standards. To ensure the levee system is not compromised by development in the Columbia Corridor, MCDD and USACE must review development within any of the Drainage Districts that may impact the performance of the federal levee flood management system. The Districts have easements over the land on which the levees are located that allows them access to maintain and operate the structures. Because the easements are old they are often overlooked during property sales and title searches, so property owners may be unaware of their limitations and responsibilities and assume they can excavate and grade portions of the levee and plant vegetation without approval from the Districts and USACE. The City and Districts are exploring alternatives that will more easily identify the easement and related restrictions.

In conclusion, the Districts have a long history of providing flood protection and stormwater conveyance while also serving as environmental stewards. We acknowledge our role and responsibility in maintaining environmental quality within our districts, and are committed to fulfilling that responsibility while also preventing stormwater and flood damage to existing properties. We support the *2035 Comprehensive Plan Recommended Draft* and the proposed goals and policies.

The Districts very much appreciate the time and effort the City has invested in working with us to explain the process, discuss issues, and accommodate our specific needs. We look forward to continuing this dialog as the implementation process gets underway.

Sincerely,



Reed Wagner
Executive Director
Multnomah Drainage District No. 1
Peninsula Drainage District No. 1
Peninsula Drainage District No. 2

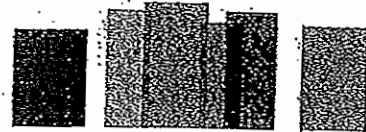
RECEIVED

OCT 6 2015



Commissioner Nick Fish

2545 SW Terwilliger Blvd.
Portland, Oregon 97201
503.299.4911
800.875.4211
503.299.4803 fax



TERWILLIGER
PLAZA

Living Forward.

September 18, 2015

Commissioner Fish (Rm 240)
Portland City Council
1221 SW 4th
Portland, OR 97204

RE: Portland Comprehensive Plan Periodic Update
Terwilliger Plaza, Inc.

Our property currently has four different Comprehensive Plan designations. We request that the entire property have a single designation: **High Density Residential** (see attached map).

Terwilliger Plaza is a Continuing Care Retirement Community for people age 62 and older which provides housing and a continuum of care services to enable people to age in place. The Plaza includes apartment style housing units with kitchens, assisted living and residential care units without kitchens where people dine together in a restaurant style setting, and accessory uses including offices and related care and services.

These functions all are permitted in an RH zone which implements the High Density Residential. The four designations/zones that divide our site make planning difficult and implementation a major challenge.

Terwilliger Plaza Mission Statement

Terwilliger Plaza is a nonprofit continuing care retirement community empowering seniors to lead vital and engaged lives within the Plaza and the larger community. The Plaza embraces diversity and is self-governed, non-sectarian and internationally accredited. Our goal is that all seniors experience a life of dignity, respect and compassion.

Terwilliger Plaza History and Services

In 1950, plans for Terwilliger Plaza evolved from the vision of members of the Oregon Retired Teachers Association. In 1958, chaired by Lesta Hoel, a longtime math teacher at Grant High School who went on to become the first President of the Board of Directors, a planning committee organized a corporation and built the first Tower building of Terwilliger Plaza with a FHA loan. The first residents moved into the Plaza in 1962.



As a non-profit, senior community for people 62 and over, Terwilliger Plaza is distinctly unique. It is one of only three facilities in the nation that is resident governed. The Board of Directors is comprised of residents that live at Terwilliger Plaza elected by their peers and additionally external local professionals who lend their business expertise:

Terwilliger Plaza is registered with the State of Oregon as a Continuing Care Retirement Community (CCRC). It provides a continuum of housing and healthcare related services on its campus, including 247 apartments in the Tower and the Heights ranging from 378 to 1895 square feet. In-home care and companion services are available on-site for residents that choose to stay in their Tower and Heights apartment but that need companionship or additional support with activities of daily living. In addition, there are 65 assisted living and residential care apartments available when residents require more assistance and choose to move to a more enhanced healthcare setting. Licensed nurses are on-site twenty four hours a day. Outpatient rehabilitation services and physician's visits are also available onsite. The Plaza employs almost 200 employees with the majority of staff using public transit and alternative means of transportation to access the campus.

The Plaza is intended to provide all of the services and amenities needed to live a vital and engaged lifestyle. In addition to the health care services mentioned above, the Plaza provides a broad spectrum of wellness activities for body, mind and spirit, a woodworks shop, a pool, a full service dining venue, a grocery/deli and a salon. Within walking distance to downtown and Portland State, and with the Plaza's easy access to public transit, the residents of Terwilliger Plaza enjoy all that the City of Portland has to offer.

As a nonprofit, Terwilliger Plaza is committed to continue to provide services to residents that have outlived their financial resources and in more than 50 years of its history has never asked any resident to leave the Plaza due to their inability to pay.

Testimonials

"What moving here really did for me was it gave me the psychological freedom from worry about chores, home repairs and finances, as well as the physical freedom of knowing I can walk out of my apartment and not worry about anything but what I want to do that day. Making this move allowed me to move forward from my husband's death and start a new life" Rose, resident and former board member

"We hadn't been at Terwilliger but two weeks when in the middle of the night I had a medical emergency. Ron thought to call downstairs to inquire what we do, and within minutes and LPN was letting herself into the apartment to help me". Naomi, current resident

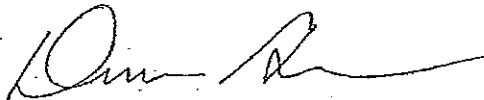
September 18, 2015

"We were looking for several things in a new home. We wanted someplace that could provide all stages of care for our peace of mind. We wanted security but in a friendly and welcoming place. I knew of teachers who lived at Terwilliger Plaza. Not having close family in the area also determined that we needed to be someplace that supported our needs and lifestyle". Earlene, current resident

"My wife's health was deteriorating when we started looking for a CCRC. When we learned what care and services were available, we were delighted...no, let me say relieved! We could continue our 55-year marriage together." Allen, current resident

Thank you for your attention to our request.

Sincerely,



Diane K. Gibson

Acting CEO and VP of Finance and CFO

APPENDIX ONE - REQUEST

TERWILLIGER PLAZA

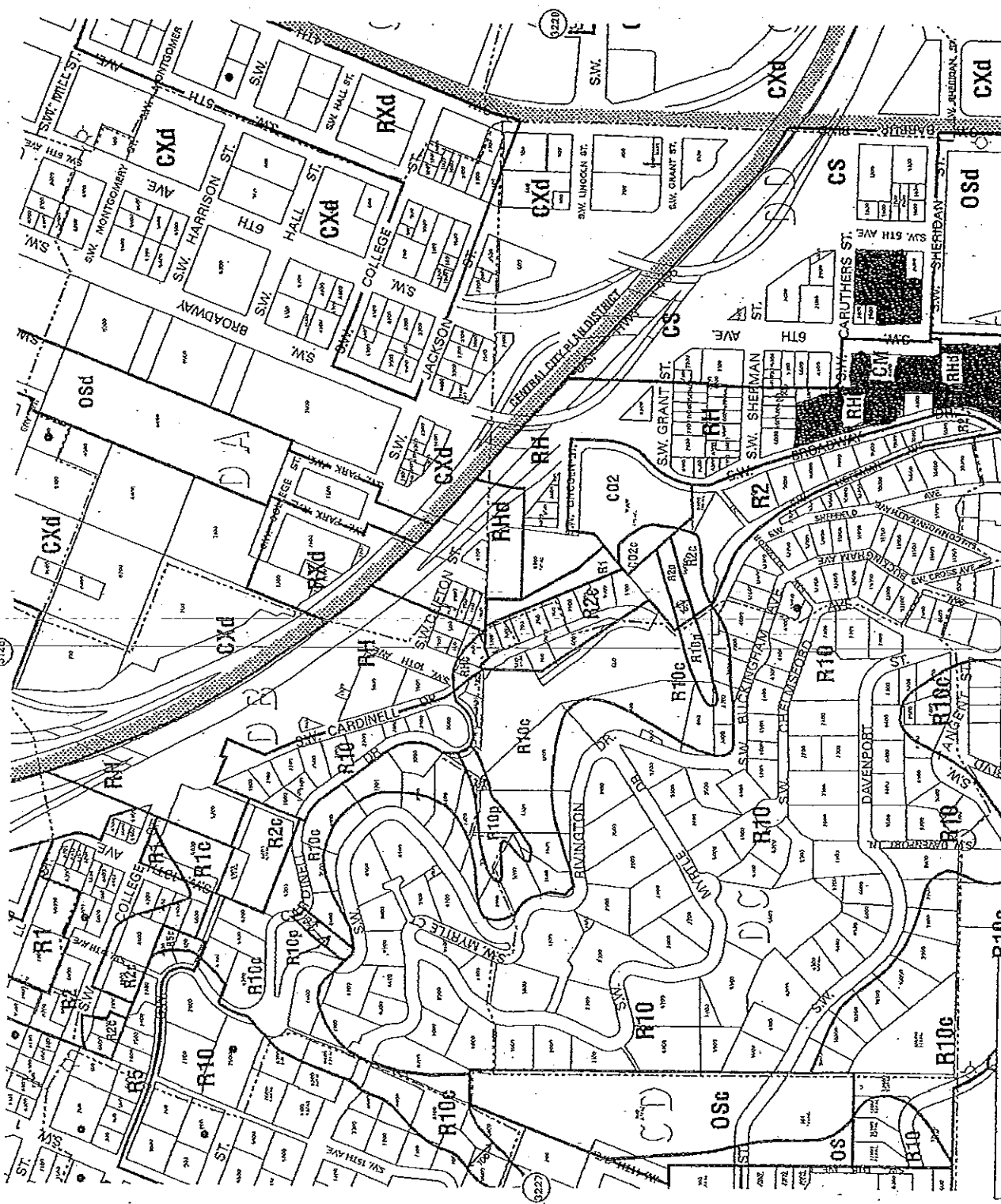
This property would to be split into three designations: Multi Dwelling 1,000, High Density Residential and Mixed Use Urban Center, under the current Planning and Sustainability Commission's proposal.

The current Comprehensive Plan applies four designations to the property: Medium Density Multi Dwelling, High Density Multi Dwelling, Urban Commercial, and Mixed Use Urban Center.

~~The four (or three) designations on a single site make upgrades, renovation, and new development extremely challenging.~~

The request is to apply one designation to the site: **High Density Multi Dwelling.**

APPENDIX TWO - MAPS



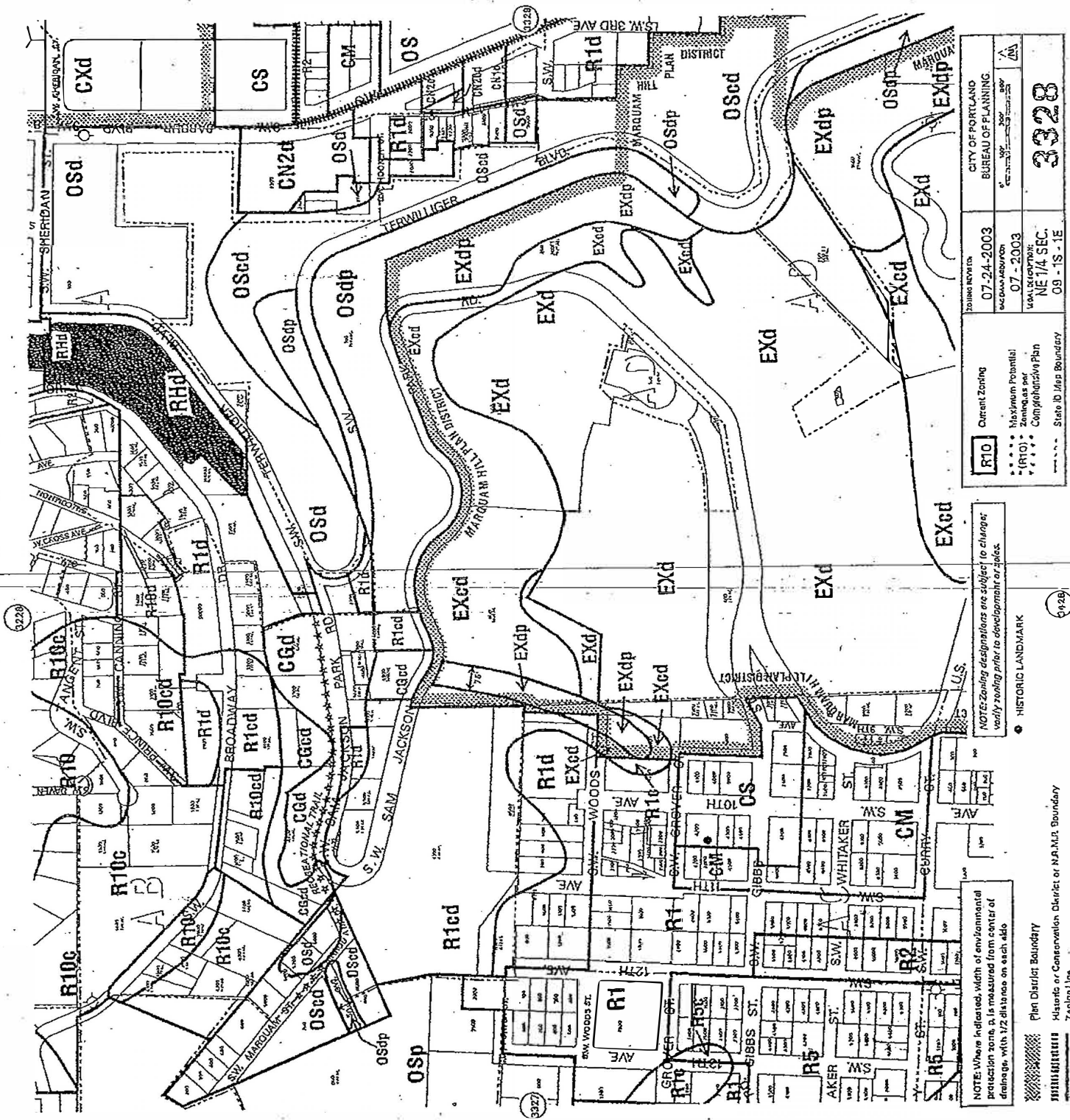
CITY OF PORTLAND BUREAU OF PLANNING	3228
DATE REVIEWED: 01-09-2008	DATE PREPARED: 01-09-2008
BY: [Signature]	BY: [Signature]
DATE: 10-2005	DATE: 10-2005
PROJECT: [Text]	PROJECT: [Text]
SCALE: 1" = 100'	SCALE: 1" = 100'
STATE ID MAP BOUNDARY: 04 - IS - 1E	

NOTE: Where indicated, width of environmental protection zone, p.s. measured from center of drainage, with 1/2 distance on each side.

NOTE: Zoning designations are subject to change; verify zoning prior to development or sale.

LEGEND:

- Plan District Boundary
- Historic or Conservation District or N.P.M.P. Boundary
- Zoning Line



R10	Current Zoning	ADOPTED BY	CITY OF PORTLAND BUREAU OF PLANNING
.....	Maximum Potential Zoning as per Comprehensive Plan	DATE	07-24-2003
.....	State ID Map Boundary	REVISION	07 - 2003
		APPROVED BY	NE 1/4 SEC. 09 - 15 - 1E
			3328

NOTE: Zoning designations are subject to change; verify zoning prior to development or lease.

● HISTORIC LANDMARK

NOTE: Where indicated, width of environmental protection zone, p, is measured from center of drainage, with 1/2 distance on each side.

Plan District Boundary
Historic or Conservation District or M.A.M.U.T. Boundary
Zoning Line

**APPENDIX THREE
PROPERTY INFORMATION**

PortlandMaps

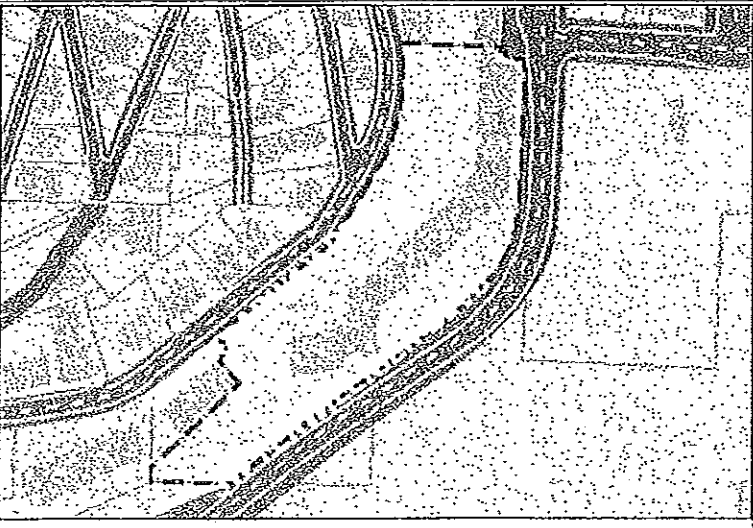
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2545 SW TERWILLIGER BLVD - HOMESTEAD - PORTLAND

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General Information	
Property ID	R327702
County	MULTNOMAH
State ID	1S1E09AA 200
Alt Account #	R991090020
Map Number	3328 OLD
Site Info	
Site Address	2545 SW TERWILLIGER BLVD
City/State/Zip	PORTLAND OR 97201
Owner Info (Privacy)	
Owner(s) Name	TERWILLIGER PLAZA INC ATTN ACCOUNTING DEPT
Owner Address	2545 SW TERWILLIGER BLVD
City/State/Zip	PORTLAND OR 97201-6302



Property Description			
Tax Roll	SECTION:09 1S 1E, TL 200 3.09 ACRES		
Use	HOME FOR ELDERLY ORS 308.490		
Lot	TL 200		
Block			
Tax Districts			
101	PORT OF PORTLAND		
130L	CITY OF PORTLAND - NEW LEVIES		
143	METRO		
170L	MULT CO LIBRARY LOCAL OPT TAX		
173	URB REN SPECIAL LEVY - PORTLAND		
304	MULTNOMAH ESD		
311	PORTLAND SCHOOL DIST #1		
130	CITY OF PORTLAND		
130M	CITY OF PORTLAND PARKS LOP		
170	MULTNOMAH COUNTY		
171	URBAN RENEWAL PORTLAND		
198	TRI-MET TRANSPORTATION		
309	PORTLAND COMM COLLEGE		
Deed Information			
Sale Date	Type	Instrument	Sale Price
	WARRANTY DEED	BP20080187	\$0.00
	OTHER	01016915	\$0.00

Land Information		
Type	Acres	SQFT
MULT	3.0900	134,600

Improvement Information	
Improvement Type	SENIOR CARE

Improvement Value \$14,892,200.00		
Room Descriptions		
Building Class HOME FOR THE ELDERLY		
Actual Year Built 1961	Effective Year Built	
Number of Segments 1	Construction Style	
Foundation Type	Interior Finish	
Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 MAIN		257,963

Tax History		
Year	Property Tax	Total Tax
2014	\$192,758.07	\$192,758.07
2013	\$188,712.56	\$188,712.56
2012	\$172,717.76	\$172,717.76
2011	\$168,436.68	\$168,436.68
2010	\$158,957.14	\$158,957.14
2009	\$154,310.36	\$155,389.02
2008	\$144,933.35	\$144,933.35
2007	\$146,038.15	\$146,038.15
2006	\$132,039.00	\$132,453.19
2005	\$130,180.77	\$130,180.77
2004	\$143,959.12	\$143,959.12
2003	\$141,660.47	\$141,660.47
2002	\$174,433.43	\$174,433.43
2001	\$73,832.23	\$73,832.23
2000	\$61,508.66	\$61,508.66
1999	\$57,890.66	\$57,890.66
1999	\$61,054.35	\$61,054.35
1998	\$56,926.93	\$56,926.93
1997	\$43,483.19	\$43,483.19

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2014	\$14,892,200.00	\$5,550,910.00	\$0.00	\$20,443,110.00	\$0.00	\$8,043,720.00
2013	\$14,744,750.00	\$5,495,960.00	\$0.00	\$20,240,710.00	\$0.00	\$7,827,670.00
2012	\$14,598,760.00	\$5,441,540.00	\$0.00	\$20,040,300.00	\$0.00	\$7,689,400.00
2011	\$15,530,600.00	\$5,788,870.00	\$0.00	\$21,319,470.00	\$0.00	\$7,566,210.00

PortlandMaps

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**2425 SW 6TH AVE - HOMESTEAD
- PORTLAND**

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General Information	
Property ID R128756	
County MULTNOMAH	
State ID 1S1E04DD 4000	
Alt Account # R140903760	
Map Number 3228 OLD	
Site Info	
Site Address 2425 SW 6TH AVE	
City/State/Zip PORTLAND OR 97201	
Owner Info (Privacy)	
Owner(s) Name TERWILLIGER PLAZA INC.	
Owner Address 2545 SW TERWILLIGER BLVD	
City/State/Zip PORTLAND OR 97201-6302	0 ----- 208 FT

Property Description	
Tax Roll CARUTHERS ADD, BLOCK 35 TL 4000	Use HOME FOR ELDERLY ORS.308.490
Lot	Block 35 TL 4000
Tax Districts	
101 PORT OF PORTLAND	130 CITY OF PORTLAND
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP
143 METRO	170 MULTNOMAH COUNTY
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION
304 MULTNOMAH ESD	309 PORTLAND COMM COLLEGE
311 PORTLAND SCHOOL DIST #1	

Deed Information			
Sale Date	Type	Instrument	Sale Price
08/01/1995	WARRANTY DEED	95098355	\$1,000,000.00
	INST	99051531	\$0.00
	OTHER	2004031298	\$0.00

Land Information		
Type	Acres	SQFT
COMMERCIAL LAND	0.5800	25,180
MULT	0.8000	34,926

Improvement Information

Improvement Type SENIOR CARE		
Improvement Value \$7,188,880.00		
Room Descriptions		
Building Class HOME FOR THE ELDERLY		
Actual Year Built 2000	Effective Year Built	
Number of Segments 1	Construction Style	
Foundation Type	Interior Finish	
Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 MAIN		86,710
1 MAIN		142,890
2 BASEMENT M/S		17,630

Tax History

Year	Property Tax	Total Tax
2014	\$143,608.78	\$143,608.78
2013	\$140,267.48	\$140,267.48
2012	\$126,880.88	\$126,880.88
2011	\$122,088.03	\$122,088.03
2010	\$216,512.64	\$216,512.64
2009	\$240,831.91	\$240,831.91
2008	\$64,935.73	\$64,935.73
2007	\$64,795.49	\$64,795.49
2006	\$51,452.89	\$51,452.89
2005	\$49,119.56	\$49,119.56
2004	\$53,609.34	\$53,609.34
2003	\$52,422.76	\$52,422.76
2002	\$62,973.69	\$62,973.69
2001	\$56,503.31	\$56,503.31
2000	\$10,398.10	\$10,398.10
1999	\$30,120.70	\$30,120.70
1999	\$0.00	\$0.00
1998	\$0.00	\$0.00
1997	\$0.00	\$0.00

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2014	\$7,188,880.00	\$3,245,860.00	\$0.00	\$10,434,740.00	\$0.00	\$5,992,740.00

PortlandMaps


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**521 SW SHERIDAN ST - SOUTH
PORTLAND - PORTLAND**

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[Summary](#) | [Assessor](#) | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Development](#) | [Garbage/Recycling](#) | [Noise](#) | [Historic Permits](#) | [Water](#) | [Documents](#)

General Information	
Property ID	R128706
County	MULTNOMAH
State ID	1S1E04DD 2100
Alt Account #	R140902650
Map Number	3228 OLD
Site Info	
Site Address	521 SW SHERIDAN ST
City/State/Zip	PORTLAND OR 97201
Owner Info (Privacy)	
Owner(s) Name	PACIFIC SKYLINE HOLDINGS I LLC % DIANE GIBSON
Owner Address	2545 SW TERWILLIGER BLVD
City/State/Zip	PORTLAND OR 97201



Property Description	
Tax CARUTHERS ADD, BLOCK 26, W 12' OF LOT 4, E 30' OF S 1/2 OF Roll LOT 5	Use RESIDENTIAL IMPROVED
Lot 4,5	Block 26
Tax Districts	
101 PORT OF PORTLAND	130 CITY OF PORTLAND
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP
143 METRO	170 MULTNOMAH COUNTY
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION
304 MULTNOMAH ESD	309 PORTLAND COMM COLLEGE
311 PORTLAND SCHOOL DIST #1	

Deed Information			
Sale Date	Type	Instrument	Sale Price
05/20/2011	WARRANTY DEED	2011059517	\$307,500.00
08/31/2006	CONTRACT	2006163651	\$400,000.00
08/11/2004	CONTRACT	2004147494	\$300,000.00
	BARGAIN & SALE DEED	2011044652	\$0.00

SPECIAL WARRANTY DEED	2011059516	\$0.00
WARRANTY DEED	01091923	\$0.00
WARRANTY DEED	2011023891	\$0.00
WARRANTY DEED	2013136591	\$0.00
DEATH CERT RECORDED	2011059515	\$0.00
INST	BP15000995	\$0.00

Land Information

Type	Acres	SQFT
RESIDENTIAL LAND	0.0500	2,100

Improvement Information

Improvement Type SINGLE FAMILY RESIDENTIAL		
Improvement Value \$117,960.00		
Room Descriptions		
Building Class 1 STY W/ATTIC & BSMT		
Actual Year Built 1900	Effective Year Built 1900	
Number of Segments 4	Construction Style	
Foundation Type Concrete	Interior Finish	
Roof Style	Roof Cover Type COMPOSITION	
Flooring Type	Heating/AC Type Forced Air	
Plumbing TWO FULL BATHS	Fireplace Type	
Improvement-Details		
# Segment Type	Class	Total Area
1 MAIN	3P	774
2 FIN ATTIC	3P	646
3 UNF BSMT	3P	816
4 CONCRETE	3P	150

Tax History

Year	Property Tax	Total Tax
2014	\$3,757.81	\$3,757.81
2013	\$3,846.83	\$3,846.83
2012	\$3,396.12	\$3,396.12
2011	\$3,564.55	\$3,564.55
2010	\$3,970.20	\$3,970.20
2009	\$3,864.92	\$3,864.92
2008	\$3,648.74	\$3,648.74
2007	\$3,640.99	\$3,640.99
2006	\$3,269.39	\$3,269.39
2005	\$3,121.35	\$3,121.35
2004	\$3,355.01	\$3,355.01

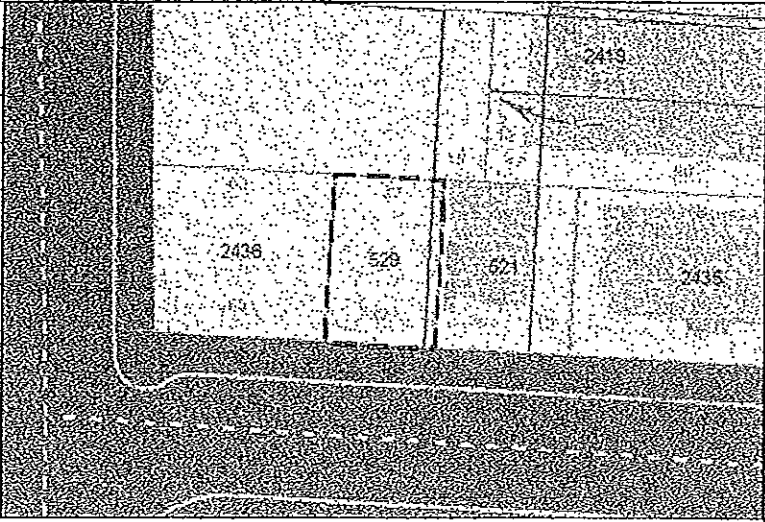
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**529 SW SHERIDAN ST - SOUTH
PORTLAND - PORTLAND**

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General Information	
Property ID R128708	
County MULTNOMAH	
State ID 1S1E04DD 2200	
Alt Account # R140902680	
Map Number 3228 OLD	
Site Info	
Site Address 529 SW SHERIDAN ST	
City/State/Zip PORTLAND OR 97201	
Owner Info (Privacy)	
Owner(s) Name TERWILLIGER PLAZA	
Owner Address 2545 SW TERWILLIGER BLVD	
City/State/Zip PORTLAND OR 97201-6302	0 ----- 61 FT

Property Description	
Tax CARUTHERS ADD, BLOCK 26, W 2' OF S 1/2 OF LOT 5, E 30' OF Roll LOT 10	Use IMPROVED LAND AS VACANT
Lot 5,10	Block 26
Tax Districts	
101 PORT OF PORTLAND	130 CITY OF PORTLAND
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP
143 METRO	170 MULTNOMAH COUNTY
170L MULT CO-LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION
304 MULTNOMAH ESD	309 PORTLAND COMM COLLEGE
311 PORTLAND SCHOOL DIST #1	

Deed Information			
Sale Date	Type	Instrument	Sale Price
12/20/2001	BARGAIN & SALE DEED	01206163	\$0.00
12/18/2001	WARRANTY DEED	01205091	\$120,000.00
	DEATH CERT RECORDED	01205092	\$0.00
	INST	96101063	\$0.00

Land Information		
Type	Acres	SQFT
COMMERCIAL LAND	0.0400	1,600

Improvement Information		
Improvement Type		
Improvement Value \$0.00		
Room Descriptions		
Building Class		
Actual Year Built	Effective Year Built	
Number of Segments	Construction Style	
Foundation Type	Interior Finish	
Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2014	\$1,196.30	\$1,196.30
2013	\$1,197.03	\$1,197.03
2012	\$1,115.72	\$1,115.72
2011	\$1,079.26	\$1,079.26
2010	\$1,085.81	\$1,085.81
2009	\$1,090.04	\$1,090.04
2008	\$1,077.66	\$1,077.66
2007	\$1,040.10	\$1,040.10
2006	\$759.42	\$759.42
2005	\$762.32	\$762.32
2004	\$813.07	\$813.07
2003	\$1,062.20	\$1,062.20
2002	\$1,683.09	\$1,683.09
2001	\$1,604.90	\$1,604.90
2000	\$1,567.57	\$1,567.57
1999	\$1,457.67	\$1,457.67
1998	\$1,434.89	\$1,434.89
1997	\$1,355.84	\$1,355.84

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed

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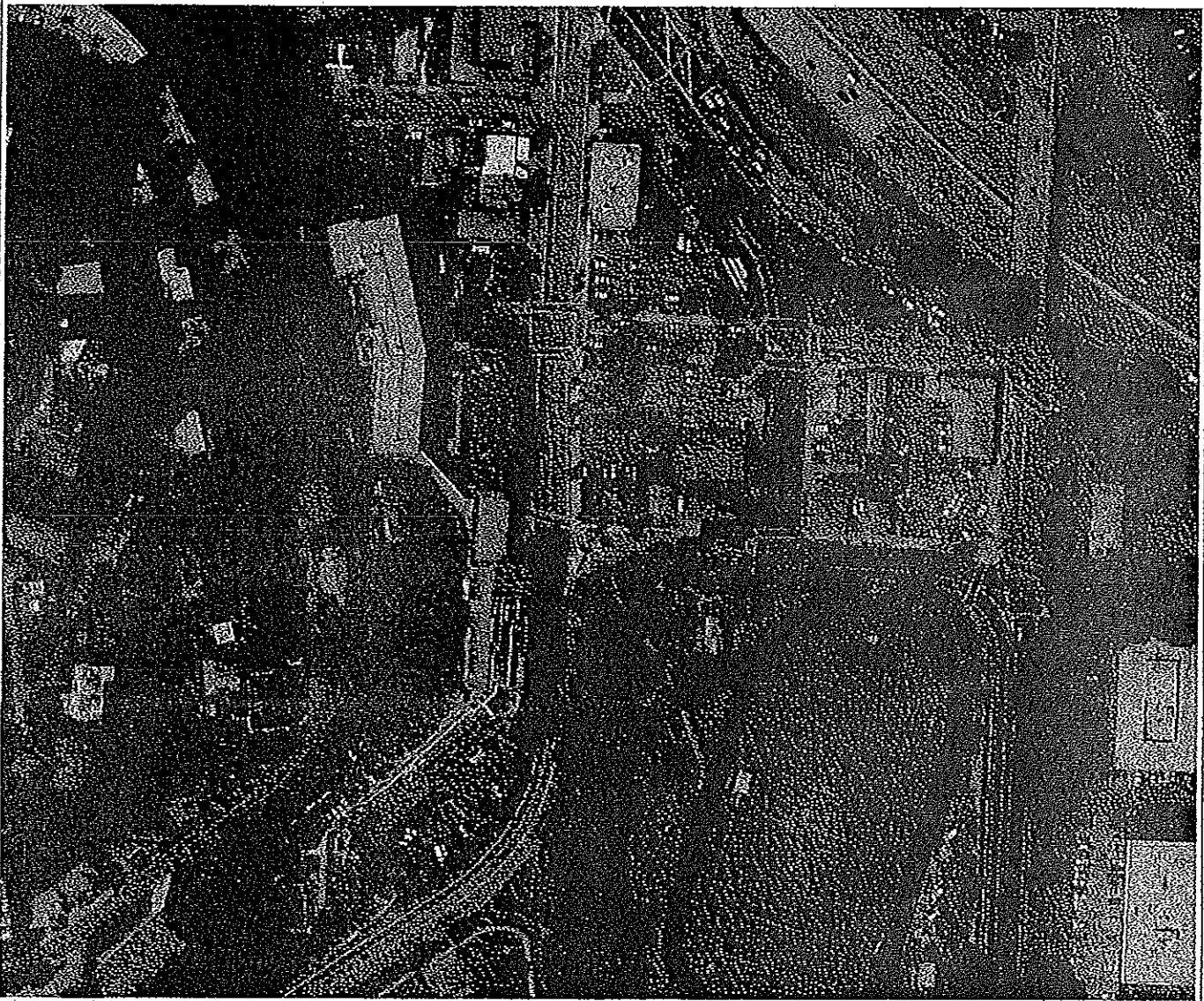
**2434 SW 6TH AVE - SOUTH PORTLAND
- PORTLAND**

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

Aerial Photo

2013 / '12 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: **Off** Lots: **Off** Dot: **On**



0 |—————| 200 FT

City of Portland, Corporate GIS

10/2/2015

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**APPENDIX FOUR
AERIAL PHOTO**

Land Information		
Type	Acres	SQFT
COMMERCIAL LAND	0.4600	20,000

Improvement Information		
Improvement Type RETAIL		
Improvement Value \$1,344,690.00		
Room Descriptions		
Building Class STORE 5K-20K SF ROW		
Actual Year Built 1987	Effective Year Built	
Number of Segments 1	Construction Style	
Foundation Type	Interior Finish	
Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 MAIN		7,880

Tax History		
Year	Property Tax	Total Tax
2014	\$26,968.89	\$26,968.89
2013	\$26,341.54	\$26,341.54
2012	\$23,827.71	\$23,827.71
2011	\$22,927.79	\$22,927.79
2010	\$21,726.88	\$21,726.88
2009	\$21,150.66	\$21,150.66
2008	\$19,966.75	\$19,966.75
2007	\$19,923.70	\$19,923.70
2006	\$17,890.23	\$17,890.23
2005	\$17,079.07	\$17,079.07
2004	\$18,640.19	\$18,640.19
2003	\$18,227.67	\$18,227.67
2002	\$16,739.32	\$16,739.32
2001	\$15,961.22	\$15,961.22
2000	\$15,589.09	\$15,589.09
1999	\$14,494.23	\$14,494.23
1998	\$14,266.91	\$14,266.91
1997	\$13,480.17	\$13,480.17

Assessment History					
Year	Improvements	Land	Real Market	Exemptions	Assessed

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**2407 SW 5TH AVE - SOUTH
PORTLAND - PORTLAND**

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General Information	
Property ID	R128704
County	MULTNOMAH
State ID	1S1E04DD 2700
Alt Account #	R140902600
Map Number	3228 OLD
Site Info	
Site Address	2407-2419 SW 5TH AVE
City/State/Zip	PORTLAND OR 97201
Owner Info (Privacy)	
Owner(s) Name	PACIFIC SKYLINE HOLDINGS I LLC % DIANE GIBSON
Owner Address	2545 SW TERWILLIGER BLVD
City/State/Zip	PORTLAND OR 97201

Property Description	
Tax Roll	CARUTHERS ADD, BLOCK 26, LOT 1-3&5-8 TL 2700
Use	STORE STRIP/CONVENIENCE CENTER
Lot	1-3&5-8 TL 2700
Block	26
Tax Districts	
101	PORT OF PORTLAND
130	CITY OF PORTLAND
130L	CITY OF PORTLAND - NEW LEVIES
130M	CITY OF PORTLAND PARKS LOP
143	METRO
170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX
171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND
198	TRI-MET TRANSPORTATION
304	MULTNOMAH ESD
309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1

Deed Information			
Sale Date	Type	Instrument	Sale Price
06/13/2014	SPECIAL WARRANTY DEED	2014056461	\$1,900,000.00
01/05/2006	WARRANTY DEED	2006032509	\$1,500,000.00
07/30/2003	WARRANTY DEED	2003179256	\$1,175,000.00
	BARGAIN & SALE DEED	2006032508	\$0.00
	INST	97194005	\$0.00
	WARRANTY DEED	2006005505	\$0.00

COMMERCIAL LAND

0.1800

7,843

Improvement Information

Improvement Type MISC YARD IMPROVEMENTS

Improvement Value \$0.00

Room Descriptions

Building Class PARKING LOT

Actual Year Built

Effective Year Built

Number of Segments 0

Construction Style

Foundation Type

Interior Finish

Roof Style

Roof Cover Type

Flooring Type

Heating/AC Type

Plumbing

Fireplace Type

Improvement Details

Segment Type

Class

Total Area

No Improvement Segment Information Available

Tax History

Year	Property Tax	Total Tax
2014	\$1,950.42	\$1,950.42
2013	\$1,905.04	\$1,905.04
2012	\$1,723.24	\$1,723.24
2011	\$1,658.28	\$1,658.28
2010	\$1,571.62	\$1,571.62
2009	\$1,530.06	\$1,530.06
2008	\$1,444.54	\$1,444.54
2007	\$1,441.53	\$1,441.53
2006	\$1,294.60	\$1,294.60
2005	\$1,235.94	\$1,235.94
2004	\$1,349.08	\$1,349.08
2003	\$1,319.32	\$1,319.32
2002	\$1,211.70	\$1,211.70
2001	\$1,155.44	\$1,155.44
2000	\$1,128.62	\$1,128.62
1999	\$1,049.55	\$1,049.55
1998	\$1,033.17	\$1,033.17
1997	\$976.34	\$976.34

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2014	\$0.00	\$342,740.00	\$0.00	\$342,740.00	\$0.00	\$81,390.00
2013	\$0.00	\$342,740.00	\$0.00	\$342,740.00	\$0.00	\$79,020.00

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**2424 SW 6TH AVE - SOUTH
PORTLAND - PORTLAND**

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General Information	
Property ID R128707	
County MULTNOMAH	
State ID 1S1E04DD 2400	
Alt Account # R140902660	
Map Number 3228 OLD	
Site Info	
Site Address SW 6TH AVE	
City/State/Zip PORTLAND OR 97201	
Owner Info (Privacy)	
Owner(s) Name TERWILLIGER PLAZA INC	
Owner Address 2545 SW TERWILLIGER BLVD	
City/State/Zip PORTLAND OR 97201-6302	0 ————— 174 FT

Property Description			
Tax CARUTHERS ADD, BLOCK 26, NWLY 15' OF NELY 1/2 OF LOT 5, S 30' OF LOT 8 EXC PT IN ST, LOT 9 EXC PT IN ST	Use IMPROVED LAND AS VACANT		
Lot 5,8,9	Block 26		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP		
143 METRO	170 MULTNOMAH COUNTY		
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND		
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION		
304 MULTNOMAH ESD	309 PORTLAND COMM COLLEGE		
311 PORTLAND SCHOOL DIST #1			
Deed Information			
Sale Date	Type	Instrument	Sale Price
01/01/1991	WARRANTY DEED	BP23801599	\$63,000.00

Land Information		
Type	Acres	SQFT

Improvement Type MISC YARD IMPROVEMENTS		
Improvement Value \$55,000.00		
Room Descriptions		
Building Class PARKING LOT		
Actual Year Built	Effective Year Built	
Number of Segments 0	Construction Style	
Foundation Type	Interior Finish	
Roof Style	Roof Cover Type.	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2014	\$2,937.54	\$2,937.54
2013	\$2,929.51	\$2,929.51
2012	\$2,740.97	\$2,740.97
2011	\$2,676.09	\$2,676.09
2010	\$2,686.73	\$2,686.73
2009	\$1,829.90	\$1,829.90
2008	\$1,809.11	\$1,809.11
2007	\$1,746.08	\$1,746.08
2006	\$1,274.87	\$1,274.87
2005	\$1,429.36	\$1,429.36
2004	\$1,524.51	\$1,524.51
2003	\$2,525.89	\$2,525.89
2002	\$2,561.43	\$2,561.43
2001	\$2,442.56	\$2,442.56
2000	\$2,354.84	\$2,354.84
1999	\$2,218.28	\$2,218.28
1998	\$2,183.50	\$2,183.50
1997	\$2,063.18	\$2,063.18

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2014	\$55,000.00	\$118,570.00	\$0.00	\$173,570.00	\$0.00	\$172,370.00
2013	\$55,000.00	\$118,570.00	\$0.00	\$173,570.00	\$0.00	\$167,350.00
2012	\$55,000.00	\$117,390.00	\$0.00	\$172,390.00	\$0.00	\$162,480.00
2011	\$55,000.00	\$113,970.00	\$0.00	\$168,970.00	\$0.00	\$157,750.00
2010	\$55,000.00	\$113,970.00	\$0.00	\$168,970.00	\$0.00	\$153,160.00

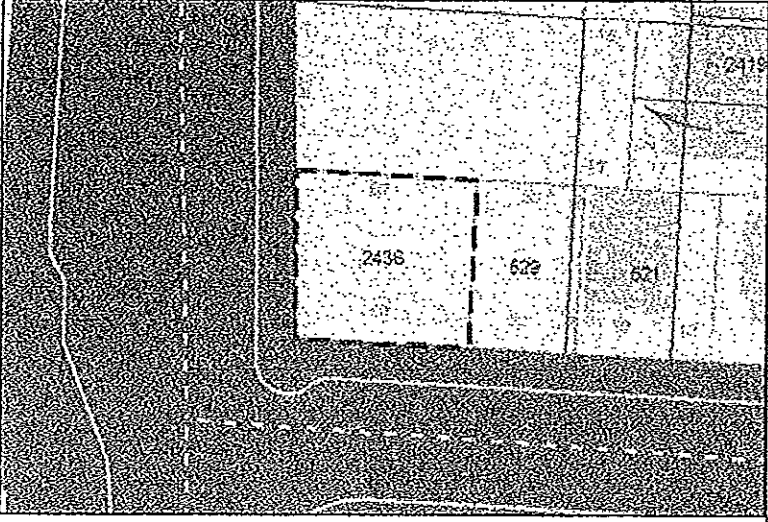
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**2434 SW 6TH AVE - SOUTH
PORTLAND - PORTLAND**

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[Summary](#) | [Assessor](#) | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Development](#) | [Garbage/Recycling](#) | [Noise](#) | [Historic Permits](#) | [Water](#) | [Documents](#)

General Information	
Property ID R128711	
County MULTNOMAH	
State ID 1S1E04DD 2300	
Alt Account # R140902740	
Map Number 3228 OLD	
Site Info	
Site Address 2434-2436 SW 6TH AVE	
City/State/Zip PORTLAND OR 97201	
Owner Info (Privacy)	
Owner(s) Name TERWILLIGER PLAZA INC	
Owner Address 2545 SW TERWILLIGER BLVD	
City/State/Zip PORTLAND OR 97201-6302	

Property Description	
Tax Roll CARUTHERS ADD, BLOCK 26, W 60' OF LOT 10 EXC PT IN ST	Use IMPROVED LAND AS VACANT
Lot 10	Block 26
Tax Districts	
101 PORT OF PORTLAND	130 CITY OF PORTLAND
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP
143 METRO	170 MULTNOMAH COUNTY
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION
304 MULTNOMAH ESD	309 PORTLAND COMM COLLEGE
311 PORTLAND SCHOOL DIST #1	

Deed Information			
Sale Date	Type	Instrument	Sale Price
10/01/1998	WARRANTY DEED	98189509	\$175,000.00
02/01/1993	PERS REPS DEED	BP26462263	\$26,000.00
02/01/1993	WARRANTY DEED	BP26462262	\$26,000.00

Land Information		
Type	Acres	SQFT
COMMERCIAL LAND	0.0600	2,686

Improvement Information

PortlandMaps

Steven's Place

New Search | Mapping | Advan



14112 SE STARK ST -
HAZELWOOD - PORTLAND

Explorer | Property | Maps | Env

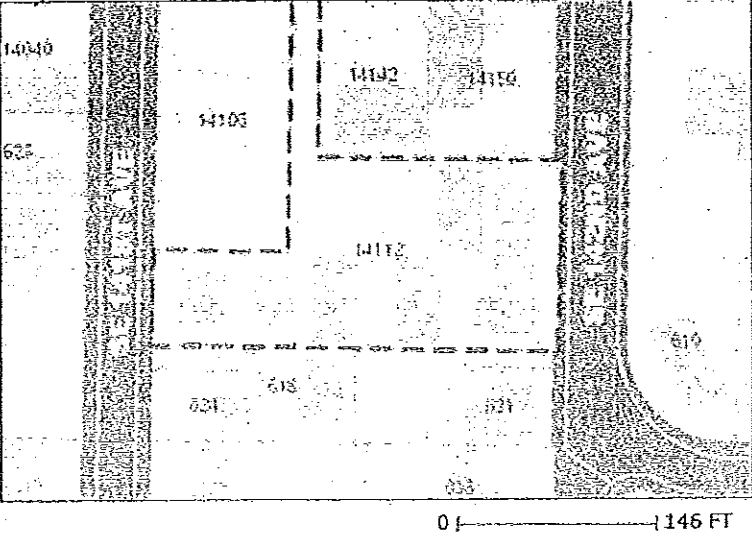
Summary | Assessor | Permits/Cases | Block | Schools | Parks | Development | Historic P

14112-14134 SE Stark

R3d → CO/CNA

General Information

Property ID R183656
County MULTNOMAH
State ID 1S2E02AA 300
Alt Account # R401400010
Map Number 3144 OLD
Site Info
Site Address 14112-14134 SE STARK ST
City/State/Zip PORTLAND OR 97233
Owner Info (Privacy)
Owner(s) Name STEVENS PLACE LLC
Owner Address 12680 SW 159TH CT
City/State/Zip BEAVERTON OR 97007-9031



Property Description

Tax HOOD ACRES & PLAT 2 & 3, BLOCK 1, S 70' OF LOT 1, S 70' & W 20' OF N Roll 130' OF LOT 2, N 70' OF LOT 4	Use 9-20 UNIT MULTI-FAMILY
Lot 1,2,4	Block 1

Tax Districts

Deed Information

Sale Date	Type	Instrument	Sale Price
04/22/2014	WARRANTY DEED	2014038704	\$907,500.00
06/02/2006	WARRANTY DEED	2006103765	\$810,000.00
01/21/2006	SPECIAL WARRANTY DEED	2006103764	\$350,000.00
09/27/2005	CONTRACT	2006103763	\$350,000.00
06/29/2000	WARRANTY DEED	00092653	\$735,000.00
	PERSONAL REP'S DEED	2004169789	\$0.00
	INST	97190380	\$0.00

Land Information

Type	Acres	SQFT
MULT	0.8600	37,400
ON SITE DEV APTS		0

Improvement Information

Improvement Type SINGLE FAMILY RESIDENTIAL

Improvement Value \$583,650.00

Room Descriptions			
Building Class			
Actual Year Built 1973		Effective Year Built 1927	
Number of Segments 1		Construction Style Other	
Foundation Type Concrete		Interior Finish	
Roof Style		Roof Cover Type COMPOSITION	
Flooring Type		Heating/AC Type Forced Air	
Plumbing TWO FULL BATHS		Fireplace Type	
Improvement Details			
# Segment	Type	Class	Total Area
1	MAIN		1,628
1	MAIN		2,080
1	MAIN		1,680
1	MAIN		1,680
1	MAIN		1,680
1	MAIN		2,160
1	MAIN		2,160

Tax History		
Year	Property Tax	Total Tax
2013	\$12,559.63	\$12,559.63
2012	\$11,595.81	\$11,595.81
2011	\$12,349.25	\$12,349.25
2010	\$13,197.36	\$13,197.36
2009	\$13,954.60	\$13,954.60
2008	\$13,476.36	\$13,476.36
2007	\$13,420.86	\$13,420.86
2006	\$12,796.84	\$12,796.84
2005	\$12,358.93	\$12,358.93
2004	\$12,024.75	\$12,024.75
2003	\$11,045.83	\$11,045.83
2002	\$10,723.94	\$10,723.94
2001	\$10,428.69	\$10,428.69
2000	\$9,655.06	\$9,655.06
1999	\$9,272.87	\$9,272.87
1998	\$9,190.75	\$9,190.75
1997	\$8,573.25	\$8,573.25

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2013	\$583,650.00	\$178,000.00	\$0.00	\$761,650.00	\$0.00	\$703,220.00

City of Portland Comprehensive Plan Briefing
September 18, 2015

Background

This fall, Council will consider the Portland Comprehensive Plan and supporting documents that will guide city policy and growth for the next twenty years. Our concern centered on the Planning and Sustainability Commission's recommendation to change the Economic Opportunities Analysis (EOA) from a medium forecast to a low forecast for the Portland Harbor and shift of jobs elsewhere results in an underestimate of the demand for harbor land and overestimate the supply of harbor land and capacity of harbor businesses. These policy choices signal a lack of knowledge of the maritime markets and subsequent lack of support for harbor businesses and the contributions they make to the region.

Based upon the analysis our concerns are:

- **The EOA is a requirement of State land use goal 9 and serves as a foundation document for the comprehensive plan policies, as such it is intended to be objective and reflect trends.** The staff recommendation prior to PSC review was for the medium forecast for harbor land demand also described "as most likely" in their base reports.
- **Staff consistently chooses the mid- range of a forecast for all other assumptions including the base assumptions from the Metro growth allocation for the Comprehensive Plan and employment allocation to all sectors including industrial.**
- **The PSC recommended EOA assumes low growth of harbor related tonnage across all cargo types.** This is a reduction from the City's projection from just a couple of years ago, and is contrary to 50 years of data.
 - **The PSC recommended EOA assumes an unrealistically high amount of brownfield redevelopment in a superfund site with limited tools and no additional resources.**
 - **The PSC recommended Comprehensive Plan assumes that unfunded improvements to the transportation system will create more cargo efficiency and increase harbor businesses' capacity.** Funding or priority is not given to the relied upon improvements.
 - **The PSC recommended EOA assumes that some jobs that are currently located in the harbor are not harbor-related or dependent, so can move elsewhere in the City.** It mistakenly implies that once these jobs are moved; there will be more capacity for harbor-related jobs.

Consequences:

- **Inhospitable climate for further investment-**Inconsistencies with other policies adopted by the City and other agencies abound, which will compromise opportunities for future investment. For example, the lack of alignment or clear direction in City policies may be detrimental to efforts to obtain grant funding, such as TIGER grants. The low cargo forecast makes using third party investment less attractive. For example, a private company may not consider investing because of the challenging environment and little economic support from the local jurisdiction.
- **More challenge for the existing harbor businesses to expand -**By underestimating the demand for harbor businesses and overestimating the land available for harbor businesses, it is likely that some will perceive that there is more room to impose additional environmental regulations, including overlay zones on currently undesignated areas.

- **Limited incentive for brownfield redevelopment-** A low forecast coupled with an unpredictable business climate provides little incentive or pressure to undertake costly and complex brownfield clean-up efforts by the public sector or investors.
- **International role compromised-** Externally the city will not be viewed as a thriving gateway to international markets and the region's export goals will be compromised.
- **Creates stagnation through policy-** It becomes a self-fulfilling prophecy that may impact the long term viability of the harbor businesses "ecosystem." Negative outlooks impact the future of thriving businesses in the harbor, which could have a ripple effect for the remaining businesses and the clean-up costs.
- **Negatively impacts climate-** From a climate perspective, the most climate friendly mode for freight movement is by water. The City's plans direct commodity movement to other, less desirable, modes. Traffic congestion is likely to increase, further stressing our aging surface transportation infrastructure.

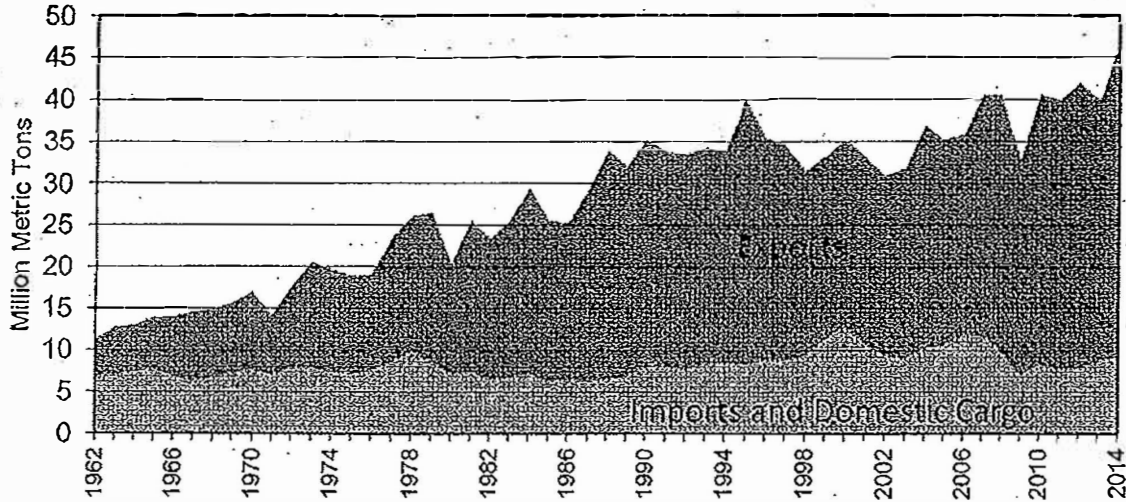
Our Recommendation:

Adjust the forecast back to the medium growth scenario to more realistically reflect the actual activity in the Portland harbor as well as send a message about the importance of the harbor as a future area of investment and growth (see chart).

Portland EOA Forecast Rebuttal RE: Marine Cargo moving on the Lower Columbia River

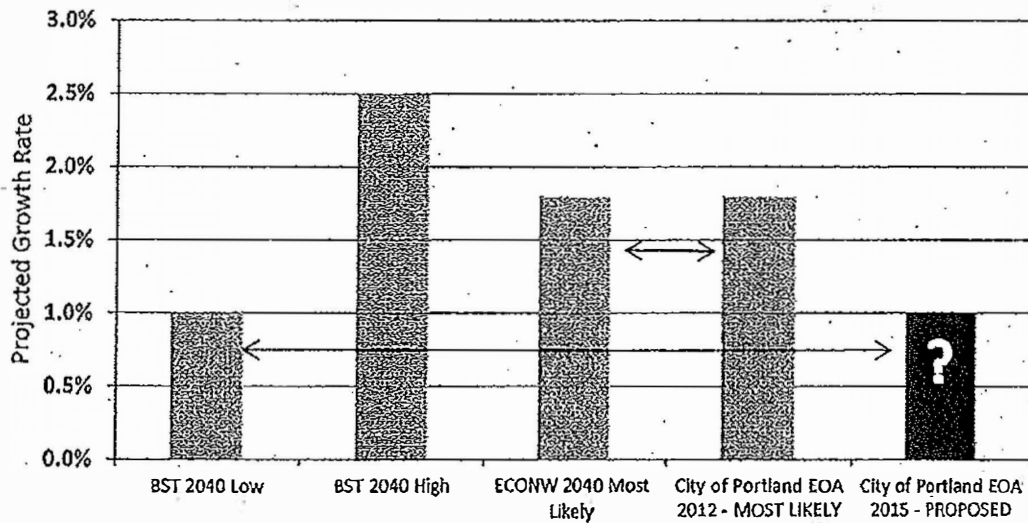
In 50+ years cargo volumes on the lower Columbia River have a compound annual growth rate of 2.9%.

Long-term marine cargo volumes handled on the Lower Columbia River (Portland to Astoria)



Despite a recession, the Lower Columbia River continues to see volume growth.

Long-term Marine Cargo Trends in Portland Harbor



“Most likely” volume forecasts for Portland Harbor is 1.8%, and adopted by City of Portland in 2012 EOA.

Since 2010, the Portland Harbor has seen nearly \$200 million invested aimed at increasing cargo capacity.

In 2015, the City of Portland EOA assumes the lowest projected growth at 1.0%.

Arevalo, Nora

From: Jane Roffey Berry <jane@yesolutions.net>
Sent: Wednesday, September 16, 2015 6:03 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan in the Argay neighborhood

To Whom It May Concern:

I understand that the Argay neighborhood portion of the Comprehensive Plan has been changed by the planners to reflect the wishes and testimony of Argay residents. I appreciate these changes and the importance that has been attached to the priorities of residents.

However I would like one more change – I would like to see the area at NE 122nd and NE Shaver re-designated from R-3 and Mixed Employment to R-5 for single family homes. That is in keeping with the original plan for the area. Argay already has almost 45% of its population in mixed-family housing. Please make the zoning change to R-5 at NE 122nd and Shaver in the final version of the Plan.

Thank you.

Sincerely,

Jane and Allan Berry
3910 NE 143rd Ave.
Portland, OR 97230

From: Stockton, Marty
Sent: Tuesday, September 22, 2015 1:55 PM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: FW: Janet Freeman's re-zoning letter.

From: Janet Freeman [<mailto:janetfreeman2@gmail.com>]
Sent: Tuesday, September 15, 2015 5:09 PM
To: Stockton, Marty <Marty.Stockton@portlandoregon.gov>
Subject: Janet Freeman's re-zoning letter.

Hi Marty- How are you?

Marty, I am sorry to say that my neighbor Amy Musgrave believes that I am trying to "steamroll" her into applying for CM2 zoning. She said applying for CM2 was "shady" and we need to let the neighborhood know what is going on. I am hurt. I am not shady.

I told her we were submitting this letter to you for your review. She is angry. So I am solo right now which isn't what I wanted.

Amy wants CM1. (Frankly I only mentioned CM2 is because that is what you said on the phone. I don't know about zoning but will study up on it now :-)

Amy has done her zoning homework and does not want to submit a letter to you even requesting "mixed use." She wants CM1- I didn't know this until an hour ago.

Oh Marty, I don't want peace with everyone. I just want the best possible options open for the space. At this point I don't know what zoning is the best. I don't have an agenda other than being able to open a taco truck in the driveway if I want to! I need to generate more income and am tired of the constant turnover tenant turnover @ 216 NE 28th. It doesn't make sense to do many improvements to a 5 roommate home :-)

Oh Marty- I don't know how you keep your cool!
Please see my letter attached, along with the signatures that I gathered during the yard sale.

Your advice is greatly appreciated. I am sending a docx file and hope to get your input.

Janet



p. 503.998.8802
e. janeifreeman2@gmail.com
www.janetfreeman.com

Janet Freeman
1834 SE 58th AVE
Portland, OR 97215

9/15/2015
City Council of Portland
Portland Comprehensive Plan
Re: 216 NE 28th Ave, PDX, OR 97232

Dear Council Members,

The city is working on a new comprehensive plan and 14% of Portland is going through rezoning changes. I am asking to be a part of that.

I would like the property at 216 NE 28th Ave to be rezoned from R1 to "Mixed Use." The property is located between Davis and Everett on NE 28th Avenue. It is among retail shops, many restaurants, businesses, and 3 other home dwellings. This attracts a lot of vehicle, bike, and foot traffic all week. Weekend nights are very loud and late. It is not a safe place for a family to raise a small child. Currently my renters are 5 students, and I have turnover every year, which is hard on the property.

There are four non-conforming properties immediately surrounding us that are zoned R1 but are operating as businesses.

To the North:
230 NE 28th Ave Queen Jeanette Apartments
232 NE 28th Ave Staccato Gelato
234 NE 28th Ave Polliwog Toys and Clothing

To the South:
233 NE 28th Ave Urban Nest Realty
(223 NE 28th Ave Single Family Home)
211 NE 28th Ave Ethereal Wellness Boutique

To the West:
200 NE 28th Ave Tabla Restaurant
206 NE 28th Ave One Energy Renewables
210 Bishops Barbershop

The street is also home to the Coca-Cola syrup factory at 1710 NE Davis Street. This brings multiple big rigs down the street on weekdays.

Because of the current surroundings, I believe a rezoning of the property from R1 to Mixed Use is the best use of the property and won't decrease the amount of residential units. Kindly consider this request so that our community continues to improve.

Thank you,

Janet Freeman
janetfreeman2@gmail.com
503-998-8802

9/11/15

I AM IN FAVOR OF RE-ZONING THESE PROPERTIES TO MIXED USE
INSTEAD OF PURELY RESIDENTIAL:

216 NE 28TH AVE, 224 NE 28TH AVE, 233 NE 28TH AVE, 211 NE 28TH AVE

Janet Freeman
janetfreeman2@gmail.com

Amy Musgrave
amydmusgrave@gmail.com

- 1 / John Jones - works @ BISHOPS - WANTS A FOOD CART
- 2 Alan Westman - Neighbor (wants food cart/tea)
- 3 Karen Westman - neighbor (wants food cart/tea)
- 4 BRANKO KOSTURIC "
- 5 Angela Kremen neighbor
- 6 Elizabeth Mackinnon Fee Neighbor I think mixed use actually enhances this street.
- 7 David Fee - Neighbor
- 8 Shawn Preston neighbor
- 9 Robert Dock neighbor
- 10 Monique Dock neighbour
- 11

9/11/15

I AM IN FAVOR OF RE-ZONING THESE PROPERTIES TO MIXED USE
INSTEAD OF PURELY RESIDENTIAL:

216 NE 28TH AVE, 224 NE 28TH AVE, 233 NE 28TH AVE, 211 NE 28TH AVE

Janet Freeman
janetfreeman2@gmail.com

Amy Musgrave
amydmusgrave@gmail.com

216 NE 28th 233 NE 28th
224 NE 28th 211 NE 28th

I AM IN FAVOR OF RE-ZONING 28th "MIXED USE"
NE To

1- Carol Smith 3046 NE Allan Level.e.worldstar.com
Levelhurst Realty Company

2- Darren Miller 634 NE 28th AVE Portland

3- Karl J. Huff 3432 NE Davis St. Portland, OR 97232 97232

4- Renee Ramirez 9120 NE Hoyt Portland, OR 97220

5- Chris 234 NE 28th Ave 97232 - Chris (owns Polinog)

6. Alison Weaver 616 N.E. 28th Ave. Portland, OR 97232
she runs a pre-school out of her house.

7. Robyn Blumenthal 3016 NE Davis St. PDX 97232

Janet Freeman
216 NE 28th Ave
PDX, OR 97232

Amy Musgrave
224 NE 28th Ave
PDX, OR 97232

9/14/15
City Council of PDX
City's Comprehensive Plan
Mixed Use "Urban Center"

Dear Council Members,

As you may know the city is working on a new comprehensive plan and 14% of Portland is going through re-zoning changes.

Amy Musgrave and I would like our properties to be re-zoned from R-1 to "Mixed Use Urban Center," CM2. They are located between Everett and Davis. Currently everything south of Davis is zoned "mixed use" and everything north of Everett is zoned "mixed use." We are sandwiched in a commercial, vibrant, and very busy commercial area. The properties are not ideal for purely residential purposes due to the heavy traffic and noise.

Currently there are 4 nonconforming properties surrounding us on our block.

230 NE 28th Ave:
234 - Polliwog Toys and Clothing for ages 0-8
232 - Staccato Gelato

231-233 NE 28th Ave:
233 - Urban Nest & Director's Mortgage

211 NE 28th Ave:
Ethereal Wellness Boutique LMT & Esthetician

200 NE 28th Ave:
Bishops Barbershop
Tabla Restaurant
One Energy Renewables

Also, the Coca Cola Syrup plant at [redacted] has large trucks coming in and out all day and weekdays.

Janet Freeman
216 NE 28th Ave
PDX, OR 97232

Amy Musgrave
224 NE 28th Ave
PDX, OR 97232



7688 Capitol Hwy, Portland, OR 97219

September 13, 2015

Charlie Hales, Portland Mayor
mayorcharliehales@portlandoregon.gov

André Baugh, PSC Chair
psc@portlandoregon.gov

Susan Anderson, PBS Director
susan.anderson@portlandoregon.gov

Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request CS zoned properties be converted to CM1

The Multnomah Neighborhood Association requests that the Planning and Sustainability Commission change the CS-zoned properties to CM1 in the business area with the D overlay in Multnomah Village in the implementation of the Mixed Use Zones Project. The maximum height of 35 ft will help protect the existing character of the Village and will be generally be compatible with the scale of surrounding residentially zoned properties.

The alternative CM2 zone, with a maximum height of 55 ft, would result in a "clearance zone" and destroy what people value in the Village. The CM1 zone was designed to limit the size of commercial uses with minimum impacts on adjacent residential uses - a perfect fit for Multnomah Village.

Please add this to the record of the Mixed Use Zones part of the Comprehensive Plan.

Thank you,

A handwritten signature in cursive script, appearing to read "Carol McCarthy".

Carol McCarthy, Chair
Multnomah Neighborhood Association
mnachair@gmail.com

cc: Anne Debbault, DLCD, Portland Regional Representative, adebbault@dlcd.state.or.us
Elissa Gertler, Metro Regional Planning Director, elissa.gertler@oregon.metro.gov
Amanda Fritz, Commissioner, amanda@portlandoregon.gov
Nick Fish, Commissioner, nick@portlandoregon.gov
Steve Novick, Commissioner, novick@portlandoregon.gov
Dan Saltzman, Commissioner, dan@portlandoregon.gov

Arevalo, Nora

From: Planning and Sustainability Commission
Sent: Wednesday, September 09, 2015 9:24 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: Comprehensive Plan Testimony: Traffic Calming on SE 72nd Avenue in Foster Powell Neighborhood

Follow Up Flag: Follow up
Flag Status: Completed

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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

From: Daniel Campbell [mailto:campbell.danieljames@gmail.com]
Sent: Tuesday, September 08, 2015 10:36 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>; Stockton, Marty <Marty.Stockton@portlandoregon.gov>; Hurley, Peter <Peter.T.Hurley@portlandoregon.gov>; Jennings, Rodney <Rodney.Jennings@portlandoregon.gov>; PDOT Traffic Safety and Livability <safe@portlandoregon.gov>
Cc: Li Alligood <lialligood@gmail.com>; Jennifer Merrill <justus2merrills@gmail.com>; Meg McHutchison <mmhutchison@mac.com>; Erica bjerning <ericaland@comcast.net>; nierika@gmail.com; Christian <christianbsmith@me.com>; info@fosterunited.org; Foster Powell Neighborhood Association <fosterpowellneighborhood@gmail.com>; Ben Hedstrom <benhedstrom@gmail.com>; Kerry Rowand <kerry@kerryrowand.com>; Dana Gyllen <danagyllen@gmail.com>; Eric Furlong <shortyshammer@gmail.com>; brianballa@gmail.com; rebeccalavelleregister@gmail.com
Subject: Comprehensive Plan Testimony: Traffic Calming on SE 72nd Avenue in Foster Powell Neighborhood

March 11, 2015

At its March 9, 2015, general meeting, the Foster Powell-Neighborhood Association (FPNA) voted to support prioritizing traffic calming efforts on SE 72nd Ave between Foster Rd and Powell Blvd as part of the proposed 'SE Seventies Neighborhood Greenway' (Transportation Project ID 70052).

In the case that the 'Seventies Greenway' alignment changes from what is proposed in the current *Draft 2035 Comprehensive Plan* (along 72nd between Powell and Foster), traffic calming is still a high need for this neighborhood street and the Foster-Powell Neighborhood Association supports assessing this action soon to encourage safe pedestrian

access and alleviate increased vehicle usage in the future. In addition, Foster Powell Neighborhood Association requests data collection to occur on 72nd ave between Foster Rd and Powell Blvd.

SE 72nd Avenue between Powell and Foster is a significant pedestrian access connecting several neighborhood amenities for Foster-Powell and adjacent neighborhoods:

- Mount Scott Park and Community Center, Mt. Tabor, Essex Park; and Kern Park.
- Businesses on Foster Avenue and Powell Boulevard
- Neighborhood schools including Arleta Elementary (the neighborhood school for much of the Foster-Powell Neighborhood), Marysville Elementary, Wild Lilac Child Development Community, Youngston School at Pioneer, Franklin High School, Atkinson Elementary, and the Kellogg Middle School Property.
- Major TriMet lines on Powell, Foster, Holgate and Division.
- The Holgate Public Library
- Portland Mercado (72nd and Foster)
- The Jade District
- North/South Connections to the Lents Neighborhood
- Connections to the Springwater Corridor Trail, as well as existing Neighborhood Greenways, utilized by many residents for commuting across the city.
- Farmers Markets and businesses in the neighborhoods of Montavilla and Woodstock

The importance of this neighborhood pedestrian connection is strongly identified in the current *Portland Comprehensive Plan* update as not only an 'Enhanced Greenway Corridor' but north portions are a 'Potential Habitat Corridor' between Mount Tabor and Lents Park (*Urban Design Direction* p 30-32, 2014). ***It is unacceptable to see this important residential street continue to be prioritized for automobiles.***

The Problem: SE 72nd Avenue falls along an increasingly common North/South roadway alignment. Cars can virtually cut-through the entire length of the city, from NE Columbia Boulevard to Johnson Creek, switching between NE 57th, NE/SE 60th, and SE 72nd Avenues. Drivers use these neighborhood streets to bypass congestion on I-205 or 82nd, traveling between North Portland and Clackamas County and all points in between.

While portions of this street configuration have been designed for a higher speed and capacity (or are at least wide enough to separate traffic from pedestrian use) the blocks of SE 72nd between Foster and Powell constitute narrow neighborhood streets that are not designed to handle the speeds or capacity of current usage. Cars and commercial trucks are often seen and heard traveling at speeds of 30-40 miles an hour, much higher than the posted 25 mph, especially at rush hour and in the morning as children are heading to neighborhood schools.

Adding to the traffic speeds, SE 72nd between Powell and SE Center is identified as a city emergency route and does not contain any traffic calming measures. Vehicles traveling North and South from adjacent stretches of SE 72nd (where the streets are designed for a higher capacity, or contain speed humps) are able to suddenly fly through the Foster-Powell neighborhood, unencumbered by calming measures. The street is only three car-widths wide, so high speed vehicles are constantly weaving and pausing around parked cars and bicyclists, waiting for on-coming vehicles, thus increasing driver frustration, unpredictable traffic patterns, and aggressive driving. Frequently drivers feel the need to speed up, hurrying so vehicles traveling in the opposite direction can pass when paused behind a parked car.

No one could argue that neighborhood blocks should be an alternate route to I-205. Action should be prioritized to discourage usage of these blocks for cross-city cut-through traffic. The current condition of this street is one that is not safe or inviting to pedestrians, children, pets, or the many families that call this street home.

Potential Solutions:

- The 'Seventies Greenway' proposal is identified in the current *Draft 2035 Comprehensive Plan*. While a safe, dedicated North/South pedestrian connection through the heart of Foster Powell is a desired amenity connecting pedestrians to the several locations listed above, it is understood that there is an effort to shift the Neighborhood Greenway alignments to the North and South (67th and 80th avenues). While many residents on SE 72nd have expressed the desire for this bikeway, in the case that the city determines that the 'Seventies Greenway' is not the best alignment, traffic calming measures still need to be taken to benefit pedestrians and residents along this street.

A draft greenway proposal by the SEUL Bikeway group includes a Greenway for a stretch of SE 72nd between SE Lafayette and SE Center. The FPNA supports prioritizing this stretch of 72nd as a Neighborhood Greenway connecting pedestrians in Foster-Powell to adjacent amenities listed above, to be considered in conjunction of the development 60's Bikeway as this route provides a more direct route to neighborhoods north of Mt Tabor. **Traffic calming measures should be included in any Neighborhood Greenway proposal involving this stretch of SE 72nd.**

- Semi-diverters as seen as part of the 50's bikeway (52nd and Division, 52nd and Burnside) would be an effective measure against the similar type of cut through traffic seen at these locations and emergency vehicles would still be able to use the street. Properly designed diverters would send vehicles making longer North/South trips around the neighborhood at proper avenues (39th, 50th, and 82nd) while making the street available only for local traffic, as the street was designed.
- Emergency vehicle-friendly speed reduction devices as PBOT is testing throughout the city.
- Speed reduction. Currently speed is posted at 25. Vehicles traveling at this speed are routinely tailgated.
- Increased speed-limit signs While some 25 mph signs are currently posted, neighbors have reported at least one sign that was removed.
- Increased enforcement. Residents have notified the Portland Police Department of safety issues on these blocks and have seen an increase in police presence on the street as promised, however this hasn't successfully calmed traffic on this street.
- Increased street trees and stormwater retention facilities. Green street improvements have been shown to reduce speeds on neighborhood streets. Friends of Trees has been doing incredible outreach in the neighborhood to add new trees on 72nd and throughout Foster-Powell. New stormwater facilities would be a positive next step for the neighborhood.

Supporting City Plans and Strategies Associated with this Proposal:

- Portland's *Draft 2035 Comprehensive Plan*
 - Several comments on the *Map App* echo the need for traffic calming on SE 72nd.
 - Urban Design Direction: <https://www.portlandoregon.gov/bps/article/497442>
- PBOT *Bike Plan For 2030*

- <https://www.portlandoregon.gov/transportation/44597>
- *Portland Transportation System Plan (2007)*
 - "Operate Neighborhood Collectors in Southeast Portland to function primarily as circulation for district traffic rather than as regional streets, even where they carry a significant amount of regional traffic." (Ch. 2d, p. 2-69)
 - <https://www.portlandoregon.gov/transportation/52495>
- *Foster Road Transportation and Streetscape Plan*
 - <https://www.portlandoregon.gov/transportation/57866>
- *Inner Powell Boulevard Streetscape Plan*
 - <https://www.portlandoregon.gov/transportation/article/477972>
- Safe Routes to Schools
 - <http://www.portlandoregon.gov/transportation/article/478702> (SE 72nd between Powell and Center is labeled a preferred route, the Neighborhood Association would argue that until traffic calming is installed, this is not true. The same goes for 67th at Holgate, where there is a need for pedestrian crossing improvements.)
- Powell Division Transit Project
 - <http://www.oregonmetro.gov/public-projects/powell-division-transit-and-development-project>
 - As public transportation stops are identified along this project (likely at 72nd and Powell) there is a **potential for identifying funding** for pedestrian improvements on adjacent streets. As this is a key pedestrian access for public transportation, we hope the city can work with Metro and TriMet to identify and prioritize pedestrian improvements as part of this planning process.
- Metro's *Climate Smart Strategy*
 - "Make biking and walking safe and convenient."
 - "Make streets and highways safe, reliable and connected."
 - <http://www.oregonmetro.gov/public-projects/climate-smart-strategy/strategy-elements>

Feel free to contact me at campbell.danieljames@gmail.com or [503-459-8125](tel:503-459-8125).

Sincerely,

Dan Campbell

PORTLAND NURSERY

September 1, 2015

Commissioner Saltzman (Rm 230)
Portland City Council
1221 SW 4th
Portland, OR 97204

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

RECEIVED BY
SEP 03 2015
COMMISSIONER
DAN SALTZMAN

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.

www.portlandnursery.com

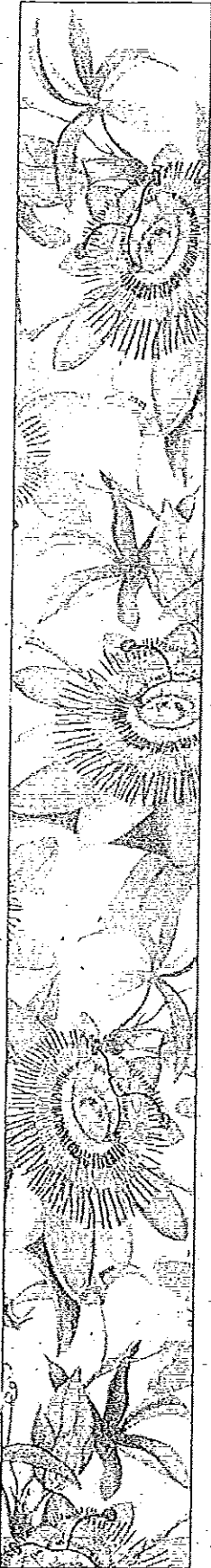
5050 SE Stark | Portland, OR 97215 | TEL (503) 231-5050 | FAX (503) 231-7123

9000 SE Division | Portland, OR 97266 | TEL (503) 788-9000 | FAX (503) 788-9002

Ordinance 187832, Vol. 1.3.S, page 10116



PORTLAND NURSERY



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 28th 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

www.portlandnursery.com

5050 SE Stark | Portland, OR 97215 | TEL (503) 231-5050 | FAX (503) 231-7123

9000 SE Division | Portland, OR 97266 | TEL (503) 788-9000 | FAX (503) 788-9002

Ordinance 187832, Vol. 1.3.S, page 10117

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.

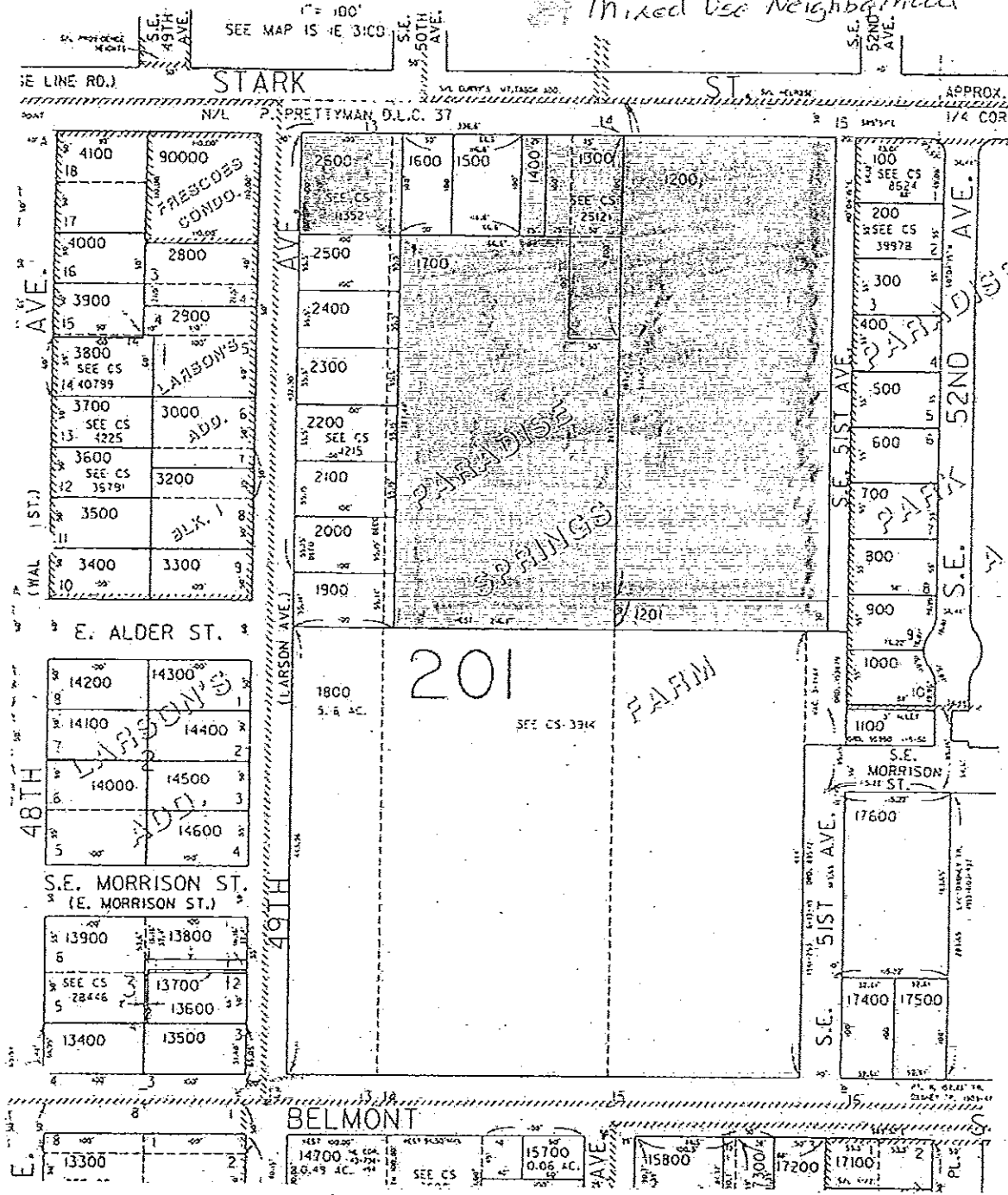
SE CLINTON BETWEEN 89TH AND 92ND SOUTH SIDE

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



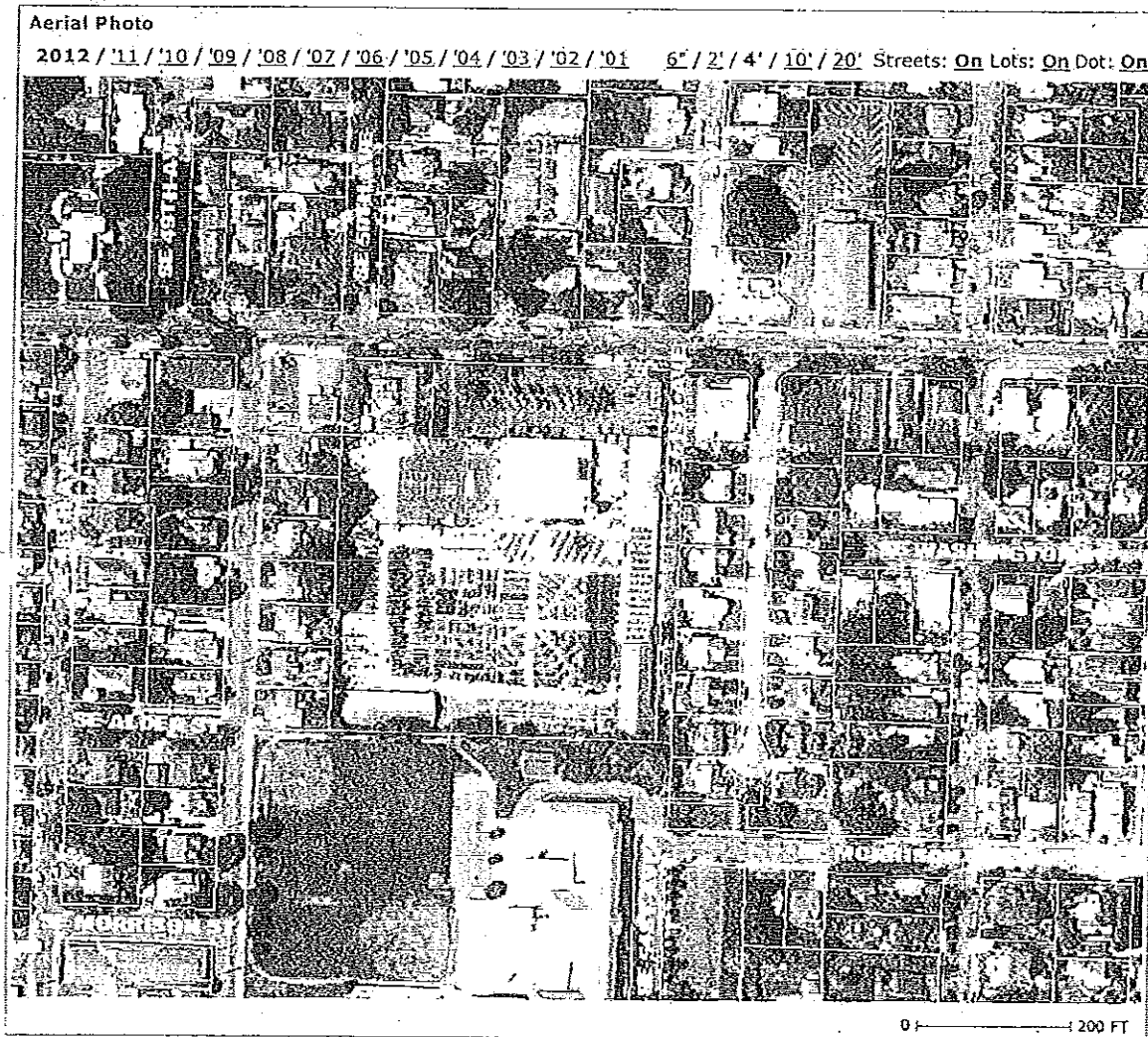
PortlandMaps

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5050 SE STARK ST - MT. TABOR -
PORTLAND.

[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#)
| [Transportation](#)

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



City of Portland, Corporate GIS

10/28/2014

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 PRESENT, HISTORICAL ACCURACY, INTEGRITY 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 EXPRESSLY 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 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 METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSOR'S OFFICE IN YOUR COUNTY.

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PortlandMaps

5050 SE STARK ST - MT. TABOR
- PORTLAND

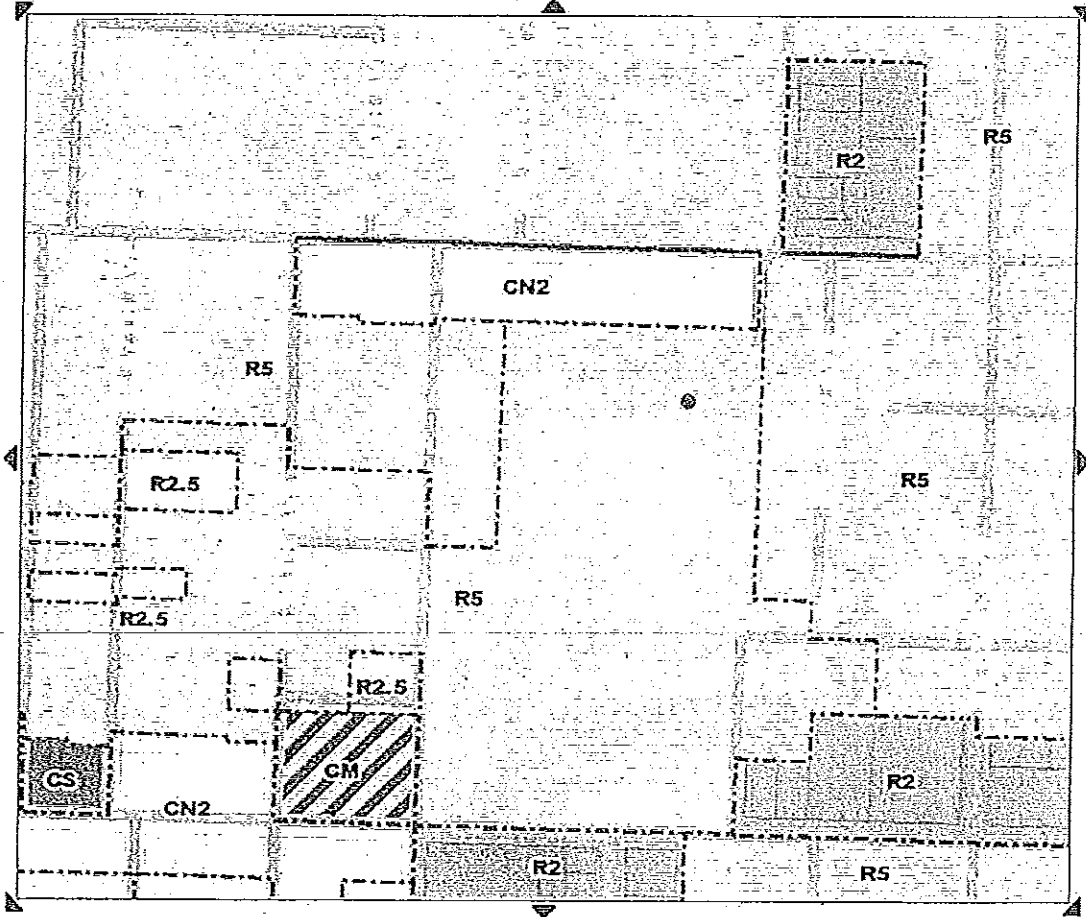
[New Search](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [PortlandOnline](#)

[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

Explore the area, view different themes

Zoning Detail

Long -122.61084 Lat 45.51856



Zoning

0 300 FT

City of Portland, Corporate GIS

10/28/2014

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Portland Nursery 9000 S.E. Division
 NE1/4 NW1/4 SEC. 9 T.1S. R.2E. W.M.
 #1 MULTNOMAH COUNTY
 Proposed Mixed Use Corridor

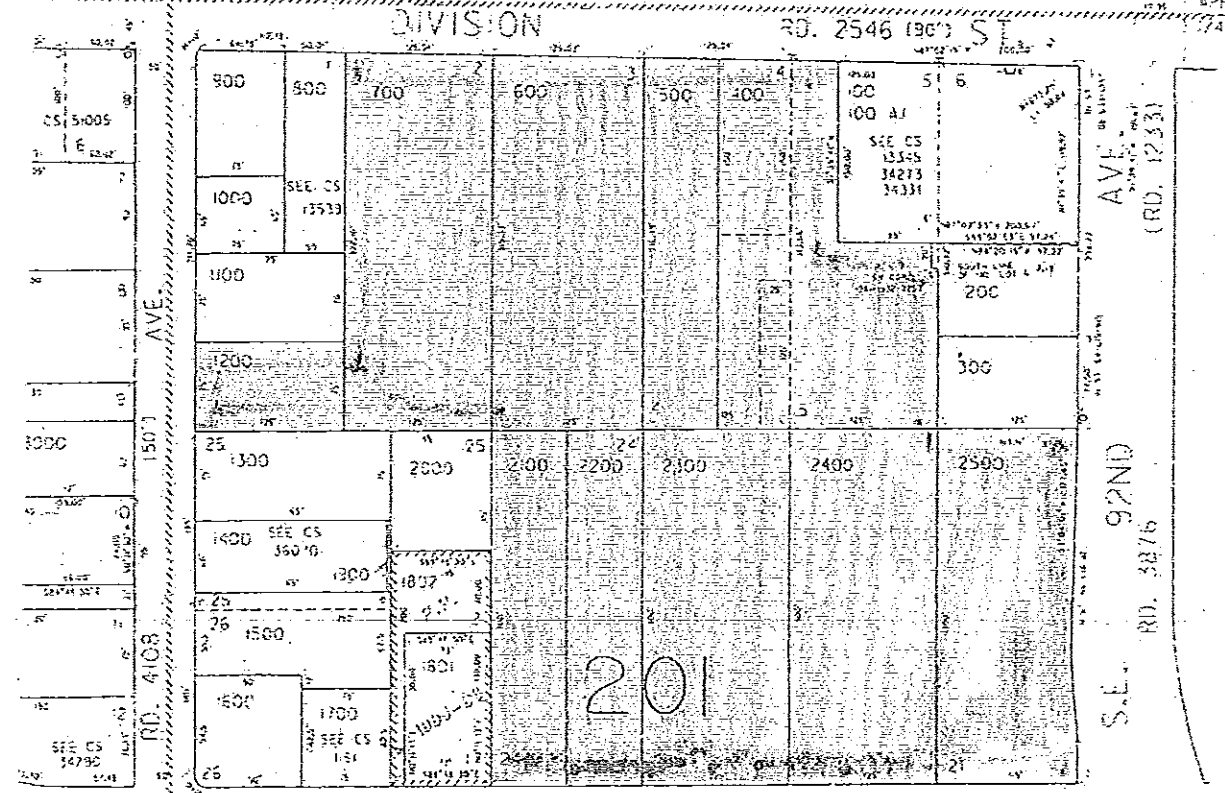
Medium Density Multi-Dwelling

SEE MAP S 2E 4C0

(SECTION LINE RD.)

DIVISION

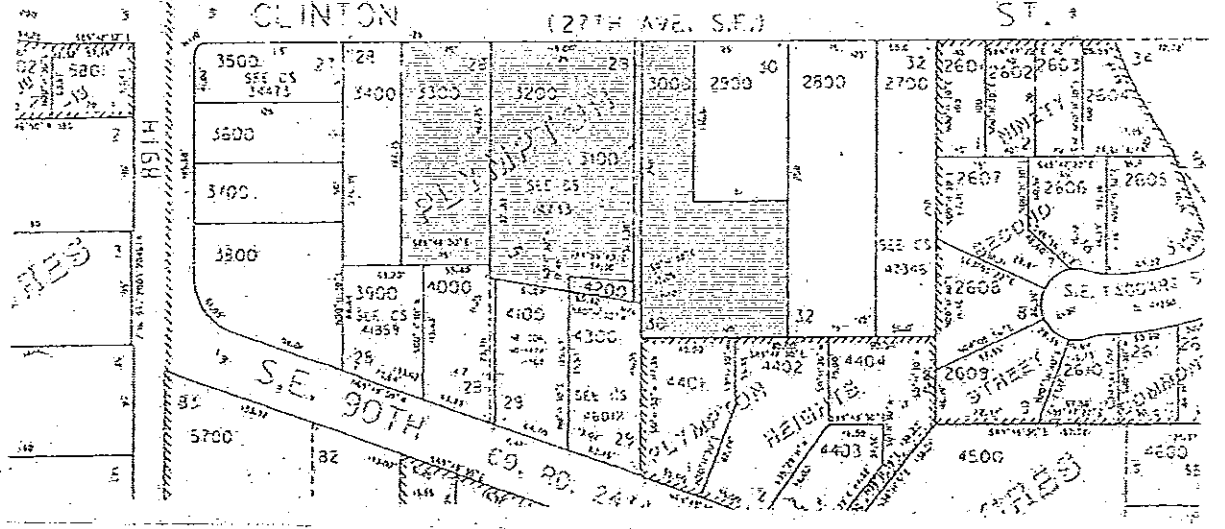
RD. 2546 (90') S



CLINTON

(27TH AVE. S.E.)

ST.



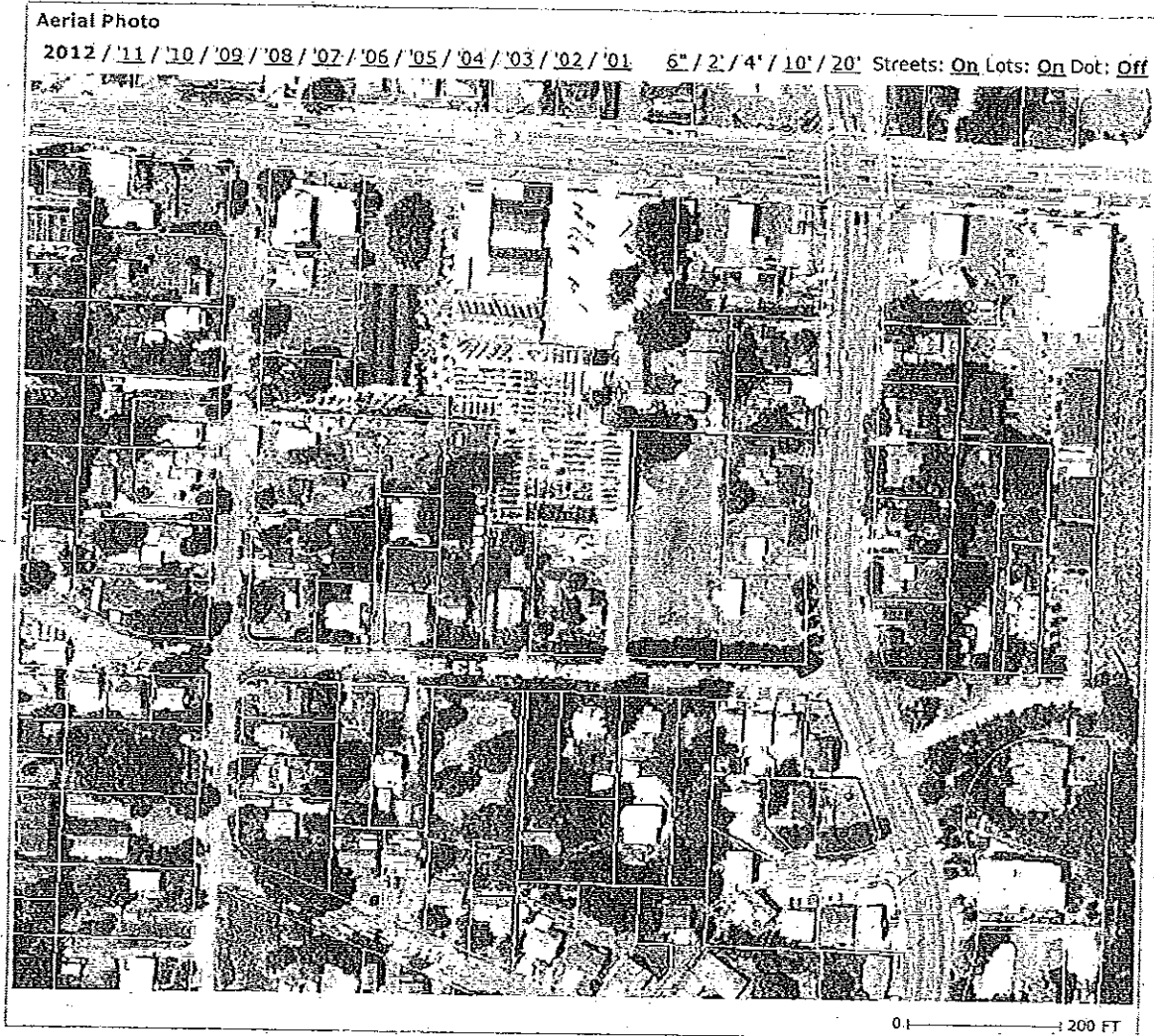
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9029 SE CLINTON ST - POWELLHURST-
GILBERT - PORTLAND

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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

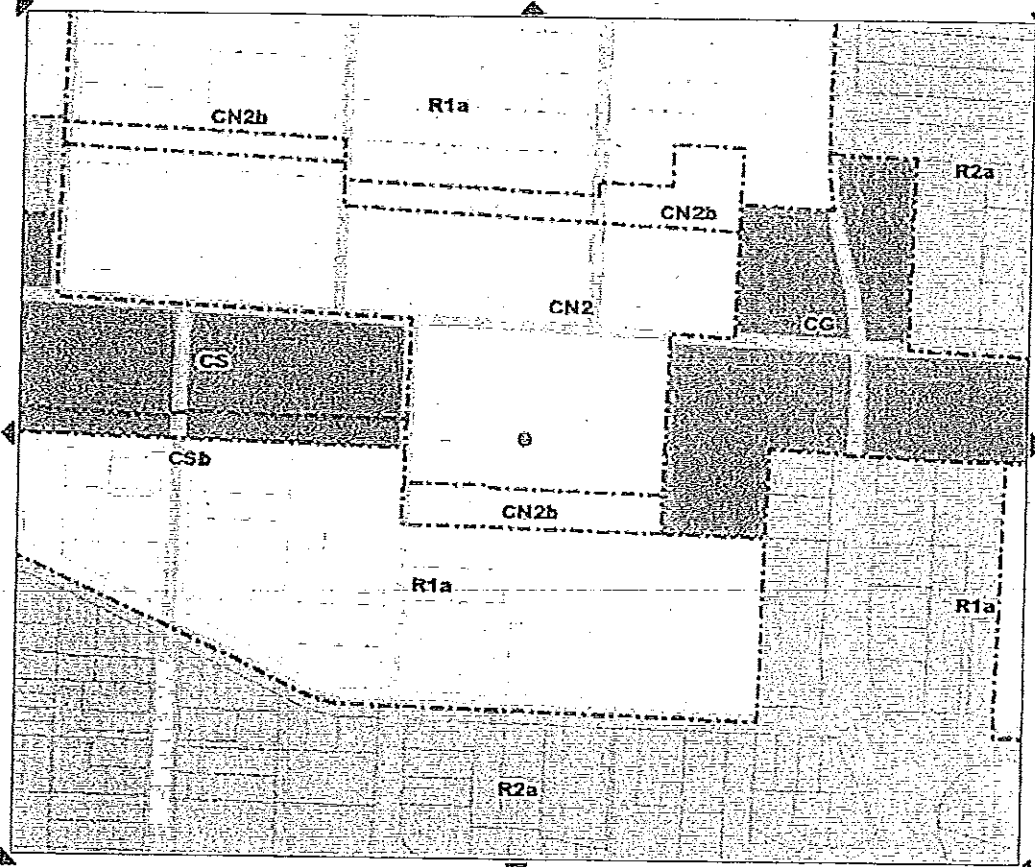
[New Search](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [PortlandOnline](#)

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Explore the area, view different themes

Zoning Detail

Long -122.57093 Lat 45.50396



Zoning

0 300 FT

City of Portland, Corporate GIS

10/28/2014

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PortlandMaps

9000 SE DIVISION ST -
POWELLHURST-GILBERT - PORTLAND

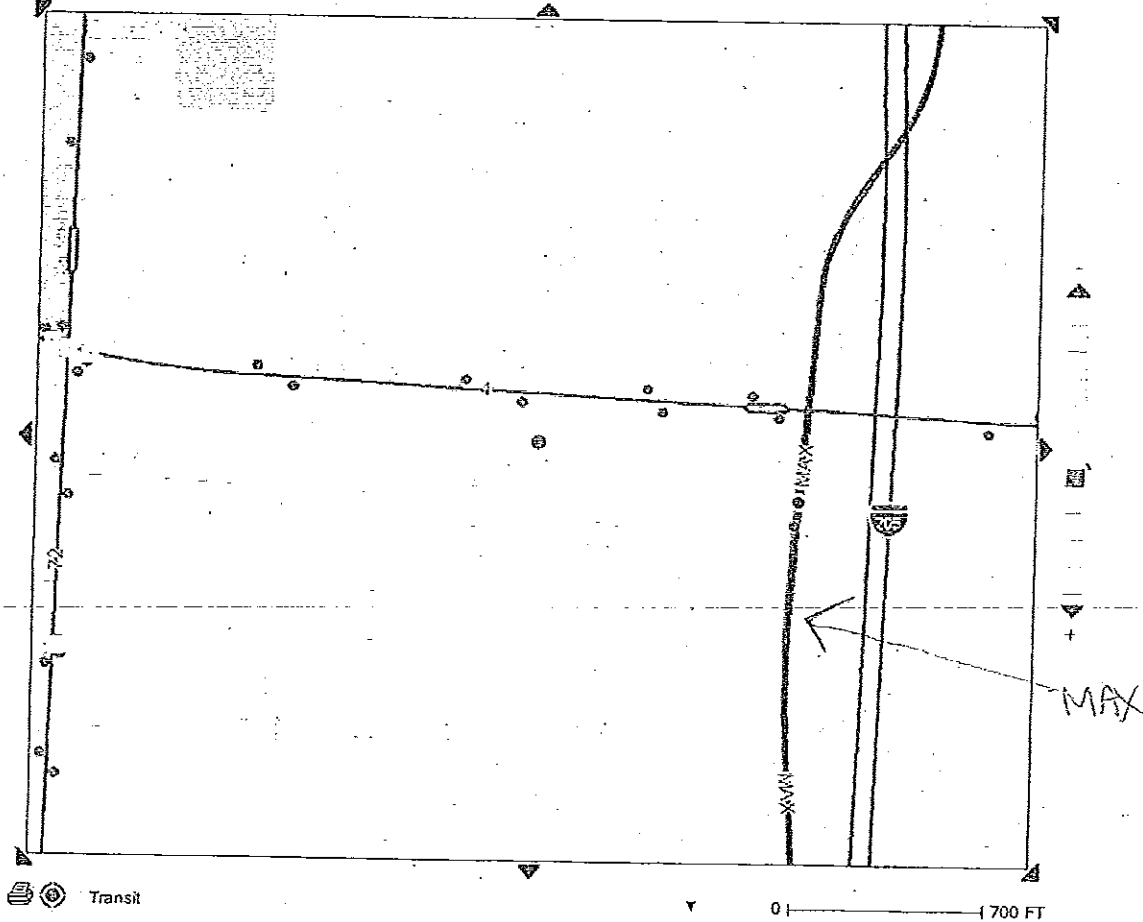
[New Search](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [PortlandOnline](#)

[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

Explore the area, view different themes

Transit Detail

Long -122.57093 Lat 45.50396



City of Portland, Corporate GIS

10/28/2014

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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

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.

In 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, access and distribution in the zoning code, and establish metrics to serve as indicators of the regional food system.</u></p>	<ul style="list-style-type: none"> • The vast majority of our plant material is <u>sourced within 100 mile radius.</u> • 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.
<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"> • We offer <u>220 free gardening classes</u> per year. • We cover everything from vegetable garden basics to living roofs to tree pruning.
<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"> • We <u>donate to over 400 local schools and non-profit organizations</u> each year, encouraging local food programs and education.
<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"> • 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. • Year to date we have sold <u>3,839 trees to Portland residents</u> and 7,713 native plants.
<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"> • We feel <u>we have contributed to the distinct landscapes</u> in SE Portland. • 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.

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 positive

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

Jeikman 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 POC 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

Jeitman Greenhouses, Inc
February 26, 1991
Page 2

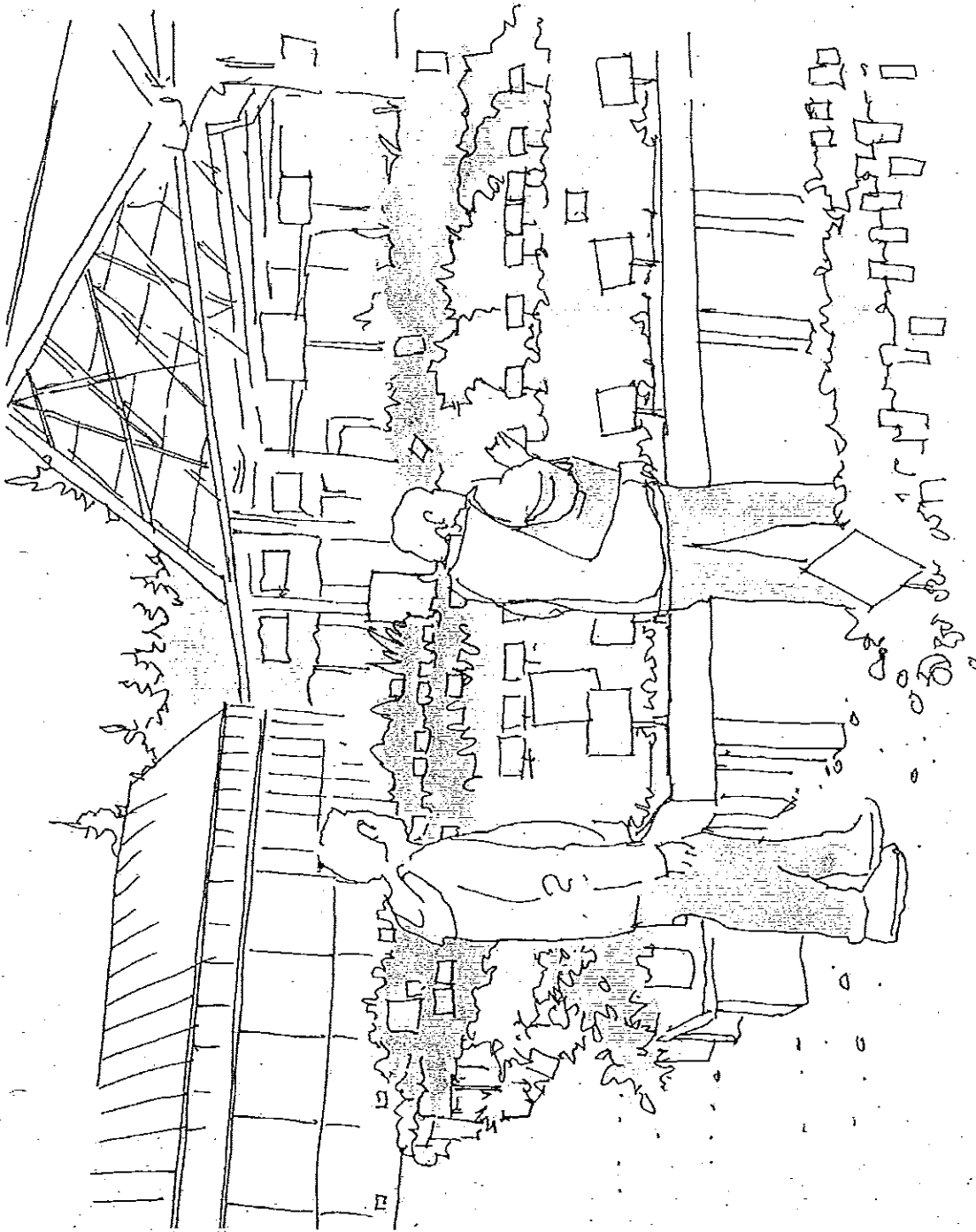
Violations we have identified. The Bureau of Buildings does not refer these individuals to you and makes no recommendation as to whether or not you should engage their services.

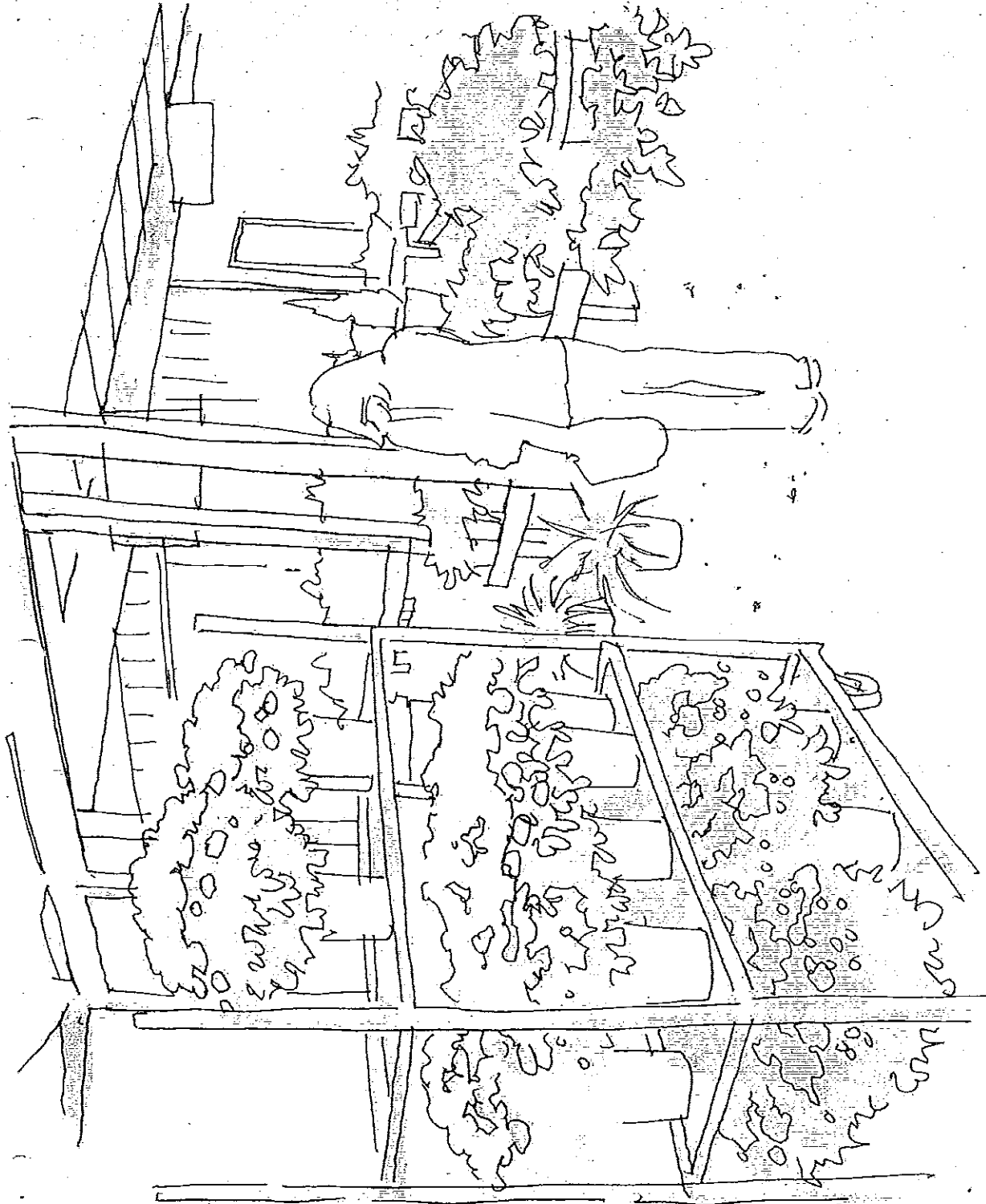
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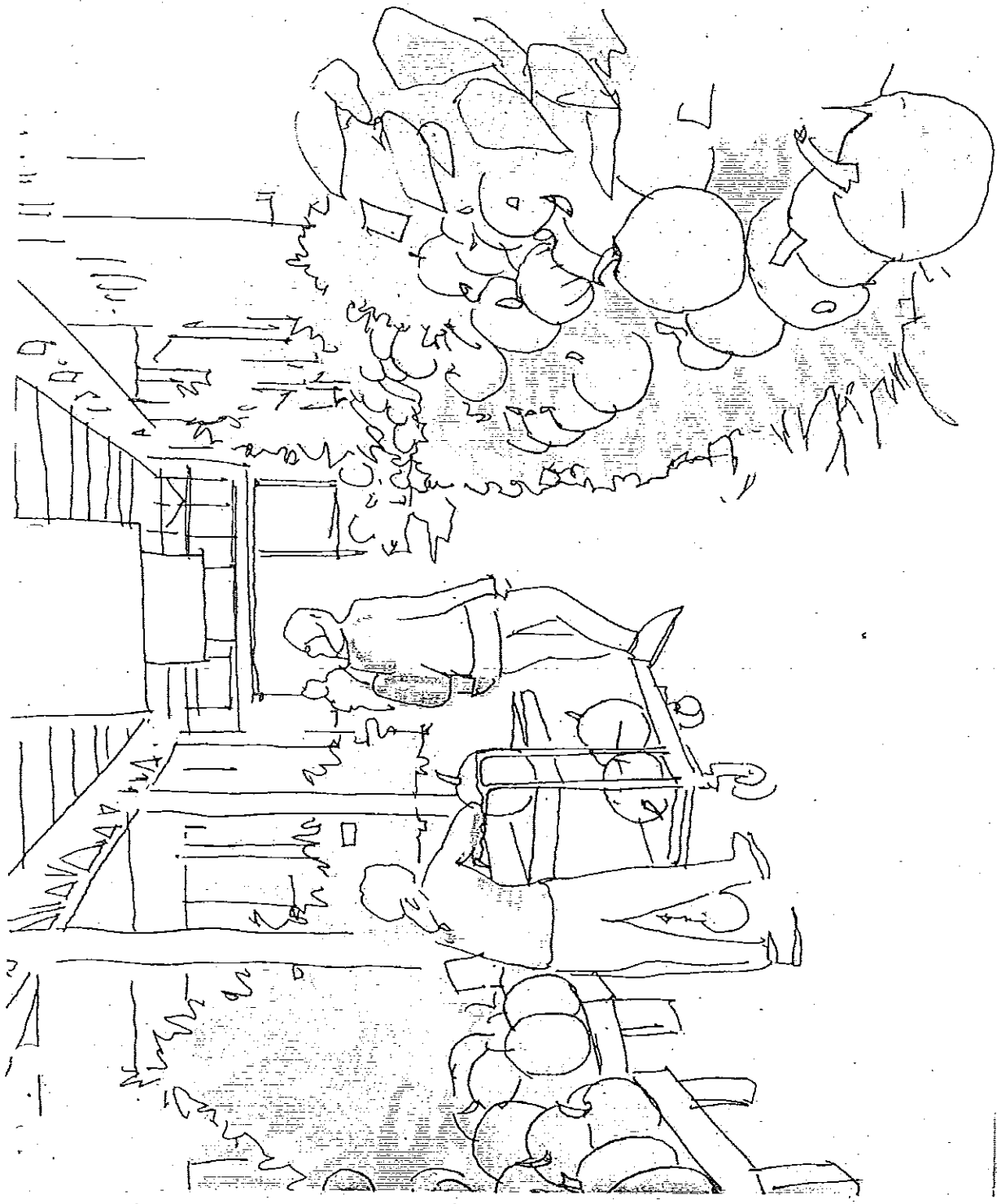
cc: Sterling Bennett, Code Compliance Officer

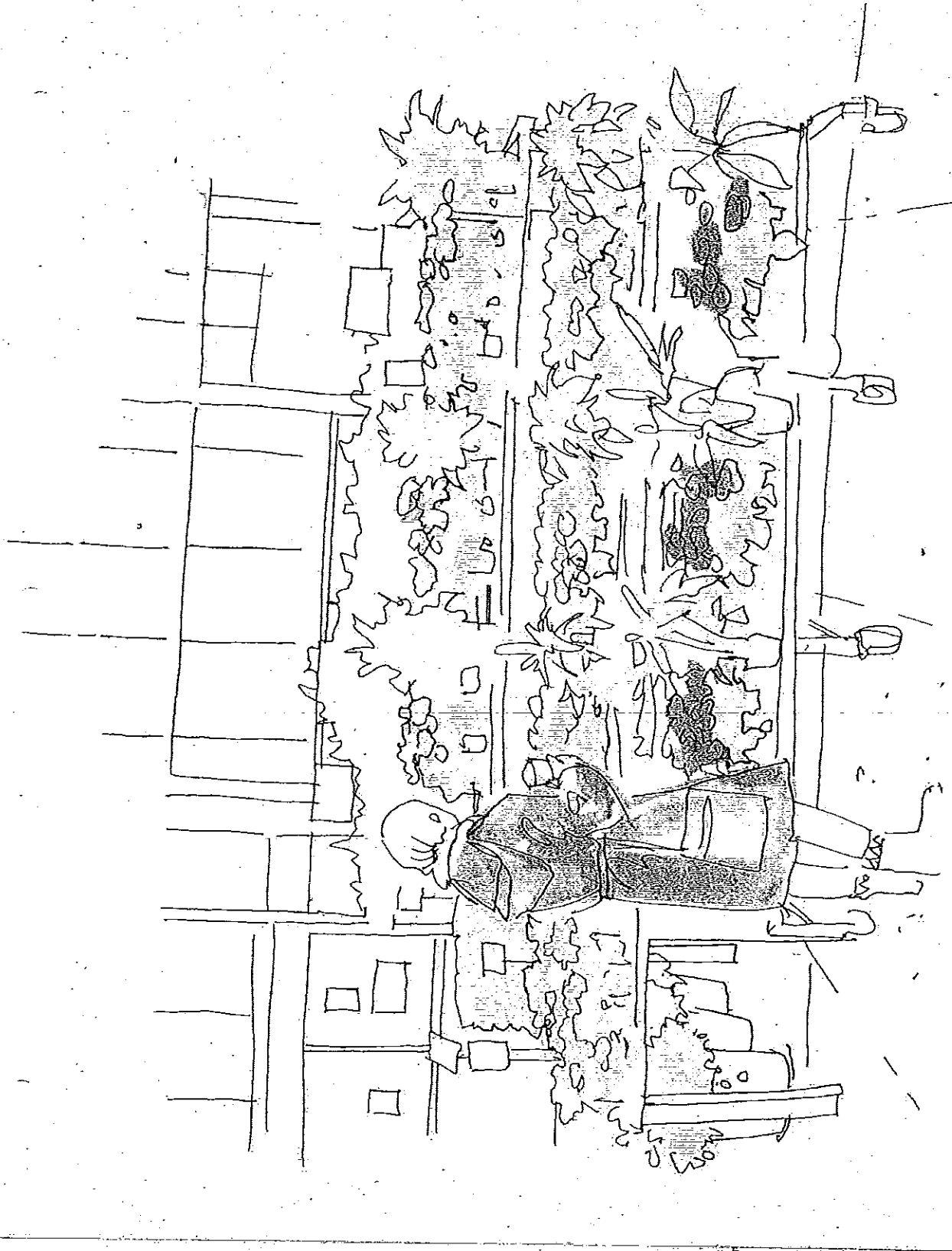
inspb.jei -

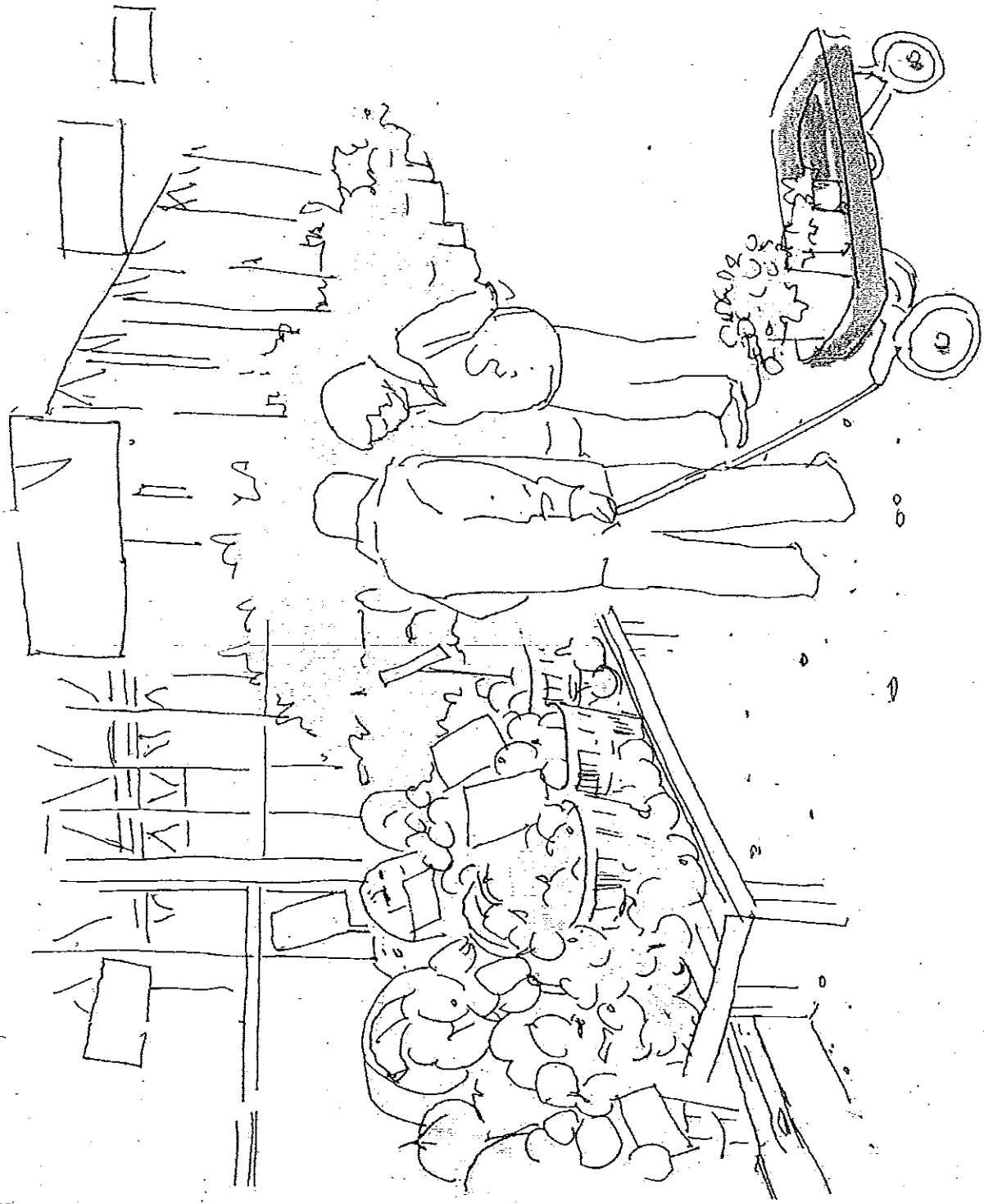
APPENDIX FOUR
PICTURES

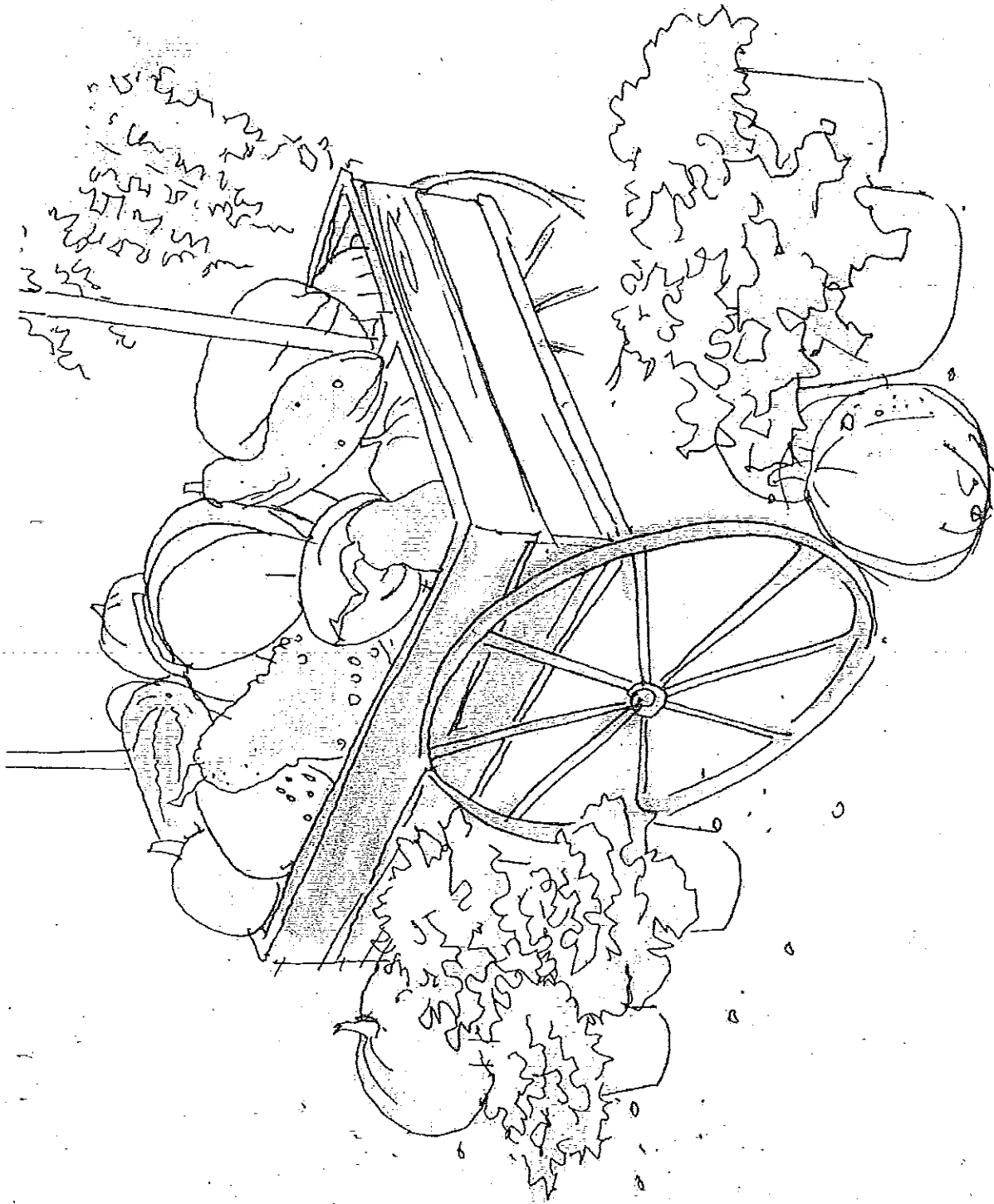












Peter Finley Fry AICP Ph.D.

(503) 703-8033

August 31, 2015

Mayor Hales
Portland City Hall
1221 SW 4th, Rm 340
Portland, OR 97204

RE: Portland Comprehensive Plan Periodic Review
Mohammed Farhoud, Second Chance

Our testimony is provided for your consideration at your workshops scheduled for September, 2015. We request the opportunity to meet with you to brief you on our issue. Your action directly affects our property and family business.

We have acquired the six properties before you. Two (14112 – 14134 SE Stark and 14021 SE Stark) are abutting Mixed Use Civic Corridor. **We recommend the Mixed Use Civic Corridor designation/zone to expand across these properties.** Three (912 – 924 NE 91st, 13801-13863 SE Stark, and 15220 SE Stark) are abutting medium density residential. **We recommend the Medium Density Residential designation/zone to expand across these properties.**

These properties serve an extremely important social/public need. We have forward letters from neighborhood, neighbors, and the law enforcement community establishing why these "second chance housing" provides an important need **and** why there have been no adverse neighborhood impact and/or law enforcement issues.

These changes could add another 260 unites (or more) (and **without impact**) to Portland's inventory of special needs housing with **no cost** to the City of Portland. We serve the "convicted/evicted" in a humane, empowering, and positive environment.

Please find enclosed the locations and a brief summary of each request. We simply ask that the designation be moved to cover one more property. **In no case, are we requesting a "spot zone".**

These apartments represent 260 units. We expect to double that number through the renovation of these properties. We intend to increase the number of units within the buildings by using existing space more effectively. The actual number of bedrooms will not change as the two and one bedroom units are converted to studio and one bedroom units that respond to the **public need.**

The public purpose is served by providing affordable special needs housing units without increasing density.

Sincerely,

Peter Finley Fry

Cc: Mohammed Farhoud

APPENDIX ONE
FIRST REQUEST AND MAPS
COMMERCIAL

Two Properties (14112 – 14134 SE Stark and 14021 SE Stark) abut Mixed Use Commercial – Civic Corridor.

We recommend that the **(Mixed Use Commercial – Civic Corridor)** designation/zone be expanded.

August 31, 2015

RECEIVED

Commissioner Fish
Portland City Hall
1221 SW 4th, Rm 240
Portland, OR 97204

SEP 01 2015

Commissioner Nick Fish

RE: Portland Comprehensive Plan Periodic Review
Mohammed Farhoud, Second Chance

Our testimony is provided for your consideration at your workshops scheduled for September, 2015. We request the opportunity to meet with you to brief you on our issue. Your action directly affects our property and family business.

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Peter Finley Fry

Cc: Mohammed Farhoud

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FIRST REQUEST AND MAPS
COMMERCIAL

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We recommend that the **(Mixed Use Commercial – Civic Corridor)** designation/zone be expanded.

PortlandMaps **Steven's Place** New Search | Mapping | Adv **TO**

**14112 SE STARK ST -
HAZELWOOD - PORTLAND**

Explorer | Property | Maps | Env.

Commercial

Summary | Assessor | Permits/Cases | Block | Schools | Parks | Development | Historic Pr

14112-14134 SE Stork

R3d → CO/CNA

General Information		
Property ID R183656		
County MULTNOMAH		
State ID 1S2E02AA 300		
Alt Account # R401400010		
Map Number 3144 OLD		
Site Info		
Site Address 14112-14134 SE STARK ST		
City/State/Zip PORTLAND OR 97233		
Owner Info (Privacy)		
Owner(s) Name STEVENS PLACE LLC		
Owner Address 12680 SW 159TH CT		
City/State/Zip BEAVERTON OR 97007-9031		
		0 ----- 146 FT

Property Description			
Tax HOOD ACRES & PLAT 2 & 3, BLOCK 1, S 70' OF LOT 1, S 70' & W 20' OF N Roll 130' OF LOT 2, N 70' OF LOT 4	Use 9-20 UNIT MULTI-FAMILY		
Lot 1,2,4	Block 1		
Tax Districts			
Deed Information			
Sale Date	Type	Instrument	Sale Price
04/22/2014	WARRANTY DEED	2014038704	\$907,500.00
06/02/2006	WARRANTY DEED	2006103765	\$810,000.00
01/21/2006	SPECIAL WARRANTY DEED	2006103764	\$350,000.00
09/27/2005	CONTRACT	2006103763	\$350,000.00
06/29/2000	WARRANTY DEED	00092653	\$735,000.00
	PERSONAL REP'S DEED	2004169789	\$0.00
	INST	97190380	\$0.00

Land Information		
Type	Acres	SQFT
MULT	0.8600	37,400
ON SITE DEV APTS		0

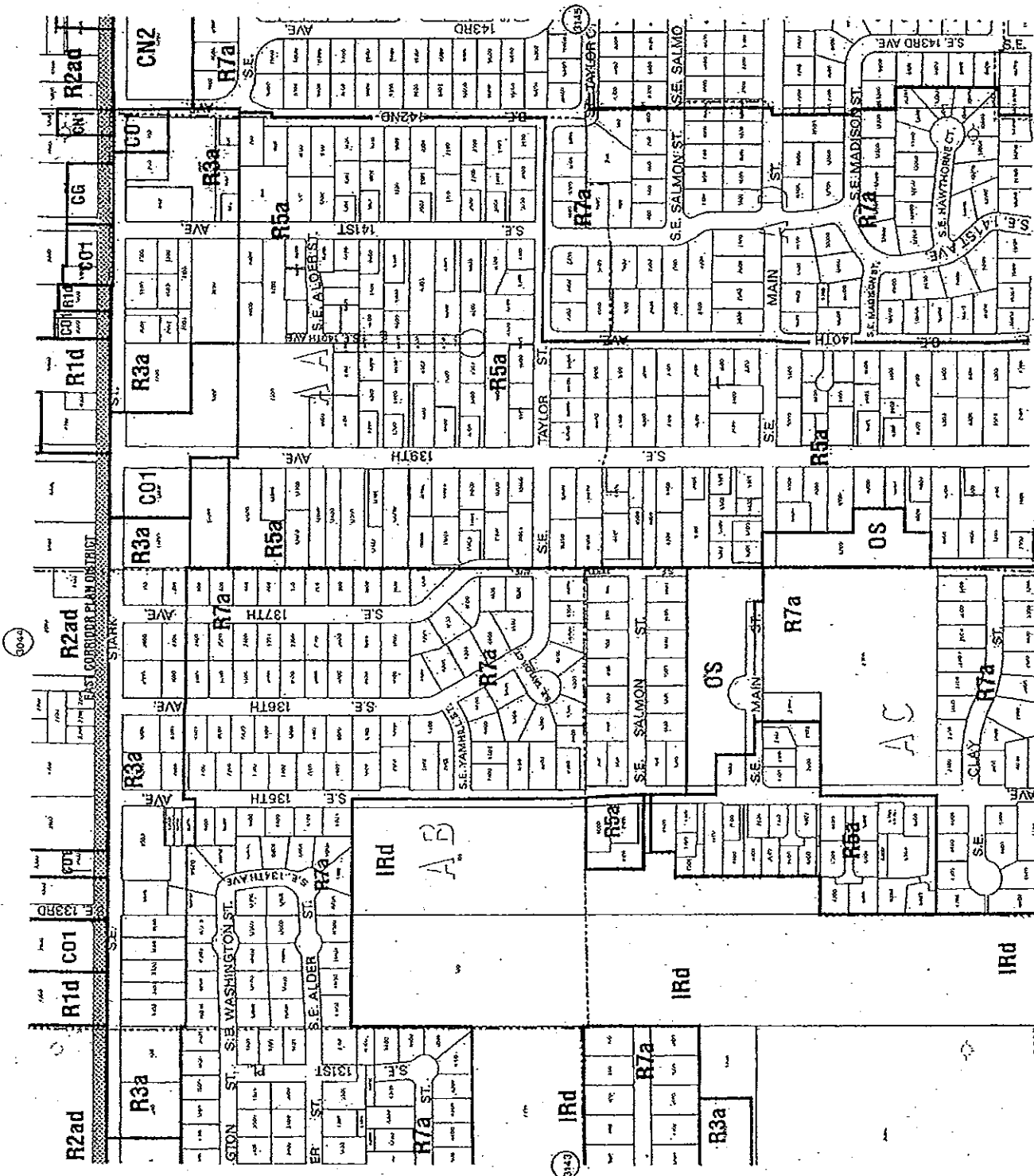
Improvement Information	
Improvement Type	SINGLE FAMILY RESIDENTIAL

Improvement Value \$583,650.00

Room Descriptions		
Building Class		
Actual Year Built 1973	Effective Year Built 1927	
Number of Segments 1	Construction Style Other	
Foundation Type Concrete	Interior Finish	
Roof Style	Roof Cover Type COMPOSITION	
Flooring Type	Heating/AC Type Forced Air	
Plumbing TWO FULL BATHS	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 MAIN		1,628
1 MAIN		2,080
1 MAIN		1,680
1 MAIN		1,680
1 MAIN		1,680
1 MAIN		2,160
1 MAIN		2,160

Tax History		
Year	Property Tax	Total Tax
2013	\$12,559.63	\$12,559.63
2012	\$11,595.81	\$11,595.81
2011	\$12,349.25	\$12,349.25
2010	\$13,197.36	\$13,197.36
2009	\$13,954.60	\$13,954.60
2008	\$13,476.36	\$13,476.36
2007	\$13,420.86	\$13,420.86
2006	\$12,796.84	\$12,796.84
2005	\$12,358.93	\$12,358.93
2004	\$12,024.75	\$12,024.75
2003	\$11,045.83	\$11,045.83
2002	\$10,723.94	\$10,723.94
2001	\$10,428.69	\$10,428.69
2000	\$9,655.06	\$9,655.06
1999	\$9,272.87	\$9,272.87
1998	\$9,190.75	\$9,190.75
1997	\$8,573.25	\$8,573.25

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2013	\$583,650.00	\$178,000.00	\$0.00	\$761,650.00	\$0.00	\$703,220.00



CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY	
MAP NO. 40000676	SCALE: 1" = 50'
DATE: 02-27-2014	DATE: 07-2010
PROJECT: CURRENT ZONING	PROJECT: UGA RESUBMITTAL
PROJECT: MAXIMUM POSSIBLE ZONING FOR UGA RESUBMITTAL	PROJECT: NE 1/4 SEC. 02 - 1S - 2E
PROJECT: COMPLETION PATH	PROJECT: 3144
PROJECT: STATE ID MAP BOUNDARY	

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

- Plan District Boundary
- Mosaic or Conservation District or N.R.M.P. Boundary
- Zoning Line

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14112 SE STARK ST - HAZELWOOD -
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](#)

Aerial Photo

2012 / [11](#) / [10](#) / [09](#) / [08](#) / [07](#) / [06](#) / [05](#) / [04](#) / [03](#) / [02](#) / [01](#) 5" / 2" / 4" / [10'](#) / [20'](#) Streets: [Off](#) Lots: [Off](#) Dot: [On](#)



0 |-----| 100 FT

City of Portland, Corporate GIS

9/29/2014

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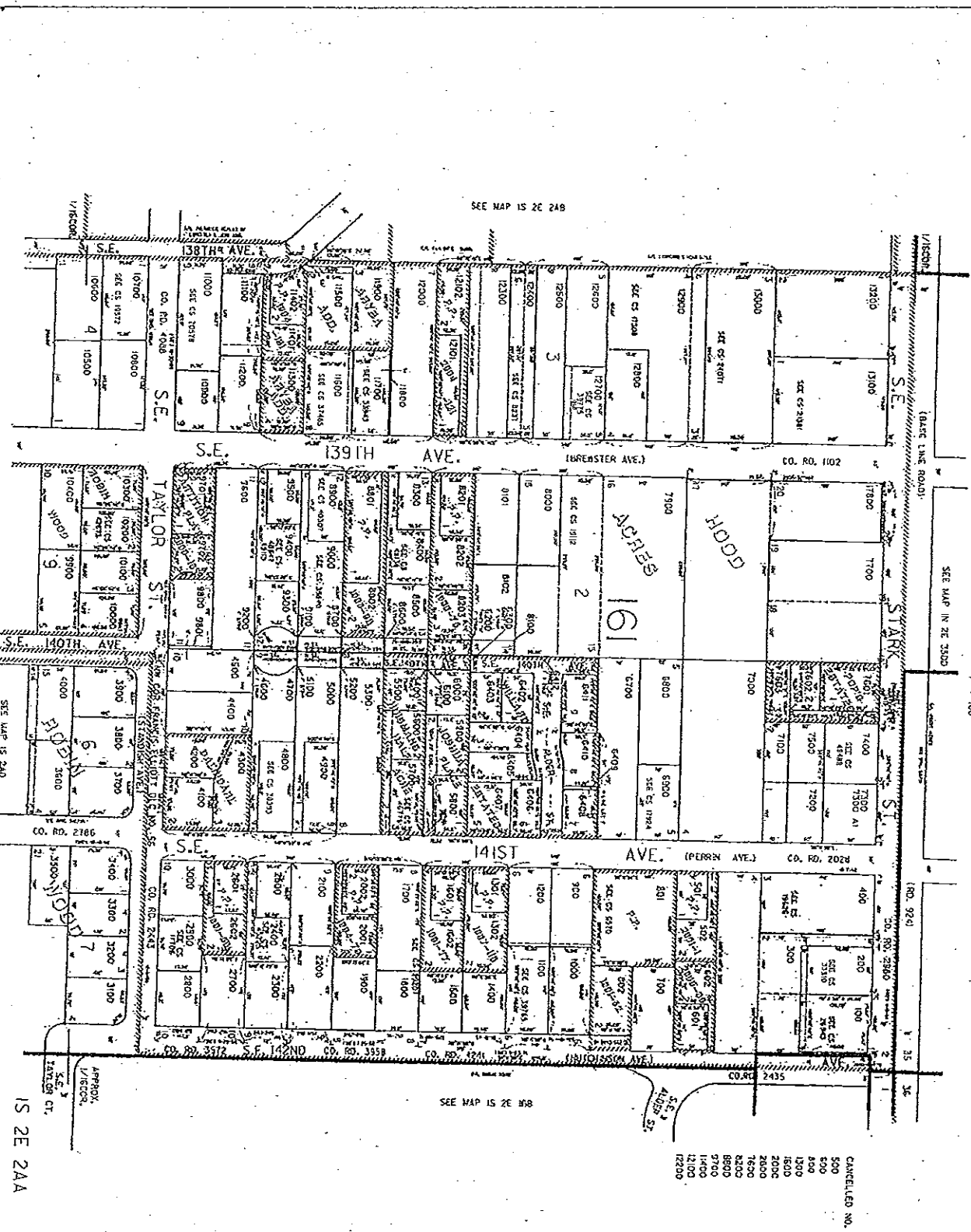
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NE1/4 NE1/4 SEC. 2 T.1S. R.2E. W.M.
MULTNOMAH COUNTY
P. 100'

IS 2E 2AA



CANCELLED NO.

500
530
590
630
1200
1500
2000
2500
3000
3500
4000
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11500
12000

MAPS/MULT/ISZE/1S2E02AA.DGN 1/21/2011 9:37:45 AM

IS 2E 2AA

Stevens Place

PortlandMaps

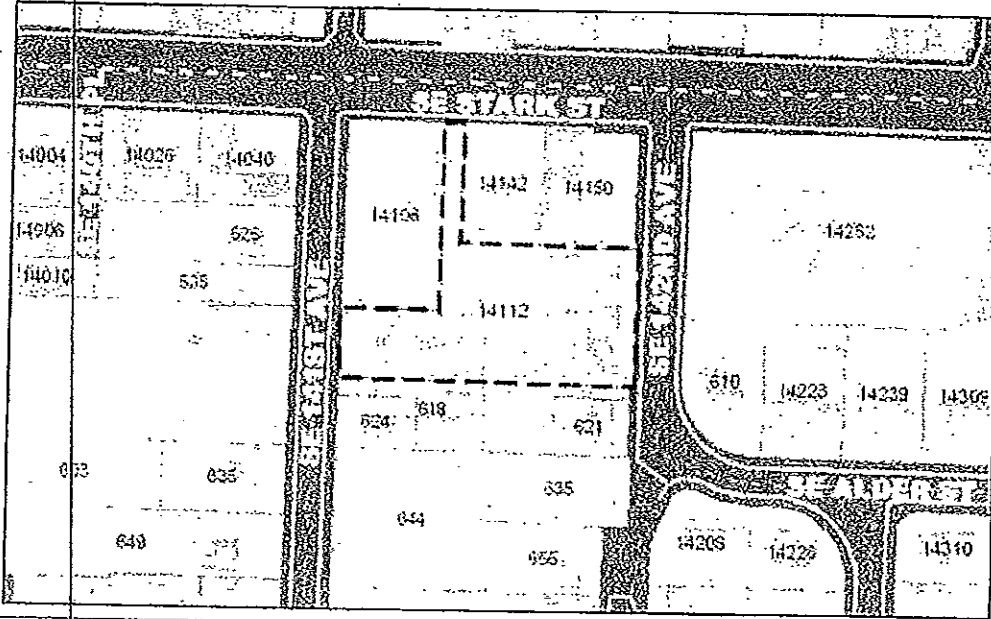
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14112 SE STARK ST -
HAZELWOOD - PORTLAND

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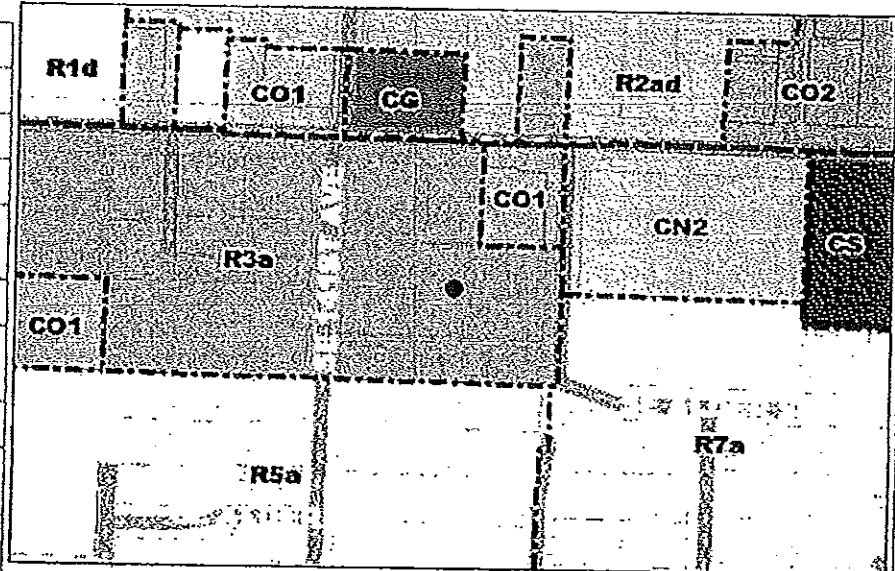
[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#) | [Photo](#) | [Property](#) | [Tax Map](#) | [UGB](#) | [USB](#) | [Walkability](#) | [Zoning](#) | [Zip Code](#) | [Public Art](#)

Property & Location



Zoning

Property	
Zone	R3
Description	Residential 3,000
Overlay	a
Comp Plan	R3
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	NPI Rosewood
Zoning Map	3144



PortlandMaps

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to

14021 SE STARK ST -
HAZELWOOD - PORTLAND

Explorer | Property | Maps | Proj
Environm

Summary | Assessor | Permits/Cases | Block | Schools | Parks | Development | Garb
Historic Permits

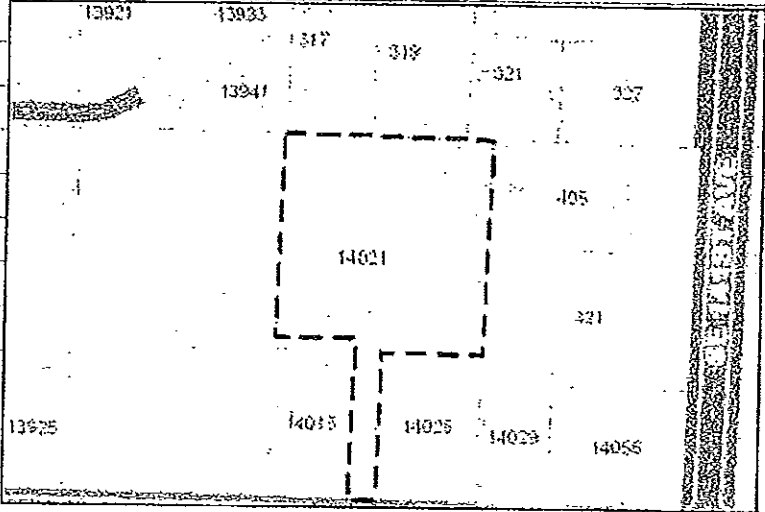
Commercial

14021 SE Stark

Read → Col

General Information

Property ID	R109521
County	MULTNOMAH
State ID	1N2E35DD 2200
Alt Account #	R041802950
Map Number	3044 OLD
Site Info	
Site Address	14021 SE STARK ST
City/State/Zip	PORTLAND OR 97233
Owner Info (Privacy)	
Owner(s) Name	ADLER BARBARA A TO ORLANDO 39 LLC
Owner Address	5815 NE 37TH AVE
City/State/Zip	PORTLAND OR 97211



0 | 149 FT

Additional Owner Info

Name(s)	Address	City/State/Zip	Type
ADLER BARBARA A TO ORLANDO 39 LLC	5815 NE 37TH AVE	PORTLAND OR 97211	OWNER (PRIMARY)
ADLER CHRISTOPHER E	5815 NE 37TH AVE	PORTLAND OR 97211	CONTRACT PURCHASER
ORLANDO LLC 2009-053020			CONTRACT PURCHASER

Property Description

Tax ASCOT AC, LOT 109 EXC E 75' OF S 120' & EXC W 60' OF S 130' & EXC Roll PT IN ST	Use 9-20 UNIT MULTI-FAMILY
Lot 109	Block

Tax Districts

Deed Information

Sale Date	Type	Instrument	Sale Price
08/01/2001	OTHER	01119815	\$612,000.00
	ASSIGN CONTR-VENDEE	2009053020	\$0.00

Land Information

Type	Acres	SQFT
MULT.	0.6100	26,555
ON SITE DEV APTS		0

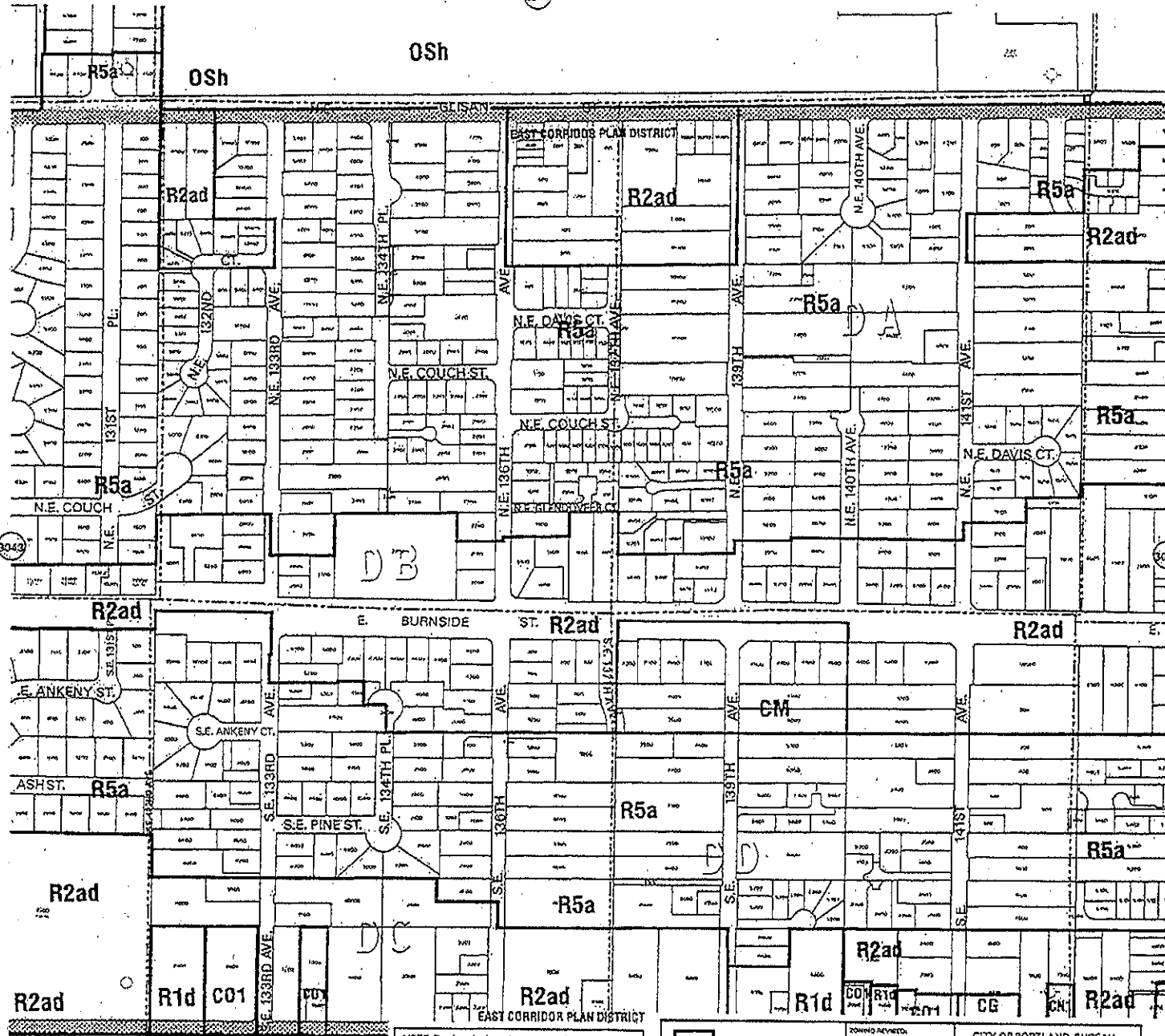
Improvement Information

Improvement Type 5-8 UNIT MULTI-FAMILY

Improvement Value \$977,170.00		
Room Descriptions		
Building Class		
Actual Year Built 1969	Effective Year Built 1969	
Number of Segments 1	Construction Style Other	
Foundation Type Concrete	Interior Finish	
Roof Style	Roof Cover Type COMPOSITION	
Flooring Type	Heating/AC Type Baseboard	
Plumbing EIGHT FULL BATHS	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 MAIN		6,640
1 MAIN		8,440

Tax History		
Year	Property Tax	Total Tax
2014	\$16,311.47	\$16,311.47
2013	\$12,421.62	\$12,421.62
2012	\$12,913.12	\$12,913.12
2011	\$13,629.33	\$13,629.33
2010	\$13,375.30	\$13,375.30
2009	\$13,619.79	\$13,619.79
2008	\$13,137.72	\$13,137.72
2007	\$12,946.69	\$12,946.69
2006	\$13,027.96	\$13,027.96
2005	\$12,498.14	\$12,498.14
2004	\$12,115.05	\$12,115.05
2003	\$11,779.41	\$11,779.41
2002	\$11,172.66	\$11,172.66
2001	\$10,795.45	\$10,795.45
2000	\$10,509.92	\$10,509.92
1999	\$10,130.92	\$10,130.92
1998	\$10,072.49	\$10,072.49
1997	\$9,444.01	\$9,444.01

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2014	\$977,170.00	\$188,900.00	\$0.00	\$1,166,070.00	\$0.00	\$766,330.00
2013	\$546,010.00	\$198,000.00	\$0.00	\$744,010.00	\$0.00	\$744,010.00
2012	\$574,560.00	\$198,000.00	\$0.00	\$772,560.00	\$0.00	\$735,220.00
2011	\$649,340.00	\$198,000.00	\$0.00	\$847,340.00	\$0.00	\$713,810.00
2010	\$578,860.00	\$247,000.00	\$0.00	\$825,860.00	\$0.00	\$693,020.00
2009	\$592,690.00	\$259,600.00	\$0.00	\$852,290.00	\$0.00	\$672,840.00



2844

3043

3045

3144

Plan District Boundary
 Historic or Conservation District or N.R.M.P. Boundary
 Zoning Line

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10	Current Zoning	ADOPTED BY:	05-13-2011	CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
	Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED:	07 - 2010	
	State ID Map Boundary	LEGAL DESCRIPTION:	SE 1/4 SEC. 35 - 1N - 2E	 3044
		SCALE IN FEET	 0' 100' 200' 300'	

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14021 SE STARK ST - HAZELWOOD -
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Aerial Photo

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



0 |-----| 50 FT

City of Portland, Corporate GIS

11/18/2014

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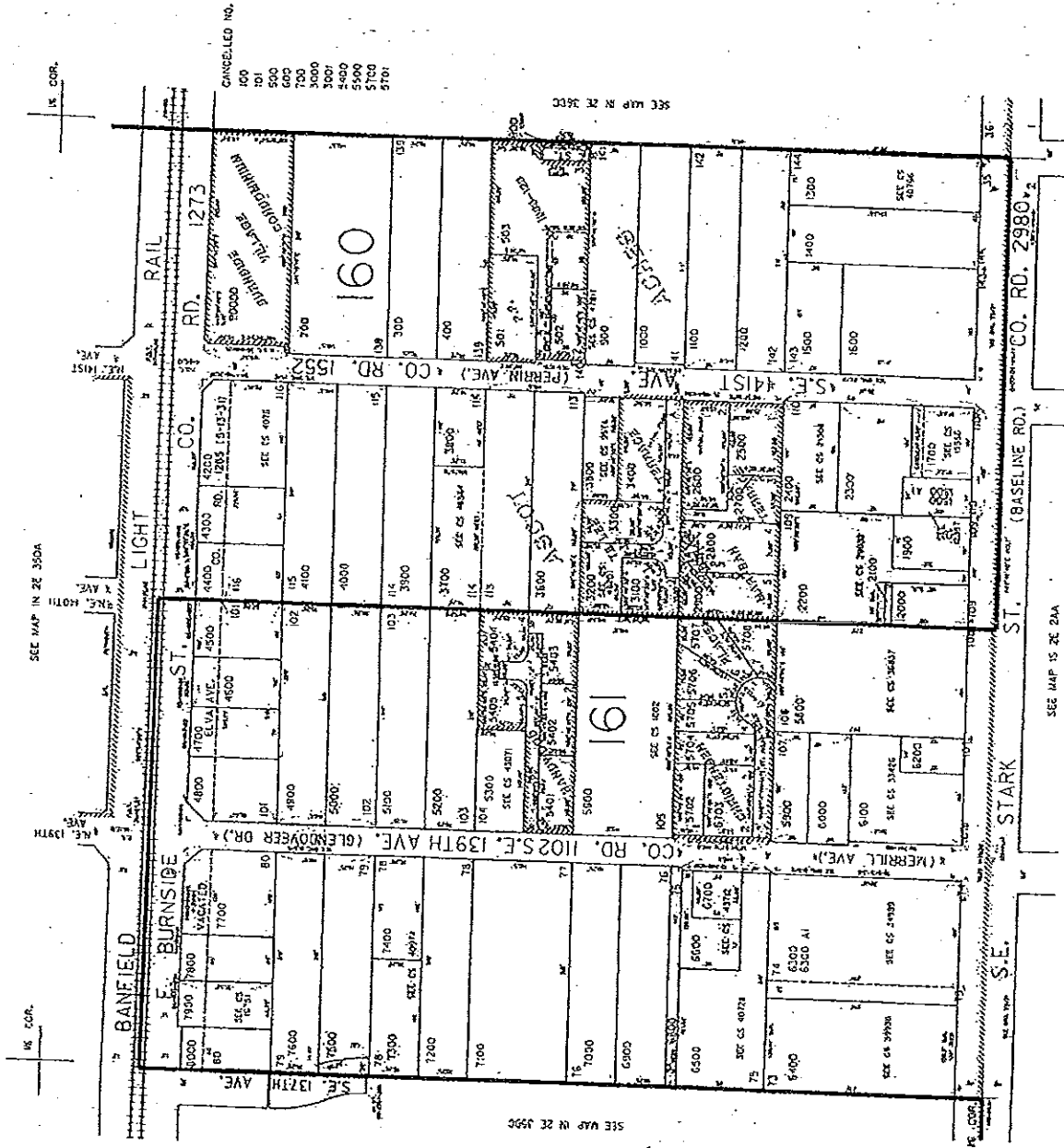
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SE1/4 SEC. 35 T.1N. R.2E. W.M.
MULTNOMAH COUNTY
1" = 100'

IN 2E 35DD



IN 2E 35DD

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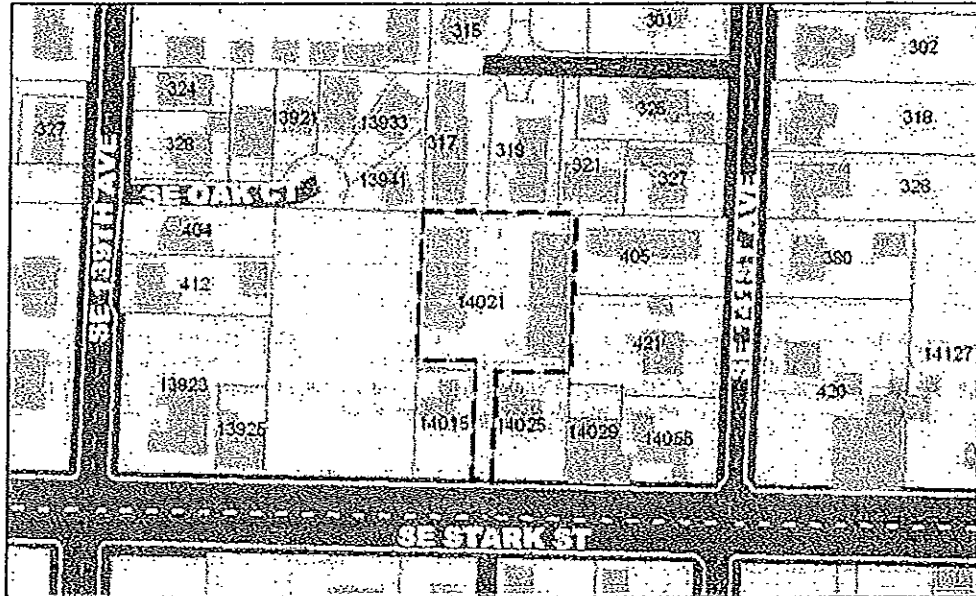
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**14021 SE STARK ST - HAZELWOOD
- PORTLAND**

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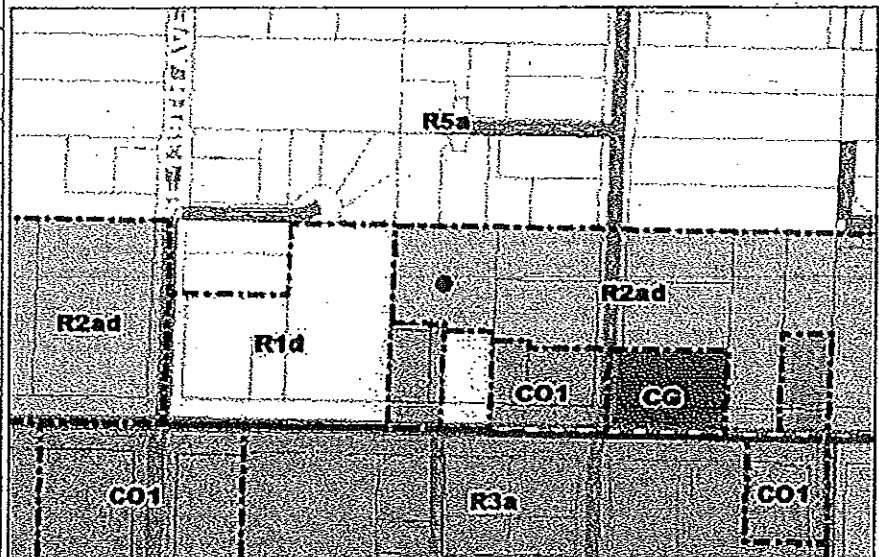
Property & Location



Zoning

Property

Zone	R2
Description	Low Density Res. 2,000
Overlay	a, d,
Comp Plan	R2
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	EC
NRMP District	
Urban Renewal District	NPI Rosewood
Zoning Map	3044



APPENDIX TWO
SECOND REQUEST AND MAPS
RESIDENTIAL

Three properties (912 – 924 NE 91st, 13801-13863 SE Stark, and 15220 SE Stark) abut medium density residential.

We ask that the **Medium Density Residential** designation be expanded across these properties.

PortlandMaps

New Search | Mapping | Advan

*to
Adjacent
residential*

**912 NE 91ST AVE -
MONTAVILLA - PORTLAND**

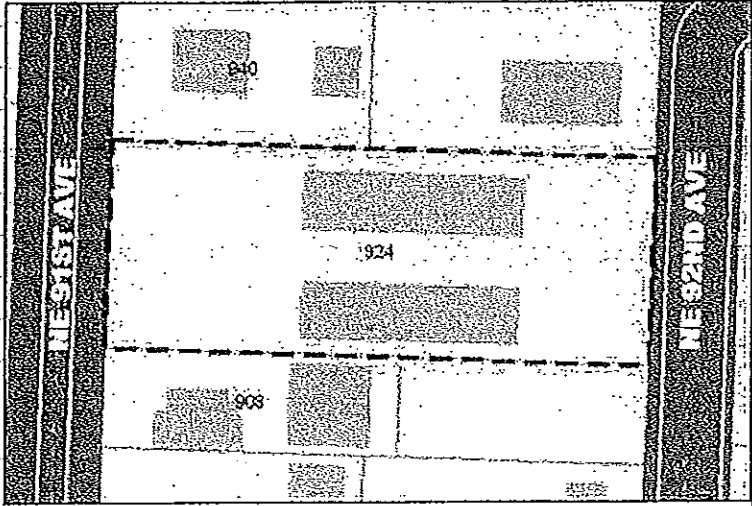
Explorer | Property | Maps | f
Envir

Summary | Assessor | Permits/Cases | Block | Schools | Parks | Development |
Historic Pa

912-924 NE 91st

R2a → R1a

General Information	
Property ID	R319450
County	MULTNOMAH
State ID	1N2E33BD 400
Alt Account #	R942330420
Map Number	2939 OLD
Site Info	
Site Address	912-924 NE 91ST AVE
City/State/Zip	PORTLAND OR 97220
Owner Info (Privacy)	
Owner(s) Name	CHAO CONNIE TR & CHAO, CONNIE % STENGER, JAMES A
Owner Address	7250 SW MONTGOMERY WAY
City/State/Zip	WILSONVILLE OR 97070-6738






Property Description			
Tax Roll SECTION 33 1N 2E, TL 400 0.67 ACRES	Use 9-20 UNIT MULTI-FAMILY		
Lot TL 400	Block		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP		
143 METRO	164 EAST MULT SOIL/WATER		
170 MULTNOMAH COUNTY	170L MULT CO LIBRARY LOCAL OPT TAX		
171 URBAN RENEWAL PORTLAND	173 URB REN SPECIAL LEVY - PORTLAND		
198 TRI-MET TRANSPORTATION	304 MULTNOMAH ESD		
309 PORTLAND COMM COLLEGE	311 PORTLAND SCHOOL DIST #1		
Deed Information			
Sale Date	Type	Instrument	Sale Price
11/27/2012	QUIT CLAIM DEED	2012152836	\$1,000.00
11/16/2007	DEED ERROR	2007210315	\$794,188.00
11/16/2007	WARRANTY DEED	2008004473	\$794,188.00
03/23/2001	BARGAIN & SALE DEED	01045767	\$274,750.00
10/31/2000	BARGAIN & SALE DEED	00151154	\$549,500.00
11/28/1999	CONTRACT	99219679	\$562,500.00
03/15/1999	WARRANTY DEED	99145320	\$180,000.00
10/24/1997	CONTRACT	97178225	\$297,657.00

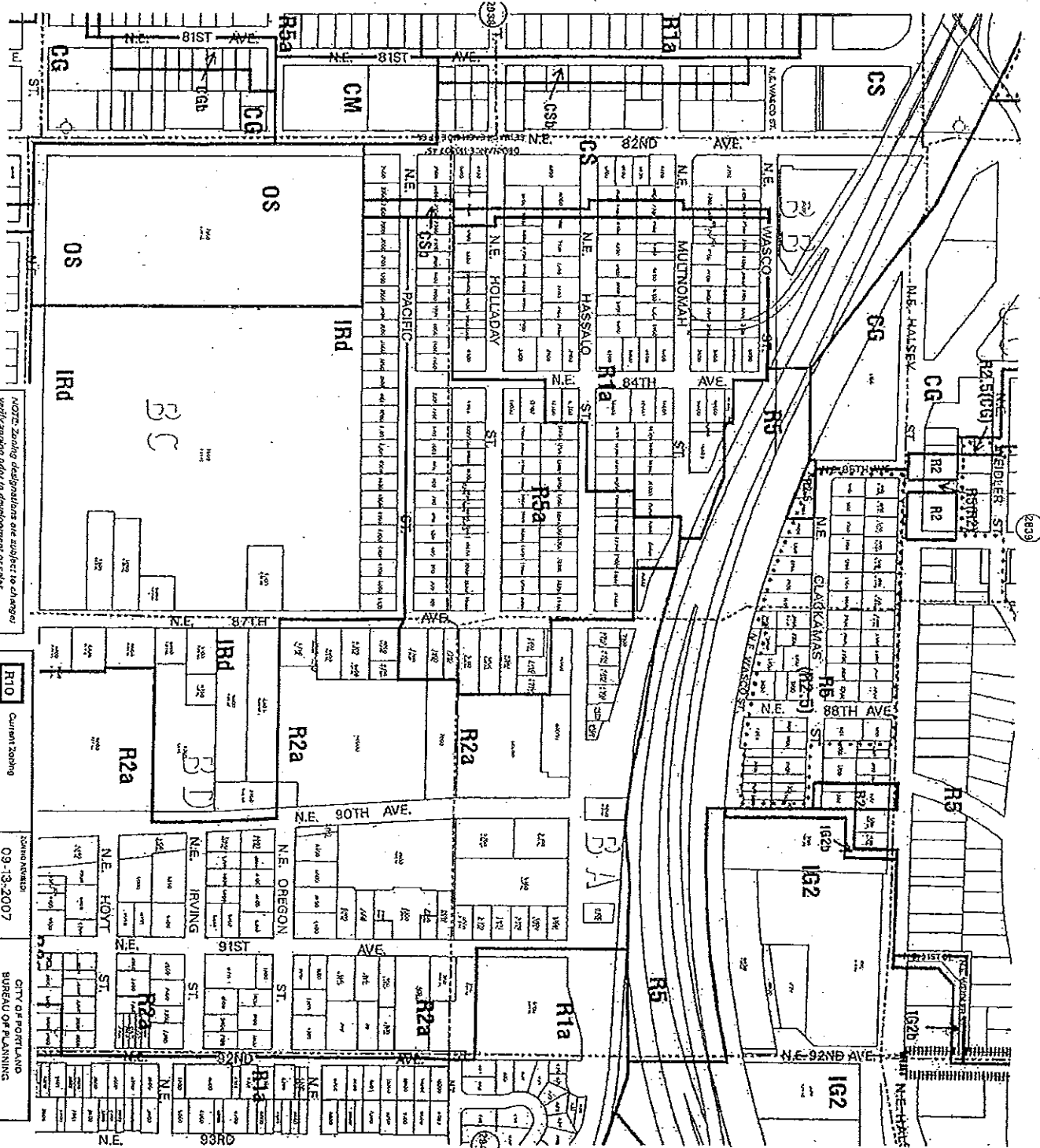
05/01/1991	CONTRACT	BP24101523	\$350,000.00
	BARGAIN & SALE DEED	01053960	\$0.00
	SPECIAL WARRANTY DEED	2002188636	\$0.00
	BARGAIN & SALE DEED	97036645	\$0.00
	BARGAIN & SALE DEED	97055356	\$0.00
	INST	BP10040742	\$0.00

Land Information		
Type	Acres	SQFT
MULT	0.6700	29,185
ON SITE DEV APTS		0

Improvement Information	
Improvement Type: 5-8 UNIT MULTI-FAMILY	
Improvement Value \$350,490.00	
Room Descriptions	
Building Class	
Actual Year Built 1971	Effective Year Built 1971
Number of Segments 1	Construction Style Other
Foundation Type Concrete	Interior Finish
Roof Style	Roof Cover Type COMPOSITION
Flooring Type	Heating/AC Type Baseboard
Plumbing TEN FULL BATHS	Fireplace Type
Improvement Details	
# Segment Type	Class Total Area
1 MAIN	6,520
1 MAIN	6,220

Tax History		
Year	Property Tax	Total Tax
2013	\$10,793.63	\$10,793.63
2012	\$11,427.29	\$11,427.29
2011	\$11,371.93	\$11,371.93
2010	\$11,602.78	\$11,602.78
2009	\$11,299.10	\$11,299.10
2008	\$10,662.47	\$10,662.47
2007	\$10,630.47	\$10,630.47
2006	\$9,546.32	\$9,546.32
2005	\$9,117.81	\$9,117.81
2004	\$9,930.55	\$9,930.55
2003	\$9,039.21	\$9,039.21
2002	\$8,698.17	\$8,698.17
2001	\$8,477.93	\$8,477.93
2000	\$8,305.44	\$8,305.44
1999	\$7,722.23	\$7,722.23

 Plan District Boundary
 Hierarchical or Conservation District or N.J.A.A. Boundary
 Zoning Line



NOTE: Zoning designations are subject to change verify zoning prior to development or sales

3039

R10	Current Zoning
•••••	Maximum Parcel Size
•••••	Zoning as per Comprehensive Plan
•••••	State ID Map Boundary
JOHN ARWOLD 09-13-2007	
SARAH JOHNSON 07-2007	
LOCAL SELECTION NW 1/4 SEC. 33 - 1N - 2E	
CITY OF PORTLAND BUREAU OF PLANNING	
2939	

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924 NE 91ST AVE -
MONTAVILLA - PORTLAND

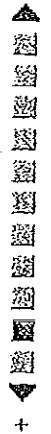
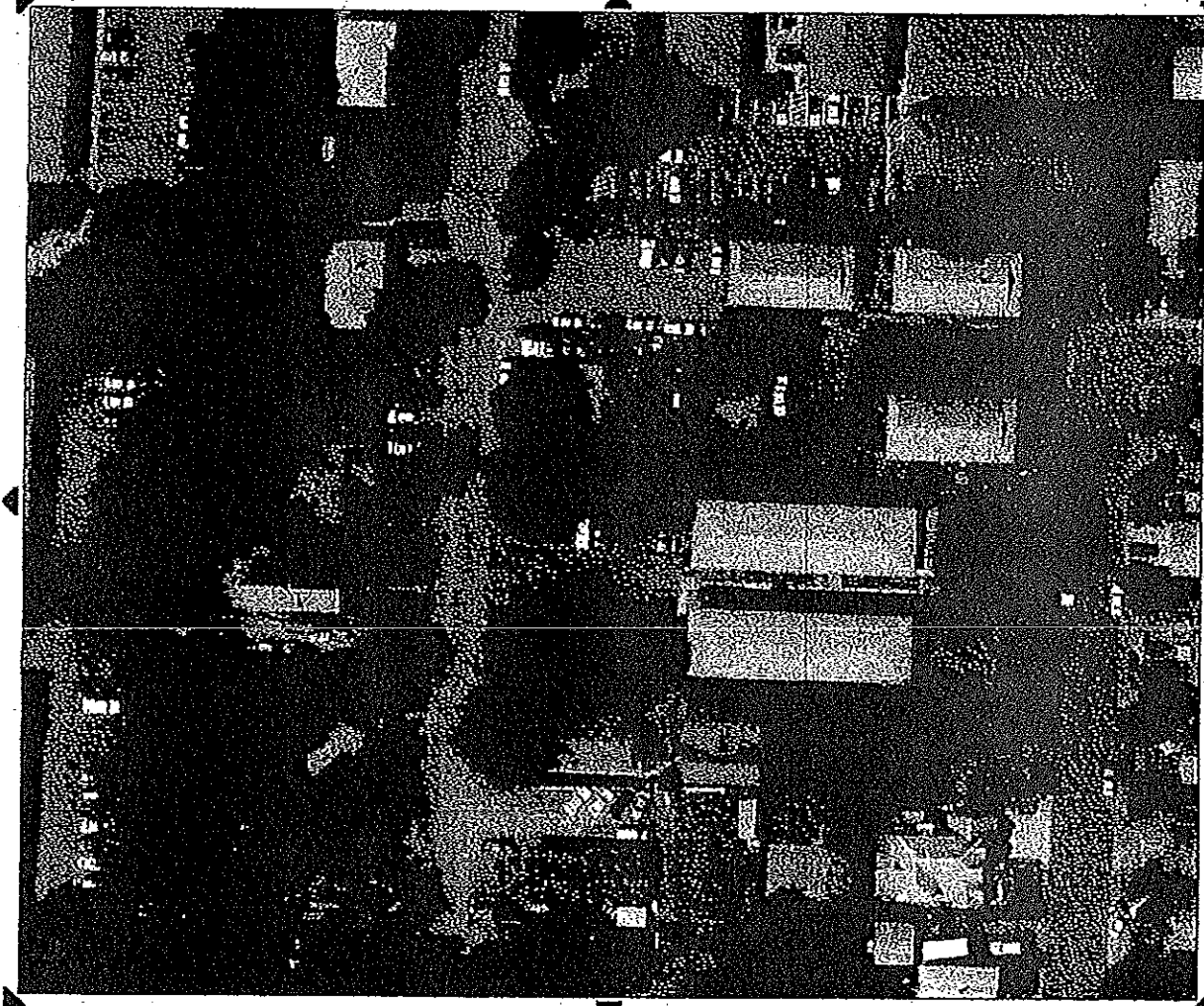
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Explore the area, view different themes

[Aerial Photos Detail](#)

Long -122.56957 Lat 45.52966



Aerial Photos

0 |-----| 100 FT

City of Portland, Corporate GIS

9/25/2014

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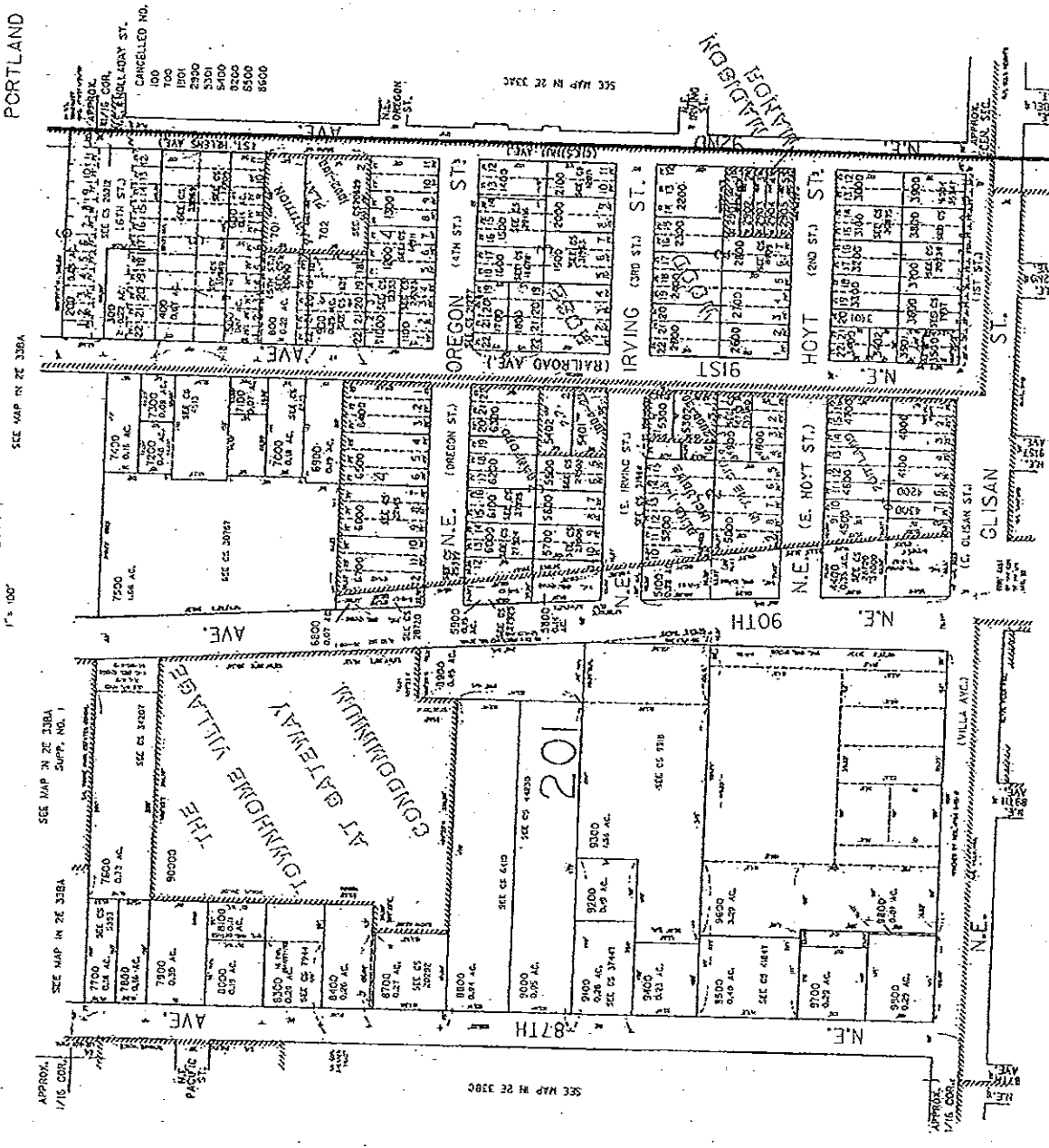
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SE 1/4 NW 1/4 SEC. 33 T.1N. R.2E. W.M. - MULTNOMAH COUNTY

IN 2E 338D PORTLAND



IN 2E 338D PORTLAND

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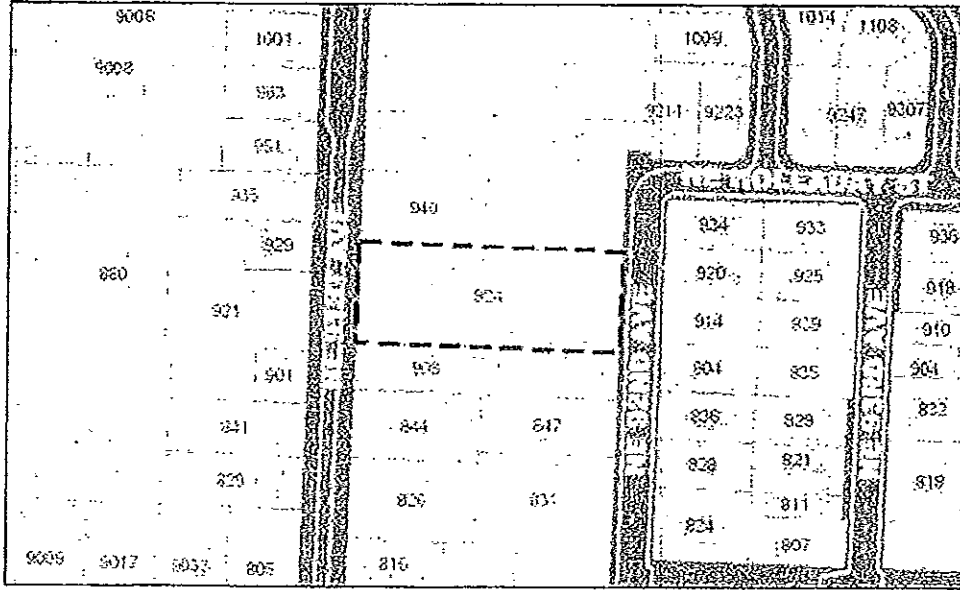
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924 NE 91ST AVE - MONTAVILLA
- PORTLAND

Explorer | Property | Maps | Projects | Crime | Census | Environmental | Transportation

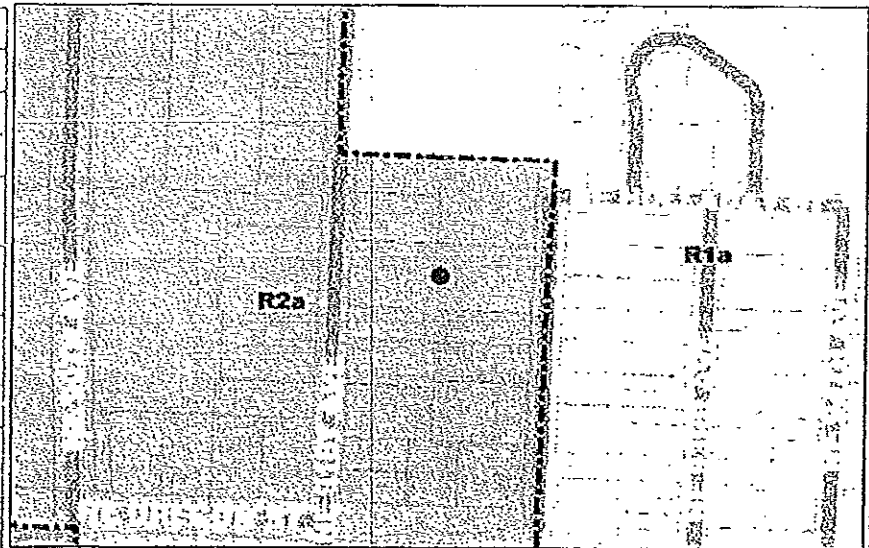
Summary | Benchmarks | Businesses | Elevation | Fire | Hazard | Photo | Property | Tax Map | UGB | USB | Walkability | Zoning | Zip Code | Public Art

Property & Location



Zoning

	Property
Zone	R2
Description	Low Density Res. 2,000
Overlay	a
Comp Plan	R2
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	n/a
Zoning Map	2939



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to
 Adjacent

**13801 SE STARK ST -
 HAZELWOOD - PORTLAND**

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 Environment](#)

[Summary](#) | [Assessor](#) | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Development](#) | [Garbage
 Historic Permits](#) |

RI

13801-13863 SE Stark

General Information		<i>R26d → R1d</i>	
Property ID	R109448		
County	MULTNOMAH		
State ID	1N2E35DD 6300		
Alt Account #	R041802021		
Map Number	3044 OLD		
Site Info			
Site Address	13801-13863 SE STARK ST		
City/State/Zip	PORTLAND OR 97233		
Owner Info (Privacy)			
Owner(s) Name	NAS FAR PROPERTIES INC		
Owner Address	661 SE 16ND AVE		
City/State/Zip	PORTLAND OR 97233	0 150 FT	

Property Description			
Tax ASCOT AC, E 25' OF LOT 73 EXC PT IN ST, LOT 74 EXC PT IN STS, IMPS Roll ONLY SEE R109447 (R041802020) FOR LAND	Use CT APT 21-100 W/AMENITIES		
Lot 73,74	Block		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP		
143 METRO	164 EAST MULT SOIL/WATER		
170 MULTNOMAH COUNTY	170L MULT CO LIBRARY LOCAL OPT TAX		
171 URBAN RENEWAL PORTLAND	173 URB REN SPECIAL LEVY - PORTLAND		
197 ROCKWOOD UTIL DIST	198 TRI-MET TRANSPORTATION		
304 MULTNOMAH ESD	308 MT HOOD COMM COLLEGE		
317 DAVID DOUGLAS SCHOOL DIST #40			
Deed Information			
Sale Date	Type	Instrument	Sale Price
08/19/2002	WARRANTY DEED	2002191931	\$1,500,000.00
07/01/1995	WARRANTY DEED	95090196	\$1,090,000.00

Land Information

Type	Acres	SQFT
		0

Improvement Information

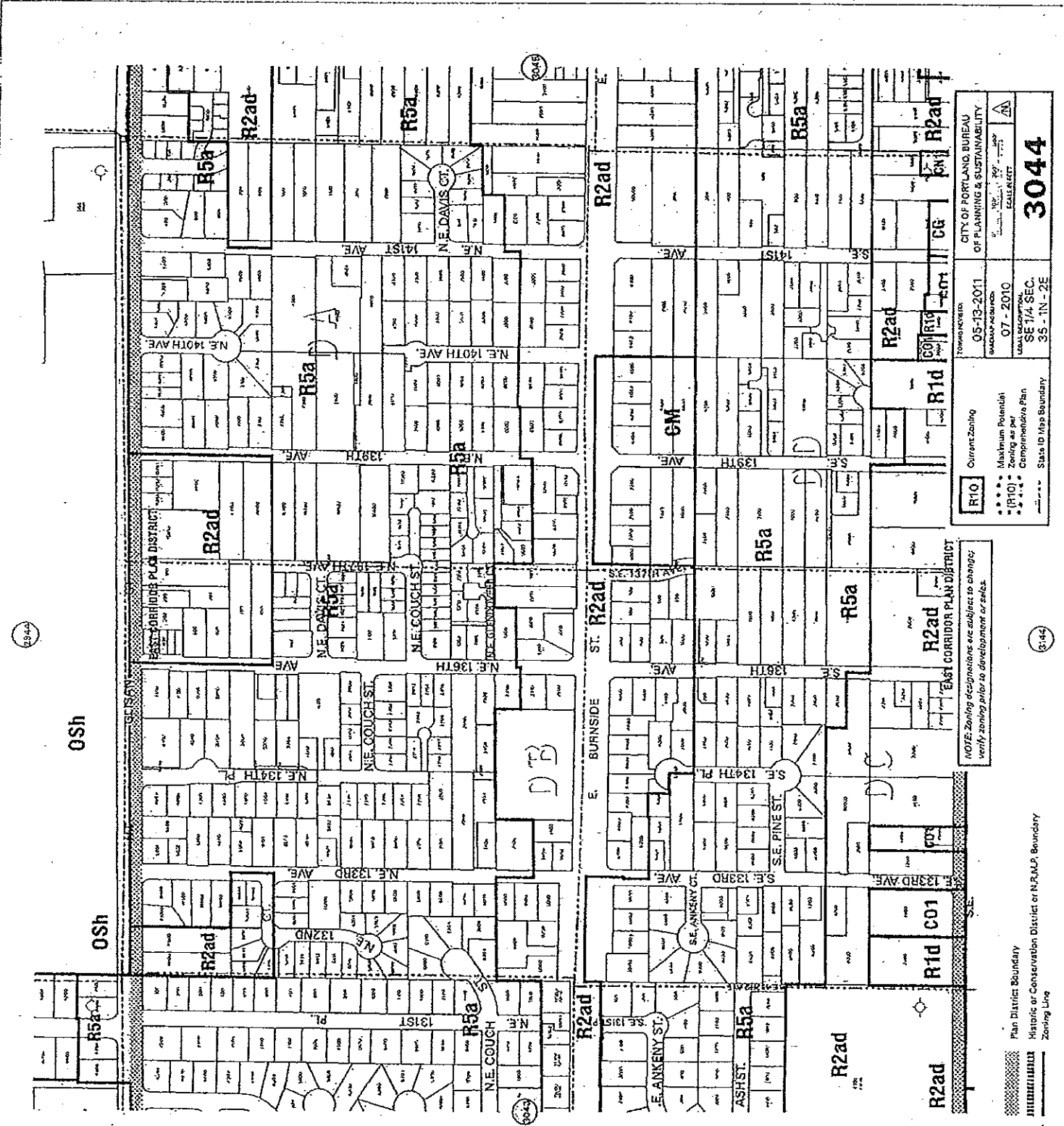
Improvement Type 21-50 UNIT MULTI-FAMILY		
Improvement Value \$1,608,200.00		
Room Descriptions		
Building Class CT APT 21-100 W/AMENITIES		
Actual Year Built 1973	Effective Year Built	
Number of Segments 2	Construction Style	
Foundation Type	Interior Finish	
Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 MAIN		22,136
2 BASEMENT M/S		11,068

Tax History

Year	Property Tax	Total Tax
2013	\$26,071.75	\$26,071.75
2012	\$24,392.43	\$24,392.43
2011	\$24,763.60	\$24,763.60
2010	\$24,619.36	\$24,619.36
2009	\$24,560.75	\$24,560.75
2008	\$23,695.75	\$23,695.75
2007	\$22,069.54	\$22,069.54
2006	\$21,730.34	\$21,730.34
2005	\$21,471.48	\$21,471.48
2004	\$23,592.72	\$23,592.72
2003	\$22,739.56	\$22,739.56
2002	\$21,296.43	\$21,296.43
2001	\$20,461.02	\$20,461.02
2000	\$18,942.93	\$18,942.93
1999	\$18,193.00	\$18,193.00
1998	\$18,031.64	\$18,031.64
1997	\$16,820.04	\$16,820.04

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2013	\$1,608,200.00	\$0.00	\$0.00	\$1,608,200.00	\$0.00	\$1,421,160.00



CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY	
DATE: 05-13-2011	SCALE: AS SHOWN
PROJECT: 3044	DATE: 07 - 2010
STATUS: SE 1/4 SEC.	STATUS: 35 - IN - 2E

R10 Current Zoning
 • Maximum Potential
 • (P10) Zoning as per Comprehensive Plan
 • Status ID Map Boundary

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

Plan District Boundary
 Historic or Conservation District or N.R.A.D. Boundary
 Zoning Line

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13801 SE STARK ST - HAZELWOOD -
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](#)

Aerial Photo

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



0 |-----| 100 FT

City of Portland, Corporate GIS

9/29/2014

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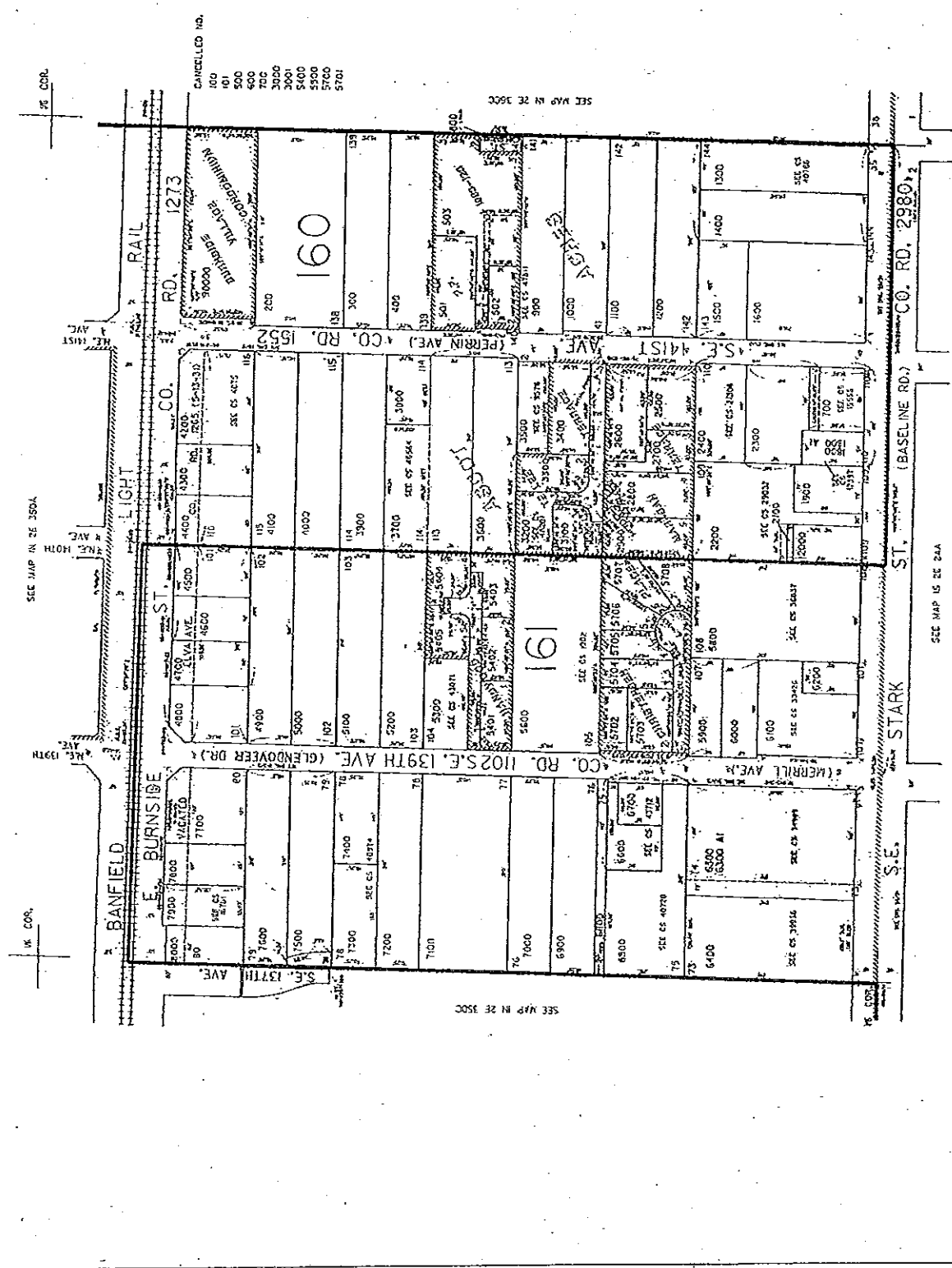
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SE1/4 SEC. 35 T.1N. R.2E. W.M.
MULTNOMAH COUNTY

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'

IN 2E 35DD



IN 2E 35DD

Actual Year Built 1969	Effective Year Built 1969	
Number of Segments 2	Construction Style Other	
Foundation Type Concrete	Interior Finish	
Roof Style	Roof Cover Type COMPOSITION	
Flooring Type	Heating/AC Type Baseboard	
Plumbing TWELVE FULL BATHS	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 MAIN		10,644
2 DET GAR		800
1 MAIN		4,620
2 BASEMENT M/S		1,540
1 MAIN		942

Tax History		
Year	Property Tax	Total Tax
2013	\$18,985.60	\$18,985.60
2012	\$17,347.33	\$17,347.33
2011	\$17,870.52	\$17,870.52
2010	\$18,561.86	\$18,561.86
2009	\$19,395.90	\$19,395.90
2008	\$18,314.68	\$18,314.68
2007	\$18,293.83	\$18,293.83
2006	\$17,717.40	\$17,717.40
2005	\$17,157.56	\$17,157.56
2004	\$16,654.40	\$16,654.40
2003	\$14,921.64	\$14,921.64
2002	\$14,445.78	\$14,445.78
2001	\$14,489.42	\$14,489.42
2000	\$13,290.35	\$13,290.35
1999	\$12,995.97	\$12,995.97
1998	\$12,865.07	\$12,865.07
1997	\$11,963.63	\$11,963.63

Assessment History						
Year	Improvements	Land	Special MKT/Use	Real Market	Exemptions	Assessed
2013	\$790,030.00	\$375,700.00	\$0.00	\$1,165,730.00	\$0.00	\$996,940.00
2012	\$663,860.00	\$375,700.00	\$0.00	\$1,039,560.00	\$0.00	\$967,910.00
2011	\$743,690.00	\$288,000.00	\$0.00	\$1,031,690.00	\$0.00	\$939,720.00
2010	\$720,970.00	\$354,500.00	\$0.00	\$1,075,470.00	\$0.00	\$912,350.00
2009	\$874,480.00	\$364,000.00	\$0.00	\$1,238,480.00	\$0.00	\$885,780.00
2008	\$933,440.00	\$364,000.00	\$0.00	\$1,297,440.00	\$0.00	\$859,990.00

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15220 SE STARK ST - CENTENNIAL -
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[Walkability](#) | [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: Off Lots: Off Dot:



0 |-----| 100 FT

City of Portland, Corporate GIS

9/29/2014

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APPENDIX THREE
SUPPORTING LETTERS

Transition Projects

Jill Powell
ACCESS Case Manager
503-280-4723
jpowell@tprojects.org

February 10, 2012

To whom it may concern:

I am writing in this letter in regards to the Stark Firs Property Management Company. I have been working with both Norine and Stephanie there since June of 2011, when I first contacted them on a recommendation from a co-worker that they were good to work with for people who had difficult housing histories. As a housing case manager for people who usually have some sort of barriers to housing, it was good to hear that there were property managers out there who were willing to give folks a second chance. In my time working with them since, I have referred several people to their agency, and because of their willingness to work with both us and them a good number of previously homeless people with very few options for housing have been able to be housed.

In my time working with the folks at Stark Firs I have found them to be professional, compassionate and very easy to work with. By providing folks with a second chance up front they offer something that is unique and often difficult to find in the world of housing and property management companies. Their "low barrier" approach is something that is very much needed and appreciated, we need more properties such as theirs so as to be able to offer more people options for housing. I recommend them highly and hope to continue working with them. Thank you for your time and consideration.

Sincerely,



Jill Powell,
Access Case Manager, Transition projects
503-280-4723 Direct
503-280-4700 Main
503-280-4730 Fax
665 NW Hoyt
Portland, Oregon 97209
jpowell@tprojects.org
www.tprojects.org

665 NW Hoyt Portland, OR 97209 | 503.280.4700. | www.tprojects.org

16124 S.E. Alder St. #2B

Portland, Oregon 97233

February 8, 2012

To Whom It May Concern;

I, John F. Davis, am writing this letter on behalf of Stark Firs Management LLC and the owner and staff of Alder Royal Apartments where I reside. I am very happy living here at the Alder Royal Apartments thank to the understanding and them giving me a second chance to establish rental history. They have given me a second chance where no one else would accept me does to my criminal past. It is very nice to have a place and people like these around to help out people like me.

He has been a get asset to the community providing a place like this to help out people like me. He just won't allow everyone on his properties but if he feels that you are worth the help then he will help you out in any way he can to help you get back on your feet.

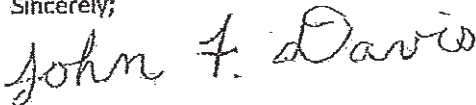
He works very hard to keep all his properties clean of any problem people and if any problems should arise he will work with you till the problems are taken care of in the most appropriate and timely manner.

His maintenance staff is very well knowledge in their work and get the work orders done in a timely and appropriate manner and leave no messes when they come in and leave when the work is done. They work with the residents to schedule a time to do the work. They also give plenty of notice if they need to enter your apartment to check for problems that could affect you and your neighbors.

Overall I am very happy that I have been given a second chance and I am very proud and happy that it is here at the Alder Royal Apartments and with Stark Firs Management LLC. I feel that the more properties that have the more people the will be able to help like me and that would be a very good thing for the community.

Thank you for your time.

Sincerely;



John F. Davis

Resident

Alder Royal Apartments



I am writing to you today on behalf of Moe Farhoud. I first met Moe 5 years ago when our son's began playing soccer together and they attended the same school. Even after moving his children to a different educational program, he continued to be a regular supporter of the Valley Premier, FC Soccer program. Through the years my relationship with the soccer league has grown from parent, to photographer, to board member (from Registrar to Vice President and currently President for the second year. Moe's son and my own have been playing together for the last 5 years and his own involvement has also grown. As we have watched this team grow older and closer the parents and supporters have also become closer. Moe's assistance, both financial and supportive has grown also. He has facilitated the growth of our team and league by providing funds to help with scholarships and also by motivating parents to have their children play more during the year by funding partial season fees so the cost goes down drastically for all parents involved. This helps the players in so many ways, from staying active to continuing to have the bond that being around each other on a weekly basis creates. Moe has also involved more of his family members in our club to help support us. We feel that this is always wonderful as one of the aspects of our club that we try to promote is the feeling of "being a part of a big soccer family".

I consider Moe Farhoud to be a large and wonderful part of the Damascus area and staunch supporter of our soccer club. He has demonstrated a generosity to help children be active and have fun that no other parent has shown us.

Thank you,

Stefanie Craft
VPFC Board President
stefanierc@yahoo.com

partnerships to transform neighborhoods
Second Stories PO Box 66884 Portland, OR 97290.



SECOND STORIES

Year End Giving Statement

Second Stories
PO Box 66884
Portland, OR 97290
503.516.5881 Tax ID: 30-0574195
info@secondstories.org

Stark Firs Management
moefarhoud@hotmail.com
rhonny@starkfirs.com

Donation information:

7/3/12	Check #1700	\$500.00
9/26/12	Check #1133	\$250.00
11/7/12	Check #1145	\$250.00
Total		\$1,000.00

Thanks so much for supporting Second Stories with your generous donation. We really appreciate your investment in us as we respond to the need of impoverished communities. By helping us to train churches and individuals in Christian Community Development, we together transform neighborhoods with a holistic gospel. That is invaluable!

We are growing! This year we have extended our work from Portland and the Northwest to Uganda in Partnership with Lahash International. This has seen amazingly positive results thus far as we have engaged with churches, community members and vulnerable children. Thank you for your part in this expansion of our gospel and development oriented work.

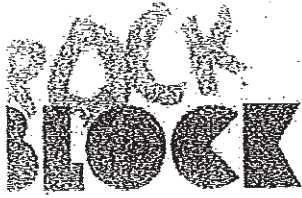
Please keep this receipt for your records.

We appreciate your generosity and support.

Best regards,

Clark Blakeman

Executive Director
Second Stories



Stark Firs Management
661 SE 162nd Avenue
Portland, OR 97233

May 2, 2014

Dear Moe,

Thank you for your generous donation in support of Rock the Block. Your gift plays an important role in helping to make this event a success. On behalf of the families of Rockwood – thank you!

Rockwood is a vibrant, family oriented community full of diversity, strength, and possibility. In spite of this, Rockwood experiences some significant challenges. The community is faced with high rates of poverty and crime as well as a significant lack of resources.

At Pathfinders, our mission is to break the cycle of criminality. We accomplish our mission through prevention and intervention programming with a focus on high risk individuals, families, and children. Our vision for change is that clients who emerge from our programs and services are living crime-free lives and prospering as accountable citizens in their communities. Rock the Block is a great tool in helping us work towards accomplishing these goals. We could not do this important work without support from a committed community, so again we say, thank you!

If you have any comments or would like to get more information about Pathfinders of Oregon and our programming, please contact our office at (503) 892-5396 or visit our website at: pathfindersoforegon.org.

Sincerely,
Brooke Crews
Project Manager

OUTSTANDING COMMUNITY PARTNER

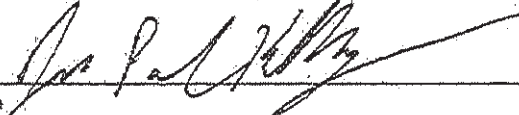
*In recognition of Stark Firs Management
and their continued partnership with Central City Concern's HRR program.*

Presented to

Stark Firs Management

In Recognition of Outstanding Commitment and Service to

 **Central City Concern Community Engagement Program/Housing Rapid Response
Service Coordination Team**



Signature

June 25, 2010

Date

Signature

June 25, 2010

Date

February 9, 2012

Dear Ms.

We are writing this letter to show our strong support for [redacted] presently being submitted by Moe Farhoud and his staff at Stark Firs Management. Lutheran Community Services (Refugee Reception and Placement Program) has been working with Mr. Farhoud for several years with our housing needs. We resettled many refugees arrived from different countries and our agency has a hard time renting due to not enough credit history and background information. Thus, Stark Fir Property Management always waives the screening fee for our refugee clients. He understands that our client is new to this country and they have no background history to check.

Furthermore, Mr. Farhoud always goes out of his way to assist us by providing affordable, quality, safe housing for our client needs. He also understands the financial stress and the challenges that many of our new arrivals face. In some occasions, when we explain about the client's financial situation, he is very sympathetic and waives the penalties, cleaning fee for breaking the lease, and deposit was refunded fully to the tenant. Mr. Farhoud is more focused on establishing a safe, clean, affordable, crime-free housing environment for its residents. Mr. Farhoud and his staff are always professional and eager to help our client when requested.

Margo Sobieraj
Reception and Placement Supervisor
Lutheran Community Services Northwest



Lutheran
Community
Services

MULTICULTURAL
COMMUNITY
SERVICES OF:

Portland, OR
1130 SE Astor
Portland, OR 97214

Portland, OR
503-253-2344
503-253-2345
503-253-2346

Encouver, WA
1100 5th
Encouver, WA 98503

Encouver, WA
509-424-5624
509-424-5615

Seattle, WA
2000 Western Way NE
Seattle, WA 98105

Seattle, WA
206-461-4306
206-461-4311
206-461-4312

Everett, WA
1000 1st Street
Everett, WA 98201

Everett, WA
425-352-1111
425-352-1112

Dear Ms. [REDACTED]:

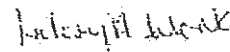
We are writing this letter to show our strong support for the Loan, presently being submitted by Moe Farhoud at Stark Firs Management. Lutheran Community Services (Refugee Reception and Placement Program) has been working with Mr. Farhoud for several years with our housing needs. We have resettled over 35,000 refugees in the Portland Metro area and Washington County. Many refugees arrive from different countries and our agency has difficulty renting due to the lack of a credit history and background information.

The apartments we rent are furnished and ready for the clients ahead of their arrival. Although the clients are screened by Homeland Security, we give the apartment manager the option to screen them. Stark Firs Property Management kindly waive the screening fee for our refugees. Mr Farhoud appreciates that the clients are new to a strange country and have a very unsettled background due, unfortunately to being refugees torn from their native land.

Mr. Farhoud always goes out of his way assisting us by providing affordable, quality, and safe housing suitable for their needs. He also understands the financial stress and the challenges that many of them face. At times when we explain the clients financial situation, he is very sympathetic and waives the penalties and cleaning fees for breaking the Lease. He kindly returned the deposit to the client. Mr Farhoud is focused on establishing safe, clean, affordable and crime free housing for the residents. It is an extremely positive experience when working with Mr Farhoud and his staff.

Should this loan be approved, Mr. Farhoud and his staff will continue to provide safe, affordable housing, thus, continuing to build a strong and healthy neighborhood. We would like to see Mr. Farhoud continue working with our agency and our clients to align service integration in the Community. We trust you will give serious consideration to granting the loan to Mr. Farhoud and Stark Firs Management.

Sincerely,


Hilary A. Clarke
Reception, Placement & Housing

21012012



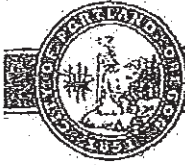
February 10, 2012

To whom it may concern:

It has been my pleasure to cooperate with Star Fir management. I work with low income clients who have many housing barriers, and if not for rental agencies such as Stark Fir, my clients would have no chance of finding housing.

Sincerely,

Jindra Kukla
Prog. Spec.
Impact NW
503 988 6000 ext.246



CITY OF PORTLAND, OREGON



Bureau of Police

Sam Adams, Mayor

Michael Reese, Chief of Police

1111 S.W. 2nd Avenue • Portland, OR 97204 • Phone: 503-823-0000 • Fax: 503-823-0342

Integrity • Compassion • Accountability • Respect • Excellence • Service

Dear Ms

This letter is to tell you about my experience working with Moe Farhoud and his staff at Stark Firs Management. Mr. Farhoud has been generous with providing meeting space and donating supplies in the ongoing effort to open a non-profit café in the 600 block of SE 162nd Avenue. This area is part of a Portland Police Bureau supported community project called the Rosewood Initiative. I have been able to contact Mr. Farhoud or members of his management staff in order to deal with ongoing crime issues and have found them to be helpful and professional.

His company offers housing to those with low income as well as those who have had criminal histories and cannot rent elsewhere. Mr. Farhoud and his staff ensure that if their tenants abide by the rules and continue to stay out of trouble they will have a safe place to live. Mr. Farhoud and his staff will not hesitate to remove any tenants who violate rules and jeopardize the living conditions for other tenants.

I would like to see Stark Firs Management stay in business in the Rosewood area.

Sincerely,

Wendi Steinbronn

Sergeant Wendi Steinbronn
DPSST #28922
Portland Police Bureau – East Precinct
737 SE 106th Avenue Portland, Oregon 97216
(503) 823-4545

wendi.steinbronn@portlandoregon.gov



The Rosewood Initiative

Building Our Community Together

February 4, 2012

Attention:

The Rosewood Initiative would like to express our support and partnership with Stark Firs Property Management in working toward neighborhood improvement in East Portland and Gresham.

Stark Firs has been a critical partner in our work to make the Rosewood area a desirable place to live, work and play. They participate in community visioning and public safety meetings, have donated food and volunteers for multiple events, and help us with outreach about community events through their connection to neighborhood residents.

Stark Firs' properties are home to many of our community members in Rosewood and we are actively working together to provide the best possible living environment. Over the past few years, Stark Firs made significant improvements to their properties and we hope that they will be able to continue this level of commitment to property management.

Jenny Glass

Executive Director, The Rosewood Initiative

503.756.8681

Rosewood Café, 609 SE 162nd Ave, Portland, OR 97233

RosewoodInitiative.org



January 25, 2012

Stark Firs Management, Inc
16124 SE Alder St Apt 1A
Portland, OR 97233

Dear Friends,

I hope you are enjoying the start of a great 2013. Your 2012 giving made a big difference for our neighbors in need. The \$500 you contributed in the last year enabled SnowCap to feed all the hungry that crossed our doorstep. We are trying to keep this number down to 8,000 people per month, but several months exceeded 11,000 people. This number includes the families that shop in our food pantry, the children that receive backpacks full of weekend food, the seniors and disabled whose boxes are delivered and the many folks who receive boxes from our mobile food pantry. All in all we distributed 1,483,793 lbs of food in 2012. Your gifts made this bit of food security possible for the many unemployed, underemployed and just plain low wage workers who can't stretch paychecks to feed all the hungry in the house.

May you enjoy all the blessings of a good life as you extend yourself to provide the basics to others. I know that you will join with us in praying that things are better in 2013.

Please let us know if you see errors in this record. You can email danni@snowcap.org or leave a message at 503.674.8785 ext. 19. We will make corrections and send a new letter ASAP.

Sincerely,

Judy Alley
Executive Director

nation Deliveries
788 SE Pine St.

Client Services
Behind 17806 SE Stark

Phone: 503.674.8785
Fax: 503.674.5355

www.snowcap.org
judy@snowcap.org

~~PO Box 160 Fairview, OR 97024-0160~~

Richard Gravening
15220 S.E. Stark #18
Portland OR 97233

To Chase Bank:

My name is Richard Gravening and I live in one of the buildings that Moe Farhoud owns. I came to Moe after doing a 10 year sentence in prison. Not only did Moe find me a place to live but he also found me employment. I am currently managing the gas station where I work and am making a decent living.

If it weren't for Moe giving me a chance to stand on my feet, I would most likely be in the same boat as most other felons, struggling to survive. Most residential landlords and employers are not as understanding.

Moe Farhoud is doing the community a good service by believing that people can do good with encouragement and hard work. I would like to see Stark Firs Management continue to provide this kind of business to others who have been down on their luck.

Thank you

Richard Gravening

A handwritten signature in cursive script that reads "Richard Gravening". The signature is written in dark ink and is positioned to the right of the printed name "Richard Gravening".

Western Regional Lead Training Center

1950 S.E. 176th. Ave. Portland, OR, 97233-4739 503.761.2800

In Recognition That

Moe Farhoud

16124 SE Alder St. Portland, OR. 97233

Has Successfully fulfilled the requirements for

Renovator Initial - English

8 training hours Per 40 CFR Part 745.225

Certificate Number

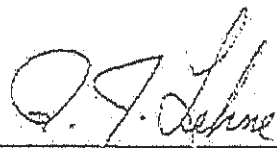
R-I-8882-10-0465

Date of Exam

04/15/2010

Expiration Date

04/15/2015



Patrick J. Lehne
Program Manager



With \$14 million in financing, we helped transform the 99,000-square-foot landmark into 72 units of affordable and mixed-income housing. Approximately 70% of the housing will be reserved for lower-income residents.

Stark Firs Management – Portland, OR
Since 2005, we have provided \$8.5 million in funding to Stark Firs Management and financed 205 affordable housing units in the East Portland/Rockwood area. Stark Firs has been recognized by the local police department, the Department of Veteran's Affairs (VA), Rosewood Initiative Group and the Central City Concern Community Engagement Program for providing clean, safe, quality housing.

Housing Development Fund – Stamford, CT
As part of its participation in the Neighborhood Stabilization Program in Connecticut, we invested \$200,000 in the Housing Development Fund (HDF) to help it buy and rehabilitate abandoned properties in Bridgeport. With our help, HDF acquired and made necessary improvements to eight properties, the last of which was renovated and sold in July 2011. All of these homes were sold to homebuyers who earned less than 120% of the local median income.

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION GRANTS

As much as we do on our own, we are able to bring even more capital to underserved markets by partnering with community development financial institutions (CDFIs).

But over the last several years, CDFIs and other nonprofits have struggled to secure financing. So we stepped up our participation. In 2011 alone, we donated \$20 million to CDFIs that support affordable housing and economic development in low- and moderate-income communities, providing much-needed financing for affordable housing preservation and creation across the country. Some of our 2011 grants included:

Enterprise Community Partners. Enterprise is leveraging the \$5 million in Chase funding to deliver \$50 million in capital to preserve 3,500 affordable housing units in Atlanta, Denver, Los Angeles, and Seattle neighborhoods, and rural towns and cities across the state of Washington.

IFF and Access Living. With the help of a \$4 million grant from Chase, IFF and Access Living, a nationally recognized disability rights advocate, have developed Home First Illinois to provide accessible homes that — because they will carry very little debt — will remain permanently affordable to very low-income, disabled persons.

New Jersey Community Capital. Chase's \$4 million donation to New Jersey Community Capital will allow the community to implement a number of programs and initiatives aimed at creating affordable housing and stabilizing at-risk New Jersey communities.

“With the partnership of Chase, Stark Firs Management is making a positive impact in this community. Together, we are seeing lives transformed simply by having a safe place to live and a supportive environment in which to make a new beginning.”

*Moe Farhoud,
Owner & President,
Stark Firs
Management*

**Oregon Department of Human Services
Multnomah County Environmental Health**

Awards this Practical Professional Training Certificate of Attendance to



MOE FARHOUD



For
3.5 Technical Hours in

POOL AND SPA OPERATIONS AND MAINTENANCE

Given at Multnomah County Environmental Health Office June 27, 2006


Kerry Rupp-Etling
Conference Coordinator



January 25, 2012

Stark Firs Management, Inc
16124 SE Alder St Apt 1A
Portland, OR 97233

Dear Friends,

I hope you are enjoying the start of a great 2013. Your 2012 giving made a big difference for our neighbors in need. The \$500 you contributed in the last year enabled SnowCap to feed all the hungry that crossed our doorstep. We are trying to keep this number down to 8,000 people per month, but several months exceeded 11,000 people. This number includes the families that shop in our food pantry, the children that receive backpacks full of weekend food, the seniors and disabled whose boxes are delivered and the many folks who receive boxes from our mobile food pantry. All in all we distributed 1,483,793 lbs of food in 2012. Your gifts made this bit of food security possible for the many unemployed, underemployed and just plain low wage workers who can't stretch paychecks to feed all the hungry in the house.

May you enjoy all the blessings of a good life as you extend yourself to provide the basics to others. I know that you will join with us in praying that things are better in 2013.

Please let us know if you see errors in this record. You can email danni@snowcap.org or leave a message at 503.674.8785 ext. 19. We will make corrections and send a new letter ASAP.

Sincerely,

Judy Alley
Executive Director

Donation Deliveries
788 SE Pine St.

Client Services
Behind 17805 SE Stark

Phone: 503.674.8785
Fax: 503.674.5355

www.snowcap.org
judy@snowcap.org

~~Box 160 Fairview, OR 97024-0160~~

Richard Gravening
15220 S.E. Stark #18
Portland OR 97233

To Chase Bank:

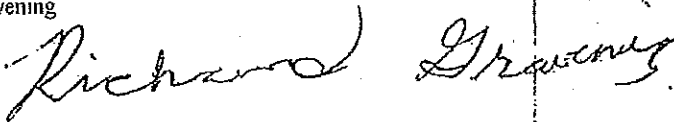
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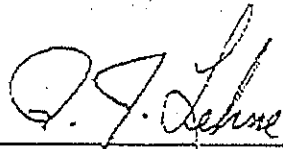
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*Moe Farhoud,
Owner & President,
Stark Firs
Management*

Residential Inspection, Police, Landlords, and Tenants in Partnership for Healthy Communities

Moe Farhoud

has completed the City of Portland's eight hour

Landlord Training Program

*Keeping illegal activity out of rental property and
promoting safe and livable residential neighborhoods throughout the city*

Sponsored by:

The Office of Planning and Development Review



Charlie Hales

Commissioner of Public Safety

March 16, 2001

Date

Margaret Mahoney

*Director of the Office of Planning
and Development Review*

**Oregon Department of Human Services
Multnomah County Environmental Health**

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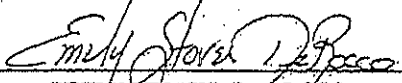
Certificate of Appreciation

Presented to

Mohammed Farhoud

*This Certificate of Appreciation is in recognition of your personal and significant contribution to the National Occupational Information Network (O*NET) Data Collection Program, our Nation's primary source of occupational information.*




EMILY STOVER DeROECO
Assistant Secretary
Employment and Training Administration

o*net[®]

Certificate of Appreciation

This certificate is awarded to

Moe Faroud & Norine Ross

In appreciation of your tireless efforts to assist the Department of Veterans Affairs achieve the national goal to end Homelessness by housing veterans with substantial challenges



Serving America's Heroes.

Department of Veterans Affairs
VA Medical Center, Portland, OR
1601 E. Fourth Plain Blvd., Bldg 13
Vancouver, WA 98661

SuSan Brisby, LMSW
HUD / VASH Case Manager

Phone: (503) 220-8262 ext. 34026
Cell: (971) 207-7062
Fax: (360) 737-1424
E-mail: SuSan.Brisby2@va.gov

V3DOM/CRS
P.O. Box 1035
Portland, OR 97207

This Card Was Proudly Made By A Veteran With A Disability



Eileen Devine

Eileen Devine

Portland VA Community Reintegration Program Manager

4-13-10

Date

Arevalo, Nora

From: Jampa Nyendak <jamnyen@hotmail.com>
Sent: Friday, August 28, 2015 10:57 AM
To: BPS Comprehensive Plan Testimony
Subject: Zoning Question about Property at 3804 NE 148th Ave (2 Separate Parcels)
Importance: High

Hello! Good Morning.

What I saw on the new changes in the Comp Plan 2035 has drawn me to write this Inquiry. So Sorry to bother you. We own 2 parcels in question. One which is about 1.73 acres. & the other 1.7 acres. Divided by 148th Street Creation in the late 80's & early 90's. The parcels in questions were designated as Neighborhood Commercial (NC) in the Comp Plan 2035, till last Oct & Up till April-May this year. Now I see that there is a Change in the 2 Parcels, one east of 148th Ave has been kept as NC, or actually down graded...Mixed Dispersed. My neighbors to the south have been returned to same designation after the planners thought they should be NC, too.

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)

<http://www.portlandmaps.com/bps/cpmapp2/>

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.

Who do I talk with to make sure that the property stay the same zones as had been earlier envisioned, thought & planned for in Comp Plan 2035.

We have not been communicated about these at all. Apart from a mailer about the different Public hearings last Oct, which I did go to the one in ParkRose High School. 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, of looking like they r separate parcels but then being tied to each other for any development to happen.

Greatly appreciate any advice or help in solving this issue, or leading us in the right direction. THUK JE CHE!

Thank You.

Sincerely

Jampa N Lathsang

Mobile # : 503-810-7355

BROKER,REALTOR,GRI,BA.

"Helping Make Your Dreams A Realty"

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>

H # 503-736-3287 S # 503-445-9470 F # 503-235-3050

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

August 24, 2015

Regarding: **Comprehensive Plan - Revision to Policy 4.80**



Dear Mayor Hales:

We write to you on behalf of the Board of Directors of the Portland Farmers Market, and the more than 200 farmers and food-artisans who sell their products at our seven Portland area markets.

We would like to request the revision of Policy 4.80 in the City's Comprehensive Plan in order to emphasize the significant economic and social impacts farmers markets bring to the City of Portland. Our markets alone circulate about \$8 million within our economy each year and are essential to complete neighborhoods and a healthy citizenry.

Farmers markets also provide livelihood for hundreds of small business owners and their employees. Farmers markets allow access to locally grown produce and provide an opportunity for citizens to connect with people who grow and make their food. This is an experience that promotes a sense of place, welcomes neighbors from all income, race and ethnic groups and helps individuals feel invested in their communities.

For these reasons, we would like to propose an update to Policy 4.80 to reflect the importance of farmers markets to the livability and vitality of the City of Portland.

The current language is:

Policy 4.80 Neighborhood Food Access. Encourage small, neighborhood-based retail food opportunities such as corner markets, food co-ops, food buying clubs and community-supported agriculture pick/drop off sites, to fill in service gaps in food access across the city.

We propose the following:

Policy 4.80 Neighborhood food access. Encourage farmers markets and other neighborhood-based retail food opportunities, such as corner markets, food-coops, food buying clubs and community-supported agriculture pickup/drop off sites to build stronger communities and fill gaps in food access.

We appreciate your ongoing support of the Portland Farmers Market and hope you'll consider our proposal. If you or your staff has any questions, please contact either of us.

Sincerely,

Trudy Toliver
Executive Director

Karie Trujillo
Chairman of the Board

Copy also sent to cputestimony@portlandoregon.gov



Arevalo, Nora

From: Joseph ElKhal <josephelkhal@yahoo.com>
Sent: Tuesday, August 18, 2015 12:31 PM
To: BPS Comprehensive Plan Testimony
Subject: 13909-13923 SE Stark St

To whom it may concern,

My name is Joseph ElKhal and my company J and F Property 139th LLC owns the building on the NE corner of 139th and SE Stark St in Portland. This building was originally built with permits through Multnomah County and zoned commercial. Through the years the zoning has changed and is now residential. This all happened before I purchased the building. I have got in touch with the previous owner and he said he was not notified of any zone changes and thinks it is still commercial. Regardless I have all the previous ownership and companies who leased this space from 1972-present. It was built as an office complex and was never intended to be residential. I spoke with Cristina Scarzello and she asked me to email this address to inform you of the situation I have. I would like to have this property brought back to a commercial zoning being that it was set up this way and office already built on it along with 32 parking spaces. Please let me know if it is possible and how to proceed with the request.

Thank you,

Joseph ElKhal
503-789-9436