

From: Planning and Sustainability Commission
Sent: Tuesday, October 07, 2014 9:27 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony
Attachments: 2636 SE Div Graphic VanStavern Figures.pdf

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

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From: Jan VanStavern [mailto:vanstavern@gmail.com]
Sent: Tuesday, October 07, 2014 9:23 AM
To: Planning and Sustainability Commission
Cc: Stockton, Marty
Subject: Comprehensive Plan Testimony

From: Jan VanStavern and Joe Rozewski
Homeowners, 2636 SE Division St.
Portland, OR 97202
To: Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380
cc: Marty Stockton, Southeast District Liaison
attached: supporting graphics
RE: Comments on the City's Comprehensive Plan Update

Dear Commissioners:

We are providing this letter to comment on the proposed updates to the Portland Comprehensive Plan currently under your consideration. Please enter this letter into the official record in this matter.

We own the property located at 2636 SE Division Street, where we have resided for the past nine years. The property where our single-family residential home sits is currently zoned Medium Density Residential (R1) and is within a Main Street Corridor (m) overlay zone. That zoning implements the R1 Comprehensive Plan designation currently applicable to our property. Other properties on Division Street adjacent to and across the street from our house are similarly zoned. The western-most properties on our block, however, and all the properties adjacent to the intersection of SE Division Street and SE 26th Avenue, are zoned Mixed Commercial (MC) under the current Mixed Use-Urban Center designation of the Comprehensive Plan.

We write to request that the Proposed Draft of the Comprehensive Plan (“Draft Plan”) be modified to apply the Urban Commercial Comprehensive Plan designation to our property. In its current form, the Draft Plan would already change the Mixed Use-Urban Center designations to our west to the Urban Commercial designation. That new designation would also apply to the R1 property immediately to our west.

We fully support the changes the Draft Plan that would apply to our block, but we do not think it makes sense to make our property the only property on the block face not part of the Urban Commercial designation. Our property is relatively narrow with respect to our frontage on Division Street. If our property is omitted from the new Urban Commercial designation, it will create a more isolated parcel that offers no transition between our single-family home and any mixed-use development that would be allowed on the rest of our block.

Applying the Urban Commercial designation to our property would create more opportunity for a future mixed-use development to find the optimum orientation on our block, rather than being artificially hemmed in by the presence of our property’s more-limited zoning designations. Although split-zoned developments are possible, they simply do not allow the variety of options that a larger, homogenous zone would allow. Further, incorporating our property into the new designation would create the opportunity to activate two corners of our block rather than just one, which promotes the strong emphasis on design and street level activity the City hopes to achieve through the Urban Commercial designation.

Attached to this letter are two figures depicting our property in relation to adjacent properties. The first figure shows the current zoning and the second figure shows the changes currently being proposed in the Draft Plan. We believe these figures illustrate how natural it should be to include our property in the Urban Commercial designation being proposed for the rest of our block face.

We have shared our proposal with the Hosford-Abernathy Neighborhood District Association and received support from our neighbors regarding this requested modification to the Draft Plan. Along with others, we have watched with interest as our neighborhood has undergone great change—even in the relatively short time that we have owned our house. While we recognize that most of that change has occurred on its own, we support the City’s efforts to create a more defined vision that will guide that change as it continues to occur. We believe our proposed modification to the Draft Plan will result in a more enduring vision that does not unnecessarily limit what should be possible along our block. We hope you will include these modifications when you approve the final version of the Comprehensive Plan Update.

Sincerely,

Jan VanStavern and Joseph Rozewski

Note: A hard copy of this letter and graphic are also being mailed to your offices

FIGURE 1 (current zoning)

PortlandMaps

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

2636 SE DIVISION ST - HOSFORD-ABERNETHY - PORTLAND

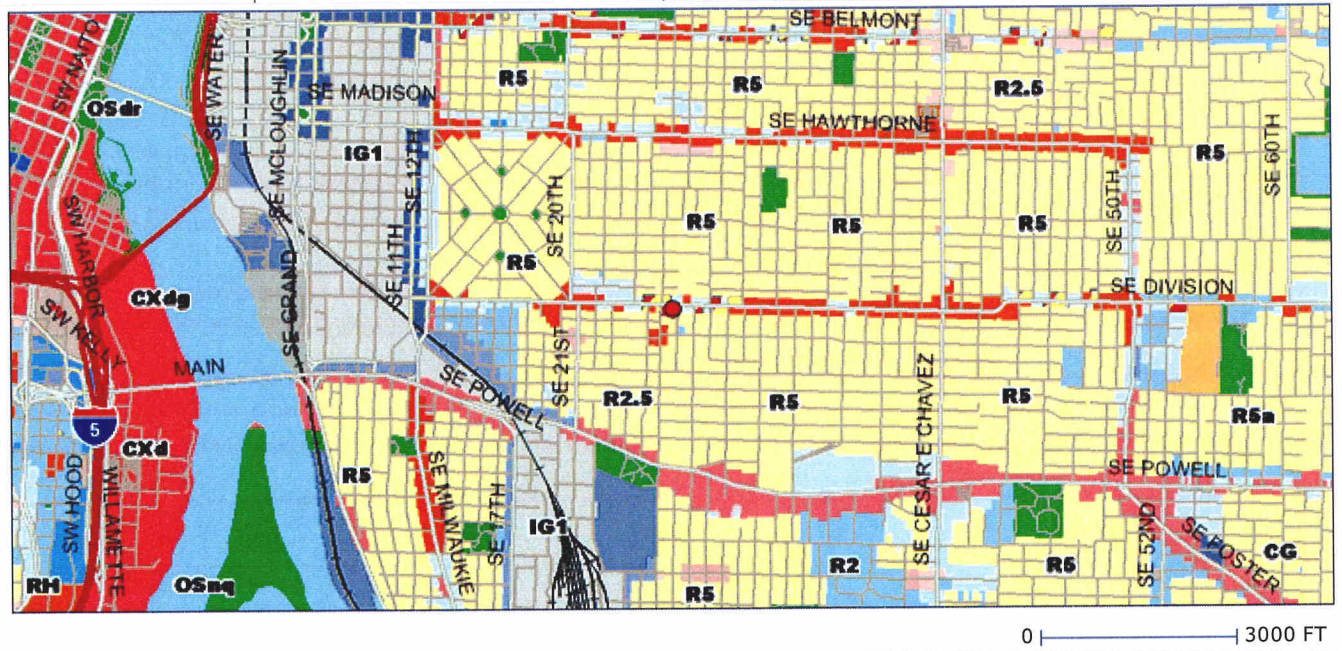
[Explorer](#) | [Property](#) | **Maps** | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

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

Zoning



Zone	R1 (Medium Density Res. 1,000)	Plan District	
Overlay	m	NRMP District	
Comp Plan	R1	Historical Resource Type	
Comp Plan Overlay		Historic District	
Zoning Map	3333	Conservation District	
Urban Renewal Area		Wellhead Protection Area	No





2035 Comprehensive Plan Proposed Draft Map App

Land Use

Transportation

Infrastructure

Legend

Combined Proposed Changes

Centers and Corridors

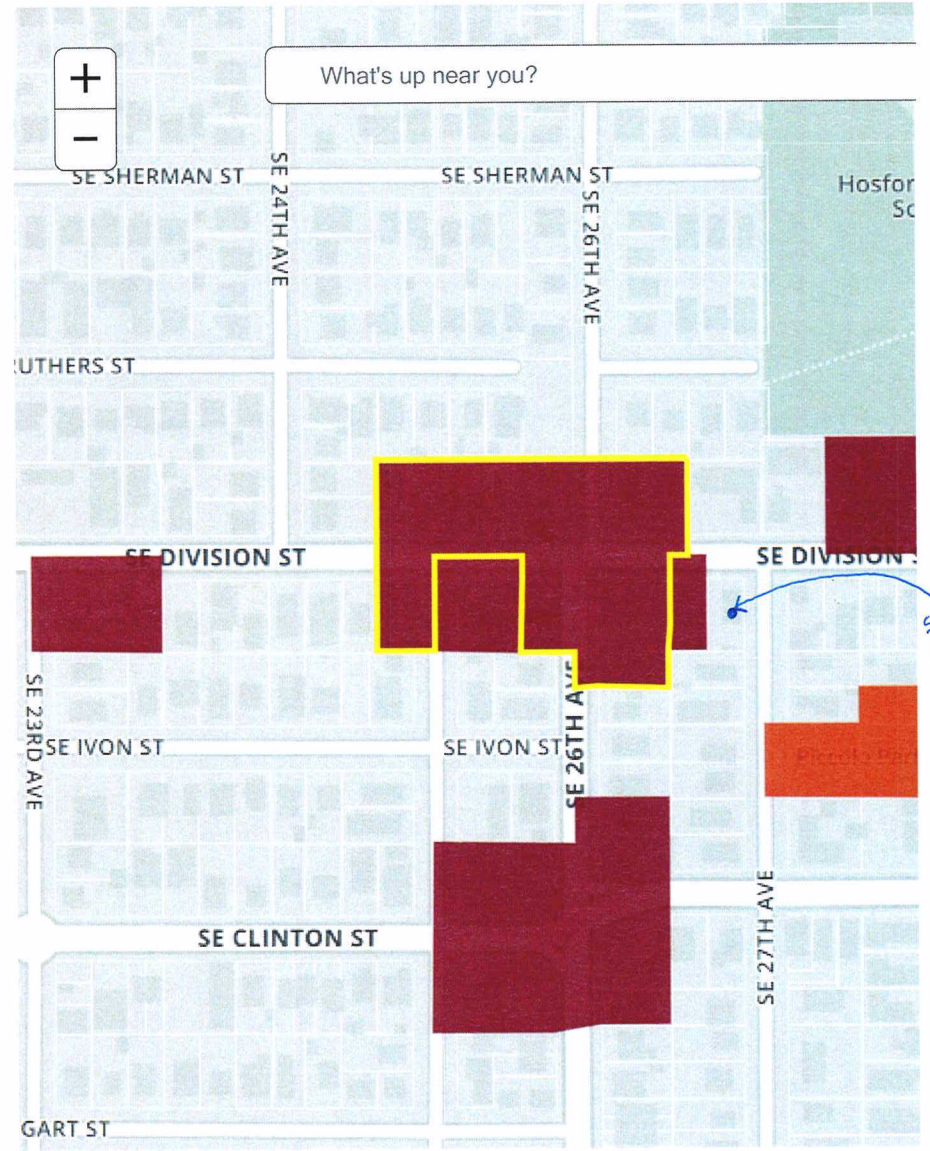
- Mixed Use – Dispersed
- Mixed Use – Neighborhood
- Mixed Use – Civic Corridor
- Mixed Use – Urban Center

Jobs

Risks and Service Gaps

Neighborhoods, Parks and Open Space

FIGURE 2 (current proposal)



From: Planning and Sustainability Commission
Sent: Wednesday, October 08, 2014 9:10 AM
To: Kovacs, Madeline
Subject: FW: Testimony (Lakeside Gardens Request for Zone Change)

This is the only other one from last night.

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Diane Fackrell [mailto:d.fackrell@comcast.net]
Sent: Tuesday, October 07, 2014 7:59 PM
To: Planning and Sustainability Commission
Subject: Testimony (Lakeside Gardens Request for Zone Change)

From: Bradley and Diane Fackrell d.fackrell@comcast.net
Sent: Tuesday, October 7, 2014
To: PSC@portlandoregon.gov
Subject: Lakeside Gardens Request for Zone Change

We are writing you in regards to the property at 16211 SE Foster Rd., Portland, OR., known as "Lakeside Gardens". Lakeside Gardens was established in early "1962" as a restaurant/private events faculty. During that time Lakeside Gardens has been doing business as "non conforming" use in a "R 10" zone. This zoning was given, when outer SE Portland area was incorporated into the City of Portland.

We feel that this would be a good time for the PSC to consider a zone change for Lakeside Gardens, from "non conforming" to "conforming" with a zone change to commercial. Since Lakeside Gardens has been in operation as a Restaurant/ Private Event Facility since 1962, we feel this is a reasonable request. We have put in a tremendous amount of time and expense to keep up both the building and property and feel a zone change is the next appropriate step. We encourage you to view the property, please visit the property site @ 16211 SE Foster Rd. or view our web site at www.lakesidegardensevents.com

Sincerely,
?

Brad and Diane Fackrell
11345 SE Idleman Rd.
Happy Valley, OR 97086
Brad Cell - 503-969-4539

Allen Field
3290 SE Grant St.
Portland, Oregon 97214
allen_field@yahoo.com

Sent via email: psc@portlandoregon.gov

October 7, 2014

Planning and Sustainability Commission
1900 SW Fourth Avenue, Suite 7100
Portland, OR 97201

RE: Comprehensive Plan Testimony for Green Thumb (6801 SE 60th Avenue)

Dear Planning and Sustainability Commission:

This letter is written in support of the Brentwood-Darlington Neighborhood Association's (BDNA) letter of September 22, 2014 strongly encouraging the Planning and Sustainability Commission (PSC) to change the zoning of the 12.8 acre urban agriculture and education site known as "Green Thumb" (6801 SE 60th Avenue) from Low Density Multi-Family Residential with an Alternative Design Density Overlay (R2A) to a designation that best reflects its actual use: Open Space (OS).

I serve on the Board of the Friends of Portland Community Gardens. We were requested to submit a letter in support of and endorsing BDNA's letter. Unfortunately, the timing of our next monthly Board meeting at the end of October does not allow us to address this issue in timely fashion. Nonetheless, myself and several other Board Members are writing to support the request to change the zoning of the "Green Thumb" site to from R2A to OS. I am certain that the Friends would have unanimously voted to support this request had we had the opportunity to act on this matter.

I urge you to re-zone the Green Thumb site from R2A to OS as part of the 2035 Comprehensive Plan updates.

Respectfully,



Allen Field

From: Planning and Sustainability Commission
Sent: Wednesday, October 08, 2014 10:35 AM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive Plan Testimony -- former Whitaker School site

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
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From: Emily Seltzer [mailto:seltzer.emily@gmail.com]
Sent: Wednesday, October 08, 2014 10:31 AM
To: Planning and Sustainability Commission
Subject: PSC Comprehensive Plan Testimony -- former Whitaker School site

Dear Commission members,

We would like to provide testimony regarding the proposed rezoning of the former Whitaker School site on NE 42nd Ave.

The "What We Heard From the Public" memo dated February 19, 2014, regarding the community feedback received by the Comprehensive Plan Team, noted, "Transitions and neighborhood context are important between the zoning on the main streets and development elsewhere. Stepdowns and setbacks are important to mitigate impacts on livability."

That comment is especially relevant to the proposed rezoning and future redevelopment of the Whitaker School site. Stepdowns and setbacks should be utilized to maintain the residential character of the neighborhood and preserve the livability of the houses on NE 39th Ave and NE Simpson St, including our home directly adjacent to the site on Simpson. Open space should be maintained as much as possible, in keeping with the character of Fernhill Park and the surrounding neighborhood. Appropriate transitions from any commercial development along 42nd Ave to the residential neighborhood behind the parcel are essential to maintaining the character of the neighborhood. The community, including the Concordia Neighborhood Association, will likely advocate for a development of the land that includes a usage that is beneficial to the neighborhood, such as a community center.

If possible, the Comprehensive Plan should indicate that the guiding objectives for the transition from the redeveloped Whitaker School site to adjacent residential zones should be drawn from the residential zones themselves. Height, setbacks, and allowable uses in the areas adjacent to

residential zones should ensure an orderly and harmonious transition, and avoid negative impacts on solar access, peace and quiet, and odors. In particular, parking, loading, and dumpster access should be specifically prohibited as transition area uses.

Thank you for the consideration of this testimony.

Emily Seltzer and John Wilson
3844 NE Simpson Street
Portland, Oregon 97211

Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

OCT 7, 2014

I would like to request that the Bureau of Planning and Sustainability (BPS) provide the definitions for the new mixed-use zoning designations and the new campus institutional zoning designation and either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

Please add this to the record.

Thank you,

TERRY PRATER
1527 NE 65th Ave 97213

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov

Commissioner Amanda Fritz, Amanda@portlandoregon.gov

Commissioner Nick Fish, nick@portlandoregon.gov

Commissioner Steve Novick, novick@portlandoregon.gov

Commissioner Dan Saltzman, dan@portlandoregon.gov

City Auditor La Vonne Griffin-Valade, LaVonne@portlandoregon.gov

Susan Anderson, Susan.Anderson@PortlandOregon.gov

Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Oct 7, 2014

Re: Request PSC Hearings Extension

I would like to request that the Bureau of Planning and Sustainability (BPS) provide the definitions for the new mixed-use zoning designations and the new campus institutional zoning designation and either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

Please add this to the record.

Thank you,

Reg L. Rice
3616 NE Alameda St 97212

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov

Commissioner Amanda Fritz, Amanda@portlandoregon.gov

Commissioner Nick Fish, nick@portlandoregon.gov

Commissioner Steve Novick, novick@portlandoregon.gov

Commissioner Dan Saltzman, dan@portlandoregon.gov

City Auditor La Vonne Griffin-Valade, LaVonne@portlandoregon.gov

Susan Anderson, Susan.Anderson@PortlandOregon.gov

October 6, 2014

Planning and Sustainability Commission
1900 SW Fourth Avenue, Suite 7100
Portland, OR 97201

RE: Comprehensive Plan Testimony for Green Thumb (6801 SE 60th Avenue)

The Friends of Portland Community Gardens supports the proposed change the zoning of the 12.8 acre urban agriculture and education site known as "Green Thumb" (6801 SE 60th Avenue) from Low Density Multi-Family Residential with an Alternative Design Density Overlay (R2A) to a designation that best reflects its actual use: Open Space (OS). FPCG has supported the designation and development of the Brentwood Community Gardens, the teaching gardens and the orchard since 1995.

Friends of Portland Community Gardens was founded in 1985 to support and expand community gardening opportunities for all Portland-area residents to grow healthy food and build community through gardening. The 12.8 acre Green Thumb site provides the Brentwood neighbors this opportunity. It also functions as a regional teaching space for PSU students, OSU Master Gardeners, and Portland Public Schools.

Green Thumb was never intended to be "vacant land" It has functioned as a vibrant, well-used garden and orchard since the 1970's, when it was established as a Portland Public School Horticultural Program. The Friends of Green Thumb worked hard to preserve it as a community garden and teaching site in the 1990's, and it serves thousands of children, teens and adults year-round. Portland Parks realized the value of such a programmed space, and purchased most of it to protect this unique asset, as sees to its operation and maintenance.

Further protection of Green Thumb will ensure the continued benefits of food security that community growing, learning and farm business activities at this traditional urban green site will provide for the Brentwood Darlington Neighborhood and the City of Portland. Therefore, Friends of Portland Community Gardens asks you to designate and re-zone 6801 SE 60th from Low Density Multi-Family Residential to Open Space.

Sincerely,

Leslie Pohl-Kosbau
Co-Chair Friends of Portland Community Gardens

Michael Wade
Co-Chair Friends of Portland Community Gardens



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RIGHT TO ROAM**

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Kari Schlosshauer

Staff

Noel Mickelberry

Executive Director

October 6, 2014

Portland Planning and Sustainability Commission

Re: Testimony on Portland's Comprehensive Plan

To the Commission,

As the statewide pedestrian advocacy organization, Oregon Walks is writing to provide input on the Goals and Policies section of the Comprehensive Plan Update.

Following our petition to the City Commissioners in [date???], urging a policy and implementation of Vision Zero – a comprehensive strategy to work towards zero traffic fatalities and serious injuries on our roads – we are encouraged by the Comprehensive Plan's stated Goal 9G of implementing such a policy. However, the Comprehensive Plan Update does not actually articulate the Goal or Vision of Zero Fatalities and Serious Injuries. Instead, Goal 9G references current City programs and activities that are intended to "move Portland towards zero traffic related fatalities and serious injuries". We would like to recommend that Goal 9G be revised to state:

"The transportation system is safe for all users and all modes of travel. It is the goal of the City of Portland to work towards achieving zero traffic related fatalities and serious injuries, and to ensure that people of all ages and abilities feel comfortable and secure using all streets and transportation facilities and services in the City, consistent with the policy classifications for all modes. This will be achieved through a comprehensive approach, including the development of a data-driven transportation safety action plan, engineering, education, enforcement, and evaluation."

Thank you for the opportunity to provide feedback.

Sincerely,

Noel Mickelberry
Executive Director
Oregon Walks

Attachments:

Oregon Walks Vision Zero Letter sent to the City of Portland April 2014, signed by 21 organizations, 3 State Representatives and 1 State Senator – with 741 community signatures

CC: Leah Treat, Director, Portland Bureau of Transportation (PBOT)
Margi Bradway, PBOT
Courtney Duke, PBOT



PROTECTING YOUR
RIGHT TO ROAM

4 April 2014

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Rahman*

*Advocacy
Outreach
Coordinator
Casey Ogden*

To:

Commissioner Steve Novick
Mayor Charlie Hales
Portland Bureau of Transportation Director Leah Treat

CC:

Commissioner Amanda Fritz
Commissioner Nick Fish
Commissioner Dan Saltzman

This past February, the City of Portland witnessed the latest tragedies in an ongoing epidemic of unacceptable traffic violence on our streets. Yan Huang, 78, was walking across SE Division in a crosswalk with her husband on Valentine's Day when she was struck and killed by an automobile. The next day, a hit-and-run claimed the life of Douglas Norman Miller, 60, at the intersection of SE 124th and Powell. This is unacceptable, and it's past-time for the City of Portland to act.

In light of these and other recent fatalities, Oregon Walks and a coalition of community organizations committed to Portland's livable neighborhoods strongly encourages the city to adopt a policy of "[Vision Zero](#)" – the premise that every traffic crash is preventable, and that every injury and life lost on a city's streets is a fundamental civic failure. First defined in Sweden in 1997, Vision Zero policies have been adopted by transportation officials in New York City, Los Angeles and (soon) San Francisco, and it's time that Portland, a city lauded for its progressive transportation policy, follow in their footsteps and vow to work towards eliminating unnecessary traffic violence.

The moral imperative to adopt Vision Zero in Portland is exacerbated by geographic concentration of these recent fatalities in [East Portland](#). Ten of the last eleven pedestrians struck and killed by automobiles in Portland were walking on streets east of 82nd Avenue, in neighborhoods with disproportionately large low-income communities, elderly, youth, and communities of color; three of these fatalities occurred in the last three months.

Oregon Walks [recently distributed a petition](#) demanding that the Portland Bureau of Transportation (PBOT) develop and implement a plan for a pedestrian fatality-free Portland; it has been signed by 584 community members (and counting). For Portland to implement Vision Zero, we ask Portland to include the following steps:

- Analyze crash data and risk factors to determine the types of crashes that are occurring in the City of Portland, the factors contributing to those crashes, and the locations at risk of future crashes;
- based on the analysis, develop a toolbox of strategies for improving safety, which should include roadway safety improvements, vehicle speed reduction, illumination, education, and enforcement;
- develop a method for prioritizing safety improvements, with particular focus on the most vulnerable road users and connections to transit;
- prioritize funding for safety improvements to dangerous intersections and arterials over maintenance and road or transit capacity projects;
- work with jurisdictional partners including the Oregon Department of Transportation to ensure the entirety of our public right-of-way in the city limits is built to the highest of safety standards for all users.

Oregon Walks and the cosignatories of this letter request the opportunity to sit on a Project Leadership team to help guide PBOT's Vision Zero work, including the development of a scope of work and consultant selection, and to provide meaningful contributions to ensure that pedestrian traffic safety gets the highest level of attention.

Integrating principles of Vision Zero into our transportation policy is an important statement that the City of Portland values the safety and basic needs of citizens historically underrepresented in the decision-making process, and resolutely prioritizes the basic safety of those living in neighborhoods with abjectly insufficient basic infrastructure for walking.

Oregon Walks and the undersigned organizations support a commitment to Vision Zero, and we urge you to commit to prioritizing basic safety in our neighborhoods. We represent a wide cross-section of environmental, social, and business organizations and groups in the Portland area, and believe this issue is relevant to us all. We urge the City of Portland to recognize that enough is enough.



Aaron Brown
Board President, Oregon Walks

Organizational Cosignatories:

Gerald "Jerry" Cohen, JD, MPA	State Director	AARP Oregon
Suzanne Hansche	Commissioner	Elders in Action
Chris Hagerbaumer	Deputy Director	Oregon Environmental Council
Karianne Schlosshauer	Pacific Northwest Regional Policy Manager	Safe Routes to School - Pacific Northwest Region
Representative Jeff Reardon	State Representative	House District 48
Representative Shemia Fagan	State Representative	House District 51
Representative Alyssa Keny- Guyer	State Representative	House District 46
Senator Michael Dembrow	State Senator	Senate District 23
Mara Gross	Executive Director	Coalition for Livable Future
Jonathan Ostar	Executive Director	OPAL Environmental Justice Oregon
Andrew Riley	Public Policy Director	Center for Intercultural Organizing
Mychal Tetteh	CEO	Community Cycling Center
Matt Morton	Executive Director	NAYA Family Center
Jason Miner	Executive Director	1000 Friends of Oregon
Rob Sadowsky	Executive Director	Bicycle Transportation Alliance
Heidi Guenin	Transportation Policy Coordinator	Upstream Public Health
Liz Baxter	Executive Director	Oregon Public Health Initiative
Scott Bricker	Director	America Walks
Jenny Glass	Executive Director	Rosewood Initiative
Craig Beebe	Chair	City Club of Portland Bicycle Transportation Advocacy Committee
Ted Labbe	Urban Conservationist	Audubon Society
Stanley Moy	Manager	Jade District
Jesse Cornett	Chair	Lents Neighborhood Association
Eric Rosewall	Program Director	Depave
Jennifer Bragar	Board President	Housing Land Advocates

Citizen Petition Cosignatories:

Brian Rousseau	Portland	Oregon
Mike Westling	Portland	Oregon
Julie Marquis	Portland	Oregon
Sheila McLaughlin	Portland	Oregon
Daniel Kaempff	Portland	Oregon
Craig Harlow	Portland	Oregon
Myriam Rodriguez	Portland	Oregon
Ed Bennett	Vancouver	Washington
Jason Lang	Beaverton	Oregon
Doug Klotz	Portland	Oregon
Janis McDonald	Portland	Oregon
Barbara Lawson	Portland	Oregon
Jordan Norris	Portland	Oregon
Dan Weston	Portland	Oregon
Alan Niven	Portland	Oregon
Bob Stacey	Portland	Oregon
Howard Draper	Portland	Oregon
Daniel Miller	Portland	Oregon
Carol McCreary	Port Townsend	Washington
Steve Hanrahan	Portland	Oregon
Heather Jackson	Portland	Oregon
Scott Bricker	Portland	Oregon
Natalie Bullock	Portland, OR, United States	
Cameron Whitten	Portland	Oregon
Sheila Barth	Portland	Oregon
Philip Selinger	Portland	Oregon
Elizabeth Mros-O'Hara	Portland	Oregon
Ben Salzberg	Portland	Oregon
Chris Smith	Portland	Oregon
Gayle Myrna	Milwaukie	Oregon
Amy Krull	Portland	Oregon
M. Edward (Ed) Borasky	Aloha	Oregon
lois Kincaid	Portland	Oregon
Mary Stewart	Portland	Oregon
Nathan Banks	Portland	Oregon
Emily Miller	Milwaukie	Oregon
John Carter	Portland	Oregon
Shaun Soden	Portland	Oregon
Christopher Muhs	Portland	Oregon

Marne Duke	Portland	Oregon
Don Arambula	Portland	Oregon
Lidwien Rahman	Portland	Oregon
todd roll	Portland	Oregon
Roger Averbeck	Portland	Oregon
Linda Austin	Portland	Oregon
Timothy Holdaway	portland	Oregon
Ted Labbe	Portland	
Anna Lang	Beaverton	Oregon
Thomas Karwaki	Portland	Oregon
Nancy Fasciani	Portland	Oregon
Adrienne Fajen	Happy Valley	Oregon
Jim Archuleta	Portland	Oregon
Chris Hagerbaumer	Portland	Oregon
Todd Borkowitz	Portland	Oregon
Susan O'Neill	Portland	Oregon
Eric Hesse	Portland	Oregon
Jeff Owen	Portland	Oregon
Margaret Weddell	Portland	Oregon
Noah Brimhall	Portland	Oregon
Steph Routh	Portland	Oregon
Tom Schneider		
Annette James	Portland	Oregon
Jennifer Erickson	Portland	Oregon
Gena Gastaldi	Portland	Oregon
Tony Jordan	Portland	Oregon
Dan McFarling	Aloha	Oregon
Samantha Auclair	Portland	Oregon
Karla Forsythe	Portland	Oregon
Alexis Grant	Portland	Oregon
Ashley Wagar	Portland	Oregon
Stephen Couche	portland	Oregon
Elaine Friesen-Strang	Portland	Oregon
Rita Pogue	Portland	Oregon
Andrew Olsen	Washington	District Of Columbia
Bonnie Hildebrand	Portland	Oregon
Barb Grover	Portland	Oregon
Emily Harris	Portland	Oregon
Joseph Santos-Lyons	Portland	Oregon
Kirk Paulsen	Portland	Oregon
Vivian Satterfield	Portland	Oregon

Tom Rosewall	Portland	Oregon
Amanda Weir	Portland	Oregon
Holli Ballestrem	Milwaukie	Oregon
Bill Gentile	Portland	Oregon
Douglas Brown	Portland	Oregon
Zach Holz	Portland	Oregon
Stephanie Overbey	Portland	Oregon
Ryan Hashagen	Portland	Oregon
Josiah Henley	Tigard	Oregon
Elizabeth Crane	Portland	Oregon
Randi Orth	Portland	Oregon
Ian Matthews	Portland	Oregon
Lauren Kael	Portland	Oregon
FRAN Collins	Portland	Oregon
Elizabeth Nelson	Portland	Oregon
joshua force	Portland	Oregon
Michaela Cordova	Portland	Oregon
Alex Leeding	West Linn	Oregon
GB Arrington	Portland	Oregon
Adron Hall	Portland	Oregon
June Underwood	Portland	Oregon
Duane Fickeisen	Portland	Oregon
Sophie Goss	Portland	Oregon
Melelani Sax-Barnett	Portland	Oregon
Ed Klein	Portland	Oregon
Jacqueline Warren	Portland	Oregon
Alice Rosella Brown	Portland	Oregon
David Taylor	Clackamas	Oregon
Beatriz Marino	Portland	Oregon
Liam Bossi	Portland	Oregon
Joe Fortino	Wilsonville	Oregon
Andrew Holtz	Portland	Oregon
Sheila Spencer	Gresham	Oregon
Kurt Kemmerer	Portland	Oregon
Claudine Paris	Portland	Oregon
Netanis Waters	Portland	Oregon
Craig Beebe	Portland	Oregon
Cecily Norris	Portland	Oregon
Henry Kraemer	Portland	Oregon
Hannah Beck	San Antonio	Texas
Peter Welte	Portland	Oregon

Laura Rost	Portland	Oregon
Alison Dennis	Portland	Oregon
Daniel Sloan	Hillsboro	Oregon
Jan Molinaro	Portland	Oregon
joan s. childs	portland	Oregon
Rebecca Hamilton	Portland	Oregon
Katrina Kahl	Portland	Oregon
Heather Chapin	Portland	Oregon
Rachel Richardson	Portland	Oregon
Shawna Scott	Portland	Oregon
Piers Rippey	Portland	Oregon
Jacqueline Yerby	Portland	Oregon
Ruth Deal	Portland	Oregon
Shanti Ware	Portland	Oregon
Jodi Swartfager	Portland	Oregon
zac Benjamin	Portland	Oregon
Patricia Sykes	Seal Rock	Oregon
Sonia Stolfo	Portland	Oregon
Hope Yamasaki	portland	Oregon
Alison Hilkieh	Portland	Oregon
Heidi Guenin	Portland	Oregon
Evan Manvel	Seattle	Washington
Rick Ray	Portland	Oregon
Steve Bozzone	Portland	Oregon
Christine Utz		
Daniel McClintick	Portland	Oregon
Michael Moore	Portland	Oregon
armando luna	Portland	Oregon
Kathryn Sofich	Portland	Oregon
Simon Love	Portland	Oregon
Perla Alvarez	Portland	Oregon
Marisa Espinoza	Portland	Oregon
Joseph Edge	Portland	Oregon
Stephen Upchurch	Portland	Oregon
Tom Lewis	Portland	Oregon
jerry zaret	Portland	Oregon
Nancy Pautsch	Portland	Oregon
Darvel Lloyd	Portland	Oregon
Kelly Hansen	Portland	Oregon
Michael Molinaro	Portland	Oregon
maura kirkwood	portland	Oregon

Justin Buri	Portland	Oregon
David Hoch	Portland	Oregon
SOM SUBEDI	Portland	Oregon
blanca villalobos	portland	Oregon
Rex Burkholder	Portland	Oregon
Reinhart Engelmann	Aloha	Oregon
Christine Steele	Portland	Oregon
Gordon Morehouse	Portland	Oregon
Madeline Kovacs	Portland	Oregon
Keith Scholz	Gresham	Oregon
Brian Landoe	Portland	Oregon
Stephen Judkins	Portland	Oregon
Kara Pierce	Portland	Oregon
Kari Schlosshauer	Portland	Oregon
Elie Charpentier	Portland	Oregon
alison helton	Portland	Oregon
Brigid Odom	Troutdale	Oregon
LeRoy Patton	Portland	Oregon
Amaya Kalki	Portland	Oregon
Meredith Florine	Portland	Oregon
Audrey Addison	Portland	Oregon
Maya Rinta	Portland	Oregon
Jason MacManiman	Portland	Oregon
Dena Hellums	Happy Valley	Oregon
Laura Bouma	Portland	Oregon
Candice Palen	Portland	Oregon
David Pardo	Portland	Oregon
Duane Miller	Portland	Oregon
Judy Welles	Portland	Oregon
Mel M	Portland	Oregon
Josh Berezin	Portland	Oregon
Christine Heycke	Portland	Oregon
Hayley Wilson	Portland	Oregon
Kathy Goss	Oregon City	Oregon
Amanda Bonds	Portland	Oregon
Kaitlyn Alavi	Portland	Oregon
Sarah Charniak	Portland	Oregon
Howard Feuerstein	Portland	Oregon
Matthew Klug	Portland	Oregon
Nate Gulley	Portland	Oregon
Faith Henion	Portland	Oregon

lise ferguson	portland	Oregon
Dave Dyk	Gresham	Oregon
Adam English	Portland	Oregon
Steven Brown	Portland	Oregon
Diane Tourigny	Portland	Oregon
Rachel Loskill	Portland	Oregon
Anne Lee	Portland	Oregon
Kayle Sandberg-Lewis	Portland	Oregon
Lucia Fasano	Portland	Oregon
Tessa Walker	Portland	Oregon
Sarah Kohler	Portland	Oregon
Darin Lund	Portland	Oregon
Kate McCarter	Portland	Oregon
Matt Singer	Portland	Oregon
Jessica Johnson	Portland	Oregon
Howard Silverman	Portland	Oregon
John Serra	Portland	Oregon
Eric Van Dyke	Portland	Oregon
Luke Michaels	Portland	Oregon
Bruce Evans	Portland	Oregon
Jonathan Paik	Fullerton	California
Nathan Snell	Portland	Oregon
Steven Kimball	Portland	Oregon
Daniel Logghe	Portland	Oregon
Hildie Cuddigan	Portland	Oregon
Quinn Ellingsen	Portland	Oregon
Laura Daniel	Arcata	California
Bonnie Widerburg	Portland	Oregon
Beth Belcastro	Portland	Oregon
Laura Becker	Portland	Oregon
Amy Ruff	Portland	Oregon
Karen Brown	Portland	Oregon
Peter Gunn	Portland	Oregon
Cynthia Arnott-White	Lake Oswego	Oregon
Lynne Barrett	Portland	Oregon
Tara Garkow	Portland	Oregon
Sarah Miller	Portland	Oregon
Miranda T.	Portland	Oregon
Sara Morrissey	Portland	Oregon
Tobias Boyd	Portland	Oregon
Scotti Weintraub	Portland	Oregon

Khanh Pham	Portland	Oregon
jarred decker	Portland	Oregon
Eric Ohman	Portland	Oregon
Greer Zimmerman	Portland	Oregon
chris mccraw	Portland	Oregon
Jesse Cornett	Portland	Oregon
Joseph Arroyo	Los Angeles	California
Paul Wroblewski	Portland	Oregon
Austin Tretwold	Portland	Oregon
Nick Falbo	Portland	Oregon
Kathy Chilton	Portland	Oregon
Art Santana	Portland	Oregon
Rachel DeField	Portland	Oregon
Robert T Bowers	Portland	Oregon
Laurie Harrington	Gresham	Oregon
Daniel Roy	Portland	Oregon
Jesse Boudart	Portland	Oregon
Nathan Koval	Portland	
Esther Mohrmann	Portland	Oregon
Andrew Yaden	Portland	Oregon
Derek Ghan	Portland	Oregon
Diana Pei Wu	Portland	Oregon
Lorna Perry	Astoria	New York
Mary Kyle McCurdy	Portland	Oregon
Michael Korinek	Portland	Oregon
Amanda Lee Harrison	Portland	Oregon
Brian Davis	Portland	Oregon
anna wilson	Portland	Oregon
Melody Murray	Gresham	Oregon
Chadwick Ferguson	Portland	Oregon
John Mulvey	Portland	Oregon
Stanley Moy	Portland	Oregon
Andy Fraser	Lake Oswego	Oregon
Daniel Wise	Portland	Oregon
Asha Whittle	Portland	Oregon
Ryan Good	Portland	Oregon
Nathan Martin	Portland	Oregon
Annette Mattson	Portland	Oregon
Josh Springer	Portland	Oregon
Jennifer Kleskie	Portland	Oregon
Diane Linn	Portland	Oregon

Bill Chapin	Portland	Oregon
Kevin Kaufman	Portland	Oregon
Trevor Hopper	Portland	Oregon
Billy Don Robinson	Portland	Oregon
Leonard Higgins	Corvallis	Oregon
Deirdre Lyons-Keefe	Portland	Oregon
Carly Hutton	Portland	Oregon
Brandon Suarez	Portland	Oregon
Don Golden	Portland	Oregon
Anita Yap	Portland	Oregon
Emily Guise	Portland	Oregon
Blair Muldoon	Portland	Oregon
Erica Bjerning	Portland	Oregon
Jev Asher	Portland	Oregon
Aislynn Neish	Portland	Oregon
Jennifer Hayes	Portland	Oregon
Katy Chase	Camas	Washington
Zeb Larson	Portland	Oregon
Cynthia Morris	Portland	Oregon
Amy Antonio	Portland	Oregon
Noelle Labrousse	Portland	Oregon
Elizabeth BLOHM	Portland	Oregon
Susan Yungkurth	Portland	Oregon
Mike Grigsby	Portland	Oregon
Karen des	battle ground	Washington
Jamie Stout	Portland	Oregon
Derek Abe	Portland	Oregon
David Crout	Portland	Oregon
Kelly Rodgers	Portland	Oregon
Solara Schoeffler	Portland	Oregon
Susan Roll	Portland	Oregon
Amber Collett	Portland	Oregon
Rachel Cotton	Portland	Oregon
John Barrios	Portland	Oregon
terah varga	Portland	Oregon
Mary Winzig	Portland	Oregon
Aaron Maples	Portland	Oregon
Amanda Caffall	Portland	Oregon
Amy Sample Ward	Portland	Oregon
Garrett Downen	Portland	Oregon
Jereme Claussen	Portland	Oregon

Sherri Thomas	Portland	Oregon
Lindsay G	Portland	Oregon
Nathan Moe	Clackamas	Oregon
Sara Fisher	Portland	Oregon
Cary Young	Portland	Oregon
Debbie Gordon	Portland	Oregon
Cora Potter	Portland	Oregon
Meghan Humphreys	Portland	Oregon
Martha Perez	Portland	Oregon
Neil Mages	Portland	Oregon
Louise Krampien	Portland	Oregon
Cheryl Ellis	Portland	Oregon
Kristi Finney-Dunn	Vancouver	Washington
Jefferson Smith	Portland	Oregon
Angela Perry	Portland	Oregon
anne downing	damascus	Oregon
Melanie McCandless	Portland	Oregon
Concerned Citizen	New City	New York
Mark Dye	Portland	Oregon
Jane Doyle	Portland	Oregon
Jim Hawken	Portland	Oregon
Mary Jane Miller	Portland	Oregon
Kristina Currans	Portland	Oregon
Treothe Bullock	Portland	Oregon
Mark Person	Portland	Oregon
Eric Rummell	Portland	Oregon
Rebecca Hartke	Portland	Oregon
Bethany Jobson	Portland	Oregon
Barbara Bernstein	Portland	Oregon
Jason Markantes	Portland	Oregon
Kevin McConnell	Portland	Oregon
Scott Yelton	Portland	Oregon
Paul Grosjean	Portland	Oregon
Mitchell Frister	Portland	Oregon
David Verch	Portland	Oregon
Merrie Miller	Portland	Oregon
Bobbi Howard	Gresham	Oregon
Albyn Jones	Portland	Oregon
Anne Poster	Portland	Oregon
Kary Barrie	Portland	Oregon
Robert Peterson	Portland	Oregon

Carolyn Neufeld	Portland	Oregon
Debra Byhre	Portland	Oregon
Elizabeth Quiroz	Portland	Oregon
Jill MacCartney	portland	Oregon
Barry Mogus	Portland	Oregon
Christopher Van Putten	Portland	Oregon
Connie Ostlund	Gresham	Oregon
sherrie heckendorn	Portland	Oregon
Laura Chandler	Portland	Oregon
Noelle Hurley	Portland	Oregon
Lisa Marie White	Portland	Oregon
Harold Phillips	Portland	Oregon
Paul Minty	Portland	Oregon
Nicole Davenport	Portland	Oregon
Nicole Davenport	Acton	California
Terry Dubliski	Portland	Oregon
Nova Newcomer	Portland	Oregon
Debra Jones	Troutdale	Oregon
Alan Seidl	Portland	Oregon
Duncan Hwang	Portland	Oregon
Anthony Buckley	Portland	Oregon
Ken Southerland	Portland	Oregon
carye bye	Portland	Oregon
John Schiffer	Portland	Oregon
Pamela Knight	Portland	Oregon
Jack Keyes	Portland	Oregon
Dan McElligott	Portland	Oregon
Carolyn Graf	Portland	Oregon
Nora Coon	Portland	Oregon
Robin Vesey	Portland	Oregon
Derek Conner	Portland	Oregon
Brian Lockwood	Portland	Oregon
Fawn Livingsgton-Gray	Portland	Oregon
Linda and Wayne McSweeney	Portland	Oregon
Carl Davis Sr.	Portland	Oregon
Caitlyn Ross	Portland	Oregon
Brian Enigma	Portland	Oregon
Erin Machell	Portland	Oregon
Ethan Jewett	Portland	Oregon
John Johnson	Portland	Oregon
Kimberly Epling	Portland	Oregon

Barbara Holm	Portland	Oregon
Mark Gamba	Milwaukie	Oregon
Chris Cooper	Portland	Oregon
Katie Proctor	Portland	Oregon
Andrea Elkin-Bram	Portland	Oregon
Kirby Gleason	Portland	Oregon
Joyanna Eisenberg	Portland	Oregon
Chena Mesling	Portland	Oregon
Trevor Lavoie	Portland	Oregon
Arlene Kimura	Portland	Oregon
Joseph Beaudreau	Portland	Oregon
Haley Miller	Portland	Oregon
Molly Newman	Portland	Oregon
Karen Wolfgang	Portland	Oregon
Scott Mizze	Portland	Oregon
Sheilagh Griffin	Portland	Oregon
Matthew Strutzel	Portland	Oregon
Ryan Palmer	Portland	Oregon
Alliso Sliter	Portland	Oregon
Anita Dilles	Portland	Oregon
jen tam	Portland	Oregon
J Chris Anderson	Portland	Oregon
Paul Olson	Portland	Oregon
Chris Khatami	Portland	Oregon
Kathleen Youell	Portland	Oregon
Kathryn Ridgeway	Portland	Oregon
Julie Crosse	Portland	Oregon
Jean Sung	Milwaukie	Oregon
suzi hunt	Portland	Oregon
Jeffrey Brubaker	Westport	Oregon
Roberta Poland	Portland	Oregon
gemma bookless	Portland	Oregon
Bryan Colombo	Portland	Oregon
Melisa Crosby	Portland	Oregon
Kara Thompsen	Portland	Oregon
Jonathan He	Portland	Oregon
Carrie Adams	Portland	Oregon
Aurelio Martinez	Portland	Oregon
Tara Sulzen	Portland	Oregon
Daisy Sweetland	condo 262	Oregon
Korin Rasmussen	Portland	Oregon

becca priddy	Portland	Oregon
Beckie Lee	Portland	Oregon
Ruth Hickok	Portland	Oregon
Elizabeth LeDoux	Portland	Oregon
Scott Hillson	Lake Oswego	Oregon
Abigail Cermak	West Linn	Oregon
Christopher Masciocchi	Portland	Oregon
Jerrilynn Nall	Portland	Oregon
Erin Taplin	Beaverton	Oregon
Desirae Khouma	Portland	Oregon
Christopher Frazee	Portland	Oregon
Sandra Brown	Portland	Oregon
rio dluzak	San Francisco	California
Lora Phillippi	Central Point	Oregon
Lee Niner	Portland	Oregon
Claudia Gana Streng	Portland	Oregon
bethany venooker	Portland	Oregon
Angela Zehava	Portland & Amsterdam	
Jewel Nye	Bend	Oregon
Patrick Loftus	Portland	Oregon
Brian Horay	Portland	Oregon
leslie lum	Portland	Oregon
Tomas Quinones	Portland	Oregon
Theresa Frazee	Portland	Oregon
Reed Lehto	Portland	Oregon
Tiffany Wilson	Portland	Oregon
Jean-Pierre Garau	Gresham	Oregon
Ren L Thompson	Portland	Oregon
Carolyn Madson	Portland	Oregon
Michael Orr	Portland	Oregon
Anabel Ramirez	Portland	Oregon
Gabrielle Swisher	Portland	Oregon
Andrew Riley	Portland	Oregon
Nicole hamm	chandler	Arizona
Ed Hurtle	Portland	Oregon
Dana Lucero	Portland	Oregon
Mark Noonan	Portland	Oregon
Bob Kellett	Portland	Oregon
David Aulwes	Portland	Oregon
Lewis Sequeira	Portland	Oregon
Morgen Young	Portland	Oregon

Shelley Sheridan	Portland	Oregon
Devon Willis	Portland, OR	Oregon
Marc Zolton	Portland	Oregon
Katja Dillmann	Portland	Oregon
Daniel Friedman	Portland	Oregon
Noel Mickelberry	Portland	Oregon
Amy Subach	Portland	Oregon
Andrew Szolnoki	Portland	Oregon
Kasandra Griffin	Portland	Oregon
Laura Chapman	Portland	Oregon
Karen Maeda	Portland	Oregon
Joshua Baker	Portland	Oregon
Marc Week	Portland	Oregon
Sylia Gray	Beaverton	Oregon
shawn fleek	Portland	Oregon
Elliot Firestone	Bend	Oregon
Taz Loomans	Phoenix	Arizona
Ralph Leftwich	Portland	Oregon
Linda Robinson	Portland	Oregon
Bruce Hake	Portland	Oregon
Ian Stude	Portland	Oregon
Jenny Keating	Portland	Oregon
Chrystal Brim	Portland	Oregon
Jed Hafner	Portland	Oregon
Prairie Hale	Portland	Oregon
Miriam Barnard	Portland	Oregon
Donna Cohen	Portland	Oregon
Spencer Boomhower	Portland	Oregon
Amy Baird	Portland	Oregon
Laura Berg	Milwaukie	Oregon
Megan Stone	Gresham	Oregon
Emily Byron	Vancouver	Washington
Taylor Nemmert	Troutdale	Oregon
Julie Willis	Alta	Utah
Kim Stone	Portland	Oregon
kyle fuller	Gresham	Oregon
Stefanie Pagel	Damascus	Oregon
Amy Mabry	Hartselle	Alabama
Lori Satter	Milwaukie	Oregon
Jeanine Deisz	Beaverton	Oregon
Dorothy Aanestad	Garden Grove	California

Susan Sauvola	Damascus	Oregon
Brendon Haggerty	Portland	Oregon
Emily Kemper	Portland	Oregon
Lauren Strand	Oregon City	Oregon
Stephanie Hebert	Portland	Oregon
Casey Ogden	Portland	Oregon
Rebecca Layton	Vancouver	Washington
Roger Berumen	Portland	Oregon
Tami White-Kuta	portland	Oregon
Michael Caputo	Portland	Oregon
Aerayelle Kelsheimer	Portland	Oregon
Erin Kelley	Portland	Oregon
Brock Howell	Seattle	Washington
Julio Maldonado	Portland	Oregon
Joe Recker	Portland	Oregon
Jeff Cosloy	Portland	Oregon
Kelsey Sto	Portland	Oregon
Chaun MacQueen	Portland	Oregon
Erika Standeven	Portland	Oregon
Shane MacRhodes	Eugene	Oregon
Logan Lauvray	Portland	Oregon
Harold Kidd	Gravois M ills	Missouri
Susan Cunningham	Portland	Oregon
Courtney Brooks	Portland	Oregon
Dolores Wood	Portland	Oregon
Alex Reed	Portland	Oregon
Carol Fazzio	Beaverton	Oregon
adam stewart	Portland	Oregon
bob gantz	Portland	Oregon
Benjamin Kerensa	Portland	Oregon
kristin jones	Portland	Oregon
April Streeter	Portland	Oregon
Alyssa Danley	Vancouver	Washington
Esther Harlow	Portland	Oregon
ashley shabo	Portland	Oregon
Dustin Ford	Portland	Oregon
Melanie Dickson	Portland	Oregon
Emily Hanson	Portland	Oregon
Chuck Spidell	Portland	Oregon
Jonathan Ostar	Portland	Oregon
Nancy Chapin	Portland	Oregon

Katy Smith	Portland	Oregon
Tony Hawke	Portland	Oregon
Kerry Rae Connolly	Portland	Oregon
Peter Maris	Portland	Oregon
Donna Chopyak	Pittston	Pennsylvania
Laura Duque	Mexico DF	Alabama
Andy Carlson	Kenosha	Wisconsin
Lourdes Vargas Fulk	Riverside	California
Cheryl DeGroot	Portland	Oregon
Mary Thomas	Richmond	California
Jose Luis Lopez Garcia	Salinas	California
Linda Millemaci	Amherst	New York
Julia Peattie	Portland	Oregon
David Houston	Portland	Oregon
Mark Whitew	Portland	Oregon
Lori Boisen	Portland	Oregon
Jen Coleman	East Portland	Oregon
Seasons Clayton	Portland	Oregon
Eric Matchett	Portland	Oregon
Ralph Church	Portland	Oregon
Matthew Rogers	Portland	Oregon
Allison Cobb	Portland	Oregon
Joan Findlay	Portland	Oregon
Fabian Smith	Portland	Oregon
Susan Findlay-Nomura	Seattle	Washington
Jill Ostrow	Portland	Oregon
Sharon Bettis	Portland	Oregon
Julie Tonroy	Portland	Oregon
Jenny Ampersand	Portland	Oregon
Pamela Hickman	Portland	Oregon
Rev. Diana F. Scholl	Portland	Oregon
Jenny Glass	Portland	Oregon
Tonya Davis	Beaverton	Oregon
Fritz Hirsch	Portland	Oregon
Josh Kornblatt	Portland	Oregon
Jeff Palmer	Portland	Oregon
Mary Dilles	Portland	Oregon
Teresa Soto	Portland	Oregon
David Abel	Portland	Oregon
Jane Leong	Portland	Oregon
Mark McClure	Portland	Oregon

Jose Limia	Portland	Oregon
Alan Mevis	Portland	Oregon
John Cushing	Portland	Oregon
Hiroshi Takeo	Portland	Oregon
Lindsay Hope Kern	Portland	Oregon
Linda W	Portland	Oregon
robert greene	Portland	Oregon
Karen Mallov	Portland	Oregon
Richard Tipton	Portland	Oregon
Ken Pyburn	Portland	Oregon
Carmen Smith	Portland	Oregon
Marlene Olveda	Portland	Oregon
Charlene Levesque	Portland	Oregon
Sandra Post	Portland	Oregon
Jim Labbe	Portland	Oregon
Joan Teller	Portland	Oregon
Kathryn Hardin	Portland	Oregon
Charles K Hof	Portland	Oregon
Randy Reiss	Portland	Oregon
Rola Zitzewitz	Portland	Oregon
Anna Salanti	Portland	Oregon
John Nettleton	Portland	Oregon
Rose Mary Colorafi	Portland	Oregon
Steve Cook	Portland	Oregon
Lisa Faust	Portland	Oregon
sandra cornwall	Portland	Oregon
Bruce Schacht	Portland	Oregon
Karen Ritter	Portland	Oregon
Laurel Ann Bower	Portland	Oregon
Alan Silver	Portland	Oregon
Chad Fitzsimmons	Portland	Oregon
John Marble	Portland	Oregon
Philip Richman	Portland	Oregon
Richard Dickinson	Portland	Oregon
Janiece Staton	Beaverton	Oregon
Randy Bonella	Portland	Oregon
Murali Tirumala	Beaverton	Oregon
Mark Bitterlich	Portland	Oregon
Elisabeth Flaum	Portland	Oregon
Sarah McCarthy	Portland	Oregon
John Beaston	Portland	Oregon

Heather Gramp	Portland	Oregon
Angela Moos	Portland	Oregon
Julia Kuhn	Portland	Oregon
Madelyn Morris	Gresham	Oregon
Carol Levine	Portland	Oregon
Anne Prescott	Portland	Oregon
Ben Weber	Portland	Oregon
Craig Billings	Portland	Oregon
Kristina Weis	Portland	Oregon
Andrea Benson	Portland	Oregon
Allison Zimmerman	Portland	Oregon
Mary Anne Joyce	Portland	Oregon
Carol Trevor	Portland	Oregon
Tom McTighe	Portland	Oregon
Anna Stoerch	Portland	Oregon
Mandia Gonzales	Portland	Oregon
Christina Schulmerich	Portland	Oregon
Marjorie Parker	Portland	Oregon
Kelly Kennedy	Portland	Oregon
Anne Malinowski	Portland	Oregon
Jamie Eneff	Oklahoma City	Oklahoma
Michelle Williams	Portland	Oregon
Susan Johnson	PORTLAND	Oregon
Harold Long	Vancouver	Washington
Erin Hanson	Beaverton	Oregon
Karen Kruse	Portland	Oregon
Lisa Frack	Portland	Oregon
Carlos Gonzalez	Portland	Oregon
Jedediah Barton	Billings	Montana
sherry stewart	Portland	Oregon
Michael Hitchcock	Milwaukie	Oregon
Maria Guerrero	South Gate	California
Glen Buhlmann	Kirkland	Washington
Tom Gihring	Portland	Oregon
James Spotts	Grandville	Michigan
Melissa Tvetan	Portland	Oregon
Annielaurie Lund	Portland	Oregon
A R Brown	portland	Oregon
Mara Reynolds	Portland	Oregon
sumitra chhetri	Portland	Oregon

Maria White	Beaverton	Oregon
Angela Oscar	Portland	Oregon
Alicia Cohen	Portland	Oregon
Michael Chapman	Portland	Oregon
Lisa Schlunegger	Portland	Oregon
Tammi Johns-Hawkins	Beaverton	Oregon
Laurie Turner	Portland	Oregon
Shawwna Ramirez	Portland	Oregon
Gregory Evert	Garfield Hts.	Ohio
D Yermolenko	Portland	Oregon
charles pacholski	lawtons	New York
gwenn meltzer	ridley park	Pennsylvania
howard weiss	wenonah	New Jersey
Donna Wians	Portland	Oregon
Amy Yuan	London	England
Carole Gaglione	portland	Oregon
Donna Harris	Portland	Oregon
Cathy Holmlund	Portland	Oregon
Michael Hale	Joseph	Oregon
rick stucky	silverton	Oregon
Stephanie Turner	Portland	Oregon
James Keeley	Vancouver	Washington
Melissa Kaganovich	Portland	Oregon
Virginia Luka	Portland	Oregon
denissia withers	Portland	Oregon
Adam Lewis	Portland	Oregon
Ray Lewis	Portland	Oregon
bruce fisk	Gresham	Oregon
Megan Graham	Portland	Oregon
Alissa Keny-Guyer	Portland	Oregon
Robin May	Portland	Oregon
Alan Bonney	Portland	Oregon
Alex Thomas	Portland	Oregon
Martha Ullman West	Portland	Oregon
Marsina McCall	Portland	Oregon
Megan McCully	Portland	Oregon



Sean Green, President
Laurelhurst Neighborhood Association

(971) 998-7376
green.sean@gmail.com

6 October 2014

TO: Planning and Sustainability Commission
CC: Mayor Charlie Hales, Director Susan Anderson, Marty Stockton

RE: LNA Requests Extension to Comprehensive Plan Comment Period and Requests that Institutional Zoning Project Recommendations are Considered Only After Approving the Draft Comprehensive Plan

Dear Members of the Planning and Sustainability Commission,

The Laurelhurst Neighborhood Association Board of Directors **requests that the comment period for the Comprehensive Plan be extended by four months** in order to allow our neighborhood to provide meaningful feedback on the draft plan. The following resolution was adopted at a meeting of the LNA Board of Directors on 30 September 2014:

Whereas the “2035 Comprehensive Plan” will significantly affect all aspects of land use and transportation, including those that directly affect Laurelhurst, we join other neighborhood associations in requesting the Bureau of Planning and Sustainability extend the period of public comment on the proposed plan by four months so more citizens can be provide meaningful feedback.

The LNA Board of Directors also **requests that the recommendations of the Institutional Zoning Project only be considered after the draft Comprehensive Plan has been approved.** The following resolution was adopted at a meeting of the LNA Board of Directors on 30 September 2014:

Whereas the 2035 Comprehensive Plan will determine the need for any institutional zoning reform and significantly shape any adequate reform to conditional master planning at Portland institutions;

Whereas the Comprehensive Plan Update provides essential community and neighborhood input into the critical planning and transportation issues that affect the nieghborhoods surrounding the institutions covered by the Institutional Zoning Project (IZP);

Whereas it has been acknowledged by the city that the 2035 Comprehensive Plan will provide “context” to any IZP reforms;

Laurelhurst Neighborhood Association Volunteer Board Members

Sean Green (President), Chris McGhie (Vice President), VACANT (Secretary), Nancy Schwartz (Treasurer)
Don Gardner (SEUL Rep.), Gary Naylor (At-Large Rep.), Jim Edelson (SW Quad Rep.)
Jeanne Ferguson (SE Quad Rep.), Tony Nickles (NW Quad Rep.), Bruce Richard (NE Quad Rep.)
Eric Fruits (Past President)

The LNA requests that the City Council* schedule any deliberation and action on recommendations from the IZP Advisory Committee and the Bureau of Planning and Sustainability only after it has approved the 2035 Comprehensive Plan draft.

We appreciate your efforts thus far on the Comprehensive Plan and hope that you will consider our requests so that we can provide you with meaningful feedback.

Respectfully submitted,

Sean Green
President
Laurelhurst Neighborhood Association

From: Planning and Sustainability Commission
Sent: Friday, October 03, 2014 1:02 PM
To: Kovacs, Madeline
Subject: FW: W. Hayden Island

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

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

From: Chris RAYMOND [mailto:chrisraymd@msn.com]
Sent: Friday, October 03, 2014 8:08 AM
To: Planning and Sustainability Commission
Subject: W. Hayden Island

We live near the island and have spent much time observing and enjoying the wildlife around Hayden Island. The development by the Port would be reprehensible for many reasons. Please force the Port to clean up their other messes rather than contribute more.

Chris Raymond
346 NE Marine Dr.
Portland OR 97211

From: Planning and Sustainability Commission
Sent: Monday, October 06, 2014 4:42 PM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: Scarzello, Christina
Sent: Monday, October 06, 2014 4:41 PM
To: Planning and Sustainability Commission
Cc: Stockton, Marty
Subject: Comprehensive Plan Testimony

From: Jillian Morgana [mailto:jillian.morgana@gmail.com]
Sent: Friday, October 03, 2014 8:54 AM
To: Scarzello, Christina
Cc: Tom Morgana
Subject: Re: Comp Plan info

Hi Christina,

Below is my father's formal complaint for you to file (per your email). Please let us know if you need anything else.

Thank you!

To whom it may concern:

I am writing to oppose any zoning changes regarding my property, 1730 SE 82nd Ave., Portland, OR. Our company has been at this location for over 12 years now, with approximately 15 employees on our payroll. In December of 2013 we purchase this property at top market value with the intentions that one day we would be able to resell to another retail establishment.

The proposed changes will make it dramatically harder to resell this property in the future as well as be detrimental to the property value resulting in a huge financial loss.

Thank you,
Tom Morgana

10/03/14

Dear Planning and Sustainability Commission Members,

For the past 24 years, I have been the owner of the property located at 1323 SE Spokane St. Portland, OR 97202, which is located in the Sellwood-Moreland neighborhood. I recently received in the mail the “commercial and mixed use zone changes” fliers and became aware that the comprehensive zoning plan will be undergoing changes in the near future. I am writing to you because I was excited to see this property under consideration for a zone change, but when I called to follow up, I was told that I had received the fliers in error. I was encouraged to write in and request an opportunity to present this property as a strong and viable candidate for a change from the existing R2.5 zoning in the Comprehensive Plan Map designation to “Mixed Use – Neighborhood,” which would align it with the closest or most comparable to the CS Storefront Commercial designation. This zoning change would bring the property into alignment with the existing Comprehensive Plan Map and Zoning Map designations of the properties directly to the west and south of the property at 1323 SE Spokane properties. These adjacent properties have Comprehensive Plan Map and Zoning Map designations that are the same as this request. It is the understanding of the neighborhood that the property to the west of 1323 is soon to be leveled and a proposed four-story proposed development including mixed use retail and apartments is in the initial stages of planning and implementation. By changing the 1323 zoning, you will be adding another viable mixed-use property to a unique street in the heart of the Sellwood business district. Re-purposing properties with architectural heritage in business districts is one of the stated goals of the comprehensive plan, and this property would definitely meet that criteria.

1323 SE Spokane St. was constructed in 1890 and unlike the existing commercially zoned houses on the street, local history suggests this property was first built for commercial/mixed use purposes. Rumor has it that this house was one of the original brothels serving the Sellwood area. What is known for certain is that by the turn of the century this property served the community as an 8 bedroom boarding house for the men working at the lumber mill and stayed that way until the mid-century when it became a single family home for the first time. The property originally had a second house behind the main house as well but this was torn down sometime in the mid-century.

The Sellwood-Moreland community has undergone a massive transformation since the 1998 Sellwood-Moreland Neighborhood Plan was adopted, but the values stated in that document still ring true today. Along those lines, the Historic Preservation goals were stated as follows:

Objectives:

1. Increase public awareness of neighborhood history
2. Recognize and conserve historic resources and structures
3. Respect the character of Elwood-Moreland by sensitively integrating new development with the historic elements of the community.

Sellwood-Moreland Neighborhood Plan (1998), page 29.

Since purchasing the house in 1991, I have undertaken to bring it up to date with modern features while preserving the elements that made it distinctive in its purposes since the beginning. However, over the years as the neighborhood has changed and grown, it has become evident that this property is not like many of the other single family homes in the neighborhood and there is a great opportunity available to preserve the history of the property while allowing for better use of the layout as a B&B, healing arts center or other professional office spaces. A change of use zone would allow this property to retain its heritage while serving community members much like what is found in many older homes repurposed in other neighborhoods throughout the city but distinctly missing from the Sellwood Commercial Business district.

The Sellwood-Moreland community lacks adequate office space and there are no legal bed and breakfast facilities in the neighborhood or close to it. In recent years, there has been an large surge in young families moving to this neighborhood. Many of these existing homes are not large enough to accommodate additional family members, so these guests are forced to stay in hotels in Clackamas County, downtown or in Lake Oswego. The Sellwood-Moreland neighborhood is very attractive to visitors with its large number of shops, restaurants, amenities, access to the river, hiking trails, and bike ways.

The property currently has 5 bedrooms and 2 bathrooms so it provides ample room for either office space or a bed and breakfast, and the main floor has an open floor plan that would allow it to be used as a small retail/commercial space as well. There is also an additional 500 sq. foot studio built in the back similar in size to the original historic layout of the property. The property has a driveway for off-street parking as well.

I respectfully submit this letter as part of the “public comment” process and look forward to hearing what next steps I need to take. Additionally, I would like to invite you and any other pertinent people to come visit the property for yourself so that you can better sense how it may fit into the comprehensive plan.

Thank you.

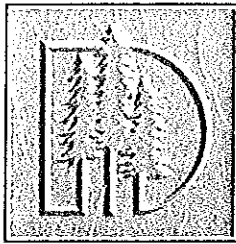
Erica Jayasuriya

Views of 1323 SE Spokane Front View and From Corner of 13th



Views Of Sellwood Business District From 1323 SE Spokane St





David Douglas School District

Don Grotting, Superintendent
1500 SE 130th • Portland, Oregon • 97233-1719
(503) 252-2900 • Fax (503) 256-5218

October 3, 2014

Planning and Sustainability Commission
1900 SW 4th Ave Room 7100
Portland, Oregon 97201

Re: Draft Comprehensive Plan input from David Douglas School District: 1) need for articulation of the student population projected effects of proposed zoning changes; and 2) commercial zoning need in the Gateway Regional Center

Dear Commissioners,

David Douglas School District (DDSD) is comprised of 12 square miles in East Portland. Currently the district has 9 elementary schools, 3 middle schools and one high school. DDSD is currently at capacity in all its schools. David Douglas High School is the largest in the state with over 3,000 students. In the 1996, the Outer Southeast Community Plan was adopted and included a goal to increase density in East Portland. During this period 1996 - 2014, David Douglas School District has grown from 7,260 to 10,823.

- 1) DDSD recently completed its facility planning study. Current zoning targets DDSD with for growth of another 6,000 students within the next 20 years. Based on the facility study, this could result in the need for 2 elementary, 2 K-8 schools, and one additional high school. Within the DDSD boundaries, there currently is not adequate land available to accommodate the additional facilities, nor does the District have the bonding capacity to fund the additional schools needed to accommodate the current projected growth. The Facility Planning committee is continuing to review options to handle the future growth in the district.

Bob Glascock, with the City Bureau of Planning and Sustainability, participated in the facility planning process and indicated that the Comprehensive Plan Update includes zoning change recommendations that will reduce the student growth projection in the DDSD. Our review of the Comprehensive Plan map app indicates a reduction in density in selected areas in our district.

As of today we have not been informed of the projected effect of these changes on DDSD student population over the next 20 years. **We request a briefing, so that DDSD may provide informed input to the Comprehensive Plan Draft in a timely manner.**

Visit our web page: www.ddouglas.k12.or.us E-mail: David_Douglas@ddouglas.k12.or.us

School Board

Bryce Anderson • Frieda Christopher • Donn Gardner • Christine Larsen • Shannon Raybold • Kyle Riggs • Cheryl Scarcelli Anchoa

Ord. 187832 Vol. 2.3.J, page 17408

- 2) Our perception at this time is that, as a school district that is predominately residential, there should be an additional reduction in high density zoning and an increase in commercial zoning to increase the potential for jobs for our residents and reduce the projected student population growth. The Comprehensive Plan does not indicate any zoning changes from residential to commercial in the Gateway Regional Center. The area between NE Pacific and Glisan, is currently zoned with the highest density (RXd). **This area would be ideal as a commercial hub in our district and should allow for greater employment opportunity rather than the currently zoned high density designation that allows for housing.**

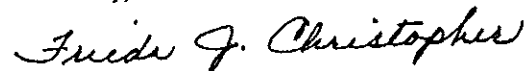
- 3) East Portland Action Plan (EPAP) has recommended that the State law (ORS 195.110) be referenced in the Comprehensive Plan, with written explanation of how the City plans to integrate and implement the accommodation of the city's population growth in partnership with schools capacity. EPAP has requested that policies directed to enhanced coordination between the City and all School Districts be elevated in importance in the Comprehensive Plan, with a clearly-articulated integration of city zoning, assumptions of growth in the different geographies of the city, locations and current/future capacity of schools, all equitably distributed throughout the city.

The Draft Plan is not now reflecting this inclusion. We would like assurance that this is integrated.

Due to our current capacity issues, it is imperative that DDS D capacity issues be addressed in the Citywide Systems Plan and Comprehensive Plan in a fully informed and articulated manner. DDS D and the EPAP have worked to be constructive partners with the City in making this happen and we are committed to further working together to see that the essential issues outlined above are addressed in the planning that will affect the future growth in our district.

Please contact David Douglas School District Communications Specialist Dan McCue to respond to the above matters seeking your consideration and communication. He can be reached at 503-261-8229, or at dan_mccue@ddouglas.k12.or.us.

Sincerely,



Frieda Christopher
Board Chair

CC: Susan Anderson, Director
Bureau of Planning and Sustainability

October 3, 2014

To: Planning and Sustainability Commission

From: Nick Sauvie, ROSE Community Development and East Portland Action Plan

RE: Comprehensive Plan Update

I've been working in outer southeast neighborhoods for almost 30 years. Over that time, East Portland has suffered from poor planning decisions such as:

- Packing the Burnside transit corridor with high density zoning without corresponding commercial land uses;
- Deciding to do light rail on the cheap down the I-205 freeway corridor, depriving neighborhoods like Gateway and Lents economic benefits such as those seen along Interstate and in Washington County; and
- The disastrous Outer Southeast Community Plan, which had minimal public input and directed half of the city's new population growth to East Portland without providing for infrastructure to handle that growth.

The recent Auditor's report on East Portland showed that before the Outer Southeast Community Plan, residents of East Portland rated their neighborhood's livability the same as the city as a whole. Today, East Portland livability is rated by far the lowest of any city district.

The new Comp Plan is an opportunity to start to fix this bad planning. We are pleased that the Comprehensive Plan acknowledges the public investment deficit in East Portland and recommends investing in substandard neighborhoods. We recommend that you follow the East Portland Action Plan (EPAP) recommendation to "Set a goal that East Portland attain parity with the other parts of the city in public facilities and capital spending; encourage City Bureaus to prioritize projects in East Portland" and hope that this new Comprehensive Plan sets the stage for the next 20 years. The City cannot meet its equity goals if it continues to ignore East Portland.

For the last five years the East Portland Action Plan has successfully advocated for millions of dollars in public investment for our neighborhoods. EPAP does not want these improvements to come at the cost of displacement of long-time residents, communities of color and low-income people. EPAP is greatly concerned about gentrification-fueled displacement, which has already begun. We have watched the predictable march of displacement in other Eastside neighborhoods. We hope that the city will act now, before it's too late, and not repeat the mistakes of the past.

The Comprehensive Plan should act more forcefully about housing affordability. Today nearly three out of four Portland renters earning \$50,000 or less pay more than they can afford for rent. We understand the rationale behind downzoning some neighborhoods, but recognize that downzoning residential is going to increase the upward price pressure on housing. The

City should be taking corresponding steps to increase the supply of both subsidized and unsubsidized affordable housing.

To those of us paying attention, it is obvious that Portland is going the way of San Francisco, a city affordable only to those rich enough to buy market housing or lucky enough to get subsidized housing. In his article about SPUR's Economic Prosperity Strategy, "A plan for a more inclusive San Francisco," Richard Florida writes:

Recognizing this growing gap, the report calls for acting on the housing side of the equation as well, developing a sensible land use plan that accommodates for growth by providing housing options for all income levels. As my colleague, the urban economist Will Strange, bluntly put it: "The 'affordability' issue calls for reconsideration of [San Francisco's] aggressive regime of land use regulation. If it were cheaper to build housing, the problem would not be as severe."

The report also points to the need to create infrastructure that can support economic growth and inclusive prosperity, especially for expanding and integrating the region's transportation systems with its economic development plans. This is key. The region will not be able to address its large and growing affordability problem just by increasing density and building more housing in and around the core. It needs to invest in and expand transit, so that people can live more affordably further outside the city, and so that high-density mixed-use communities can emerge and evolve along the transit routes.

Thank you for your consideration.

From: Planning and Sustainability Commission
Sent: Thursday, October 02, 2014 4:14 PM
To: Kovacs, Madeline
Subject: FW: objection to land division LU 14-135815 LDP

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

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From: laurawozniak1@gmail.com [mailto:laurawozniak1@gmail.com] On Behalf Of Laura Wozniak
Sent: Thursday, October 02, 2014 2:03 PM
To: Planning and Sustainability Commission
Subject: objection to land division LU 14-135815 LDP

To: Planning and Sustainability Commission October 1, 2014
1900 SW Fourth Ave, Portland, Oregon 97201-5380
Re: Appeal of partition LU 14-135815 LDP:

When we bought our house on SW 29th Ave I specifically asked our realtor to check the zoning because I enjoyed the affordable small houses sporting trees and wildlife habitat close in with dense housing nearby, which supports the businesses and transportation resources that come with moderate density. I was told that no duplexes or town houses could be built in our neighborhood. That was 5 years ago. Now, the ubiquitous developer, Dreambuilders, has taken one nice large lot with many trees including several old Doug Firs and has placed a huge house on half of it by dividing it into two small 5000 sq ft lots (they called it reverting to the original lot lines even though the small house had been occupying the whole lot for the history of the Village). They just sold the house to a nice young couple who loved the trees next door without telling them they planned to cut them all down and put two houses conjoined by a shared roof on 2500 sq feet each. This is weirdly not named a duplex. The couple was felt betrayed that they just bought that expensive house which will be next to a defacto duplex. Land-hoarding for appreciation is now par for the course for developers who entice older people to sell their land. I know Al Becker would have been appalled to know the lot he protected for years was used this way for developer profits. He always had a sign by his old house saying "rethink rezoning". He supported habitat for wildlife, clean air, shade, and water filtration. I further object to city policy that allowed him to install useless sidewalks instead of leaving the tiny bit of remaining land open. A fee could have been applied to build sidewalks on the deadly stretch of 30th that goes to the buss stops on Beaverton Hillsdale Highway from Capitol Highway.

The original permit granted Dreambuilders the right to revert to "historic lot lines" that never existed in history and was used as an excuse to try to subdivide the lot into 3 parcels allowing them to violate building standards by putting two houses on 5000 sq feet. Dreambuilders has lawyers and money. The

neighborhood is left with incomprehensible notices to only adjacent houses that do not in any way describe options or warn the neighborhood until the rights to appeal are eroded step by step. I strongly oppose zoning code section 3310.24 E which violates any reasonable understanding of the neighborhood character and expectations under the comprehensive SW Community Plan. It would take down 3 large Doug Fir which provide wildlife habitat, clean air, shade and water management as well as beauty and land value added to adjacent property.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland. Please add this to the record.

Thank you,

Laura Wozniak

7226 SW 29th Ave, Portland, OR 97219

lawoz@comcast.net 503-312-6176

From: Planning and Sustainability Commission
Sent: Thursday, October 02, 2014 4:25 PM
To: Kovacs, Madeline
Subject: FW: [Approved Sender] Re: [User Approved] Protect West Hayden Island

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

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From: Ann Bakkensen [mailto:dearmolly@aol.com]
Sent: Thursday, October 02, 2014 4:24 PM
To: Planning and Sustainability Commission
Subject: [Approved Sender] Re: [User Approved] Protect West Hayden Island

My address is
Ann Bakkensen
1141 SW Mitchell Lane
Portland, OR 97239-2822
Thank you

Sent from my iPad

On Oct 2, 2014, at 11:49 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Ann,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: DearMolly@aol.com [mailto:DearMolly@aol.com]
Sent: Thursday, October 02, 2014 10:16 AM
To: Planning and Sustainability Commission
Subject: [User Approved] Protect West Hayden Island

To the Planning and Sustainability Commission:

Please keep faith with the community now by rejecting the West Hayden Island designations in the draft Comprehensive Plan.

1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Ann Bakkensen
Portland

From: Planning and Sustainability Commission
Sent: Monday, October 06, 2014 9:42 AM
To: Kovacs, Madeline
Subject: FW: Draft 2035 Plan

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

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From: Stockton, Marty
Sent: Friday, October 03, 2014 2:48 PM
To: Ian Honohan; Planning and Sustainability Commission
Cc: khuth@mac.com; michael.oconnell@schlesingercos.com; rhonksc@gmail.com
Subject: Re: Draft 2035 Plan

Dear Ian and Karen,

Thank you for your email. In this response I am including the Planning and Sustainability email address so that this may be included in the public record.

I appreciate the time and thoughtfulness in your testimony. Please note that the Planning and Sustainability Commission will make a recommendation and finally City Council will adopt the final decision. Your feedback is now part of the process for consideration.

With kind regards,
Marty

Sent using OWA for iPhone

From: Ian Honohan <ihonohan@vernier.com>
Sent: Thursday, October 2, 2014 11:46:22 PM
To: Stockton, Marty
Cc: khuth@mac.com; michael.oconnell@schlesingercos.com; rhonksc@gmail.com
Subject: Draft 2035 Plan

Marty Stockton
Southeast District Liaison
Portland Bureau of Planning and Sustainability

1900 SW 4th Avenue
Suite 7100
Portland, OR 97201

Dear Ms. Stockton,

I am writing to voice my concerns about the current and proposed designation and zoning of my property near the corner of SE 38th Avenue and SE Caruthers Street. Recently my wife and I received notice that our property is in a zone that will likely have a designation change under the 2035 Comprehensive Plan. In learning more about the proposal, it came to our attention that our property has an Urban Commercial designation under the current plan and is slated for a change to a Mixed Use - Urban Center designation. What we, and our neighbors, found unusual was that our pocket of single family homes (described by Proposed Change 683 in the 2035 Comp Plan) stuck out as the only area along the SE Division corridor with the Urban Commercial designation, a full block away from Division, itself.

My wife and I purchased our first home, at 2406 SE 38th Avenue, in 2002. We were fully expecting that this would be our "starter" home and that we would stay for only a few years. It did not take long for us to fall in love with the neighborhood and commit to making the space our own. Since we have moved in we have done major renovations both inside and out and created a wonderful space to start our family.

Even though our home is on the very corner of the neighborhood, we have found that balance of accessibility and personal space is really unmatched. Some of that balance has recently been disturbed by the fierce pace of high density development along Division. However, even with all of the recent changes there, our property still retains its charm and we feel our neighborhood is still intact. However, any further encroachment northward from Division would unquestionably put that balance and charm at risk for the entire neighborhood and, no doubt, have a significant, adverse effect on property values.

That is why my wife and I would like to voice our full support for the proposal put forth by our friend and neighbor, Michael O'Connell to designate the area as Single Dwelling - 5000 (R5). While we largely support the intent of Portland's urban planning, we do not want to see our neighborhood dissolved. Our children need a quiet, safe place to play and explore.

Sincerely,
Ian Honohan
Karen Huth

cc:
Karen Huth
Richard Olivera
Michael O'Connell

From: Planning and Sustainability Commission
Sent: Thursday, October 02, 2014 11:50 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: mjones@miltjones.com [mailto:mjones@miltjones.com]
Sent: Wednesday, October 01, 2014 6:05 PM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan Testimony

Milton Jones
425 SW Bancroft
Portland, Oregon 97239

This is a comment on the Proposed Draft Citywide Systems Plan

A lot of hard work by a lot of good people has obviously gone into this draft.

As the draft itself notes in Chapter 2, there are significant infrastructure funding gaps (roughly \$3 billion over ten years which you characterize as measured conservatively). This gap would require spending at least 20 to 40 percent more than the City spends currently on major maintenance and capital projects. Frankly, this is not going to happen and you will have to make very tough choices about funding priorities. To your credit, you do not shy away from pointing this out.

To make this document useful, it needs to lay out draft city-wide (not department by department) priorities for infrastructure investment, project-by-project and toss this priority list out for immediate discussion, decision-making and scheduling. Otherwise, this document and all your hard work will simply be an impossible-to-fulfill consolidation of existing City department wish lists useful only for collecting cobwebs in some government agency basement.

Please use this opportunity, in this document, to begin the kind financial management and spending prioritization process Portland has so long neglected and so badly needs.

From: Planning and Sustainability Commission
Sent: Tuesday, September 30, 2014 12:27 PM
To: Kovacs, Madeline
Subject: FW: comment on comprehensive plan

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

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From: p. j. Wagoner [mailto:portlandwalker999@gmail.com]
Sent: Tuesday, September 30, 2014 12:18 PM
To: Planning and Sustainability Commission
Subject: comment on comprehensive plan

I was saddened to learn from my Portland Audubon newsletter that our city council is backtracking on protection for West Hayden Island. The proposed 300 acres should not be zoned for development in the upcoming comprehensive plan. I have already discussed this issue at our last Powell/Gilbert neighborhood meeting, at I will be discussing this with my neighbors in the future

Philip J Wagoner
2830 S.E. 127th ave. Apt. A213
Portland OR 97236

From: Planning and Sustainability Commission
Sent: Wednesday, October 01, 2014 11:52 AM
To: Kovacs, Madeline
Subject: FW: Defacto Dupexes in our neighborhood- please stop

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: laurawozniak1@gmail.com [mailto:laurawozniak1@gmail.com] On Behalf Of Laura Wozniak
Sent: Tuesday, September 30, 2014 4:43 PM
To: Planning and Sustainability Commission
Cc: Amy Burslem; Angie Tanyi; Anne Anderson; Anne Hudson; Carol Staropoli; Dave Anderson; David Withers; Dennis Frengle; Doreen Welsh; Holly Matthews; Joan Wray; laura wozniak; nwbaldwin@aol.com; Scott Pakel; Shoshana Petrushkin; Stuart Oken; TamaraBakewell@yahoo.com; TTalbot7218@comcast.net; Wendy Talbot; Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan; mnaLandUseCommittee@gmail.com
Subject: Defacto Dupexes in our neighborhood- please stop

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

When we bought our house on SW 29th Ave I specifically asked our realtor to check the zoning because I enjoyed the affordable small houses sporting trees and wildlife habitat close in with dense housing nearby to support the businesses and transportation resources that come with moderate density. I was told that no duplexes or town houses could be built in our neighborhood. That was 5 years ago. Now, the ubiquitous land-hoarding Dreambuilders has taken one nice large lot with many trees including several old Doug Firs and has placed a huge house on half of it by dividing it into two small 5000 sq ft lots (they called

it reverting to the original lot lines even though the small house had been occupying the whole lot for the history of the Village). They just sold the house to a nice young couple who loved the trees next door without telling them they planned to cut them all down and put two houses conjoined by a shared roof on 2500 sq feet each. This is weirdly not named a duplex even though it is just a less obvious one. they were appalled and felt very betrayed that they just bought that expensive house. This will be par for the course for dream builder and other developers who stalk older people and get their land, holding it for appreciation. Useful for profits, but not for those of us who like the wildlife, clean air, shade, and water filtration. I further strongly object that he was allowed to install useless sidewalks instead of leaving the tiny bit of land leftover open. The fee could have been applied to build sidewalks on the deadly stretch of 30th that goes to the buss stops on Beaverton Hillsdale Highway from Capitol Highway.

It is only fair that the Bureau of Planning and Sustainability is required to provide the definitions for the new mixed-use zoning and new campus institutional zoning designations in advance and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

Laura Wozniak
7226 SW 29th Ave
Portland, OR 97219
503-312-6176
Lawoz@comcast.net

Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

From: Planning and Sustainability Commission
Sent: Wednesday, October 01, 2014 11:56 AM
To: Kovacs, Madeline
Subject: FW: Request PSC Hearings Extension

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

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From: Angie Tanyi [mailto:angtanyi@gmail.com]
Sent: Tuesday, September 30, 2014 6:48 PM
To: Planning and Sustainability Commission
Subject: Request PSC Hearings Extension

To: Planning and Sustainability Commission
psc@portlandoregon.gov
1900 SW Fourth Ave Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am strongly requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.
Please add this to the record.

Thank you,

Angie B. Tanyi
7322 SW 27th Ave.
Portland, OR 97219

*written copy sent via US mail

cc: Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com



September 30, 2014

City of Portland
Bureau of Planning and Sustainability

RE: Comprehensive Plan Update Testimony

The Parkrose Heights Neighborhood Association has reviewed the proposed changes to the Comprehensive Plan and supports the zoning changes proposed by the Bureau of Planning and Sustainability including the following changes:

Mixed use civic corridor along NE 122nd
Mixed Use Neighborhood along the Halsey-Weidler corridor

Sincerely,

Tom Badrick, Chair
Parkrose Heights Association of Neighbors.

Subject: Comments/Testimony on Portland's Comprehensive Plan Update and proposed land use changes:

Reference: Proposed Change #111 (Lots 1-3 of the John Alden Oleson park & Lot Cluster Subdivision tentatively approved in 1984 (S-13.83)

Proposal by City of Portland to change Comprehensive Plan map from Low Density Single-Dwelling to Multi-Dwelling 2,000

Comments: **SUPPORT** the proposed zone change (# 111) to change the zoning to multifamily-2000 for the following reasons:

1. The proposed zone change is consistent with the adjacent multifamily zoning to the North, East, and South of the subject property which are already zoned multifamily. The adjacent property to the West is a road called SW Oleson Road.
2. The subject property (lots 1-3) is part of lots 4-8 of the John Alden Oleson Park (8 lot cluster subdivision that was tentatively approved about 30 years ago back in 1984-S-13-83) which I own.
3. Lots 4-8 of that same subdivision was rezoned by a Legislative Zone change to R-2 multifamily back in 2003.
 - a. It is possible that there was a zoning map error back in 2003 when the above lots 4-8 were changed Legislatively, yet lots 1-3 were not rezoned as well even though lots 1-8 were all part of the same subdivision that was tentatively approved back in 1984.(S13-83)
4. The proposed zone change (#111) of 3 lots does not affect any of the proposed infrastructure or transportation projects.

Doc Laudon *Doc Laudon 9/24/14*

8925 Willowspring Court

Elk Grove, Ca 95758



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

September 29, 2014

Portland Planning and Sustainability Commission
 1900 SW Fourth Avenue, Suite 7100
 Portland, Oregon 97201

Subject: 2035 Comprehensive Plan Proposed Draft Goals and Policies

Thank you for the opportunity to provide testimony on the *2035 Comprehensive Plan Proposed Draft Goals and Policies*.

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 managing drainage ways and pumps stations. The Districts recognize that their facilities and operations are, by necessity, within areas that also hold other urban values such as recreation, 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 that describes facilities and operations of the Districts, and suggesting modifications to better describe District 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. As a result, we are generally supportive of the City's efforts, and our suggested modifications to the present draft goals and policies are relatively minor. Following are the goals and policies for which we recommend modification. Proposed additions are in ***bold underlined italics***. Each is followed by a brief comment describing the purpose of the modification. In addition, there are several recommendations for inclusion of the Districts' projects, programs, or activities in documents or plans referred to in goals and policies, and that are part of the Comprehensive Plan.

Policy 1.5 Consistency with state and federal regulations. Ensure that the Comprehensive Plan is consistent with all applicable state and federal regulations, and that implementation measures for the Comprehensive Plan are well coordinated with other City and special service district activities that respond to state and federal regulations.

Comment: This addition recognizes that there are a number of special service districts throughout parts of the City that provide various services, many of which fall under state and federal regulatory networks. Consistency with state and federal regulations should not only be for City activities, but also those of special service districts in general and drainage districts in particular.

Policy 1.12 List of Significant Projects. Develop and maintain a List of Significant Projects based on the framework provided by the supporting Public Facilities Plan and capital improvement plans. Amendments to the List of Significant Projects must comply with the Comprehensive Plan. "Comply" means that, on the whole, the proposal strikes a reasonable balance among applicable goals and policies.

Comment: Over the past few months, through the Oregon Solutions process, public entities with jurisdiction over areas protected from flooding have acknowledged the importance of a continually federally accredited levee system along the Columbia River to the region. This acknowledgment included a financial contribution to complete the levee analysis and develop preliminary options for remediation during fiscal year 2014-15.

This contribution is in the form of a \$1.4 million low-interest loan provided by the Business Oregon Infrastructure Finance Authority. Under an approved Intergovernmental Agreement between the City, Port of Portland, Metro, and Peninsula Drainage Districts Nos. 1 and 2, each entity has committed to repaying a portion of the loan over seven years beginning in 2017. Because of the significant impact to safety and economic prosperity to the City, the Districts suggest that the Columbia River Levee Repair project be included within this section.

Policy 3.66 River management and coordination. Coordinate with federal, state, regional, and other agencies, and with special service districts, to address issues of mutual interest and concern, including economic development, flood protection and control, regulatory compliance, permitting, emergency management, endangered species recovery, climate change preparation, and habitat restoration.

Comment: Drainage districts are not agencies like the Oregon Department of Fish and Wildlife and Army Corps of Engineers, although coordination with them for flood protection is vital, particularly with regard to regulatory compliance, permitting, and emergency management. The Districts implement many of the regulations set forth by regional, state, and federal agencies, so it is imperative that the City recognizes this and approaches the Districts directly on issues of mutual interest. This modification states the need to coordinate with drainage and other special service districts, as well as regulatory agencies.

As noted in the introduction, the primary goal of the Districts is to protect property from flooding. As defined in the glossary, “protect” is “to guard against loss, injury, or destruction.” Incorporation of this term into the policy better describes the role of the Districts.

Policy 4.64 Planning and disaster recovery. Facilitate effective disaster recovery by providing recommended updates to land use designations and development codes, as warranted, in preparation for natural disasters.

Comment: Weather-related disasters in the United States continue to increase in size, frequency and impact, and experience repeatedly demonstrates that communities are better prepared to withstand an emergency and recover more quickly when land use policies educate and communicate flooding risks to the community. As noted previously, the Columbia Corridor contains a significant portion of the City’s industrial base, an international airport, and parts of the major interstate highway system. The Districts suggest that the City discuss and incorporate into the Comprehensive Plan the appropriate level of flood protection for the Columbia Corridor. As an example, in 2009 California adopted regulations that require flood protection facilities protect against the 200-year flood event.

Goal 7.B: Healthy watersheds and environment. Ecological and ecosystem functions are maintained and enhanced, and watershed conditions have improved over time.

Comment: In order to improve watershed conditions, proactive actions such as enhancement should be encouraged in addition to ongoing maintenance.

Policy 7.30 Adaptive management. Evaluate trends in watershed and environmental health using current monitoring data and information to guide and support improvements in the effectiveness of City and special service district plans, regulations, and infrastructure investments.

Comment: A proactive approach through providing support for improvements, whether it is moral, regulatory, or budgetary, will help achieve environmental health improvements. Recognizing special service districts and their role in providing services, just as City service bureaus do, will provide continuity throughout the city

Policy 7.39 Flood protection coordination. Coordinate plans and investments with special service districts and agencies responsible for managing and maintaining certification of levees along the Columbia River.

Comment: This modification simply provides continuity.

Policy 7.52 Riparian corridors. Increase the width and quality of drainage ways and vegetated riparian buffers along Columbia Slough channels where practicable, while also managing the slough for flood control.

Comment: Drainage way modification is as important as the banks with regard to environmental health.

Policy 8.2 Service delivery. Provide and support the following public facilities and services within the City’s boundaries of incorporation:

- **Comprehensive planning.**
- **Public rights-of-way, including streets and public trails.**
- **Sanitary sewers and wastewater treatment.**
- **Stormwater management and conveyance.**
- **Flood protection and management.**

- Protection of the waterways of the state.
- Water supply.
- Police, fire, and emergency response.
- Parks, natural areas, and recreation.
- Solid waste regulation.

Comment: Support of public facilities in addition to provision of them by the City acknowledges the role of special service providers other than the city. The main goal of the Districts is to provide flood protection through levees, drainage ways, and pumping facilities. As defined in the glossary, “protect” is “to guard against loss, injury, or destruction.” Incorporation of this term into the policy better describes the role of the Districts.

Policy 8.3 Supporting facilities and systems. Maintain supporting facilities and systems, including public buildings, technology, fleet, and internal service infrastructure, to enable the provision of public facilities and services.

NEW *Policy 8.3+* (new policy inserted between existing Policies 8.3 and 8.4) ***Drainage Districts. Encourage and support facilities and systems, including ongoing maintenance, enhancement, and upgrading, of buildings, technology, and infrastructure including the drainage ways, pumping facilities, and levee systems, that are constructed, operated, and maintained by drainage districts for stormwater drainage and flood protection.***

Comment: This new policy acknowledges the existence of the drainage districts and the benefits they provide to the city.

Policy 8.4 Interagency coordination. Maintain interagency coordination agreements with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the city of Portland to ensure effective and efficient service delivery. See Policy 8.2 for the list of services included. Such jurisdictions and agencies include, but may not be limited to:

- Multnomah County for transportation facilities, and public safety.
- State of Oregon for transportation and parks facilities and services.
- TriMet for public transit facilities and services.
- Port of Portland for air and marine facilities and services.
- Metro for regional parks and natural areas, and for solid waste, composting, and recycling facilities and transfer stations.
- Gresham, Milwaukie, Clackamas County Service District #1, and Clean Water Services for sanitary sewer conveyance and treatment.
- Multnomah County Drainage District No. 1, Peninsula Drainage District No. 1, and Peninsula Drainage District No. 2 for stormwater management and conveyance, and for flood protection, mitigation and control.
- Rockwood People’s Utility District; Sunrise Water Authority; and the Burlington, Tualatin Valley, Valley View, West Slope, Palatine Hill, Alto Park, and Clackamas River Water Districts for water distribution.
- Portland Public Schools and the David Douglas, Parkrose, Reynolds, Centennial, and Riverdale school districts for public education and recreational facilities.
- Private utilities for energy, technology, and communications facilities and services.

Comment: The main goal of the Districts is to provide flood protection through levees, drainage ways, and pumping facilities. As defined in the glossary, “protect” is “to guard against loss, injury, or destruction.” Incorporation of this term into the policy best describes the role of the Districts.

Policy 8.6 Public service coordination. Coordinate with the planning efforts of agencies providing public education, public health services, community centers, library services, justice services, stormwater conveyance, flood protection, energy, and technology and communications services, as appropriate.

Comment: In addition to flood protection, the Districts provide a stormwater conveyance system between the City infrastructure and the lower Columbia Slough through a system of drainage ways including the Upper Columbia Slough and a pumping system. This modification provides a more complete description of special service district functions.

Policy 8.21 Critical infrastructure. Increase the resilience of high-risk and critical infrastructure through monitoring, planning, investment, adaptive technology, ongoing maintenance and upgrading, and continuity planning.

Comment: The proposed addition provides an additional option for providing critical infrastructure support.

Policy 8.55 Green infrastructure. Promote the use of green infrastructure, such as natural areas, the urban forest, creeks and sloughs, and landscaped stormwater facilities, to manage stormwater.

Comment: Creeks, sloughs, and other natural waterways also provide stormwater drainage. This addition recognizes the difference between natural drainage ways and landscaped stormwater facilities such as engineered and dedicated managed drainage ways (stormwater facilities).

Policy 8.58 Stormwater partnerships. Provide stormwater management through coordination with drainage districts, coordinated public and private infrastructure, public-private partnerships, and community stewardship.

Comment: This addition acknowledges the role of the drainage districts' activities and operations in stormwater drainage and not just the need to coordinate physical infrastructure.

FLOOD PROTECTION AND MANAGEMENT

Comment: The main goal of the Districts is to provide flood protection through levees, drainage ways, and pumping facilities. As defined in the glossary, "protect" is "to guard against loss, injury, or destruction." We believe incorporation of this term into the policy best describes the role of the Districts.

Portland's floodplain areas are primarily along the Columbia River, Willamette River, Columbia Slough, Johnson Creek, and low elevation areas along smaller tributary streams. In accordance with state and federal regulations, the City of Portland, Multnomah County Drainage District No.1, and Peninsula Drainage Districts No. 1 and No. 2 protect low-lying areas from flooding through levee systems, drainage ways and pumping facilities manage floodplains to reduce public safety risks, prevent property damage, support economic activity, and protect watershed health. These policies ensure proper floodplain management and compliance.

Comment: Land protected by the levee system isn't technically within a floodplain, so these additions distinguish between those protected areas and identified floodplains. The US Army Corps of Engineers programs are focused on flood protection and control facilities rather than management of flood plains, so we also recommend elimination of reference to floodplain management.

Policy 8.60 Floodplain compliance. Maintain compliance with federal and state flood protection and floodplain-related requirements.

Comment: Land protected by the levee system isn't technically within a floodplain, so these additions distinguish between those protected areas and identified floodplains. The main goal of the Districts is to provide flood protection through levees, drainage ways, and pumping facilities. As defined in the glossary, "protect" is "to guard against loss, injury, or destruction." We believe incorporation of this term into the policy best describes the role of the Districts.

NEW Policy 8.60+ (new policy inserted between existing Policies 8.60 and 8.61) **Planning activities coordination. Coordinate and confer with other drainage districts on any proposed development or activity that may impact floodplains and flood protection management, including potential encroachments on flood protection facilities and activities.**

Comment: This policy supports inclusion of drainage districts in the discussion about proposed development that may adversely impact the districts' ability to carry out its flood protection mandate.

NEW Policy 8.60++ (new policy inserted between existing Policies 8.60 and 8.61) **Flood protection and control program participation. Participate, cooperate, and partner with other local government entities and special service districts to ensure compliance with and active participation in federal and state flood protection and floodplain regulations and programs.**

Comment: This policy recognizes the benefits of coordinating development and provision of services, particularly that of flood protection, at an appropriate level.

NEW Policy 8.60+++ (new policy inserted between existing Policies 8.60 and 8.61) **Floodplains and flood control facility identification. Identify, designate, and regulate applicable areas as special floodplain and flood control facility zones.**

Comment: This policy allows identification of physical flood protection facilities such as levees, drainage ways, and pumping stations through a land use designation such as an overlay zone, to alert landowners of the need to consider impacts on these facilities when development is being proposed.

NEW Policy 8.60++++ (new policy inserted between existing Policies 8.60 and 8.61) **Floodplains and flood protection facility mapping. Identify and integrate floodplains and flood protection facilities into the City's internal and public mapping databases.**

Comment: This policy supports incorporation of identified floodplains into the City's mapping system. In addition, it will support identification of physical flood protection facilities such as levees, drainage ways, and pumping stations to alert landowners of the need to consider impacts on these facilities when development is being proposed.

NEW Policy 8.60+++++ (new policy inserted between existing Policies 8.60 and 8.61) **Enforcement. Address, including taking enforcement action against, unauthorized activity or development that constitutes encroachments on flood protection facilities and operations.**

Comment: Drainage districts have limited enforcement authority. This policy supports additional enforcement authority by the City to prevent adverse impacts on flood protection facilities and operations.

In conclusion, the Districts have a long history of providing flood protection while also serving as environmental stewards. We acknowledge our role and responsibility in maintaining environmental quality within the Districts, and are committed to fulfilling that responsibility while also preventing flood damage to existing property. We support the Comprehensive Plan update

process, and with these proposed modifications that clarify our role in flood protection throughout the Columbia Corridor, can give our full support to the proposed goals and policies.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Reed Wagner', with a long horizontal flourish extending to the right.

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

From: Planning and Sustainability Commission
Sent: Monday, September 29, 2014 1:03 PM
To: Kovacs, Madeline
Subject: FW: Request PSC Hearings Extension

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

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From: Ken Hittle [mailto:kjhittle@outlook.com]
Sent: Monday, September 29, 2014 1:00 PM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan; mnaLandUseCommittee@gmail.com; Ken Hittle
Subject: Request PSC Hearings Extension

To: Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

Kenneth J Hittle

2757 SW Moss ST
Portland, OR 97219

From: Planning and Sustainability Commission
Sent: Monday, September 29, 2014 4:01 PM
To: Kovacs, Madeline
Subject: FW: Please don't develop, i.e. destroy, West Hayden Island

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

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From: Daniel Hunt [mailto:danielhunt60@gmail.com]
Sent: Monday, September 29, 2014 3:38 PM
To: Planning and Sustainability Commission
Subject: Re: Please don't develop, i.e. destroy, West Hayden Island

Sure, Julie.
Daniel Hunt
602 N Tomahawk Island Drive
Portland OR 97217

On Mon, Sep 29, 2014 at 3:35 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Daniel,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Daniel Hunt [mailto:danielhunt60@gmail.com]
Sent: Monday, September 29, 2014 3:19 PM
To: Planning and Sustainability Commission
Subject: Please don't develop, i.e. destroy, West Hayden Island

I'm a resident of the "other end" of Hayden Island, where development has already been extreme.

But I've also walked the west part, and canoed around it, and there is a large amount of valuable natural forest there, and many animals and birds.

Might I make a suggestion? As no such land anywhere ever seems to have a chance of escaping the developers, might the City of Portland consider transforming it into a park? One not unlike the wonderful Forest Park, in fact, although with certain portions kept carefully "off limits" to the visiting public.

In any case, I hereby express my view that West Hayden Island should NOT be developed, either by the Port or by anyone else.

Thank you.

Best wishes,

Daniel Hunt

From: Ocken, Julie
Sent: Tuesday, September 30, 2014 10:05 AM
To: Kovacs, Madeline
Subject: FW: Feedback on Portland Comprehensive Plan

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

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From: BPS Mailbox
Sent: Tuesday, September 30, 2014 8:55 AM
To: Ocken, Julie
Subject: FW: Feedback on Portland Comprehensive Plan

NaTasha Gaskin
Bureau of Planning and Sustainability
Ph: 503-823- 7802

From: Laura Feldman [mailto:lfeldman32101@yahoo.com]
Sent: Monday, September 29, 2014 7:24 PM
To: BPS Mailbox
Subject: re: Feedback on Portland Comprehensive Plan

- * Jobs for 55 +
- * Actual Mass Transit System
- * Affordable Housing
- * Green industry, climate jobs - Superfund cleanup

Jobs for 55 +
City and State government need to support access to employment for Boomers. Other states like New York understand that this demographic needs assistance in finding employment. There are various programs for aging meaningfully in Portland, but nothing that I know of that helps seniors who will never be able to retire--to survive financially. It would a travesty to waste the experience and wisdom of this huge demographic at such at this critical time of climate change and other global challenges.

Actual Mass Transit System

Tri-met needs to either come to the 21st century or dissolve. This is one of the most expensive and inefficient systems in the country. Given climate change and growing traffic problems in Portland, we need a system that moves people efficiently, making it easier and cheaper for commuters to get out of their cars and take mass transit. Why do only 27% of commuters brave the bus system? Because for most of us, a two hour journey to get across the city simply isn't viable. Vancouver is allowing the Uber system. Portland should also be exploring a cheaper, decentralized and more efficient version of mass transit.

Affordable Housing

Everyone I talk to despairs over the disappearing housing stock and non-affordable, ugly infill housing development currently transforming Portland into some version of Sao Paulo. I am a 60 year old native who struggles to stay in the city. I can't even get on gov. subsidized housing lists--and I can't find a job. Diversity makes for a healthy ecosystem, and city. City zoning should support healthy diversity; this is not accomplished by building high rises any and everywhere that many of us can afford to rent. A monoculture is unhealthy in nature and in cities.

Green Industry, Climate Jobs - Superfund Cleanup

The Portland Plan's number one priority should be to address Climate Change. It should move towards development of Green and Sustainable Industry through the creating of Climate Jobs.

55+ workers would love to lend their expertise to creating climate jobs for themselves and others which could include: Creating a functional mass transit system; Affordable and sustainable housing, another wonderful field for climate jobs; and finally Challenges like the Portland Harbor Superfund Cleanup--an example of much of what the 21st century will be about, cleaning up our industrial and nuclear wastes from past decades and learning how to restore nature that sustains life.

This plan should be a plan for the 21st century, not business as usual, the old industrial growth model. The plan mentions the superfund in terms of the city leading its prompt resolution and cleanup That is so unrealistic it makes me weep. That cleanup will take generations of restoration and stewardship--filled with wonderful and plentiful climate jobs, green industry opportunities.

Let this plan really be a plan that really leads us into a sane, just, livable and sustainable future.

Thanks for listening,

Laura Feldman
9481 N. Tioga Ave.
Portland, OR 97203
503-724-9901

September 29, 2014

Ms. Marty Stockton
Southeast District Liaison
Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue
Suite 7100
Portland, OR 97201

Subject: Draft 2035 Plan

It has been brought to our attention by our neighbor Michael O'Connell that the single-family home properties south of and fronting SE Caruthers between 35th Place and SE Cesar Chavez and that portion of SE 38th Ave. South of Caruthers have a 2035 Comprehensive Plan designation as Commercial. Being the owners of two of these properties, my wife and I have concerns. We are totally supportive of Mr. O'Connell's proposal. We would like to see these sites to be identified as single family occupancies. The locations of these properties already serve the function of buffering the highly expanded developments that have recently taken place along the Division corridor. We have been excited about the possibility of being able to stay in our home as we age. We have been able to access our medical, dental and veterinary services within our neighborhood. We shop and entertain ourselves, our friends and our family within walking distance of our home. We enjoy being a part of the neighborhood.

My wife and I moved into our home at 2346 SE 38th Ave. in 1986 and would like to continue living there as long as we can. We purchased the house at 2347 SE Cesar Chavez in 1996 and one of our adult children lives there and has lived there for years. He helps us out when we travel and part of our plan is that he would be there to help us out as we get older. We have been very tolerant of the very obvious changes that have been and are being made along Division Street. Let's keep Division's growth on Division and leave our neighborhood a neighborhood. The three houses on the east side of 38th between Caruthers and Division are long term family held homes. They help buffer the neighborhood from Division. Neighborhoods need to be preserved and protected from excessive commercial growth.

When we look out our living room window we look west and down Caruthers. The trees protect our view of The Richmond Flats. We are keenly aware of the parking changes that have taken place since the recent development of Division and it would be a shame if the homes along Caruthers were to be further affected by more growth.

Over the years we have landscaped a garden on our properties, two deep lots that blend seamlessly together, that reach from our home on 38th Ave to Chavez Blvd. Our garden has been in several garden tours and is considered a showcase by many of the people we know. We have taken a long time developing our properties and they are what we want them to be. We know that whatever these properties are designated as we will keep them as they are as long as we are able. We have created our

own little park in an urban setting and just like the parks of the city we would like for them to remain that way into perpetuity.

We have kept our homes nice and made many upgrades over the years so that these homes will last into the future. We want to enjoy our neighborhood and community. We also want to protect it from excessive growth that will destroy what already exists. Please consider granting a permanent R-5 single family designation for the section of Caruthers between SE 37th-SE 39th, Cesar Chavez, in the 2035 Comprehensive Plan.

Sincerely,

Richard H Olivera

Karen S Campbell

cc: Michael O'Connell
Karen Huth
Virginia Seleen

From: Planning and Sustainability Commission
Sent: Friday, September 26, 2014 11:39 AM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: PDX Comp Plan
Sent: Friday, September 26, 2014 10:39 AM
To: Planning and Sustainability Commission
Subject: FW: PSC Comprehensive Plan Testimony

From: Peter Collins [mailto:petercollins99@gmail.com]
Sent: Friday, September 26, 2014 10:37 AM
To: PDX Comp Plan
Cc: Tamara DeRidder; Stark, Nan
Subject: PSC Comprehensive Plan Testimony

Portland Planning and Sustainability Commission
Comprehensive Plan Update
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Dear BPS Commissioners,

My name is Peter Collins and I live at 3436 NE 47th Avenue. My property abuts NE Fremont Avenue.

Currently, my property is zoned R2. My neighbors who also abut NE Fremont Avenue between NE 47th and NE 48th and who are also zoned R2, are asking BPS, through the Comprehensive Plan Update, to rezone their properties to CN2.

Ask:

I would like to also have my property rezoned to CN2 if the two other properties along NE

Fremont (4714 NE Fremont & 4730 NE Fremont) are to be rezoned.

Reasons:

- Consistent Use - I would not like to be the only house on this stretch of Fremont zoned residential.
- Consistent Height - If the other two parcels are zoned commercial, the properties could be developed to be 30' in height. Uniform height along Fremont would look the best along this corridor.

Thank you for your time.

Peter Collins
3436 NE 47th Avenue
Portland, OR 97213
503.972.2830

To: Bureau of Planning and Sustainability

From: Bill and Barbara Warner

Re: Portland's Comprehensive Plan Update

Properties at 11240, 11304, 11306, and 11328 SW Boones Fy Rd, Portland, OR

Date: 9-26-2014

We own these four contiguous properties having purchased them 40 -50 years ago. Our business is located on the 11304 property with a grandfathered conditional use. We accumulated these properties feeling that combined they would make for a nice future residential development to mitigate loss if our business facilities ever became unusable; and to fund our retirement, which we have approached. They have always been zoned R-10; but then about 15 years ago, the city of Portland impacted these properties with an environmental overlay restricting future development. And now your proposed Comprehensive Plan Update will further reduce the value and use of these properties by further restricting the number of buildable lots by changing from R-10 to R-20 zoning.

We trust you can appreciate our opposition to what you are proposing. Our plan has been to create a future residential development featuring smaller homes for the semi-retired and active retired, with the number of such homes dictated by the total square footage of the combined properties with R-10 classification, resulting in a large, shared common area. (There's a name and provision we understand for this type of residential planning.) Under the proposed R-20 zoning, only about half the number of such houses would be permitted.

What you are proposing seems to be opposite from what planners are predicting to be desirable for the future. Research shows a large segment of future homeowners (aging baby-boomers) will want smaller (not larger) homes. And they will especially want to be close to parks and natural areas to which they can walk. Our properties are ideal for such future residential development since they immediately adjoin Tryon Creek State Park. And are on a major bus line going to and from city center. Changing from R-10 to R-20 and reducing the number of future homes like this contradicts the logic of good future planning.

We hope you will agree and conclude that changing the zoning on these particular properties is not in the best interest of all concerned.

Bill and Barbara Warner

503-789-2032

From: Planning and Sustainability Commission
Sent: Monday, September 29, 2014 10:18 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Dave_Nancy PhelDale [mailto:pheldale@msn.com]
Sent: Friday, September 26, 2014 4:01 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

To the Planning and Sustainability Commission,

It's hard to understand what you folks are up to over there. You must not have enough work to do as I thought this whole West Hayden Island issue was put to rest last year. After 5 years of hard work by all those concerned for the area, it was decided that the area would not be rezoned and developed. Now we're back at it again.... Like the previous years of work and commitments had no meaning what so ever.

I can only shake my head at the complete waste of time and public money that this new proposal will create. Not to mention the complete lack of concern and integrity that this office seems to have towards due public process.

I submit below three key points that have been more elegantly put forth by Portland Audubon. The points are sound and valid. Just as much so as they were the first time we went all through this. That we are having to go through this all over again is truly disheartening.

The points:

1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Do the right thing and stand by your word. Protect what little is left of the Natural World in and around our City.

David Phelps
2228 SE Salmon St.
Portland, OR. 97214-3942



PORTLAND FREIGHT COMMITTEE

September 26, 2014

City of Portland Planning and Sustainability Commission
1900 SW 4th Ave, Suite 7100,
Portland, OR 97201

Dear Chair Baugh and Commission Members:

The Portland Freight Committee appreciates the opportunity to provide additional comments on the latest (Summer 2014) revised draft of the Comprehensive Plan. We recognize the significance of this plan in providing direction for City decision-making on key land use and transportation issues and setting the framework for future infrastructure investments over the next 20 years. The PFC appreciates all the hard work on part of Bureau of Planning and Sustainability staff in their efforts to address many of the issues we raised in our previous comments submitted on April 30, 2013 and the improved recognition on freight transportation. We would, however, like to specifically highlight the following policy concerns we still have with the current draft Comprehensive Plan:

Transportation Hierarchy

While we understand the Transportation Hierarchy (policy 9.6 on page 9-7) has been revised from the original proposal, much confusion still remains on its overall intent and which street classifications it would be applied to. It's also unclear on the overall utility of the hierarchy in addressing policy conflicts or how it will be applied at the project development and design levels. Since most Portland street corridors are multi-functional, street design is based on the context sensitivity of the surrounding land uses and connecting transportation network. As currently proposed, it's unclear how the hierarchy would help resolve classification conflicts and competing modal needs. Unless otherwise clarified how it will be applied, the PFC requests that the hierarchy be limited to residential districts and excluded from designated freight districts/industrial areas and along major commercial corridors.

Freight and Civic Corridors

The PFC appreciates that Freight Corridors have been included into the policy language and map in the Urban Form and Design chapter. As stated in Chapter 3: "Freight Corridors are the primary routes into and through the city that supports Portland as an important West Coast hub and a gateway for international and domestic trade." However, many designated freight routes are not identified on the map on page 3-26 and need to be included as Freight Corridors – i.e., N. Lombard Street from Columbia Blvd to Marine Drive, N. Marine Drive from Lombard to I-5, N. Portland Road, NE Killingsworth west of I-205, NE 47th Ave, NE Cornfoot Rd, NE Alderwood Rd, and NE Airport Way.

Many proposed Civic Corridors we previously identified as being in conflict with designated Priority and Major Trucks Streets are still included on the map on page 3-26 – i.e., St. Johns Bridge (US 30), MLK south of Lombard, NE Sandy Blvd, NE/SE 122nd Ave, SE Stark, 82nd Ave south of Sandy, Powell Blvd (US 26), SW Macadame Ave (Hwy 43), SW Barbur Blvd, and SW Bertha Blvd/Beaverton/Hillsdale Hwy. The PFC remains concerned that by also classifying these important freight streets as Civic Corridors will create policy conflicts

and compromise their intended function to provide truck mobility and access to surrounding commercial and employment districts along these corridors.

Emergency Vehicles and Over-Dimensional Truck Routes

The PFC believes it is essential for Portland's emergency preparedness strategies to be addressed in a specific section in the chapter on transportation. Over-dimensional truck routes are necessary for emergency response vehicles, police, fire, ambulance, tow trucks and other emergency providers to be able to reach their destinations in an efficient and timely manner. Over dimensional routes are also necessary for transporting over-sized equipment (heavy construction equipment, culverts, transit supports, building materials, etc.) A Regional Over-Dimensional Truck Route Study is currently underway and we request the results be reviewed and policies added or refined as part of the Comprehensive Plan and Transportation System Plan (TSP) Updates.

Truck Parking and Loading

Truck loading zones are an important element in the movement and delivery of goods and service throughout the City. Policy language needs to be included to protect and provide safe loading zones for delivery personnel. As part of implementing the adopted Climate Action Plan, a Central City Truck Parking and Loading Plan will be conducted in 2015 through 2016. The PFC requests that recommendations from this Plan be included in the Comprehensive Plan and TSP Updates.

Transportation System Plan Project List


The PFC advocates that the TSP remain a list of 20 year transportation needs and not as a programming document for allocating short-term transportation funding. The TSP is a list of projects that are in response to the needs of the overall transportation system. Setting project priorities is determined by PBOT leadership and once priorities are established the TSP can be used as a resource to determine what projects can fulfill their priorities. Once priorities are set then the TSP can be used as a project resource to commit to funding projects that follow these priorities.

Thank you in advance for consideration. The Portland Freight Committee would appreciate the opportunity to collaborate with in any way we can to work through our policy differences as well as support you in the areas of agreement.

Sincerely,



Debra Dunn
PFC Chair



Pia Welch
PFC Vice Chair

Cc: Steve Novick (City Commissioner)
Leah Treat (PBOT Director)
Susan Anderson (BPS Director)
Art Pearce (PBOT Policy, Planning and Projects Group Manager)

R. Kent & Barbara Dahlgren

P. O. Box 19032

Portland, OR 97280-0032

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

RECEIVED
PLANNING BUREAU

2014 SEP 26 A 10: 26

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,



R. Kent & Barbara K. Dahlgren
7860 SW 28th Avenue 97219
P. O. Box 19032
Portland, OR 97280-0032

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov

Commissioner Steve Novick, novick@portlandoregon.gov

Commissioner Dan Saltzman, dan@portlandoregon.gov

City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov

Susan Anderson, Susan.Anderson@PortlandOregon.gov

MNA Land Use Committee, mnaLandUseCommittee@gmail.com

From: Planning and Sustainability Commission
Sent: Thursday, September 25, 2014 8:56 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan designation along SE 13th Ave. between Sherrett and Linn Streets

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

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

From: Mat Millenbach [mailto:mmillenbach@icloud.com]
Sent: Thursday, September 25, 2014 8:34 AM
To: Planning and Sustainability Commission
Cc: Stockton, Marty; Ellen Burr; Gail Hoffnagle; Guy Super
Subject: Comprehensive Plan designation along SE 13th Ave. between Sherrett and Linn Streets

Dear PSC,

I would like to provide a comment about the proposed Comprehensive Plan designation of the subject area for a Mixed Used Neighborhood designation. I believe the more appropriate designation should be residential, multi-dwelling 2000.

There are 19 buildings in this designation area. 17 of them are residential, one is a building with an office on the first floor and a residence on the second floor, and one is a machine shop. The adjoining neighborhood on all sides is residential except along the southern edge of the designation area which is a PGE power facility.

There are no main streets to or through this designation area. Changing the designation of this area to Mixed Use Neighborhood could result in the development of commercial businesses along 13th Avenue thereby significantly increasing demand on the residential streets providing access to the area.

Presumably, the intention is to try to extend the commercial area of Sellwood from where it now ends at Harney Street south to Linn Street. I do not agree that changing the nature of our neighborhood from residential to commercial is good for the neighborhood or for the existing business community of Sellwood.

Thank you for the opportunity to comment.

Mat Millenbach

8867 SE 13th Ave.
Portland, OR 97202

From: Planning and Sustainability Commission
Sent: Thursday, September 25, 2014 4:37 PM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Xander Patterson [mailto:pdxman@hotmail.com]
Sent: Thursday, September 25, 2014 4:32 PM
To: Planning and Sustainability Commission
Subject: PSC Comprehensive Plan Testimony

Please remove West Hayden Island from the list of areas available for industrial use.

Our community has gone through years of public process about this and the people have spoken: Save West Hayden Island for open space. Make it a park.

I was glad to see that the board seems to have received that message at the hearing Tuesday evening. Please also communicate it to staff.

Thanks!

Xander Patterson
2525 N Killingsworth, Apt. 312
Portland, OR 97217
503-313-9828

From: Planning and Sustainability Commission
Sent: Friday, September 26, 2014 11:41 AM
To: Kovacs, Madeline
Subject: FW: FW: PSC Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: brookea_97 [mailto:brookea_97@yahoo.com]
Sent: Thursday, September 25, 2014 7:02 PM
To: Planning and Sustainability Commission
Subject: RE: FW: PSC Comprehensive Plan Testimony

My address is 5210 NE 47th Ave, Portland OR 97218.

Thanks
Brooke

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Planning and Sustainability Commission
Date:09/25/2014 4:42 PM (GMT-08:00)
To: brookea_97@yahoo.com
Subject: FW: PSC Comprehensive Plan Testimony

Hello Brooke,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: PDX Comp Plan
Sent: Thursday, September 25, 2014 4:41 PM
To: Planning and Sustainability Commission
Subject: FW: PSC Comprehensive Plan Testimony

From: Brooke Arias [mailto:brookea_97@yahoo.com]
Sent: Thursday, September 25, 2014 9:08 AM
To: PDX Comp Plan
Subject: PSC Comprehensive Plan Testimony

Greetings,

My name is Brooke Arias, I reside in the Cully Neighborhood, and own a home near NE 47th and Killingsworth St, placing me very close to NE 42nd Ave and its proposed development. I have lived in Portland for 15 years, but prior to moving to Cully, I lived in the Alphabet District, in NW Portland. I am concerned about the proposal for development in this neighborhood as some of the reasons I chose to move here was for a more unified "neighborhood" feel. I live near a wealth of diverse neighbors with every range of ethnicity, education background and job skill. Some neighbors have the most beautiful gardens, that leave a grocery bag of fresh picked harvest on one another's door step without a note, because this is what we all do-we share, because we are a neighborhood of good people that wave to one another and say hello when we cross paths. This was not the case when I lived in NW Portland, but it was known that most folks living in that area were slightly more wealthy and educated since the cost of living in that neighborhood was above most in Portland. It was also in a very urban area which has an environment of dense population that mostly do not know one another. This is ok, not a bad thing, but known prior to living in such a neighborhood.

Your proposal to develop NE 42nd Ave would have a fundamental impact on this environment. The first foreseen issue is the driving out of local business that we all appreciate in the first place. Santo Domingo Taqueria is a staple to the neighborhood, as is the Spare Room, and our corner markets. These business owners are able to thrive in a metropolitan area, because we neighbors support them, and they are not as vulnerable to trying to run a business in an exorbitantly expensive "upcoming neighborhood" such as Division, Alberta, Hawthorne etc. We also do not try and pretend to be a trendy neighborhood, because we are surrounded by them. If anyone wants to try a new restaurant, we can walk or ride bikes to Alberta Street or Beaumont Village.

This has been a selling piece for real estate that we are close to that if we so choose, but this neighborhood is a quiet one. Our street is lined with businesses that cater to a service if one needs it (a laundry mat, a few dog watching services, a few coffee shops, an art welding shop, a CPA, a Montessori, etc). It is impossible for these businesses to stay with new development and increasing shop space.

It would also have a very negative effect on parking availability in the area. It is already at baseline extremely sparse. Most driveways pour into 42nd Ave, limiting sidewalks, and available space to park. There are several unmaintained gravel side streets with large pot holes and run off. How does one develop an area and allow it to continue to thrive for what is has been for decades without turning it into a parking nightmare that drives out local business? Also, how will you improve the area without making it look exactly like Williams, Division, Mississippi when our street is known to be a bit funky? Have you driven around on side streets and taken a feel for the neighborhood? It is loaded with off the wall remnants of "anything goes" in our neighborhood. We have a house that has a hand painted mural of Diana Ross, Jimmy Hendricks, Miles Davis on a garage door and we all love it! There is another house that has taken multiple items, created art throughout their house and on their car too. You don't see ultra modern state of the art glass tall buildings anywhere, because that is not what this neighborhood is. That is what the Pearl District is. We don't want to see our neighborhood turn into something that it is not. A gentrified street of ultra yuppy hipsters that hang out at coffee shops and bars on bikes without wearing helmets. No thanks. But its close by if that is what one needs.

Land Use: Cully is known to have large lots, and with this has come some great folks who are still trying to do something meaningful. That is to farm- grown local, not-oil dependent for transport, picked and sold fresh to sellers; hard working individuals. I see absolutely no space in the plan for them. I see absolutely no possible way that our food culture could continue to prosper. We Portlanders love local farm supported produce. Its in a majority of restaurants that list their support. How is the land use going to support these very rare, contributing individuals?

Also, on the sewer outline. I thought it was an outright joke, and literally laughed out loud, when I saw this proposal. Can you cater anymore to the most wealthiest neighborhoods in Portland? What is up with that?

Now for the applaud. I think it is wonderful that you have outlined space for parks and open land. It is imperative that this city have spaces like this and for a place to play for our future generations.

A concerned citizen,
Brooke Arias

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 12:12 PM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: Curt Schneider [mailto:curt.j.schneider@gmail.com]
Sent: Wednesday, September 24, 2014 12:00 PM
To: Planning and Sustainability Commission
Subject: PSC Comprehensive Plan Testimony

24 September 2014

Dear Members of the Portland Planning and Sustainability Commission,

We urge the Commission to recommend approval of the Updated Comprehensive Plan to the City Council. Thank you for your consideration of our comments which follow.

With reference to Comprehensive Plan Policies:

1. We support the overall policy of directing most growth to Town Centers and corridors implemented through Mixed Use Zoning (recommendations from committee forthcoming next year). This is least disruptive to existing neighborhoods and especially implements Statewide Planning Goals of preserving resource land (Goals 3, 4, 5) and development goals (10, 11, 12, 13, 14). The goal of 1/4 to 1/2 mile access to communities and transit is right-on!

2. We recognize that the above (#1) can present issues to the adjoining neighborhoods with respect to demolitions and increased density (splitting 50'x100' lots into two) that may not 'fit into' the existing neighborhood. We ask that you review city policy on this and recommend tightening of protection for these neighborhoods.

3. Relative to the Comprehensive Plan and Mixed Use Zoning map amendment in Cathedral Park neighborhood, we support the change proposed for the Cathedral Park neighborhood change (between Richmond and Burlington Avenues along the Willamette waterfront). We recognize that the potential for 65' buildings will significantly block our view of the Willamette

but we also recognize that such development, if designed well, can create a very vibrant community that can link the river with the new development along with the St Johns Town Center area. Development of the North Portland River Greenway will add to the vitality of the new 'community'.

4. We support the policies that encourage the development of alternative forms of transportation (to the automobile); i.e. increased emphasis on bicycle paths and better pedestrian access, streetcar and light rail to implement #1 above. These forms of transportation are preferred over widening roads and streets for vehicle access. Streets, such as arterials (outer Division, Sandy etc.), are becoming raceways (when they aren't plugged up with congested auto traffic). Narrowing these streets through widening sidewalks out into the current streets, allow diagonal parking and utilizing some of the remainder for cycle tracks and alternate transit hopefully would slow traffic down, encourage more friendly pedestrian and bike utilization, transit and reduce noise in areas such as 122nd and Division and like intersections.

5. Specifically, we completely support the location and development of the North Willamette River GreenwayTrail.

6. Much work was completed on a Portland Streetcar Plan several years ago (2009?). While we realize that the list of recommendations are very expensive and that very few will actually be built within the next 20 years, we feel that the Updated Comprehensive Plan needs to recognize the role streetcars can play in transportation and development in town centers and corridors beyond those in the very short term. Minimally, please include in an appendix those communities to ultimately be served by the implemented Streetcar Plan.

7. We, as part of the world community, are trying for the most part to reduce energy consumption of fossil fuels, greenhouse gases and especially CO2. It seems to us that one role Portland can play is to mandate Solar (and/or Wind Power) on all new construction where possible. This would reduce use of fossil fuels to locations that have sun (and/or wind) availability. This policy and implementation would further the renewable energy industry's viability and would likely reduce fossil fuel use and employment etc of fossil fuel dependent companies. Greater conservation through improved insulation in walls and ceilings and windows can carry us only so far. With the amount of construction we see daily around the Metro area (that doesn't include Solar and/or wind power a mandated policy of Solar and or Wind would definitely make a difference.

Again, we thank you for your consideration of our thoughts,

Respectfully,

Curt Schneider and Cathy Hume
6904 N Charleston Ave.
Portland, Oregon 97203

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 1:34 PM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Joseph Edge [mailto:joseph.edge@gmail.com]
Sent: Wednesday, September 24, 2014 1:32 PM
To: Planning and Sustainability Commission
Subject: Re: PSC Comprehensive Plan Testimony

Hello Julie,

Thank you for your prompt reply. As you have requested, here is my mailing address:

1400 NW Marshall St
Unit 507
Portland, Oregon 97209

Joseph

On Wed, Sep 24, 2014 at 1:21 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Joseph,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?
Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Joseph Edge [mailto:joseph.edge@gmail.com]
Sent: Wednesday, September 24, 2014 1:19 PM
To: Planning and Sustainability Commission
Subject: PSC Comprehensive Plan Testimony

Primary objective of City: Absorb all new residents without involuntary displacement of any existing residents in a way that reduces our collective impact on the surrounding environment.

Housing density

Being that Portland is landlocked on all sides, to absorb future growth we must implicitly allow development to occur at higher densities. If we fail to allow high enough overall densities to absorb new growth, the value of land will skyrocket as we have seen in other large cities such as San Francisco, which is notoriously expensive, and existing residents will be involuntarily displaced from the City by those who can afford to live here. If our goal is to concentrate higher densities in areas that have supporting infrastructure - which it should be - rather than allow density to spread through all of the city uniformly, we must have the will to increase densities to as much as the market will bear in the areas that can support it. There is no middle ground: we either build enough to meet demand, or lower- and middle-income residents will be displaced. Of course, as mentioned, failing to meet the demand will, by restricting supply, increase property values, which in nearly any context is viewed as a positive outcome by landowners. We must have the will to balance the desires of landowners with the needs of renters, and not elevate one class of citizen over another. Additionally, increasing density has the effect of spreading the cost of infrastructure - and land values - across more citizens, making the City better able to handle the costs of maintaining that infrastructure, and ensuring that the market can respond to the needs of residents by providing housing on higher-value land at a price that can be more easily afforded by regular people.

The zoning map should be modified to remove R1 designations from properties along frequent service transit lines and replaced with CS or CG. The City's definition of "frequent service" should be legally indexed to Trimet's (or Metro's) definition to avoid confusion. Very intense FARs should be allowed at any property with pedestrian access within 1000 feet walking distance of two different frequent service routes. Adjustments should be allowed if developers guarantee to provide new pedestrian access points to a property or infrastructure that will place the property within 1000 feet walking distance from two or more frequent service routes. Given that the objective of the City is to avoid involuntary displacement of residents, and that density must be increased as much as possible in concentrated areas to because we have a goal to preserve a large stock of single-family housing, we should award very substantial FAR bonuses to developers who provide certain types of amenities. For example, improving nearby transit stops or daylighting a buried stream. Low-income housing units should not count against FAR and should also result in a FAR bonus, to encourage even greater housing densities and a

greater supply of sub-market rate housing to better prevent involuntary displacement. We should avoid arbitrary aesthetic regulations that have the effect of reducing the development capacity of land, especially in areas where we have or intend to provide high-quality transit and world class active-transportation facilities. The Downtown core, North Pearl area, and Conway properties should effectively have no height limits. The previous Central City Plan was written in a different era, for a different set of Portland residents with different needs. The Central City Plan helped us get here, but it won't help us to move forward effectively. There is no reason save for sentimentality why we should continue to impose the outdated restrictions on building height found in the Central City Plan. I applaud the draft CC2035 West Quadrant Plan to substantially increase the number of properties where we allow the maximum FARs in the City, but we should leave ourselves room to do and allow even more. We have a housing supply crisis and it is incredibly selfish - even inhuman - to use aesthetics of development as an argument to reduce the supply of housing in areas that can support it when our neighbors are being involuntarily displaced from their homes because of the already constrained supply. With that said, it is not essential to build tall to achieve density. We do not need to be a tall city and we do not need height for the sake of height. We need to build land to capacity with a diverse building stock that appeals to different prospective tenants and customers. In some cases, those will be tall buildings, and we do not want to discourage that or arbitrarily restrict where those buildings can be located.

Ease of permitting multi family housing

For nearly five years our City has maintained one of the lowest rental vacancy rates in the United States, at around 3%. This is, quite simply, the result of both being very desirable City and failing to increase the supply of rental housing to meet the demand. In spite of the demands by existing landowners in the City to slow the increase of the rental housing supply - landowners who have stable living conditions and are not at imminent risk of displacement - with the current pace of growth in the housing supply we have only managed to tread water. Rents have been increasing in Portland much faster than the national average, which has had and continues to have the very real effect of involuntarily displacing residents. While we delay the inevitable and appropriate response, our neighbors are being forced from their homes. Being a desirable place to live will attract new residents and businesses hoping to employ those residents. This is a great problem to have. Unfortunately we are being far too slow in our response to prevent existing residents from being displaced. The Comprehensive Plan should contain or allow for provisions that act to speed the response to a housing supply crisis like the one we presently face. Building permits should be issued more quickly and other bureaucratic hurdles should be automatically smoothed or eliminated if the rental vacancy rate and average rent prices exceed certain thresholds. As mentioned, our top goal should be preventing the involuntary displacement of residents.

Parking minimums

Requiring off-street vehicle storage to be included in new developments is contradictory to our goals of supplying less-expensive housing for lower- and middle-income residents. Private vehicles consume a vast amount of space, which reduces the space available to rent, which pushes up the cost of the remaining units to offset the cost of the lost income from the lost rental space(s), not to mention the added cost of constructing those parking spaces. Lower- and middle-income residents should not be required to pay for the storage of their neighbors' private vehicles, and they should not be forced to have their own private vehicles, as this creates a huge and unnecessary financial burden on lower- and middle-income households.

Forcing developers to spend money to construct parking not demanded by the market creates an incentive for developers/investors to seek higher rents to offset the cost of providing that parking. People who can afford to pay higher rents often have privately owned vehicles for which they seek secure storage. These tenants will often choose to use their privately owned vehicles for transportation, whereas a tenant who does not have a private vehicle will not have a choice to make. This will create an environment where there is more traffic and higher-carbon consumption than a development that is not forced to provide parking.

it should be official City policy that the loss of unmetered on-street parking spaces should never

be allowed to be considered as a factor against a development or right-of-way improvement. We must also restore the previous standard of a minimum of zero parking spaces allowed for any development.

Nature in the city

Portland is a biophilic city and the Comprehensive Plan should embrace all that means.

The Comprehensive Plan should contain strong language to guarantee future development does not negatively impact wildlife that lives in and/or travels through the urbanized areas of the City. There should be a strong emphasis on providing safe travel corridors and a minimum of distractions (e.g., skyward-facing lights at night) for wildlife, including safe access to the Willamette River from Forest Park and other wildlife habitat.

Part of humans embracing nature is that some of us choose to bring animals into our homes as family members. No City resident should have to choose between a member of their family and a roof over their head. Legal and responsible pet ownership should be embraced and encouraged. One way to achieve this would be to ban landlord discrimination against renters with non-agricultural/non-exotic pets by making unlawful: residency of pets in rental units, breed restrictions, and charging pet rent; provided that tenant has liability insurance to cover any damages or injury as a result of the pet's presence on the rental property. One option for an alternative would be licensed/certified allergen-free rental units that do not allow resident pets, smoking, or other activities, and include higher-quality air filters and other amenities to provide renters with allergies or breathing problems the option of a safe haven at home.

Green streets are an excellent opportunity for more wildlife in a safe environment, closer to home. We should do more to encourage world-class green street designs that prioritize the green over access by automobile.

Self sustained buildings

Over the long term, we should have the goal of a built environment that helps the environment more than it hurts it. The Living Building standards are a comprehensive set of standards that enable a building to do just that. Over time, we should incorporate an increasing subset of Living Building standards into our commercial building code to ensure that we progress towards this objective without discouraging development by imposing expensive requirements all at once. This should allow the market time to respond with more cost-effective means of achieving the desired goal.

Joseph P. Edge

Portland Neighbors for Sustainable Development

Portland Native

North Pearl Resident since 2012

Prior resident of Arleta, Ashcreek, Far Southwest, Hillsdale, Sunnyside, Hosford-Abernethy, and Sylvan Highlands neighborhoods

James F. Peterson
Land Use Chair
Multnomah
2502 SW Multnomah Blvd.
Portland, Oregon 97219

Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request Neighborhood Center to
Neighborhood Corridor

The Multnomah Neighborhood Association requests that the Planning and Sustainability Commission change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the Draft of the Comprehensive Plan. Multnomah Village has always been considered a model Mainstreet. The village is more linear in nature and the characteristics are better defined by the Neighborhood Corridor designation. Multnomah Boulevard is designated a Neighborhood Corridor. The business district of the Multnomah Village would then be contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capital Highway. If Multnomah Village was designated a Neighborhood Center the ½ mile radius defined in the Comprehensive Plan would overlap with the 1 mile radiuses of the two adjacent town centers thus the single family zoning would be more compatible with a Neighborhood Corridor designation. The Bureau of Planning and Sustainability has projected the capacity with their proposed changes to mixed use zoning to increase 28% thus there is no need for the Neighborhood Center designation. Changing the Neighborhood Center designation to a Neighborhood Corridor better fits the design and character of the village that the neighborhood is trying to protect.

Please add this to the record of the Comprehensive Plan

Thank you,



James F Peterson
Land Use Chair
Multnomah

cc: City Council
Bureau of Planning and Sustainability

From: Planning and Sustainability Commission
Sent: Monday, September 29, 2014 1:09 PM
To: Kovacs, Madeline
Subject: FW: Please add this to the record

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

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From: Ken Forcier [mailto:ken@gracewooddesign.com]
Sent: Wednesday, September 24, 2014 10:13 AM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan; mnaLandUseCommittee@gmail.com
Subject: Please add this to the record

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension and Skinny houses in R-5 Neighborhoods

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission extend the hearings for the Comprehensive Plan and keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations. Please recognize that Neighborhood Associations are seeing an extreme uptick in concerned citizens who are attempting to make their voices heard. If you shut out NA's you are silencing your citizens. Give the time requested. I would also request that you hold one hearing on the Comprehensive Plan in southwest Portland.

I spoke before the Portland Planning and Sustainability Commission yesterday evening at the Goals and Policies focus. I discussed the issue of conflicts in the existing Code language which are resulting in rampant nonconforming construction in R-5 neighborhoods.

The recommendations put forward by BPS to Vera Katz and Council on November 19th, 2003 were not legally vetted. They were so vague as to not even yield an understanding of what intention was gaveled for. Lets assume that the upshot of that Recessed Meeting of the Council was Table 110-6 in the Title 33 Code which is amended under section 33.110.212 When Primary Structures are Allowed, subsection F "Nonconforming Situations." How does it meet the requirement of that same meeting that it is "a technical amendment that has to do with clarifying sites."? It's a "table" perhaps technical in nature, and seeming amended to the Code, but so far from clear about what it allows that it has been interpreted by BDS, for over a decade, to allow "new" nonconforming construction to take place.

33.258.035 Where These Regulations Apply

The nonconforming situation regulations apply only to those nonconforming situations which were allowed when established or which were approved through a land use review. Additionally, they must have been maintained over time. These situations have legal nonconforming status. Nonconforming situations which were not allowed when established or have not been maintained over time have no legal right to continue (often referred to as "grandfather rights") and must be removed.

(Please do not try to say that this does not apply. Nonconforming regulations are permissive not restrictive. If they don't apply, then you do not have a legal nonconforming situation)

I believe that this passage from the Code states that either a "Grandfather Right" must exist or a "land use review" and "approval" need to have taken place in order for a nonconforming situation to be allowed. Neither of these requirements have ever been applied to any single lot development which does not meet the density requirement of the zone in which it is built. Skinny house construction in R-5 Neighborhoods is illegal and it is most definitely destroying otherwise beautiful neighborhoods tree by tree and side yard by side yard.

Now that you have been pointed to this obvious legal flaw, please go to the chapter of the Code on "Severability" and apply the technique to remove the offending Table 110-6. The residents of this City will likely view this action as "good government" and may accept the destruction imposed upon us as having been that of a previous administration. If this action is taken swiftly, and no more permits for single lot development are processed in the interim, then a LUBA case could be avoided and we could all let this matter be resigned to history.

Please act now and please behave like elected officials. This is no small problem and it must be laid to rest swiftly.

Please add this to the record.

Thank you,

Ken Forcier
6107 NE 32 place
Portland, OR 97211

From: Planning and Sustainability Commission
Sent: Tuesday, September 23, 2014 9:17 AM
To: Kovacs, Madeline
Subject: FW: protect West Hayden Island

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

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

From: Linda Magnuson [mailto:lmagnuson1@gmail.com]
Sent: Tuesday, September 23, 2014 5:38 AM
To: Planning and Sustainability Commission
Subject: protect West Hayden Island

Linda Magnuson 4346 NE Skidmore Portland OR 97218

From: Planning and Sustainability Commission
Sent: Tuesday, September 23, 2014 12:58 PM
To: Kovacs, Madeline
Subject: FW: Hayden Island development

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

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From: Lin DeMartini [mailto:rainbowabu@gmail.com]
Sent: Tuesday, September 23, 2014 12:51 PM
To: Planning and Sustainability Commission
Subject: Hayden Island development

I am concerned about the possible impact on birds, animals and fish if industries are allowed to build on Hayden Island.

- 1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.
- 2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you for your consideration.
Linda DeMartini
50350 Cowen Rd., Slip 15
Scappoose, Oregon 97056

From: Planning and Sustainability Commission
Sent: Tuesday, September 23, 2014 3:12 PM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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

From: Susan Millhauser [mailto:susanm@spiretech.com]
Sent: Tuesday, September 23, 2014 2:47 PM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan Testimony

Dear Members of the Planning and Sustainability Commission,

Thank you for this opportunity to provide comment on the Comp Plan update. I have made specific comments regarding commercial comp plan map designations and proposed transportation projects using the MapApp (very nice tool and way to provide input).

My testimony here is related to residential goals and policies. Generally speaking please ensure that single family residential goals and policies prioritize retaining our existing housing stock, which in my neighborhood (Concordia) is typically smaller in scale. Please make sure goals and policies support incentives and the removal of code barriers so existing s.f. homes can be remodeled, perhaps into duplexes, accessory dwelling units added, and fees structured to encourage additional smaller homes to be built (versus larger homes that are now being built).

Here are some examples of issues and code changes I hope updated goals and policies will prioritize:

The current code and fee structure seem to favor, or at least make it easier, for developers to come in and buy older, small homes, tear them down, and build much larger homes. These homes are too expensive for existing residents to buy and fuel gentrification, use finite natural resources (the most sustainable building is the one already built), loom over smaller homes reducing solar access, and often result in the removal of mature trees which have multiple environmental and other benefits.

Also, SDCs should be rethought to be based on building size rather than the same SDCs for a 4,500 sq. ft. home as for a 1,000 sq. ft. home. More smaller homes, including real duplexes (not two unattached 4,500 sq. ft. homes on a corner lot which somehow are allowed under current code in R5), and code flexibility to allow clusters of smaller homes and conversion of larger homes to plexus are a really good

way we can accommodate more people in our inner neighborhoods without destroying our neighborhood character and livability.

Thank you for your consideration,

Susan Millhauser
5834 NE 23rd Ave.
Portland, OR 97211

From: Planning and Sustainability Commission
Sent: Tuesday, September 23, 2014 4:06 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Mark Locker [mailto:naufrage@gmail.com]
Sent: Tuesday, September 23, 2014 4:04 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Hello,

I'd just like to put my two cents in that turning a complete 180 on the Hayden Island plans and opening it to industrialization is a terrible idea, backs off the original stance, and goes against what we as Portlanders and Oregonians stand for. Please do not allow this to move forward without a binding agreement to ensure minimal environmental impact.

Sincerely,

Mark Locker
2714 NE Weidler St.
Portland, OR 97232

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 10:51 AM
To: Kovacs, Madeline
Subject: FW: Protecting West Hayden Island's natural habitat

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

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From: Dawn Smallman [mailto:dawnsmallman@gmail.com]
Sent: Tuesday, September 23, 2014 4:13 PM
To: Planning and Sustainability Commission
Subject: Protecting West Hayden Island's natural habitat

Dear Planning and Sustainability Commission,
I'm writing to you not only to advocate for protecting West Hayden Island as a natural habitat, but also as a citizen who believes its critical that you honor the commitments you have made to the public and you honor the clearly expressed public opinion that the public values in this important piece of land as a natural habitat.
You made a commitment to the community that you would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.
The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development. The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.
Thank you,
Dawn Smallman
1148 SE 50th Ave.
Portland, OR 97215

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 10:52 AM
To: Kovacs, Madeline
Subject: FW: Save West Hayden Island as nature

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

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From: Greg Snider [mailto:gregwsnider@gmail.com]
Sent: Tuesday, September 23, 2014 4:16 PM
To: Planning and Sustainability Commission
Subject: Save West Hayden Island as nature

Dear Planning and Sustainability Commission,

I'm writing to you not only to advocate for protecting West Hayden Island as a natural habitat, but also as a citizen who believes its critical that you honor the commitments you have made to the public and you honor the clearly expressed public opinion that the public values in this important piece of land as a natural habitat.

You made a commitment to the community that you would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you,
Greg Snider
1148 SE 50th Ave.
Portland, OR 97215

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 10:53 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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-----Original Message-----

From: Virginia Schulz [mailto:vschulz@me.com]
Sent: Tuesday, September 23, 2014 4:52 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island

My husband and I moved to Hayden Island from CT five years ago to enjoy our grandchildren, living on the water, the environment and feeling of community we share with our neighbors. When we were stationed in Charleston SC, I hated going outdoors only to inhale industrial odors; I know paper mills, a mountain hidden by smog, smokestacks, burning eyes. I DO NOT WANT TO EXPERIENCE ANY OF IT AGAIN !!

Please stand by your commitment to this special area and our community.

Thank you.

Yours truly,

Virginia Schulz

11650 North Island Cove Lane

Portland 97217

Sent from my iPhone

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 10:54 AM
To: Kovacs, Madeline
Subject: FW: Requesting 90-day extension following publishing the mixed-use zoning.

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

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From: Schwab Mary Ann [mailto:e33maschwab@gmail.com]
Sent: Tuesday, September 23, 2014 7:26 PM
To: Planning and Sustainability Commission
Cc: McCullough, Robert; Anne Dufay; Aiona Debbie; Stockton, Marty; Grumm, Matt; Hoy Rachel
Subject: Requesting 90-day extension following publishing the mixed-use zoning.

Good Evening Planning & Sustainability Commissioners:

I trust each you received a Bureau of Planning and Sustainability Commission Hearings on the Comprehensive Plan Update -- as I did in my mailbox on August 20th?

I was surprised that a PSC meeting location best serving the Southwest Neighborhoods and North Portland Neighborhoods, serving those living in St. John's, Rosa Parks, Boise/Humboldt, West Hayden Island was omitted.

I hope it is possible to schedule a PSC public hearing at Portland Community College, Sylvania Campus 12000 SW 49th Avenue, Portland, Oregon, and Portland Community College, Cascade Campus, 705 N Killingsworth St, Portland, OR 97217

I am not alone in requesting the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus industrial zoning designations, and that PSC either extend the public hearings for the Comprehensive Plan or keep the hearing's record open for at least 90 days following the release of these definitions. Without the definitions and the deadline

extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations; for example the new five (5) story micro-apartments under construction in the Hollywood District.

As for me, I want to learn more about the City Charter's no net loss zoning regulations related to when a former downtown hotel closed, then it's RH was transferred across the Willamette River to the former Washington High School campus open field (1.66 acre) facing Morrison Street. Should Portland Parks and Recreation lack resources to purchase the open field -- my fear -- an investor would be permitted to construct an eight (8) story condo without on-site parking located next to a public transit corridor.

Please lets do our best to maintain honest transparency throughout the upcoming public hearings, by granting a 90-day extension following the release of these definitions.

Thank you,

Mary Ann Schwab, Sunnyside Resident
605 SE 38th Avenue
Portland, Oregon 97214-3203

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 10:55 AM
To: Kovacs, Madeline
Subject: FW: Please Protect West Hayden Island

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

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From: Jennifer Parks [mailto:jenniferparks@hevanet.com]
Sent: Tuesday, September 23, 2014 8:03 PM
To: Planning and Sustainability Commission
Subject: Please Protect West Hayden Island

Members of the PSC:

I am writing to ask the PSC to keep their commitment to the community by not recommending or allowing WHI developments to move forward without a binding agreement that the Port of Portland fully mitigates for all impacts to the environment and community. To do otherwise would put an end to the five years of public process and breaks faith with the community. Please remove the section on West Hayden Island from the Comp Plan and please retain its current zoning designations or designate it as open space versus industrial zoning or future industrial development. I truly believe the City should not convert our critical natural areas or open spaces to industrial use. There are 900 acres of brownfields begging for attention which could be used for industrial land base. There is no need to further destroy our natural habitat and everything that depends on it for industrial or profit related reasons. I am very concerned about the commitment made by PSC and how this could be at jeopardy after all of the time and energy that's been put into protecting West Hayden Island from development. Please stand by your word.

Sincerely,
Jennifer Parks
7706 SW Barnes Rd., #C
Portland, OR 97225

From: Planning and Sustainability Commission
Sent: Wednesday, September 24, 2014 10:57 AM
To: Kovacs, Madeline
Subject: FW: Comments on the Comprehensive Plan

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

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From: realistic.optimist@gmail.com [mailto:realistic.optimist@gmail.com] On Behalf Of Cyd Manro
Sent: Tuesday, September 23, 2014 10:40 PM
To: Planning and Sustainability Commission
Subject: Comments on the Comprehensive Plan

Hello. My name is Cyd Manro. I live at 4124 SE Caruther ST Portland, OR 97214. I'm speaking on behalf of the Division Design Committee.

I focus on effective local decision-making with groups like City Repair, Community Rights PDX, the board of the Richmond Neighborhood Association, and the steering committee of the Division Design Committee. As such, I appreciate this opportunity to provide input into the Comprehensive Plan as I'm seeing it play out where I live.

The first measure of success of the Portland Plan is Equity and Inclusion. Economic prosperity and affordability are paired dimensions of equity within the Portland Plan. Inclusion is intrinsically impossible without affordable housing. In fact, the number one reason for homelessness is lack of affordable housing.

Given that fact, here are the rent figures for the new developments that have been constructed in the last year or so on SE Division less than 10 blocks from where I live:

- * UDP @ 33rd & Division - \$1,300 for a studio, \$1,500 for a 1 bedroom
- * Zillow @ 38th & Division - \$1,400 for a 1 bedroom
- * Division Street lofts @ 47th & Division - \$1,250 for a studio, \$1,800 for a 1 bedroom
- * 2 bedroom apartments or larger are rare, and upwards of \$2,500

If this is the type of development that we can expect, the Portland Plan is not working. I hope that Comprehensive Plan policy will address this lack of equity. Beyond increasing the already rampant homelessness issue in Portland by demolishing affordable housing and replacing it with housing that is not affordable (aka "market rate"), this type of development displaces the people

who live here, and excludes a wide variety of people who are already a part of the community including: families, people of middle-to-lower income classes, and single people of a college age, to name a few.

For example, I write software out of my home for an up and coming software company here in Portland. I've lived in the same home for going on 10 years and I've been on the Neighborhood Association for 5 years. I'm a renter and I have improved my neighborhood tangibly through several volunteer projects, some of which I initiated myself. However, I don't feel included by how the Portland Plan is playing out where I live. If my landlord sells my home to a developer, which seems increasingly likely, I won't be able to afford to stay in the neighborhood. Local rent is about 250% of what I currently pay.

I understand that we don't have any laws to require affordable housing here. The current incentives don't appear to be doing the trick, either. That said, I do believe that the tools already exist to make affordability, inclusion, and equity a reality.

By offering incentives such as a taller maximum building height (such as 45') or greater Floor Area Ratio (FAR) coupled with existing tax incentives, perhaps it would be in the best interests of developers to include affordable housing within their projects. For instance, a development that was originally going to be 36 units could use the extra height and FAR to provide 40 units. That development could offer 4 units that are 50% of "market rate", 4 units that are 75% of "market rate", 24 units that are "market rate" and 8 units (perhaps the corner units that have extra amenities) at 125% "market rate". That would pencil out to more total rent, while being inclusive of a broader spectrum of people, and increasing the economic diversity of the building project.

This is just one example of how the City could leverage incentives to entice developers to meet key criteria of the Portland Plan. Such an example would require the City to take a more active role in supporting equity than is currently implicated in the Portland Plan. I encourage the City of Portland to work with its citizens to encourage the type of development that will make equity in Portland more than just a buzzword.

Thank you.

Cyd Manro

September 23, 2014

Re: 6141 SW Canyon Court
Portland, Oregon 97221

Dear Planning and Sustainability Commission:

My name is Nader Rassouli. I moved to Portland from Iran at the age of 14 and became a United States Citizen. I have now resided in Portland for 36 years and have been practicing dentistry for the last 21 years in the Sylvan area. Presently I have a 1.28 acre parcel in the Sylvan area which has a R-20 zoning. My request is to include this property in the comprehensive city plan review in order to modify the existing zoning to R-2 (low density multi-dwelling). My reasoning for this request is as follows:

1. The property is directly adjacent to Highway 26.
2. The property is in close proximity to public transportation.
3. The existing property is flat with 180 degree views of the valley.
4. Commercial properties are within 475 feet west of the property.
5. Fire Station is within 1,200 feet east of the property.
6. Gas Stations, Starbucks, Pizzicato, Convenient Store, Subway Sandwich Shop, and Dry Cleaners are within 1,086 feet east of the property.
7. Other Condominiums are within 528 feet west and 1,150 east of the property.
8. This property was originally a part of Multnomah County with rural zoning and was annexed to Portland after Portland's adoption of its Comprehensive Plan and given a very low density zone similar to the county zone. The property is now in an urban area with urban services and needs an urban designation.

My plan is to develop this parcel into a thriving multi-family campus and with all the social and community services in such a close proximity, it will be an enhancement to the city. Thank you for your consideration.

Sincerely,



Nader M. Rassouli
5440 SW Westgate Drive, Suite 360
Portland, Oregon 97221

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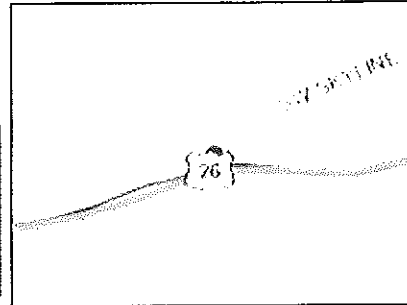
6141 SW CANYON CT - SYLVAN-HIGHLANDS - MULTNOMAH COUNTY

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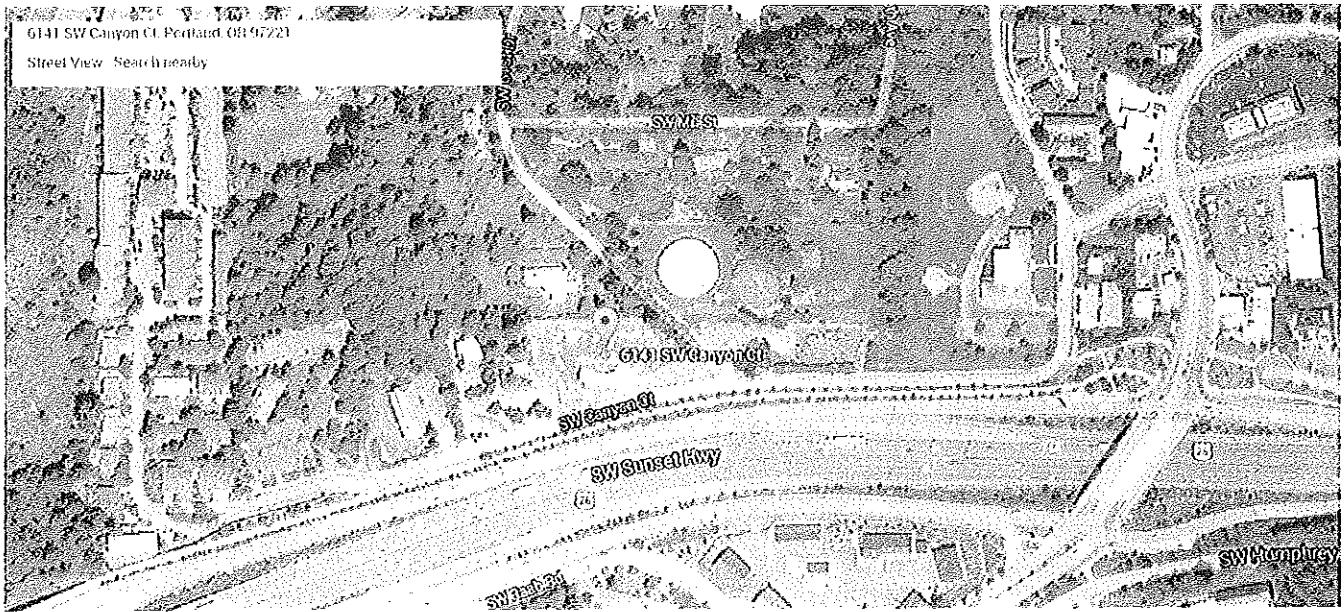
Summary | [Assessor](#) | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Development](#) | [Garbage/Recycling](#) | [Noise](#) | [Historic Permits](#) | [Water](#) | [Documents](#)

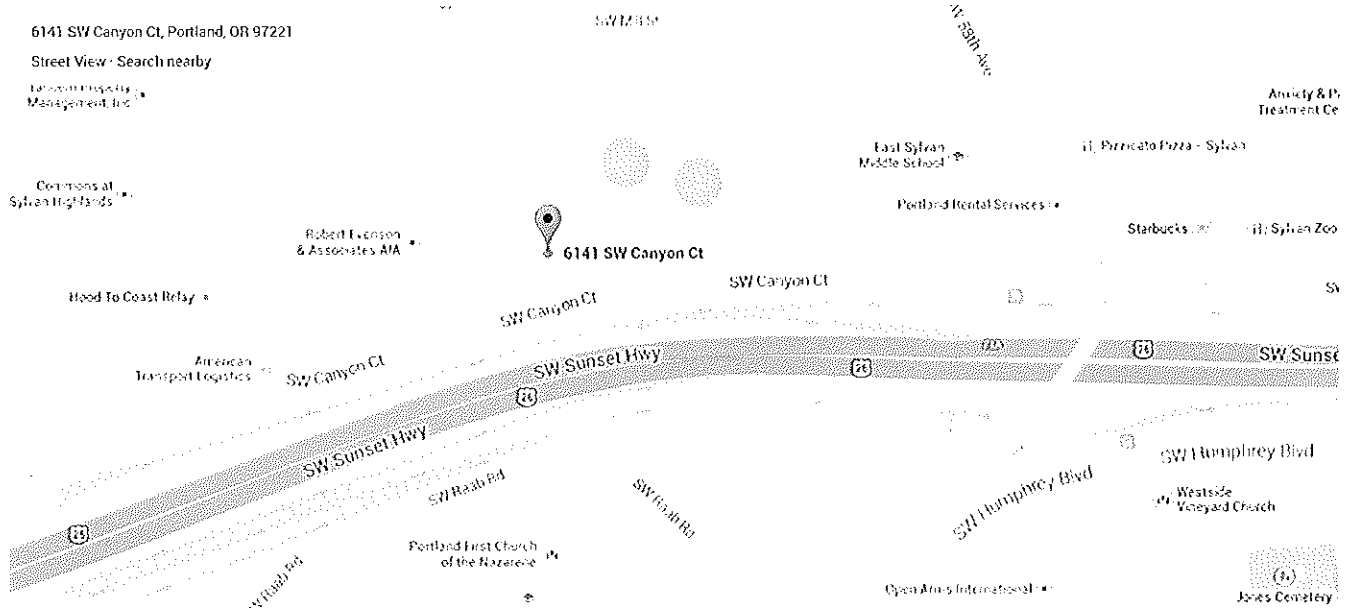
6141 SW CANYON CT PORTLAND, OR 97221

Description	SINGLE FAMILY RESIDENTIAL
Size	2,105 square feet
Number of Bedrooms	
Bathrooms	TWO FULL BATHS, ONE HALF BATH

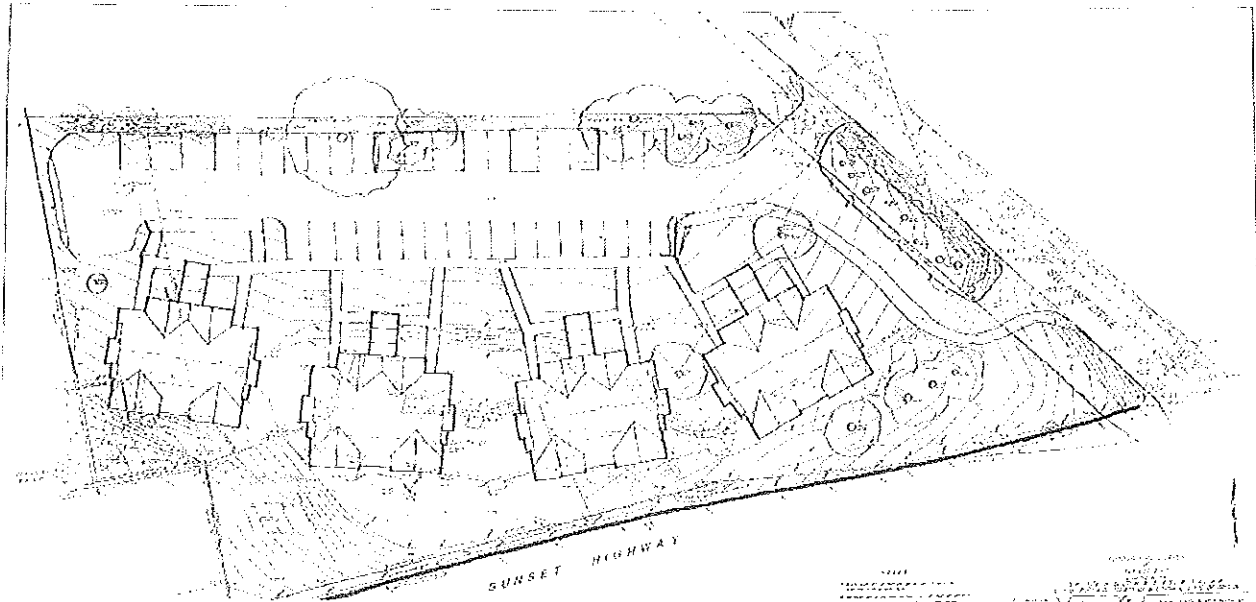


Property Map	
Property Value (2013)	
Market Value \$613,860.00	
Assessed Value \$323,690.00	
Taxes (2013)	
Property Taxes \$5,748.24	
Total Taxes \$5,748.24	
Misc Info	
Year Built 1953	
Foundation Type Concrete	
Interior Finish	
Roof Style	
Roof Cover Type COMPOSITION	
Flooring Type	
Heating/AC Type Forced Air	





Map data ©2014 Google 200 ft



6141 SW Canyon Court
"Plans"

Alastair Roxburgh, aroxburgh@ieee.org,
HILP Board Member
1503 N Hayden Island Drive
Portland, OR 97217

Chairman Baugh and PSC Commissioners:

I wish to cover several points from the PSC Transmittal Letter sent by HILP to CC, re: WHI (9-23-14)

- ❖ **Severely negative community health impacts from marine terminal, industrial development. Air quality. Need less heavy industry, not more. Indeed, to really achieve Federal goals for air quality we need to cut back.**
- ❖ **No plan has ever been proposed for favorable cost-benefit trade-offs with other regional ports. To minimize impact on green areas and livability, Interport cooperation and consolidation needs to become the catchphrase.**
- ❖ **Harm to WHI's contiguous 826 acres of when 300 acres are split off and developed.** West Hayden Island is one of Portland's most important natural areas, and a major component of a green corridor that extends N and S across the Columbia River. It is home to bottomland hardwood forest, wetlands, meadows, floodplains and shallow water habitat. HI's natural placement, near the confluence of the Willamette and Columbia Rivers, is no accident, and it is but one of many islands and wetlands that used to fill the space between the bluffs of Vancouver, the western hills of Portland, and the volcanic flows that emanated from mount Hood. The web of life that has evolved within this vast "basin" is completely dependent on its natural features, and which is under attack due to the increasing industrialization of our area. WHI provides irreplaceable habitat for federally listed salmon and imperiled bird, bat and amphibian species. Splitting off and developing 300 acres will severely degrade WHI's role as habitat.
- ❖ **There will be no improved transportation infrastructure in the near future to support WHI development. This further affirms that WHI should remain farm/forest zoned.**

Since July 9, 2013, these and all of the same facts support your original conclusions. Therefore, now is the time to do the Right Thing . . . again, and exempt WHI from the Draft Comp Plan's Re-Zone Proposal! It doesn't fit your facts!

9/23/14 Comments by Timmie A. Helzer Hayden Island Resident
220 N. Hayden Bay Dr. - Pdx 97217 (503) 247-0303 helzer.t@comcast.net

KEY POINTS TO PSC . . . Directly from PSC Transmittal Letter to CC, re: WHI (9-23-14)

1. Severely negative community health impacts from marine terminal, industrial development
2. No plan ever proposed for favorable cost-benefit trade-offs with other regional ports
3. Harm to WHI's contiguous 500 acres when 300 acres are split off and developed
4. No improved transportation infrastructure in near future to support WHI development
5. Lack of transportation system affirms WHI remains farm/forest zoned

Since July 9, 2013, all of the same facts support your original conclusions. Therefore,

Now is the time to do the Right Thing . . . again, and

Exempt WHI from the Draft Comp Plan's Re-Zone Proposal! It doesn't fit your facts!

Comp-Talk

Bill Kielhorn, 4311 SW Freeman St. (97219)

I am here today to urge the commission to allow more time for citizens and neighborhood associations to read and evaluate the over 500 policies presented in the draft of Portland's two-thousand-thirty-five Comprehensive Plan.

The draft was released in late July when many people were out of town and neighborhood association meetings were sparsely attended. Since most neighborhood associations meet on a monthly bases, and some do not even meet at all during the summer, there has been time for at most two meetings since the release. That is insufficient time for neighborhoods to identify and consider their concerns. Moreover, crucial aspects of the Plan, such as so called "Campus/Institutional Zones" and "Mixed Use Zones" are not yet completely defined. Please follow the advise of the several neighborhoods and the Coalition of Southwest Neighborhoods, SWNI, who have written in support of the idea, that the draft should not be submitted for approval until ninety days after all zones and all parts of the Plan are completely defined.

In my neighborhood, Multnomah, we have been reading the plan and we feel that there is still a lot to be done! For one thing, much of the language is garbled and open to multiple interpretations. As an example I cite Goal 1.D on page GP1-4. Though too complicated to discuss in detail here, you will need to make a diagram to parse the four sentences in the paragraph. In part, it seems to say that the city will seek opportunities to quote "promote innovation" end-quote. Although this may seem to be an unassailably desirable goal, with the close juxtaposition of other concerns in the paragraph, it seems likely that the intent is to encourage developers in whatever novel interpretations they are able to concoct to aid them in their business pursuits. This seems incompatible with the goal of real citizen participation.

This example is just one of a large number of paragraphs that need line-by-line rewrites. Again, this is going to take some time, but for a document intended to have sway for twenty years, the citizens of Portland need to take this time!

Another more difficult aspect of citizen review, is the need to identify and address the Plan's significant omissions. Here I will mention just one. Noise.

Noise is unhealthy for Portland's citizens. It is produced by freeways, industrial operations, and the considerable and on-going construction that is anticipated.

For me it is very important that it be addressed and that methods of measuring and controlling it be identified.

Please give us Portlanders the time we need to evaluate, modify, and enhance, this important document that will so much affect the quality of life in the city we live in.

Thank you.

James F. Peterson
Land Use Chair
Multnomah
2502 SW Multnomah Blvd.
Portland, Oregon 97219

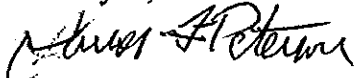
Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PCS Hearings

The Multnomah Neighborhood Association requests that the Bureau of Planning and Sustainability provide the details for the new mixed-use zoning designations and the new campus institutional zoning and that Planning and Sustainability Commission extend the hearings of the Comprehensive Plan or that the record of the hearings left open for at least 90 days following the release of the provisions of these definitions to give the Neighborhoods a chance to understand the impact of the definitions and time to respond.

Please add this to the record

Thank you,



James F Peterson
Land Use Chair
Multnomah

cc: City Council
Bureau of Planning and Sustainability

Comprehensive Plan Hearing - September 23, 2014
Testimony of Carol McCarthy

Hello, my name is Carol McCarthy and I live at 4311 SW Freeman Street in Portland.

I respectfully urge you to allow the public more time to review the 2035 Comprehensive Plan. The draft plan was released about 15 years behind schedule, so I do not see the merits in rushing the public comment period.

Goal #1 of *Oregon's Statewide Planning Goals and Guidelines*, adopted as OAR 660-015-0000(1), places primary importance on citizen involvement in the planning process and I think that the quality of this plan would be improved by extending the time for citizen review.

Citizen involvement is not adequately encouraged by the plan. When I searched the plan's 539 policies, I could not find even one mention of the word "citizen." Similarly, the role of the neighborhood associations is practically non-existent. The term "neighborhood association" occurs only once in policy 6.67.c and twice in conjunction with "business associations" in policies 2.1.b and 2.2. I do not feel this meets the state's goal of placing the highest priority on citizen involvement. I urge you to revise Chapter 2 to empower citizens and neighborhood associations to fulfill the state's goal that citizen involvement be the primary force in the planning process.

My overriding concern is that the goals and policies document should be more concisely written by removing the aspirational language. It is important that the plan include definitions for the guiding principles and that metrics be provided for each goal so that the effectiveness of the policies can be evaluated. I think that there should be an automatic and frequent review that results in the Comprehensive Plan being amended should the policies fall short of meeting the stated goal metrics.

Lack of clarity begins with the first policy, 1.1, which states the plan "includes the components listed below" rather than "is comprised of the component listed below." From the outset, the reader is uncertain whether they have been informed of the complete definition of the Comprehensive Plan. This type of confusion exists throughout the goals and policies. The wording is often ambiguous, non-specific, and uses terms that are not defined in the glossary. I think the complete document would benefit by allowing the public time to suggest revisions to the text.

The City's planning staff have been most responsive in providing data that we have requested to help us evaluate the Comprehensive Plan. However, due to the other demands on their time, we are still waiting for some of the data that we have requested to help us evaluate the assumptions in the growth projections and the implications of some of the new designations. We need time to evaluate the data and definitions once they are provided. Most importantly, we need these hearings to remain open for at least 90 days after the definitions for the mixed-use and campus-institutional zones have been provided.

TERRY PARKER
P.O. BOX 13503
PORTLAND, OREGON 97213-0503

**Subject: Testimony to the Portland Planning and Sustainability Commission
related to Comprehensive Plan Policy 9.6, September 23, 2014**

Comprehensive Plan policy 9.6 "Transportation hierarchy for movement of people" appears to be a politically motivated carryover from the Adams administration. In actuality, it is a blatant form of discrimination. It is no different than if there was a hierarchy for fire service protection tied to the type, heating system or energy efficiency of a structure; or who can testify at a public hearing tied to the transport mode utilized to arrive at the hearing. Continually pumping tax dollars into downtown Portland while there is a deficiency in delivery of services in East Portland is yet another example of hierarchy discrimination.

Hierarchies are part of an obsolete monarch system of government whereby the surfs were excessively taxed to pay for the lifestyles of royalty. There is no royalty status as it applies to transport mode. Hierarchies which can also be described as modern day social engineering have no place in a democratic society that constitutionally protects equality. If they legitimately did, groups at the top of the hierarchy would be taxed at higher rates for the privilege as opposed to those groups at the bottom. That however is not the case. Currently the users of vehicle modes listed at the top of the hierarchy list rely on royalty like funding subsidies that are poached and siphoned off from the user tax dollars paid by the group(s) ranked lowest on the list. Respectability of public servants support for hierarchies is well below that of magic elixir dealers and snake oil con artists.

Nonetheless, language in the Oregon Constitution forbids special privileges and immunities - the likely intent to be applied in a very broad sense of purpose rather than with a narrow focus. Policy 9.6 is all about conveying special privileges to the users of specific modes of travel on the top part of the list that historically have received immunity from financial self-sustainability. The special privileges and immunities clause in the Oregon Constitution appears to disallow such hierarchies.

It should also be noted that setting specific right-of-way safety standards for the movement of people and vehicles - but not one size fits all in every situation - is entirely different than establishing a transport mode hierarchy list. Examples of right-of-way safety standards include requiring that all vehicles stop for pedestrians in crosswalks and laws relating to following traffic control devices such as stop signs and traffic/pedestrian signals.

Since policy 9.6 "Transportation hierarchy for movement of people" is about exclusive privilege and therefore discriminatory, it needs to be completely removed from the comprehensive plan. If 9.6 is retained as policy, the "City that Works" automatically becomes the "City that Discriminates"

Respectively,

Terry Parker
Northeast Portland

23 September 2014

Portland Planning Commission
c/o Joan Frederiksen | West District Liaison
City of Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue | Suite 7100
Portland, OR 97201

RE: City of Portland Draft Comprehensive Plan
The Squish

Dear Commissioners:

We would like to thank the Commission for leading the effort to update the Comprehensive Plan for Portland. We also thank Joan Frederiksen, Mark Raggett and Karl Lisle of Portland Planning staff, for participating in our discussion regarding pending revisions to City of Portland zoning regulations for the area known as "The Squish" in Northwest Portland on June 9th. We appreciate your input with respect to the current direction of the draft Comprehensive Plan.

In anticipation of this letter being read into the record of the Public Hearing for the draft Plan scheduled for 23 September 2014, we have prepared the following narrative:

We own a significant quantity of the property in the Portland neighborhood we have nicknamed The Squish. Some of our families have owned these properties since the 1940's. While there are other property owners in the neighborhood, we are stepping forward in the belief that our thinking and suggested revisions to the proposed Comprehensive Plan will help to retain the unique character of this industrial edge and foster long-term economic and employment growth in the district.

The Squish is a funny shaped, quasi-triangular, sometimes forgotten portion of Northwest Portland roughly bounded by NW Naito Parkway, Northwest 20th Avenue, NW, US Highway 30 and the Fremont Bridge Ramps. The neighborhood is effectively "squished" between the massive infrastructure of the Fremont bridge, Highway 30, the railroad right-of-way, and larger industrial parcels to the west.

Physically, The Squish is home to industrial building stock ranging from the turn of the century to the 1990's. Norm Thompson's Portland retail store used to be here, Childpeace Montessori School is here now along with a variety of employment, manufacturing, small retail, design, landscape and related firms.

It is our intent to protect, enhance, support and encourage health and growth of existing employment and indigenous retail in the district. We are not residential developers but would like the flexibility to see residential uses incorporated into the neighborhood in a limited way, particularly, as a means of keeping existing building stock viable, and to foster a 24/7 neighborhood.

Key concepts we have identified in our independent study of the neighborhood are consistent with the Northwest District Plan. This includes preserving and enhancing the unique industrial character of NW Upshur Street with its curbsless configuration, loading platforms and canopies which are similar to NW 13th Avenue and the 13th Avenue Historic District.

We have asked how the current Plan revisions can best reinforce the opportunities inherent to the Squish and if there are adjustments that can be made.

First, while we understand that further revisions to the text of the new Mixed Employment (ME) and Mixed-use (MU) zoning designations are likely before they are finalized, we believe that assigning these designations to the Squish is appropriate. That said, if possible, we would like to have the opportunity to have input to the final language defining of the ME and MU zones.

Second, the current proposed delineation of zoning boundaries for The Squish divides core of neighborhood at NW Upshur with ME zoning to north and MU-1 zoning to south. We propose that shifting this boundary between NW 18th and NW 20th one block further north to NW Vaughn Street will promote preserving the core of neighborhood with consistent zoning on both sides of NW Upshur. This shift of the boundary will also capture some of the largest existing buildings in the MU-1 zone allowing for greater flexibility and potential to preserve these structures long-term. (see attached Exhibit A)

Third, we propose that the height limit in The Squish be consistent with height of tallest existing building stock which is over 70' in height rather than 45' as currently indicated in the in Northwest District Plan. This will promote greater flexibility in preservation and redevelopment of vacant sites in the neighborhood. (see attached Exhibit B for proposed boundary of revised building height)

Thank you very much for considering our proposals. Please keep us abreast of opportunities to continue to participate in the conversation with respect to the future of The Squish.

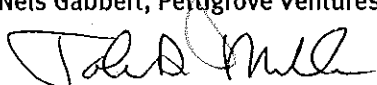
Sincerely,



Lindley Morton, Green Gables



Nels Gabbert, Pettigrove Ventures



John D. Miller, Wildwood Urban Design & Development

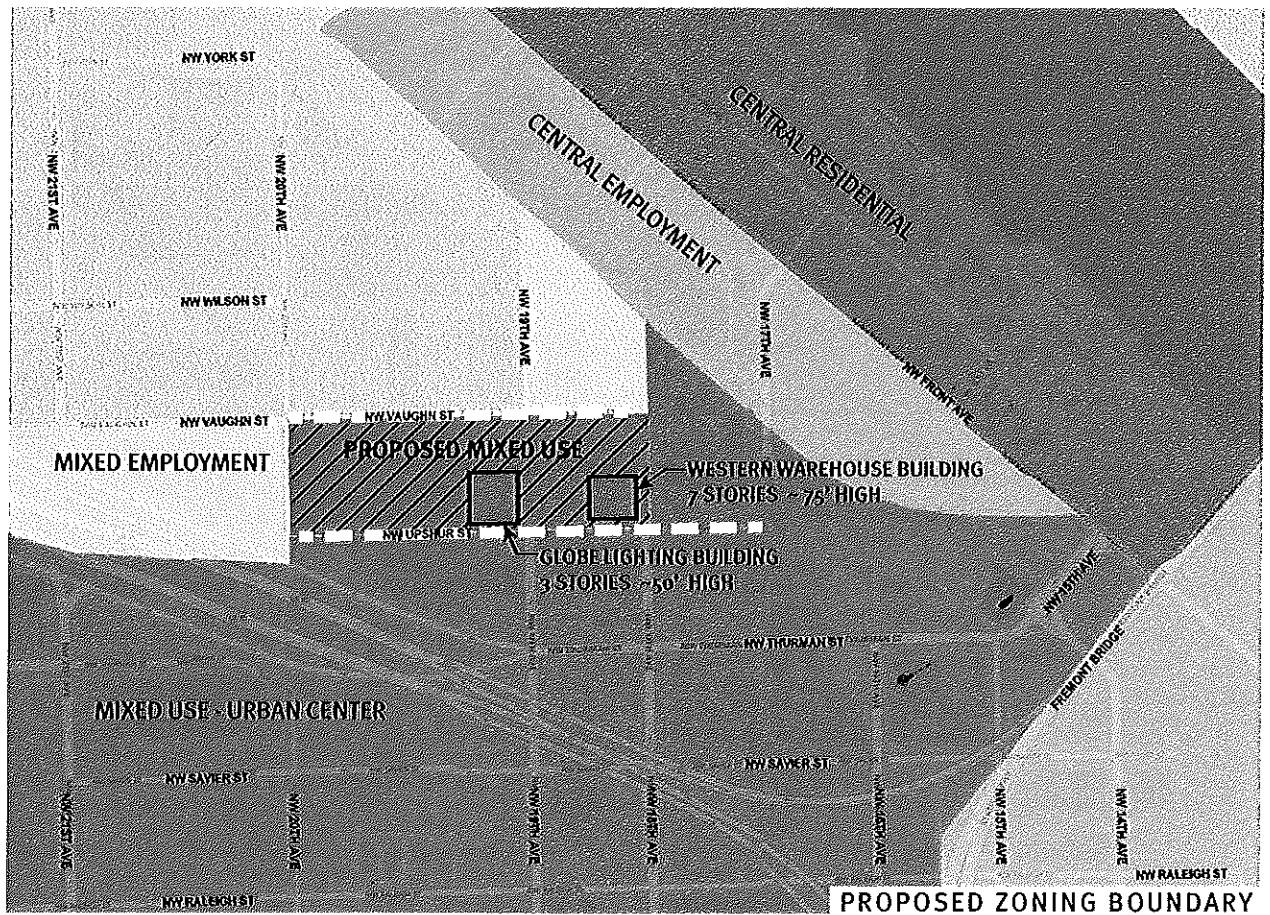
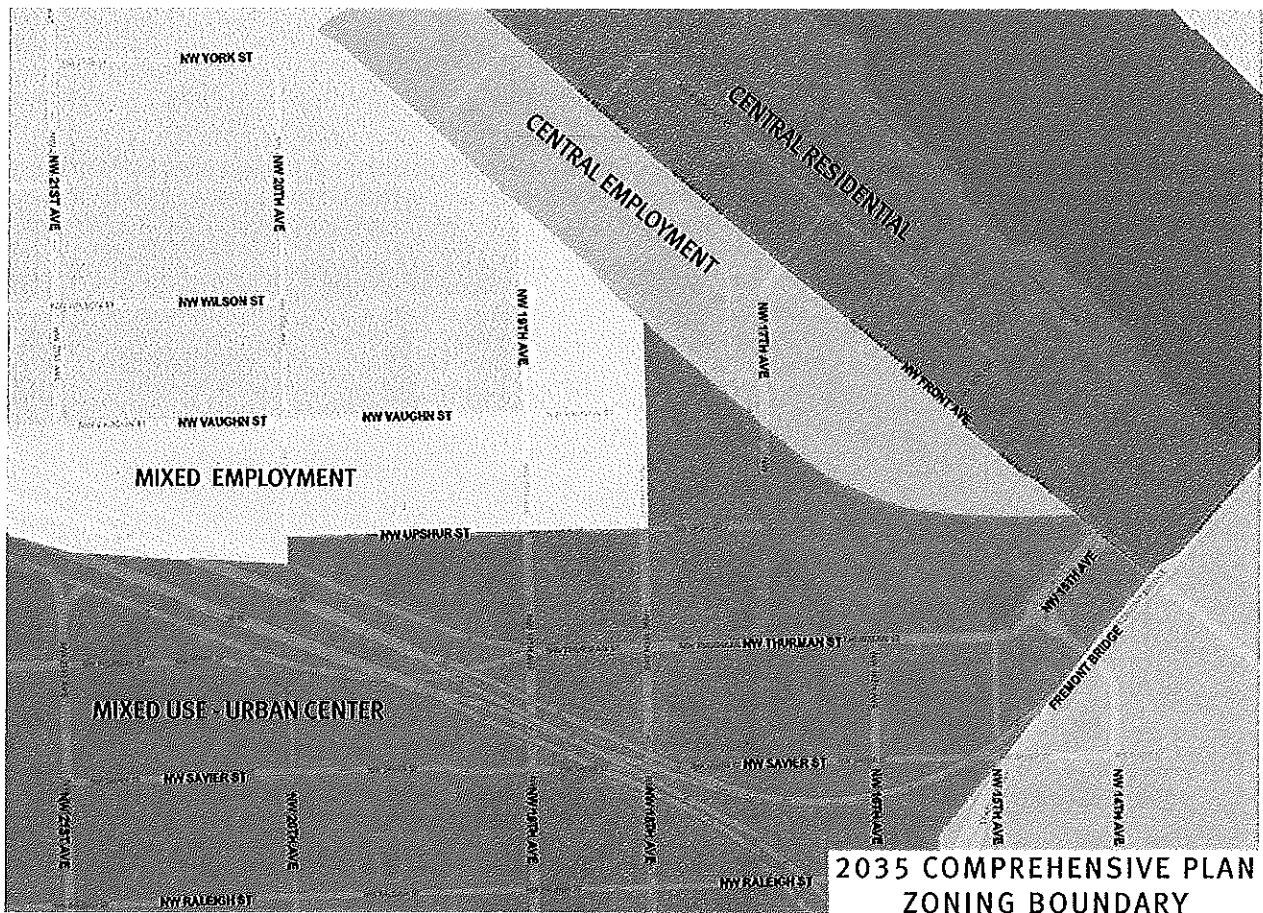


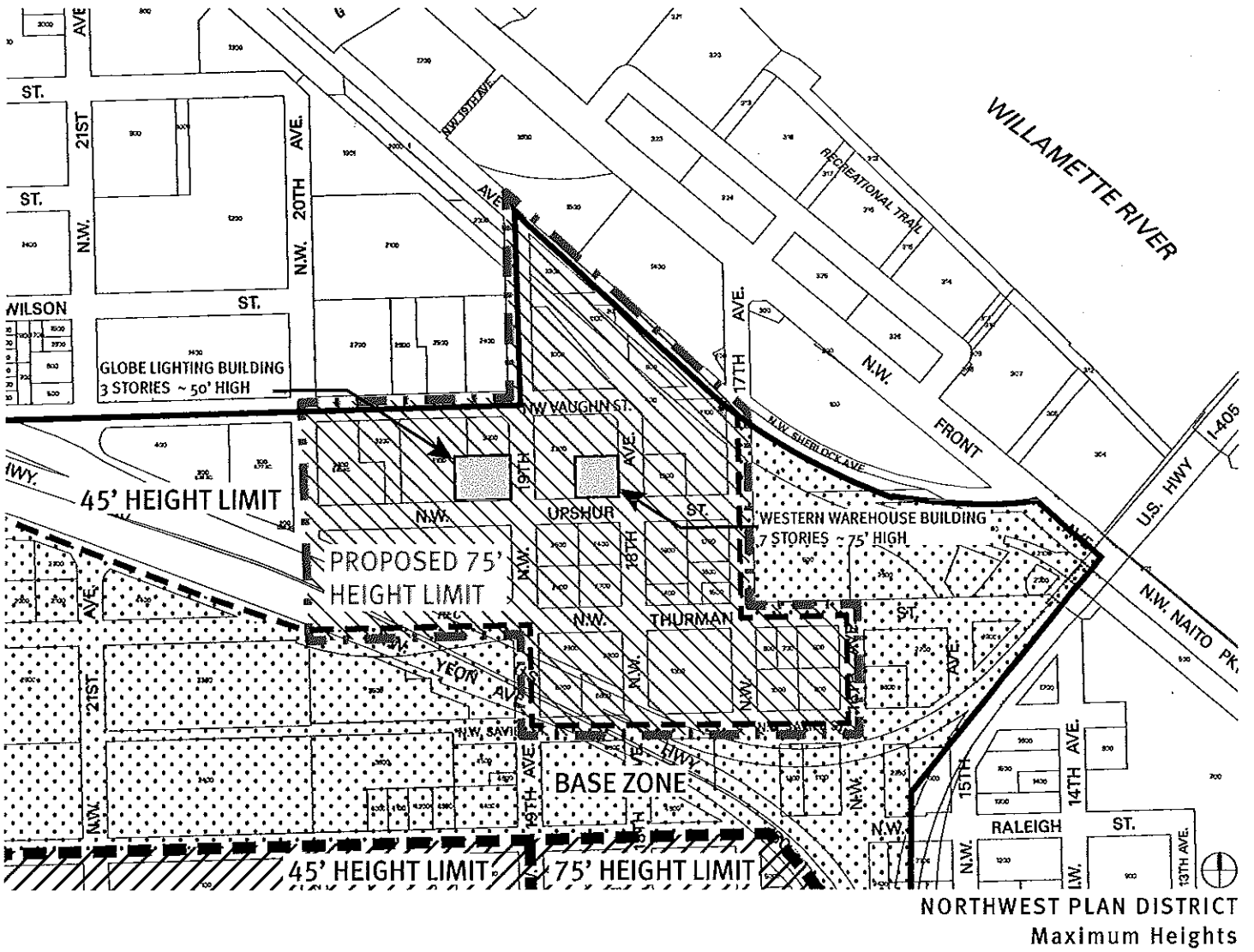
Travis Henry, Wildwood Urban Design & Development



Tad Savinar, Norco Associates

Enclosures: Exhibit A
Exhibit B





Thanks you for the opportunity to testify on the draft Comprehensive Plan this evening.

I'd like to focus on three things: Chapter 6 policies related to economic development on harbor access and other industrial land; why as a City we should care about such policies and impediments; and inconsistencies contained in the draft Comp. Plan preventing such policies from being successfully implemented.

First, I'd like to acknowledge staff for inclusion of several significant policies that if properly implemented, would go a long way towards ensuring Portland's economic prosperity over the next 20+ years. For example, Policy 6.34 Industrial land encourages Portland's growth as a trade and freight hub and center for manufacturing as a widely accessible base of living wage jobs. Policies 6.14, 6.39 and 6.40 all relate to brownfield or Harbor Superfund clean-up, including the ambitious goal of cleanup of 60% of brownfield acres in the City by 2035.

Why should we care about such policies? Manufacturing jobs, as noted on page 33 of the Citywide systems plan, offer opportunities for living-wage careers for residents, often without requiring a 4 year college degree. They also have a high "employment multiplier" effect – one manufacturing job supports 3.69 total jobs in the region.

Beyond jobs, all forms of industrial development tend to result in high levels of capital investment, resulting in an ongoing revenue stream of property taxes and other fees used to fund schools and other essential City and County services.

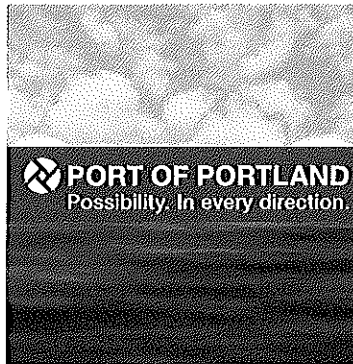
Bringing brownfields back into productive reuse results in multiple benefits including protecting the environment and human health, in many cases taking advantage of infrastructure already in place as well as the benefits described above.

However, as currently written, several policies found in Chapter 7 make the Policies in Chapter 6 difficult if not impossible to achieve. Policy 7.46 suggests that grasslands and floodplains must be protected and enhanced within the Willamette River watershed. "Grasslands" as shown on the current City NRI map includes many fallow areas consisting of barren weedy fill not currently regulated. Floodplains are currently regulated from a flood hazard perspective but not as a habitat feature in and of themselves.

For brownfields such as Time Oil, the second largest identified site in the Portland Harbor, these new regulatory burdens would make the proposed City goal of 60% brownfield redevelopment very unlikely. For existing business seeking to grow, this policy runs contrary to Policy 6.38 which encourages reinvestment and intensification of existing industrial sites.

In conclusion, we urge staff and the PSC to take a closer look at how the policies mentioned above are in conflict and urge resolution consistent with another policy 1.3, ensuring that the elements of this document are internally consistent.

That concludes my testimony and I'd be happy to answer any questions.



Portland Planning and Sustainability Commission

Comprehensive Plan Hearing 9/23/2014

Commissioners:

Thank you for the opportunity to appear before you today to discuss the draft Comprehensive Plan. My testimony today is specific to West Hayden Island. As a planner for the Port, I am aware of the long tradition of trade on the Willamette and Columbia Rivers. I am concerned that the major policy and direction setting document for the city support and encourage investment in that economic engine. Among the several policies in chapter 6 that do support the maritime future of the city- the policy on West Hayden Island addresses the longer-term future.

Policy 6.41 calls for the future annexation of WHI. Future annexation is supported by City Council resolution 36805 and action taken by this commission in the fall of 2013. Thank you for supporting annexation of this key piece of maritime and riverine land resource.

Future annexation is supported by the Planning and Sustainability Commission and City Council passed Economic Opportunity Analysis, which identified a need for an additional 550 acres of rail yards and marine terminal facilities. The future annexation of WHI is critical to meeting that land demand.

Annexation provides a place where middle income jobs could grow for Portland residents in support of the equity goals for job diversity in the Portland Plan. These types of jobs are characterized by low barriers to entry and are disproportionately held by residents of east Portland.

Future annexation and development would trigger millions of dollars of infrastructure investment. A capital intensive development, of approximately \$100 million, would generate more than \$20m in tax revenue over 10 years. The largest gains would go to the State, the City of Portland and Portland Public Schools. These revenues help pay for the services this community values.

Portland's future hinges on our success of linking to the international market place. Because 95% of the world's consumers live outside of the US, Portland business growth can be achieved with good international access. The harbor is an important link to international markets- as much for the direct access as for "internationalizing" Portland. West Hayden Island is an important element of that future.

Doug Klotz
1908 SE 35th Place
Portland, OR 97214
Sept. 23, 2014

Planning and Sustainability Commission
1900 SW Fourth Ave.
Portland, OR 97201

Dear Commissioners:

Thank you for the opportunity to testify. On this day of the UN Climate Conference, I and others, including members of Portland Neighbors for Sustainable Development, feel that much of this Draft is headed in the right direction, and will be a step toward slowing climate change on our planet.

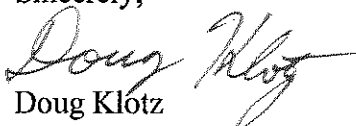
The first “key direction” in the Comp Plan draft is **Create Complete Neighborhoods**, “with shops and services, a variety of housing and good pedestrian environments, and bike and transit access.” This plan attempts to increase the number of people living in these neighborhoods, and to create Complete Neighborhoods in Eastern Neighborhoods and Western Neighborhoods, while enhancing the Inner Neighborhoods.

However, an important component of this plan is the willingness of the development sector to build the housing and mixed-use buildings these neighborhoods will need. Constraints in Eastern and Western Neighborhoods have meant that less building is happening there. In the Inner Neighborhoods, builders have been taking advantage of the Mixed-Use zoning to build the sort of Complete Neighborhoods the plan envisions. These improvements are helping **Create a Low-Carbon Community** (Key Direction 3), reducing the need for driving in Inner Neighborhoods, but also making the Inner Neighborhoods a better place to live, with more shops and services within walking distance of the existing and the new residents.

The Commission should ensure that zoning and Comp Plan designations along Corridors and in Centers do not restrict or discourage this construction, which is key to achieving so many Comp Plan goals. The Mixed Use zoning designations should allow at least as much development by right as the existing zoning, and perhaps grant additional rights in trade for the inclusion of affordable housing, for instance.

The Commission should look also at the R-1 zone, which is a good portion of the land along Corridors and even in Centers. Compared to the CS and CM zones, almost no multifamily housing is being built in R-1, because of the comparatively low intensity allowed. Rezoning to RH or redefining R-1 would add valuable capacity in the neighborhoods where housing is in short supply and high demand.

Thank you for consideration of these important issues for the City, the Region and the planet.
Sincerely,


Doug Klotz

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*HAYDEN ISLAND*From: **Jeff Geisler** (jeffgeisler@msn.com)

Sent: Tue 9/23/14 4:36 PM

To: Jeff Geisler (jeffgeisler@msn.com)

First and Foremost! This is an ISLAND and therefore we deserve special consideration in all matters since we are not a typical contiguous neighborhood!

Zoning: Zoning ordinances are guidelines created for the city as a whole; yet Hayden Island stands apart and has had the same egress/ingress capabilities for 100 years, less the trolley that utilized the first I-5 Bridge!

Transportation: ISLAND transportation is limited to basically 3 main streets: N Hayden Island Drive; Jantzen Beach Drive; and Tomahawk Drive! These arterials are two lanes and are very limited in width for any more capacity!

Density: Commercial and Residential population density allows for higher concentrations than Hayden Island's 3 main streets can handle!

Safety: Emergency evacuation plans do not exist for Hayden Island! The only exit off the Island is the I-5 system which would have to accommodate 2,500 residents plus at least that number again including workers and visitors during daytime work hours!

Fire: The water pumping abilities for fire suppression are of limited capacity as exemplified by the Thunderbird Hotel Fire; which took nearly a week to finally extinguish!

Air Quality: Hayden Island has significant air pollution caused by diesel emissions from ships and commercial trucks; automobile and airplane traffic! Our air quality exceeds EPA standards by 300% (please provide a more accurate number) according to government studies!

Finally: The Hayden Island Plan and previous guidelines affecting our neighborhood were based in large part to a successful Columbia River Crossings Bridge and the infrastructure that came with it! Though the CRC was not implemented, most of the beneficial-to-the-Island elements were already eliminated; such as an expanded Tomahawk Island Drive; a Park; light rail station; and higher capacity off ramps for I-5! Therefore 300 acres of West Hayden Island cannot possibly be included for industrial development with all the infrastructure inadequacies that exist on Hayden Island! Plus a separate study should always be required for all new construction projects on Hayden Island to address the problems listed herein!

Jeff Geisler

HAYDEN ISLAND 11614 N ISLAND COVE LN.
jeffgeisler@msn.com
503-936-2425 cell/text

Testimony of Kelly Hossaini
Land Use Attorney and Alliance Land Use Task Force Chair
Portland Business Alliance
Before Planning and Sustainability Commission
Regarding Proposed Comprehensive Plan
Tuesday, September 23, 2014

Good afternoon Chair Baugh, Commissioners.

My name is Kelly Hossaini, attorney and team leader of Miller Nash's land, real estate, and environmental practice teams. I'm here today to testify on behalf of the Portland Business Alliance as Chair of their Land Use Task Force.

The Alliance has been involved in the 2035 comprehensive planning process since it first began and has participated on the economic development and industrial land and watershed health policy expert groups. We commend planning staff for conducting extensive research and technical analysis to develop goals and policies to guide the future growth of our city.

Overall, we appreciate the attempt to emphasize the importance of economic development, however it must be given even greater priority if we are truly to achieve a "prosperous, healthy, equitable and resilient city." Many studies show that a major indicator of health and quality of life is a good living wage job. However, Portland, like other areas across the country, is seeing a decline in middle income jobs. These jobs provide critical pathways to economic security for those without a four-year college degree. The Bureau of Planning and Sustainability's own report, *The Industrial Middle of Portland's Changing Income Distribution*, finds that industrial lands sustain the largest supply of middle income jobs and that communities of color and East Portlanders rely on jobs on industrial lands. The middle-income jobs that industrial land generate are significant for achieving an equitable city as previously outlined in the adopted Portland Plan.

The Alliance seeks improvement to the proposed draft in the following key areas:

1. *Adequate Industrial Land Supply:*

Given the importance of industrial lands to middle income jobs, the city must ensure an adequate supply with appropriate site characteristics. Yet, we face a significant industrial land shortfall of more than 600 acres. It is critical that the Comprehensive Plan prioritize policies and goals to meet this shortfall. Brownfield reuse and golf course conversions are identified as mechanisms to do so, but those goals may not be realized. Environmental overlays identified in Chapter 7 create the potential for another 120 acres to be added to the deficit if imposed on mostly vacant industrial zones in the harbor. The future economic health of our city depends on meeting the

shortfall and we urge that additional actions are not taken to further compromise the availability of adequate market-ready industrial land. To do otherwise, would be counter to our city's equity goals.

2. Transportation:

The efficient movement of people and goods is critical to the city's economic health. A well-performing multi-modal transportation network that maintains capacity for freight, commercial trips, and other trips that are reliant on auto mode are critical for a prosperous economy. This is the one area of the Comprehensive Plan that appears to be ranked, as evidenced by the "green hierarchy." Though this applies only to the movement of people, it should be made clear that it does not apply to freight corridors and the movement of goods. This hierarchy should not be applied to freight districts, regional truck ways, priority truck streets, and major truck streets as designated in the city's Transportation System Plan (TSP). Given the population and employment growth expected in the city by 2035, maintaining capacity on existing roads and strategically improving capacity, particularly for freight, is critical.

3. Prioritization and Reconciliation of internal inconsistencies and policy:

The proposed plan has conflicting goals and policies that should be reconciled, especially between chapter six on economic development and chapter seven on environment and watershed health. For example, Policy 6.39 provides incentives and technical assistance for brownfield redevelopment whereas policy 7.29 imposes additional cost burden by incorporating ecological site design and resource enhancement to brownfield remediation. It is obvious that policy 6.39 is more favorable to achieving the stated goal to redevelop 60 percent of brownfield acreage by 2035 whereas policy 7.29 would hinder achievement of this goal.

Failure to address internal inconsistencies simply forces future decision makers to struggle with how to balance competing priorities. A lack of prioritized goals and policies also places greater emphasis on word choice. We are concerned that the stronger and more affirmative verbs are more prevalent in chapter seven on watershed health than those found in chapter six on economic development. Verbiage infers a prioritization of goals, especially in the absence of deliberate ranking, even if unintentional. This lack of clarity should be addressed now, otherwise future land use decisions may adversely impact job growth.

Thank you for your consideration of these comments. We look forward to working with all of you, as well as our partners at the Bureau of Planning and Sustainability to strengthen this plan.

For years now West Hayden Island had been coveted by the Port of Portland for industrial development. It made good sense from their point of view.

In the past the city in responsible consideration took a broader perspective and arrived at a true evaluation of the site in question. This was expressed in the current zoning designation of West Hayden Island as open space.

The reversal of that zoning from Open Space to Industrial is a denial of the huge environmental value of the 300 acres as envisioned in the original picture. Once again commercial interests have trumped the natural perspective and won in a somersault. We see it simply for what it is, the relentless exploitation of nature for development. How much longer can this continue ? Until there is no nature to defend and when growth over all has finally won?

We see the loss of natural habitat all around us. Once it was only the critters Now we can see humans are not exempt. On a larger scale we can see how this happens-one piece at a time and here you have impending one more step in the decline of the natural order.

It would be one thing if there were no alternatives to West Hayden Island, other sites for development - to start with brownfields.

Maintaining the value of West Hayden Island in tact (as present zoning secures) demands the reordering of priorities and exhaustive additional study in searching out port space. Other options (maybe not as ideal or easy as the Port of Portland would like) are out there. Add to the list coordination (not competition) with the Port of Vancouver in determining a site. Make the search a regional bi-state matter which it already is.

No, leave West Hayden Island alone, it belongs to Mother Nature - Don't steal her nest. Return to living values.

Peter Teneau

2715 N. Terry St.

Portland, Oregon 97217

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

(Name)
(Address)



11614 N. ISLAND Cove Ln., PORTLAND, OR, 97217

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

To: Planning and Sustainability Commission
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Thank you,

(Name)
(Address)

Karen Bernstein
7415 SE Main
Portland 97215

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
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Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

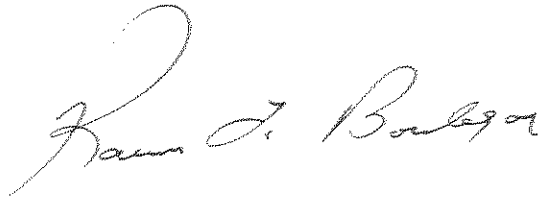
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Please add this to the record.

Thank you,

Karen L. Boulegon
4128 SW Marigold Street
Portland, Oregon 97219



cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com



Chairman Baugh and PSC Commissioners:

The Hayden Island Livability Project Board of Directors unanimously adopted this resolution, September 18th, 2014, on the Planning and Sustainability Commission's consideration of the West Hayden Island portion of the Draft Comprehensive Plan:

RESOLVED: Last year, speaking on behalf of the Portland's Planning and Sustainability Commission in your letter of transmittal to Portland's City Council, you made at least a half-dozen statements that must be reaffirmed by the current Commission as they directly apply to the Commission's consideration of the Draft Comprehensive Plan for WHI.

RESOLVED: You expressed the sentiments of the Commission about the "future uncertainty of the project and its potential benefits and impacts it may have on community health." Our very lives and the well-being of our precious urban natural wildlife habitat depend on it. Please reaffirm this now.

RESOLVED: You recognized the Multnomah Health Department's Health Impact Studies of the Port's proposed project on our physical, emotional, and mental health were incomplete; and it would not be adequate until a full and complete study would be made, based on the Port's "specific development proposal." Please reaffirm that, too.

RESOLVED: You showed the general public that no ". . . comprehensive regional planning context to fully analyze potential marine locations on the Lower Columbia that may provide more favorable cost benefit trade-offs . . ." was available regarding ". . . existing industrial land or vacant brownfield sites." Please reaffirm that key finding, also.

RESOLVED: You stated, "The value of the 800 currently contiguous acres for its potential value in climate adaptation plans is significantly reduced if the land is split and developed." You clearly recognized the importance of protecting and maintaining "intact" urban natural wildlife habitat. Please reaffirm these facts, again.

RESOLVED: You noted the failure of regional political will to fund a transportation package for the Columbia River Crossing replacement bridge. And, you wisely recognized that without such infrastructure support, this ". . . creates significant transportation problems on Hayden Island." Please reaffirm that insightful prediction.

RESOLVED: You concluded, "The PSC could not support adding industrial zoning to Hayden Island without the additional transportation system the CRC would have provided." Further, you concluded it was necessary ". . . to retain a farm/forest base zone for an interim period over the marine terminal site. Please reaffirm that conclusion.

Lucinda Karlic, Chair of Board of Directors
Hayden Island Livability Project
1501 North Hayden Island Drive – 42b (office address)
Portland, Oregon 97217
(503) 286-1150 (office phone)



Checked with Oregon Fish & Game,
Oregon State Land Dept.

3/13/2014



D.S. Dog Sign

NO DOGS ALLOWED ON
PORT PROPERTY
(BEACH ONLY).

Courtesy Guide

To enhance the quality of everyone's visit, please observe this summary of rules for your safety and protection of the park.

U.G. User Guide

1. Change to green color like the D.S. sign
2. In those areas where it says park change to island

Firearms

Distances Bullets Travel

How Far Can A Bullet Travel?						
Type	0	1 mile	2 miles	3 mile	4 miles	5 miles
.22 Short	..... (.5 to 1 mile)					
.22 LRHV	..... (1-1.5 miles)					
.22 Mag	..... (1.5-2.5 miles)					
.222	..... (2-3 miles)					
.243	..... (2.5-3.5 miles)					
.257	..... (2.5-3.5 miles)					
.270	..... (2.5-3.5 miles)					
7MM	..... (up to 5 miles)					
Type	0	1 mile	2 miles	3 miles	4 miles	5 miles
.30-30	..... (2-2.5 miles)					
.30-06	..... (3.5-4.5 miles)					
.300 Sav	..... (2.5-3.5 miles)					
.300 Win Mag	..... (up to 5 miles)					
.303	..... (2-2.5 miles)					
.308	..... (2.5-3.5 miles)					
.338	..... (up to 5 miles)					
.35 Rem	..... (2-2.5 miles)					
.45-70	..... (1.5-2.5 miles)					
	0	1 mile	2 miles	3 miles	4 miles	5 miles
Source: NSSF / SAAMI						

[Answers.com](#) > [Wiki Answers](#) > [Categories](#) > [Hobbies & Collectibles](#) > [Firearms](#) > How far does a bullet travel when shot into the air?

How far does a bullet travel when shot into the air?

In: [Firearms](#) [Edit categories]

Answer:

Depends. The caliber of the cartridge, the weapon that fires it, and the angle (straight up, or tilted to one side?) all are variables that will affect how far (or how high) a bullet will go. No one answer for your question- sorry-

EDITED AND ADDED: But here's a ballpark figure. If you take a large-caliber military or big game hunting rifle and shoot it into the air on a calm day with the barrel pointed about 35 degrees above horizontal, the bullet will reach about one mile (roughly 5000 feet) in altitude above the ground at the peak of its arc, and it will land on the ground (or water) about 3 miles away. It will land with a lot less speed than when it began its trip, but it will still be dangerous.

If you fire the bullet straight up into the sky, it could go up to 10,000 feet altitude ---roughly 2 miles above ground level. That's why military aircraft consider any altitude below 10,000 feet to be "within range" from small arms fire from the ground. Above 10,000 feet they're safe from regular rifles and hand-carried machineguns, but bigger cannons can still reach them.

1 MILE = 5280 FEET

To: David Yarnold
President of National Audubon Society.

Dear David,

I have lived on Hayden Island, in Portland, Oregon for 7 years, and over this time I have become very attached to the undeveloped western side of this island. It is 825 acres which consists mostly of bottomland hardwood forest, wetlands, meadows and floodplains. It is a very important area for eagles, bats, salmon, and other wildlife. There are presently three Bald Eagles nests located on West Hayden Island. One of these eagles became famous last year because she was found seriously injured by a hiker, rescued by Bob Sallinger, and successfully rehabilitated by the staff at Audubon Society of Portland over a 6 month period.
<http://koin.com/2014/05/25/audubon-society-releases-rehabilitated-eagle/> We are so very grateful to have Bob Sallinger here fighting hard for protection of West Hayden Island and the wildlife that depend on it.

The Port of Portland presently own West Hayden Island and they have been trying to change the zoning from Farm and Forest so that they can industrially develop 300 acres or more of the area. One of the Bald Eagle nests is located right in the middle of the Port of Portland's deep water marine terminal proposal plan. This active eagle nest is only 700 feet from the Columbia River. The port's recent activities such as road work and putting in a public path for people and their dogs has already created quite a lot of disturbance in the area of the nest. Added to this, Bonneville Power and PGE drive within 40 feet of this nest. Then there is the seasonal hunting for waterfowl and deer that take place fairly close to this nest. I strongly believe that these eagles need better protection, especially during nesting season.

The Yakima Nation Treaty extends along the Hayden Island shore lines. The amount of toxic, uncapped, dredged river spoils that have been dumped by the Port of Portland on West Hayden Island has received a title from the Tribes called Fugitive Dust. ("Fugitive Dust" - A Particulate emission made airborne by forces of wind, man's activity, or both. Unpaved roads, construction sites, and tilled land are examples or areas that originate fugitive dust. Fugitive dust is a type of fugitive emission.)
[http://yosemite.epa.gov/r10/airpage.nsf/283d45bd5bb068e68825650f0064cdc2/f9b43bd79fa13e3c88256a6800728268/\\$FILE/yrcaasip.pdf](http://yosemite.epa.gov/r10/airpage.nsf/283d45bd5bb068e68825650f0064cdc2/f9b43bd79fa13e3c88256a6800728268/$FILE/yrcaasip.pdf)

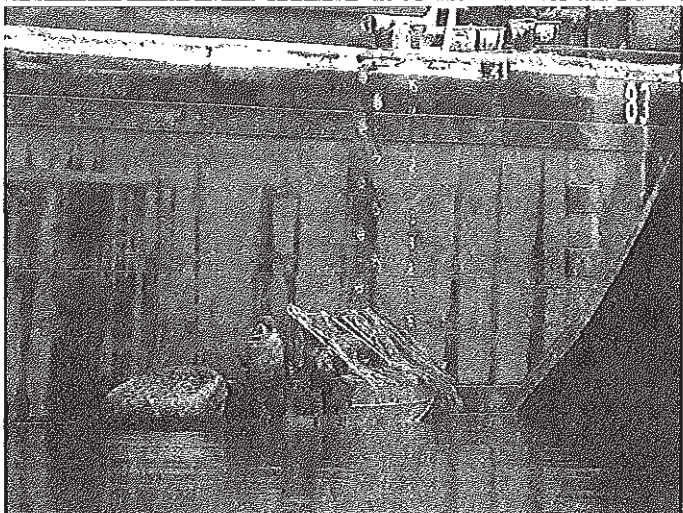
This dumping of tons of contaminated river dredgings (with PCB's and heavy metals) is of concern, and its impact on all the wildlife is not known. What is known is that resident fish from the Columbia River are not healthy for people to eat because of toxins. These toxins must be having some effect on the Bald Eagles, Osprey, Merganzers, herons and other fish eating birds. I am in constant contact with the US Fish and Wildlife about my concerns. I wanted to also reach out to you after I read the "Speak Up For Bald and Golden Eagles Audubon Action Alert.

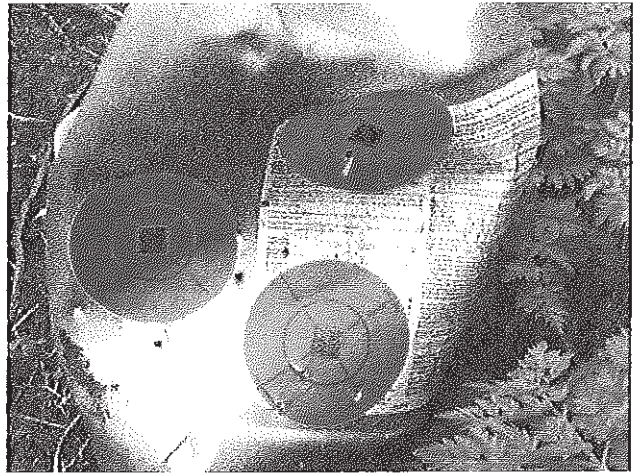
Thank you for all you and Audubon all over the country are already doing to help protect birds and the environment. Please keep West Hayden Island in your thoughts.

Respectfully,

David RedThunder
Hayden Island.







DAY USE ONLY
Open Dawn to Dusk

PORT OF PORTLAND

Rules of Use
Please observe this summary of rules for your safety and protection of the park.

- 1. No fires
- 2. No alcohol
- 3. No pets
- 4. No smoking
- 5. No firearms
- 6. No vehicles
- 7. No bicycles
- 8. No motor vehicles
- 9. No off-road vehicles
- 10. No hunting
- 11. No fishing
- 12. No fishing equipment
- 13. No fishing boats
- 14. No fishing gear
- 15. No fishing licenses
- 16. No fishing permits
- 17. No fishing tags
- 18. No fishing stamps
- 19. No fishing fees
- 20. No fishing taxes

NO FIRES

BEACH ACCESS
←

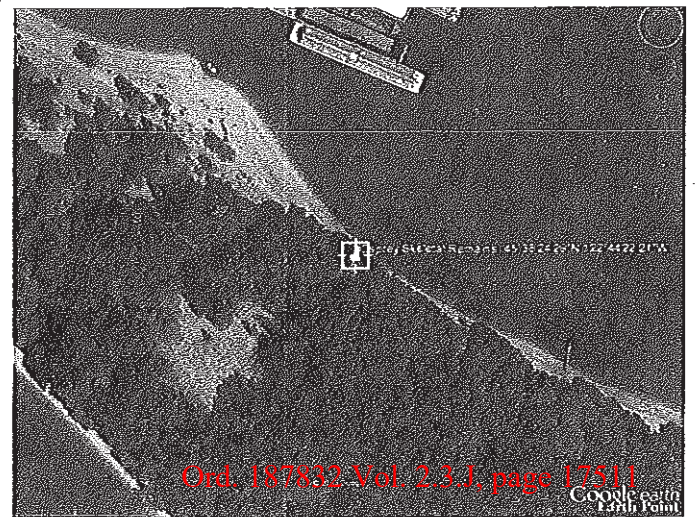
MESSAGE BOARD

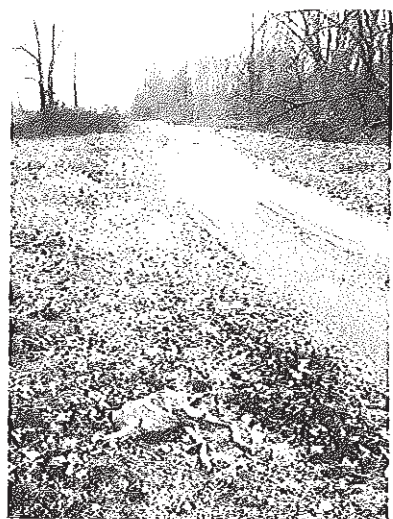
WEST SANDER ISLAND IS PUBLIC PROPERTY
NO TRESPASSING
NO ALCOHOL
NO SMOKING
NO FIREARMS
NO MOTOR VEHICLES
NO BICYCLES
NO OFF-ROAD VEHICLES
NO HUNTING
NO FISHING
NO FISHING EQUIPMENT
NO FISHING BOATS
NO FISHING GEAR
NO FISHING LICENSES
NO FISHING PERMITS
NO FISHING TAGS
NO FISHING STAMPS
NO FISHING FEES
NO FISHING TAXES

WEST SANDER ISLAND IS POLICE PROPERTY
NO ALCOHOL
NO SMOKING
NO FIREARMS
NO MOTOR VEHICLES
NO BICYCLES
NO OFF-ROAD VEHICLES
NO HUNTING
NO FISHING
NO FISHING EQUIPMENT
NO FISHING BOATS
NO FISHING GEAR
NO FISHING LICENSES
NO FISHING PERMITS
NO FISHING TAGS
NO FISHING STAMPS
NO FISHING FEES
NO FISHING TAXES

NO FIRES

Remove pet waste







Part of Portland geospatial data is gathered, maintained and primarily used for internal reference and analysis and is only updated as resources permit. Geospatial data refers to data and information referenced to a location on the Earth's surface such as maps, charts, air photos, satellite images, cadastre and land and water surveys, in digital or hard copy form. Geospatial data may be gathered and maintained by more than one person or department within the Port, and data distributed by one person or department may not reflect the most recent data available from the Port or from other sources. Port geospatial data is not intended for survey or engineering purposes or to describe the authoritative or precise location of boundaries, fixed human works, or the shape and contour of the earth. The Port makes no warranty of any kind, expressed or implied, including any warranty of merchantability, fitness for a particular purpose, or any other matter with respect to its geospatial data. The Port is not responsible for possible errors, omissions, or inaccuracies in any data or information or its geospatial data. Port geospatial data is not intended as a final determination of such features, and each user should verify the accuracy, completeness, and timeliness of geospatial data. No representation is made concerning the legal status of any reported title or access identified in geospatial data.

REGD T. SCUTT M. TUB
 SWAMP TO USA EISEN WIFE
 DR. 4

Port of Portland

0 205 410 820 Feet

Printed from PortGIS on: 3/12/2013

Please pass this email along to David Redthunder. Thank you.

Hello David -

Thank you for your call and your commitment to protect West Hayden Island and the resources that depend upon the Island. I understand that you plan to meet with ODEQ representatives to discuss the dredge spoils on WHI. The following are the items of interest I have regarding how dredge spoils will be managed in the future:

- 1) **Future Disposal.** Does ODEQ have a position on permitting or allowing the disposal of dredge spoils on WHI? (The disposal of dredge spoils on WHI has long been established. As long as the contaminant levels in soils meet open upland disposal requirements, I don't believe ODEQ can disallow this activity on WHI. However, my expertise in this matter is lacking, so it would be good to get clarification on this matter from the ODEQ rep or someone who knows OR requirements/law.)
- 2) **Analysis of Dredge Spoils.** Since there is a long history of disposing material on WHI, has ODEQ conducted a thorough analysis of the dredge disposal area? The concern would be less with recent activity and more concerns about historical dumping on the Island. Can ODEQ conduct the analysis or require the Port to conduct the analysis so that future decisions about the management of this area can be fully informed with baseline conditions of the area?
- 3) **Fugitive Dust.** What are ODEQs requirements for management of fugitive dust, or the resuspension of soil, at this location? Is the Port in compliance with the requirements? Fugitive dust is a human health and environmental concern, are there plans to cap and revegetate the dredge spoil area?

Good luck with your meeting!

--

Rose Longoria
Regional Superfund Project Coordinator

COLUMBIA RIVER | Honor. Protect. Restore.

Yakama Nation Fisheries
PO Box 151
Toppenish, WA 98948
509-865-5121 x6365
rose@yakamafish-nsn.gov

PORTLAND HARBOR CONTAMINANTS

Contaminants are risk for humans

- antimony
- arsenic
- lead
- mercury
- selenium
- zinc
- benzo(a)anthracene
- benzo(a)pyrene
- dibenzo(a,h)anthracene
- total carcinogenic PAHs
- bis(2-ethylhexy) phthalate
- hexachlorobenzene
- total PCBs and PCB TEQ
- total dioxin TEQ
- aldrin
- dieldrin
- heptachlor epoxide
- total chlordane
- total DDD
- total DDE
- total DDT
- PBDES

- Manganese
- Mercury
- Nickel
- Potassium
- Selenium
- Sodium
- Silver
- Sodium
- Thallium
- Vanadium
- Zinc

Butyltins

- Monobutyltin ion
- Dibutyltin ion
- Tetrabutyltin ion
- Tributyltin ion

PAHs (polycyclic aromatic hydrocarbons)

- 2-Methylnaphthalene
- Acenaphthene
- Acenaphthylene
- Anthracene
- Benzo(a)anthracene
- Benzo(a)pyrene
- Benzo(b)fluoranthene
- Benzo(g,h,i)perylene
- Benzo(k)fluoranthene
- Chrysene
- Dibenzo(a,h)anthracene
- Fluoranthene
- Fluorene
- Total HPAHs
- Indeno(1,2,3-cd)pyrene
- Total LPAHs
- Naphthalene
- Total PAHs
- Phenanthrene
- Pyrene
- Total benzofluoranthenes

Metals

- Aluminum
- Antimony
- Arsenic
- Barium
- Beryllium
- Cadmium
- Chromium
- Cobalt
- Copper
- Iron
- Lead
- Magnesium

Phthalates

- BEHP
- Butyl benzyl phthalate
- Dibutyl phthalate
- Di-n-octyl phthalate

SVOCS

- 1,2-Dichlorobenzene
- 1,4-Dichlorobenzene
- 1,2,4-Trichlorobenzene
- 1,2-Dichlorobenzene
- 1,4-Dichlorobenzene

Benzoic acid

- Benzyl alcohol
- Carbazole
- Dibenzofuran
- Hexachlorobenzene
- Hexachlorobutadiene
- n-Nitrosodiphenylamine

Phenols

- 2,4-Dimethylphenol
- 2-Methylphenol
- 4-Methylphenol
- 4-Nitrophenol
- Pentachlorophenol
- Phenol

PCBs (Polychlorinated Biphenyls)

- Total PCBs
- Dioxin and Furans
- 2,3,7,8-TCDD

Pesticides

- 2,4'-DDD^a
- 2,4'-DDT^a
- 4,4'-DDD^a
- 4,4'-DDE^a
- 4,4'-DDT
- Sum DDD

Sum DDE

- Sum DDT
- Total DDx
- Aldrin
- Beta HCH
- Chlordane (cis & trans)
- Total chlordane
- Dieldrin
- Endrin
- Heptachlor epoxide
- gamma-HCH

VOCs (Volatile Organic Compounds)

- 1,1-Dichloroethene
- Cis-1,2-Dichloroethene
- 1,2,4-Trimethylbenzene
- 1,3,5-Trimethylbenzene
- Acrolein
- Benzene
- Carbon disulfide
- Chlorobenzene
- Chloroethane
- Chloroform
- Cis-1,2-Dichloroethene
- Ethylbenzene
- Isopropylbenzene
- Styrene
- Toluene
- Trichloroethene
- m,p-Xylene
- o-Xylene
- Total xylene

TPH (Total Petroleum Hydrocarbon)

- Diesel-range hydrocarbons
- Gasoline-range hydrocarbons
- Residual-range hydrocarbons
- Other contaminants
- Cyanide
- Perchlorate

List of Contacts:

Susan Barnes. Conservation Biologist, ODFW (Oregon Department of Fish and Wildlife). Phone 503-240-2235

Brooke Berglund. Tour and Outreach Manager, Port of Portland. Phone 503-415-6532

Chris White. Community Affairs Manager, Port of Portland. Phone 503-415-6056

Marla Harrison. Environmental Manager, Marine and Industrial Development, Port of Portland. Phone 503-415-6833

Kristi Boken. Wildlife Biologist, PGE. (Portland General Electric) Phone 503-464-7546

Christopher Allori. Ranger. Portland Area Command, Oregon Department of State Police. Phone 503-731-4717

Rose Longoria. Public Information Officer/River Spoils, Yakima Nation. Phone 509-865-5121 Ext. 6365

David Powell. Archaeologist, Yakima Nation. Phone 509-865-2255

Bob Sallinger. Conservation Director, Audubon Society of Portland. Phone 503-292-6855

Bill McCormack. Head of Port of Portland Marine Terminal Security. Phone 503-240-2235

David Breen. Air Quality Program Manager, Port of Portland. Phone 503-415-6811

Lorali Reynolds. Property Manager, (Industrial Zoning Manager), Port of Portland. Phone 503-415-6538

David Leahl. Eagle Biologist, US Fish and Game. Phone 503-231-6179

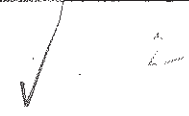
Don Vandeberg. Staff, Big Game, ODFW. Phone 503-621-3488

Portland Planning and Sustainability Commission Public Hearing



Date: 9/23/14
 Name: NADER RASSOULI + Peter Finley Fry (Please print legibly)
 Authorized Spokesperson representing: Self (if applicable)
 Address: 5440 SW Westgate Drive, Suite 360
 City: Portland Zip: 97221 Phone: (503) 291-1200
 Email Address and/or Fax No.: naderrassouli@comcast.net
 What agenda item do you wish to comment on? Adding below property To Comprehensive plan
 Site Address, if different from above: 6141 SW Canyon Court
Portland, 97221

Portland Planning and Sustainability Commission Public Hearing



Date: 9-23-14
 Name: KEN FORCIETZ (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 6107 NE 32nd PLACE
 City: PORTLAND Zip: 97211 Phone: 503 522 7660
 Email Address and/or Fax No.: KEN@GRACEWOODDESIGN.COM
 What agenda item do you wish to comment on? COMP PLAN POLICY
 Site Address, if different from above: CONCORDIA

Portland Planning and Sustainability Commission Public Hearing

4
✓

Date: 23 SEPT 2014
 Name: STEFAN KARLIC (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 10615 N.E. 60TH COURT
 City: VANCOUVER WA Zip: 98686 Phone: 503 961 4209.
 Email Address and/or Fax No.: LIMEYSTEFAN@HOTMAIL.COM.
 What agenda item do you wish to comment on? WEST HAYDEN ISLAND COMPREHENSIVE PLAN.
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

3

Date: 9-
 Name: HERMAN KACHOLD (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 1501 N. HAYDEN ISLAND DR, 42B
 City: PORTLAND Zip: 97217 Phone: 503-286-1150
 Email Address and/or Fax No.: HKACHOLD@MSN.COM
 What agenda item do you wish to comment on? WEST HAYDEN ISLAND
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

6



Date: 9-23-14
 Name: TIMME HELZER (Please print legibly)
 Authorized Spokesperson representing: Hayden Is. Residence (if applicable)
 Address: 220 N. Hayden Bay Drive
 City: POX Zip: 97217 Phone: (503) 247-0303
 Email Address and/or Fax No.: helzert@comcast.net.
 What agenda item do you wish to comment on? Rezoning of West Hayden Island
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

5



Date: 9-23-14
 Name: LUCINDA KARLIC (Please print legibly)
 Authorized Spokesperson representing: HAYDEN IS. LIV. PROJECT (if applicable)
 Address: 10615 NE 60TH CT
 City: VANCOUVER Zip: 98686 Phone: 503-961-4208
 Email Address and/or Fax No.: CYBERWULF AND STEFAN@HOTMAIL.COM
 What agenda item do you wish to comment on? WHI
 Site Address, if different from above: WEST HAYDEN ISLAND

Portland Planning and Sustainability Commission Public Hearing

7

Date: 9/23/2014 ✓

Name: Kelly Hassaini (Please print legibly)

Authorized Spokesperson representing: _____ (if applicable)

Address: 200 SW Market St

City: Portland Zip: 97201 Phone: (503) 224-5658

Email Address and/or Fax No.: _____

What agenda item do you wish to comment on? Proposed Comp Plan

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

8 ✓

Date: 9/23/2014

Name: ALASTAIR (AJ) ROXBURGH (Please print legibly)

Authorized Spokesperson representing: _____ (if applicable)

Address: 1503 N HAYDEN ISLAND DRIVE #860

City: PORTLAND Zip: 97217 Phone: 305-915-7446

Email Address and/or Fax No.: aroxburgh@ieee.org

What agenda item do you wish to comment on? WHI zoning; livability

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

✓ 9

Date: 9/23/2014
 Name: JANET ROXBURGH (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 1503 N HAYDEN ISLAND DRIVE #860
 City: PORTLAND Zip: 97217 Phone: 305 915 7446
 Email Address and/or Fax No.: hummingbirdzoo@yahoo.com
 What agenda item do you wish to comment on? WEST HAYDEN ISLAND + LIVABILITY
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

10

Date: 9/23/14 ✓
 Name: David RedThunder (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 1503 N Hayden Is DR
 City: Portland Zip: 97217 Phone: 503-954-9835
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Dog Path/Animals/Spirit of the
 Site Address, if different from above: SALMON

Portland Planning and Sustainability Commission Public Hearing

11 ✓

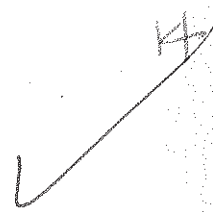
Date: 9-23-14
 Name: Dixie Johnston (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 0550 SW Palatine Hill Rd
 City: PDX Zip: 97219 Phone: (503) 636-0959
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comp PI
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

13 ✓

Date: 9-23-14
 Name: ELLEN WAX (Please print legibly)
 Authorized Spokesperson representing: WORKING WATERFRONT COALITION (if applicable)
 Address: 200 SW MARKET ST. STE 190
 City: PTLD Zip: 97201 Phone: 503-220-2064
 Email Address and/or Fax No.: ELLEN.WAX@WORKINGWATERFRONT.ORG
 What agenda item do you wish to comment on? COMP. PLAN
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing



Date: 9-23-14
 Name: PHIL GAILO (Please print legibly)
 Authorized Spokesperson representing: WORKING WATERFRONT COALITION (if applicable)
 Address: 1300 SW 5TH AVE STE. 2400
 City: PORTLAND Zip: 97201 Phone: 503-407-9120
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? COMP PLAN
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing



Date: 9/23/2014
 Name: ANN GARDNER (Please print legibly)
 Authorized Spokesperson representing: WORKING WATERFRONT (if applicable)
 Address: 4715 NE WISTARIA
 City: Portland Zip: 97213 Phone: 503-284-9187
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comp Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

13



Date: Sept. 23, 2014
 Name: David Johnston (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 0550 S.W. Palatine Hill Rd.
 City: Portland Zip: 97219 Phone: 503 636 0959
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comp Plan Proposal
 Site Address, if different from above: (same)

1/16

Portland Planning and Sustainability Commission Public Hearing

16



Date: Sept. 23
 Name: William Kälhorn (Please print legibly)
 Authorized Spokesperson representing: Self (if applicable)
 Address: 4311 SW Freeman St.
 City: Portland Zip: 97219 Phone: 503 245 3533
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comp plan 2035
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

17

Date: 9/27/14 ✓
 Name: James Peterson (Please print legibly)
 Authorized Spokesperson representing: McFrounch Neather (if applicable)
 Address: 2502 SW McFrounch Blvd
 City: Portland Zip: 97205 Phone: 503-246-0725
 Email Address and/or Fax No.: customwoodworking@MJK-COM
 What agenda item do you wish to comment on? _____
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

18

Date: Sept 23, 2014 ✓
 Name: Carol McCarmy (Please print legibly)
 Authorized Spokesperson representing: Self (if applicable)
 Address: 4311 SW Freeman St.
 City: Portland Zip: 97219 Phone: _____
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comp plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

19 ✓

Date: 9-23-14
 Name: TERRY PARKER (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: P.O. Box 13503
 City: PORTLAND Zip: 97213 Phone: 503 284-8742
 Email Address and/or Fax No.: ParkerT2012@gmail.com
 What agenda item do you wish to comment on? COMP PLAN POLICY
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

20 ✓

Date: 9/23/2014
 Name: Brandon Bunker (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 3236 SE Harvey St
 City: Milwaukie Zip: 97222 Phone: (971) 230-4701
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comprehensive P/SH
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing



Date: Sept. 23, 2014

Name: Tinsley Hensdorfer (Please print legibly)

Authorized Spokesperson representing: _____ (if applicable)

Address: 1917 NE 13th Ave.

City: Portland Zip: 97212 Phone: 517-392-6662

Email Address and/or Fax No.: hensdorfer@gmail.com

What agenda item do you wish to comment on? _____

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing



Date: _____

Name: Chris Anderson (Please print legibly)

Authorized Spokesperson representing: _____ (if applicable)

Address: 5276 NE 26th Ave

City: PDX Zip: 97211 Phone: _____

Email Address and/or Fax No.: _____

What agenda item do you wish to comment on? Broadband & Transportation

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

21 ✓

Date: 9/23

Name: Bob Sallinger (Please print legibly)

Authorized Spokesperson representing: Audubon Society of Portland (if applicable)

Address: 5151 NW Cornell Rd

City: Port Zip: 97211 Phone: _____

Email Address and/or Fax No.: bsallinger@audubonportland.org

What agenda item do you wish to comment on? _____

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

25

Date: 9/23

Name: Robert B Bernstein (Please print legibly) ✓

Authorized Spokesperson representing: _____ (if applicable)

Address: 7415 SE Main St

City: PDX Zip: 97215 Phone: 503 233 9671

Email Address and/or Fax No.: _____

What agenda item do you wish to comment on? Comp. Plan

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

23
✓

Date: 9/23/14
 Name: Tad Savinar + Lindley Morton (Please print legibly)
 Authorized Spokesperson representing: SQUISH (if applicable)
 Address: 1958 NW Upskov
 City: Portland Zip: 97203 Phone: 503-926-4613
 Email Address and/or Fax No.: travis@wildwoodco.com
 What agenda item do you wish to comment on? proposed zoning along NW Upskov
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

27
✓

Date: 9-23-2014
 Name: Robert Burnett (Please print legibly)
 Authorized Spokesperson representing: Red Hills Holdings (if applicable)
 Address: 2250 NW Flanders St. Ste. G02
 City: Portland Zip: 97210 Phone: 503-714-4931
 Email Address and/or Fax No.: BBurnett@RedHillsHoldings.com
 What agenda item do you wish to comment on? 2035 Comprehensive plan change
 Site Address, if different from above: 2802 SE Ankeny St.

Portland Planning and Sustainability Commission Public Hearing

26 ✓

Date: 9/23/14
 Name: Tom Baillion (Please print legibly)
 Authorized Spokesperson representing: Port of Portland (if applicable)
 Address: Box 3529
 City: Portland, OR Zip: 97208 Phone: 503 415-6615
 Email Address and/or Fax No.: Tom.baillion@portofportland.com
 What agenda item do you wish to comment on? Comp Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

29

✓

Date: 9/23/14
 Name: Greg ~~Theisen~~ Theisen (Please print legibly)
 Authorized Spokesperson representing: Port of Portland (if applicable)
 Address: PO Box 3529
 City: Portland, OR Zip: 97208 Phone: 503 459-2202
 Email Address and/or Fax No.: greg.theisen@portofportland.com
 What agenda item do you wish to comment on? Comp. Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

28 ✓

Date: 9/23/17
 Name: Michal Nestel (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: NE POX 5151 NW Cornell Pl
 City: POX Zip: _____ Phone: 503 292-8100
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comp Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

30 ✓

Date: 9/23/2014
 Name: Cyd Manro (Please print legibly)
 Authorized Spokesperson representing: Division Design Committee (if applicable)
 Address: 4124 SE Carothers ST
 City: Portland Zip: 97214 Phone: (503) 839-2787
 Email Address and/or Fax No.: cyd@eco-munity.com
 What agenda item do you wish to comment on? Comprehensive Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

34



Date: 9/23/14
 Name: Bruce Sternberg (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 7134 SE 34 Ave
 City: Portland Zip: 97202 Phone: 503-329-4272
 Email Address and/or Fax No.: sternbr@comcast.net
 What agenda item do you wish to comment on? Comp Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

33



Date: 9-23-14
 Name: Doug Klotz (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 1908 SE 43rd Ave
 City: Portland Zip: 97214 Phone: 233-9161
 Email Address and/or Fax No.: _____
 What agenda item do you wish to comment on? Comp Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

36
✓

Date: 9/23/14
Name: Dean Pottle (Please print legibly)
Authorized Spokesperson representing: Dean's Scene (if applicable)
Address: 4714 NE Fremont St.
City: Portland Zip: 97213 Phone: 503-319-2517
Email Address and/or Fax No.: deansscene@comcast.net
What agenda item do you wish to comment on? my home becoming commercial
Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

35
✓

Date: 9/23/14
Name: Erin Madden (Please print legibly)
Authorized Spokesperson representing: _____ (if applicable)
Address: 3756 SE Lafayette St.
City: Portland Zip: 97202 Phone: _____
Email Address and/or Fax No.: erin.madden@gmail.com
What agenda item do you wish to comment on? Zomp. plan
Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

37



Date: 9/23

Name: Jeff Meyrowitz (Please print legibly)

Authorized Spokesperson representing: _____ (if applicable)

Address: 2510 SW Hume Court ~~97219~~

City: PORTLAND Zip: 97219 Phone: (503) 679-4281

Email Address and/or Fax No.: _____

What agenda item do you wish to comment on? Comprehensive Plan

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

39



Date: Sept. 23

Name: Laura Campos (Please print legibly)

Authorized Spokesperson representing: ~~_____~~ (if applicable)

Address: 3419 SW 1st Ave

City: PDX Zip: 97239 Phone: (503) 241-4933

Email Address and/or Fax No.: midewin@juno.com

What agenda item do you wish to comment on? Goals/Policies

Site Address, if different from above: MULTNOMAH VILLAGE

Portland Planning and Sustainability Commission Public Hearing

380
✓

Date: 9-23-2014
Name: John Gibbon (Please print legibly)
Authorized Spokesperson representing: SWNI (if applicable)
Address: 9822 SW Quail Park
City: PDX Zip: 97219 Phone: 503-708-6708
Email Address and/or Fax No.: jtgonynun@aol.com
What agenda item do you wish to comment on? Comp Plan
Site Address, if different from above: - N/A -

Portland Planning and Sustainability Commission Public Hearing

43
✓

Date: Sep 23, 2014
Name: PAMERA PERQUSON (Please print legibly)
Authorized Spokesperson representing: Hyden Island MHC (if applicable)
Address: 2270 N. Broughton Drive
City: PDX Zip: 97217 Phone: 503-265-9479
Email Address and/or Fax No.: pamperquanpdx@aim.com
What agenda item do you wish to comment on?
Site Address, if different from above:

Portland Planning and Sustainability Commission Public Hearing

42 ✓

Date: 9/23/14
 Name: PETER TENEAU (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 2715 N TERRY
 City: PORTLAND Zip: 97217 Phone: 503-978-0119
 Email Address and/or Fax No.: pteneau@jps.net
 What agenda item do you wish to comment on? WEST HAYDEN ISLAND
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

41 ✓

Date: 9/25
 Name: Randy Bonella (Please print legibly)
 Authorized Spokesperson representing: Multnomah Village Business Assn. (if applicable)
 Address: 4122 SW Garden Home Rd
 City: Portland Zip: 97219 Phone: 503 293 9460
 Email Address and/or Fax No.: rbonella@comcast.net
 What agenda item do you wish to comment on? _____
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

45 ✓

Date: 09/23/2014

Name: LILLIAN KARABAIC (Please print legibly)

Authorized Spokesperson representing: _____ (if applicable)

Address: 2441 NE FLANDERS ST

City: PORTLAND OR Zip: 97232 Phone: 513-484-6987

Email Address and/or Fax No.: _____

What agenda item do you wish to comment on? open data

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

46 ✓

Date: _____

Name: Jeff Geisley (Please print legibly)

Authorized Spokesperson representing: _____ (if applicable)

Address: 11614 N. Island Cove Ln

City: PORTLAND Zip: 97217 Phone: 503-936-2425

Email Address and/or Fax No.: _____

What agenda item do you wish to comment on? _____

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

47



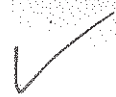
Date: 9-23-14
 Name: Joe Rossi (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 3839 NE 122nd Ave
 City: Portland Zip: 97230 Phone: 503-753-9671
 Email Address and/or Fax No.: jjoerossi@mac.com

What agenda item do you wish to comment on? _____

Site Address, if different from above: Undeveloped Farm Property on
3839 NE 122nd Ave
Portland OR
97230

Portland Planning and Sustainability Commission Public Hearing

50



Date: 9/23/2014
 Name: Margaret DAVIS (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 3617 NE 45th
 City: Portland Zip: OR Phone: 97213
 Email Address and/or Fax No.: manabooks@gmail.com

What agenda item do you wish to comment on? _____

Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

49



Date: Sept 23, 2014
 Name: Barbara Quinn (Please print legibly)
 Authorized Spokesperson representing: _____ (if applicable)
 Address: 7034 N. Charleston
 City: Portland Zip: 97203 Phone: 503-954-3142
 Email Address and/or Fax No.: barbaraqnn718@gmail.com
 What agenda item do you wish to comment on? Comprehensive Plan
 Site Address, if different from above: _____

Portland Planning and Sustainability Commission Public Hearing

51



Date: SEPT 23, 2014
 Name: MARTIN SLAPIKAS (Please print legibly)
 Authorized Spokesperson representing: WINOON / RIVERHOUSE HOA (if applicable)
 Address: 3632 NE DAVIS STREET
 City: PORTLAND Zip: 97232 Phone: (503) 201-6460
 Email Address and/or Fax No.: SLAPIKASM@GMAIL.COM
 What agenda item do you wish to comment on? COMP PLAN
 Site Address, if different from above: 709 N. TOMMAWK ISLAND DRIVE 97217

Portland Planning and Sustainability Commission Public Hearing



Date: 9/23/14
Name: ROGER AVERBECK (Please print legibly)
Authorized Spokesperson representing: _____ (if applicable)
Address: 4907 SW CANTERBURY LANE
City: PORTLAND OR Zip: 97219 Phone: 503-679-1447
Email Address and/or Fax No.: ROGER AVERBECK
What agenda item do you wish to comment on? COMP PLAN
Site Address, if different from above: _____

INSTRUCTIONS FOR TESTIFYING BEFORE the PLANNING and SUSTAINABILITY COMMISSION

Summarize remarks - Testimony is limited to **three (3) minutes**. Please prepare your remarks to fit within the allowed time. If you plan to distribute documents or use visual aids, be prepared to provide enough copies to distribute to the entire 11-member commission PLUS one copy for the Director (**12 copies total**).

Sign up to testify - Completely fill out a testimony card. Give your card to the Commission Coordinator sitting at the end of the Commission table.

Present oral testimony - When the Planning and Sustainability Commission Chair calls your name from the testimony card, submit any documents you want entered in the record to the Coordinator. Sit at the testimony table. Speak into the microphone and begin your testimony by stating your name and address. Remember to speak clearly.

Written testimony - If you wish to submit a comment but not speak, hand your testimony and copies of the document(s) to the Coordinator.

Group testimony - If you are aware of many people in the audience who share your feelings or are representing the same organization, you can organize a few main speakers from your group to speak for three (3) minutes each about different topics related to the project. To let the Planning and Sustainability Commission understand the amount of support, one of the speakers can ask audience members to stand who share similar sentiments. Repetitive testimony is not always as effective as a planned, coordinated presentation.

Special needs - If you require special visual or audio accommodation in order to testify, please contact the Planning and Sustainability Bureau (503-823-7700) at least 72 hours before the meeting with your request.



Planning and Sustainability Commission
1900 SW Fourth Avenue, Suite 7100
Portland, OR 97201

September 22, 2014

Brentwood-Darlington Neighborhood Association
c/o Mr. Jacob Sherman
4326 SE Woodstock, PMB 494
Portland, OR 97206

RE: Comprehensive Plan Testimony for Green Thumb (6801 SE 60th Avenue)

Dear Planning and Sustainability Commission,

On September 4, 2014, the Brentwood-Darlington Neighborhood Association (BDNA) unanimously voted in favor of strongly encouraging the Planning and Sustainability Commission (PSC) to change the zoning of the 12.8 acre urban agriculture and education site known as "Green Thumb" (6801 SE 60th Avenue) from Low Density Multi-Family Residential with an Alternative Design Density Overlay (R2A) to a designation that best reflects its actual use: Open Space (OS).

The Green Thumb site is a unique 12.8-acre urban agriculture and educational garden facility that is managed by four partners: Oregon State University Extension Service's Community and Urban Horticulture Program, Portland State University's Leadership for Sustainability Education Program, Portland Public Schools, and City of Portland Parks and Recreation. For decades, this site has served as an important learning laboratory for Lane Middle School students, PSU students, OSU Master Gardener volunteers and Beginning Urban Farmer Apprenticeship (BUFA) students, Community Transition School students, S.U.N Program participants, the Portland Fruit Tree Project, community gardeners, a farmer-in-residence, local residents and more. Given the size and the scope of services offered, some community members believe there is no other place like the Green Thumb site in the Portland-metro area.

As a historically under-served East Portland neighborhood, BDNA has long-fought to protect, preserve, and invest in this deeply valued community asset. The site is referenced as a community resource in our adopted 1996 Brentwood-Darlington Neighborhood Plan. In the early 2000's, the neighborhood association organized and



intervened in the potential residential development of the site, successfully advocating for Portland Public Schools to sell a portion of the property to the City of Portland. As recently as last year, the neighborhood association has invested a significant portion of our savings in the development of a new project that seeks to increase civic engagement, promote social entrepreneurship, and provide affordable and nutritious organic produce to a neighborhood that faces significant food-access challenges.

Regarding the current zoning of the site, we do not want to see orchards, bird and pollinator habitat, community gardens, greenhouses, the fields of a market garden, and other community gathering spaces demolished and turned into several hundred town houses or apartments that we do not have the infrastructure and amenities to support. Rather, in our community's vision of 2035, the Green Thumb site remains a verdant and thriving place where, each year, hundreds of school-aged children, neighborhood families, university students, and other residents from around the city can access organic produce, build community, enhance their leadership skills, and learn about science, agriculture, and sustainability.

We hope you will seriously consider our request to re-zone the Green Thumb site from Low Density Multi-Family Residential with an Alternative Design Density Overlay (R2A) to Open Space (OS) as part of the 2035 Comprehensive Plan updates. Thank you for taking the time to consider this request, and please do not hesitate to reach out if you have any questions.

Sincerely,

/s/

Jacob Sherman, Board Chair
Brentwood-Darlington Neighborhood Association
jdbsherman@gmail.com

CC:

Mike Abbaté, Director, Portland Parks and Recreation
Marty Stockton, Southeast District Liaison, Bureau of Planning and Sustainability
Anne Dufay, Executive Director, SE Uplift Neighborhood Coalition
Bob Kellet, Neighborhood Planning Program Manager, SE Uplift Neighborhood Coalition
Robert McCullough, Board Chair, SE Uplift Neighborhood Coalition

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

Barbara O'Neill
3150 SW Dolph Ct.
Portland,OR 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

Julie Barbour
2915 SW Moss Street
Portland, OR 97219
503-577-9862

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 11:14 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Hillarie Hunt [mailto:hillarie@hotmail.com]
Sent: Monday, September 22, 2014 11:13 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

To the Planning and Sustainability Commission:

My name is Hillarie Hunt. I have been a homeowner and resident of Hayden Island since 2001.

I was so proud of you last year when you told us you would not allow the Port of Portland to annex and rezone 300 acres of West Hayden Island for industrial development unless the Port completely mitigated for impacts to the environment and the local community in a way that resulted in a net increase in ecosystem function. It was the right decision then, and it's right now; therefore, I implore you to keep faith with the community by rejecting the West Hayden Island designations in the latest draft of the Portland Comprehensive Plan.

This draft Comp Plan does nothing to ensure the Port will be accountable for its impacts on the community and environment. With it, the Planning Bureau has done an end-run around five years of public process and has turned its back on the health of our communities and our environment.

The PSC made a promise to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comp Plan completely backs out of that commitment, designating 300 acres for industrial development and making it a major part of the City's industrial land strategy. It does nothing to ensure the Port will be accountable for its impacts on the community and environment.

The PSC should remove the section on West Hayden Island from the Comp Plan and instead

retain its current zoning designations or designate it as Open Space. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or Open Spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

West Hayden Island is one of Portland's most important natural areas. It provides irreplaceable habitat for federally-listed salmon and imperiled bird, bat, and amphibian species. It is an amazing place where you can see nesting bald eagles and rapidly disappearing species like pileated woodpeckers and western meadowlarks. Please save West Hayden Island and provide long-term protection to ensure a balance in our urban landscape, so that generations to come may enjoy the wonders of West Hayden Island.

You got it right last year when you said, “no development without complete mitigation.” You should honor that pledge to the community now. PLEASE reject the West Hayden Island designations in the draft Comprehensive Plan.

Sincerely,

Hillarie Hunt
602 N. Tomahawk Island Drive
Portland, OR 97217

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 12:04 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: candace [mailto:acecandace@gmail.com]
Sent: Monday, September 22, 2014 11:55 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Dear Commissioners:

Like you, I've spend an inordinate amount of hours thinking about the best interest of West Hayden Island. While I had hoped you would vote no on annexation last July, I was relieved that you at least agreed to place a caveat on your recommendation: that the Port of Portland must fully mitigate for all environmental and equity impacts if it was to move forward with it's development plans. I am shocked by the draft Comprehensive Plan, which fully betrays the many years of public process which led up to that commitment. You now have an absolute responsibility to remove the West Hayden Island portion of the Comprehensive Plan and ensure that WHI is not designated for industrial zoning or future industrial development. There are plenty of ways to gain more industrial Port space in Portland, including efficiency and density improvements on existing parcels and cleaning up the backload of brownfields throughout our city. There are not plenty of ways to enhance and protect open space, particularly one of the region's most important natural areas.

Sincerely,
Candace Larson
3957 SE Cora Street
Portland, Oregon
503-720-4010

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 12:05 PM
To: Kovacs, Madeline
Subject: FW: Hayden Island Annexation

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

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From: Dr. Parker [mailto:doctorp@ix.netcom.com]
Sent: Monday, September 22, 2014 11:33 AM
To: Planning and Sustainability Commission
Subject: RE: Hayden Island Annexation

Hi Julie: My address is Arthur L. Parker DMD, 527 N. Tomahawk Island Dr. Portland, OR 97217

From: Planning and Sustainability Commission [mailto:psc@portlandoregon.gov]
Sent: Monday, September 22, 2014 11:04 AM
To: Dr. Parker
Subject: RE: Hayden Island Annexation

Hello Dr Parker,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Dr. Parker [mailto:doctorp@ix.netcom.com]
Sent: Monday, September 22, 2014 8:11 AM
To: Planning and Sustainability Commission
Subject: Hayden Island Annexation

Dear Sir/Madam:

As a concerned citizen of Portland and a resident of Hayden Island I would like to express my concern and dismay at the recent decision to withdraw the recent decision not to annex the West end of Hayden Island for industrial development. I am taking this opportunity to voice my opposition to the recent inclusion of the West end of Hayden Island into the updated land use plan for industrial development. That is a valuable piece of land for wildlife and as an urban buffer for industrial use. Our access to the Island is already severely compromised due to heavy congestion on I-5 throughout much of the day and any industrial use would further add to that burden. Thank you for your consideration!

Sincerely,

Dr. Arthur L. Parker

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 2:01 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Timme Helzer [mailto:helzert@comcast.net]
Sent: Monday, September 22, 2014 1:57 PM
To: Planning and Sustainability Commission
Cc: Timme Helzer
Subject: Protect West Hayden Island

Andre Baugh, Commission Chair
The Portland Planning and Sustainability Commission
Bureau of Planning and Sustainability
City of Portland
psc@portlandoregon.gov
September 22, 2014

Dear Chairman Baugh and Fellow Commissioners:

On July 9th, 2013, the Planning and Sustainability Commission voted seven for and three against recommending City Council support annexation of West Hayden Island into the City, thus allowing the Port of Portland's Marine Development Complex proposal to move forward. In this five-year-long and detailed process of discovery of the Port's development proposal, the PSC accomplished many critically important results, including a long list of mitigations and cautions the City should consider in any follow-up action. However, none of them appear in the Draft Comprehensive Plan. Please consider the following:

First, this Commission made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. However, the Draft Comp Plan completely disregards as unimportant and unnecessary your commitment to the health and wealth of this community. Instead, this DCP completely circumvents this five-year-long fact-based public process, and breaks faith with the community and the commitments of the PSC by offering this plan for WHI;

Second, this Commission "got it right" over a year ago, and now should affirm its fact-based belief in the accuracy and the rectitude of its responsible work by removing the DCP's section on West Hayden Island. Without affirming its own well-documented findings, the PSC will allow for unmitigated marine industrial development of 300 acres to go forward, and without any protection whatsoever of the surrounding 500 acres of high-value urban natural wildlife habitat. Instead, retain WHI's current zoning designations or designate it as open space; but definitely do not allow it to be re-zoned industrial; and,

Third, this Commission, in revising this DCP, should strongly recommend to the City it reject the false notion that "acres equal jobs" achieved by converting critical natural areas or openspaces to industrial use, particularly when none of your mitigation requirements have been honored. If the City needs more industrial land, it should focus on a) cleaning up its 900 acres of brownfields, b) intensifying use of its industrial land base, and c) preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit, when they can easily collaborate with other ports on profitable joint developments.

In closing, since your findings over a year ago, no changes to the environment, economy, community, or transportation infrastructure have occurred that in any way justify the City's by-passing your previously responsible and accurate investigation, deliberation, and decision in order to re-zone West Hayden Island as industrial land suitable for development.

Instead, the most critical requirement for the Port's feasible and sustainable marine terminal and industrial park, namely a viable I-5 bridge replacement plan for the Columbia, no longer exists and is highly unlikely to exist anytime soon. So, the industrial development of WHI is definitely not feasible or sustainable without such infrastructure support, and is therefore not justified to be re-zoned industrial in the Draft Comprehensive Plan in the foreseeable future.

Respectfully submitted,

Timme A. Helzer
Hayden Island Resident
220 North Hayden Bay Drive
Portland, Oregon 97217
(503) 247-0303
helzert@comcast.net

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 2:51 PM
To: Kovacs, Madeline
Subject: FW: 2035 Comp Plan public comment

Use their address @ NECN:

c/o NECN
4815 NE 7th Ave.
Portland, OR 97211

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

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From: Steve Cole [mailto:stevencole86@gmail.com]
Sent: Monday, September 22, 2014 2:34 PM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Novick, Steve; Commissioner Saltzman; lavon@portlandoregon.gov; Anderson, Susan; deang@mcewengisvold.com; jsheuer@easystreet.net
Subject: 2035 Comp Plan public comment

Portland Planning and Sustainability Commission,

Pursuant to a majority vote by the Irvington Community Association (ICA) Board, the ICA joins in requesting that you grant an extension for public hearings regarding the 2035 Comprehensive Plan until at least 90 days after new Mixed Use and Institutional Zones are defined as the new zones will apparently accommodate 80 to 90 % of the new residential growth in Portland over the next 20 years.

The ICA agrees that citizens should have time to read and understand the proposed changes before commenting on them in a public hearing. The new zones should be defined before the Commission ends its hearing on the Comprehensive Plan.

Thank you for considering our request.

Respectfully,

Steven Cole
President, Irvington Community Association

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 3:12 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Kelly Caldwell [mailto:k3llycaldw3ll@gmail.com]
Sent: Monday, September 22, 2014 3:10 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Dear Planning and Sustainability Commission,

The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

I am particularly concerned about the risk from transportation of fossil fuels, such as spills, and explosions, as well as the impact on global climate change that will affect us all.

Thank you,

Kelly Caldwell
4615 SE Sherman
Portland OR 97215

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 3:54 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Amy Gonnella [mailto:aleegonnella@icloud.com]
Sent: Monday, September 22, 2014 3:49 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Amy and Sergio Gonnella
8117 N Edison St. #11
Portland OR 97203

Absurd and irresponsible propositions for West Hayden Island have resurfaced and are unacceptable to the residents of Portland. Please be advised.

Sent from my iPhone

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 4:45 PM
To: Kovacs, Madeline
Subject: FW: [Approved Sender] Time Extension of Comp Plan
Attachments: SampleLetter_2.docx

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

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From: James Peterson [mailto:customwoodworking@msn.com]
Sent: Monday, September 22, 2014 4:43 PM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan; mnaLandUseCommittee@gmail.com
Subject: [Approved Sender] Time Extension of Comp Plan

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

James Peterson
2502 SW Multnomah Blvd.
Portland, OR 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

From: Planning and Sustainability Commission
Sent: Tuesday, September 23, 2014 9:14 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Sheila Forrette [mailto:sforrette77@gmail.com]
Sent: Monday, September 22, 2014 5:30 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

To the Planning and Sustainability Commission:

You made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end-run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you,
Sheila Forrette
1610 NE 65th Ave
Portland, Oregon 97213

From: Planning and Sustainability Commission
Sent: Tuesday, September 23, 2014 9:15 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island - Protection Needed!

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

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From: Deanna [mailto:deanna@involved.com]
Sent: Monday, September 22, 2014 11:00 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island - Protection Needed!

To the Planning and Sustainability Commission:

It was extremely disappointing to discover in the updated Draft Comprehensive Plan the "surprise" Industrial re-zoning of 300 acres on West Hayden Island, which would make it a key part of the City's industrial strategy. West Hayden Island is irreplaceable open space and wildlife habitat, and provides essential ecosystem functions. This is particularly distressing, given that there are other industrial location options.

If Portland wants to sustain its claim to be "green" and "sustainable," it should NOT be looking to convert the last few remnants of relatively close-in greenspaces into industrial uses. There are 900 acres of brownfields that could be made available for industrial uses; cleaning up those areas would have the additional benefit of greatly improving the neighborhoods where they now sit, unused.

Last year the Port declared itself unwilling to support the kind of mitigation for impacts to the environment and the local community (based on legitimate community concerns) that your Commission recommended as a requirement for any support for industrial rezoning (and annexation) of West Hayden Island. That demonstrated that the Port has no intention of providing adequate environmental mitigation (for industrial conversion) on West Hayden Island.

Please keep faith with the public by maintaining your past determination that West Hayden Island is too valuable to be paved over, and reject the West Hayden Island industrial designations in the draft Comprehensive Plan. West Hayden Island should not be considered

for industrial conversion now or in the future, but rather be zoned as Open Space.

Please enter this as part of the record of your public hearing on Sept. 23, 2014.

Deanna Mueller-Crispin
1221 SW 10th Ave #1013
Portland, OR 97205

From: Planning and Sustainability Commission
Sent: Tuesday, September 23, 2014 9:18 AM
To: Kovacs, Madeline
Subject: FW: [User Approved] Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: Serenity Shop [mailto:serenity@serenityshop.com]
Sent: Monday, September 22, 2014 6:44 PM
To: Planning and Sustainability Commission
Subject: [User Approved] Comprehensive Plan Testimony

September 22, 2014

To the Portland Planning And Sustainability Officials

I live and have a business at 32nd and Division. I attended the meetings about the Division Street Developments; in every meeting the main concern was about lack of parking. I feel the

citizens concerns were ignored. The new apartment buildings are not filled yet and there is no parking to be found. Ninety eight percent of my customers, friends and neighbors complain about

no parking. I have been in business at this address for 24 years and customers are telling me they don't want to come here anymore because it's too stressful to find parking. The majority of

my customers come from all over Oregon and Washington by car. The loyalty of my customers has kept me in business. Now due to lack of parking I am rapidly losing business due to lack of

parking. I am situated on a corner and have no driveway. There are five parking spaces surrounding my building. For me and my business to be sustainable I need designated parking around my

building. I need a space for me to park and be able to load and unload inventory and walk to my home as I am old, a space for deliveries, a handicapped space and two Serenity Shop only

parking spaces during the hours of 10:00 am to 6:00 pm. seven days a week.

I think it's only just that the City of Portland Officials listen to the concerns and work with residents and business owners to help make Portland livable and sustainable for residents and small

business'. The stress of the stress of this development has take a huge toll on my serenity.

I look forward to hearing and seeing that my voice has not only been heard but action has been taken.

Thank You,

Judith Wallace
3212 SE Division St.
Portland, Or 97202

From: Planning and Sustainability Commission
Sent: Thursday, September 25, 2014 8:57 AM
To: Kovacs, Madeline
Subject: FW: [User Approved] Re: Protect West Hayden Island

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

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From: elisabeth minthorn [mailto:eminthorn@msn.com]
Sent: Wednesday, September 24, 2014 9:59 PM
To: Planning and Sustainability Commission; elisabeth minthorn
Subject: [User Approved] Re: Protect West Hayden Island

Hello Julie,
Thanks for the message.
My address is-

6930 SW Vermont Court
Portland, Oregon 97223

Sent from Windows Mail

From: Planning and Sustainability Commission
Sent: ?Tuesday?, ?September? ?23?, ?2014 ?9?:?18? ?AM
To: elisabeth minthorn

Hello Elisabeth,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: elisabeth minthorn [mailto:eminthorn@msn.com]
Sent: Monday, September 22, 2014 9:28 PM
To: Planning and Sustainability Commission; elisabeth minthorn
Subject: Protect West Hayden Island

To:
Portland Sustainability Commission
Portland, Oregon

Dear Commission Members

Please reconsider your present intent to include West Hayden Island in the Five Year Plan.

The area is an acknowledged part of the bird migration corridor, and should not be overly compromised for other uses. Lets keep the area as part of Portland's Open Space and find other areas for needed industrial uses and much needed jobs.

Thanks for your consideration,
Elisabeth Minthorn
Portland Audubon Member

Sent from Windows Mail.

September 22, 2014

Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, Oregon 97201-5380

RE: Proposed Portland Comprehensive Plan

Chapter 10: Administration and Implementation; Policy 10.5 lists all the land use designations.

The residential designations should be condensed to four: Low Density Residential, Medium Density Residential, High Density Residential and Central Residential.

Each designation could be implemented by one of several zones applied as appropriate to the specific situation.

This would make the residential construction similar to the Mixed Use and Industrial Sanctuary designations.

Sincerely,



Peter Finley Fry

September 22, 2014

Portland Planning and Sustainability Commission
1221 SW 4th Avenue
Portland, OR 97204

Re: 2035 Comprehensive Plan Proposed Draft

Dear Commissioners,

The Historic Landmarks Commission was recently briefed on the 2035 Comprehensive Plan Proposed Draft at our August 18, 2014 meeting by staff members from the Bureau of Planning and Sustainability. The Commission appreciates these opportunities to ask questions and offer advice on important policy documents such as the Comprehensive Plan. Since it is not possible for the entire Commission to attend a Planning and Sustainability Commission hearing about the Comprehensive Plan Draft prior to the next phase of plan development, we are offering this letter which outlines our concerns and suggested changes to the current document. We feel that these issues are important to address at this time to ensure adequate protection of Portland's historic and cultural resources.

Maintain Consistency. Having participated in the crafting of the individual Quadrant Plans, we want to emphasize that the various policy documents be developed together into a cohesive whole. Items of importance mentioned in a Quadrant Plan should be folded into the final Comprehensive Plan.

Promote Inventory. One of our ongoing priorities is updating and expanding the Historic Resource Inventory (HRI). Efforts to update the HRI should be coordinated with areas designated in the Comprehensive Plan as high growth potential areas so that important historic and cultural resources are identified and recognized. The drive for growth and development fostered by current zoning designations raises serious concerns and risks potential loss of key resources not included in the existing outdated and non-comprehensive Historic Resource Inventory.

Encourage Reuse. The Landmarks Commission has been hearing a great deal of public concern over demolitions in established neighborhoods and wants to emphasize that the language in the Comprehensive Plan Draft document calling for resource reuse, rehabilitation, and retention be

retained and that similar language be added at the front of the applicable Chapters of the plan document. This will make it very clear that retention of existing structures is a viable sustainability strategy that is encouraged by the City of Portland in its Comprehensive Plan. We believe that it is important to continue to tie sustainability to historic preservation. Building new “sustainably constructed” structures is not something we wish to promote as a reason for demolition of existing resources.

Discourage Demolition. Further emphasis on the benefits of reusing existing buildings and reducing demolition should be added to Key Direction 3 as a major factor in carbon-reduction efforts. A bullet point should be added to the "foundation of sound land use..." list discouraging demolition. Consider incorporating the following findings from *The Greenest Building: Quantifying the Environmental Value of Building Reuse* by the Preservation Green Lab of the National Trust for Historic Preservation:

Reuse Matters. Building reuse typically offers greater environmental savings than demolition and new construction. It can take between 10 to 80 years for a new energy efficient building to overcome, through efficient operations, the climate change impacts created by its construction. The study finds that the majority of building types in different climates will take between 20-30 years to compensate for the initial carbon impacts from construction.

Scale Matters. Collectively, building reuse and retrofits substantially reduce climate change impacts. Retrofitting, rather than demolishing and replacing, just 1% of the city of Portland’s office buildings and single family homes over the next ten years would help to meet 15% of their county’s total CO2 reduction targets over the next decade.

Design Matters. The environmental benefits of reuse are maximized by minimizing the input of new construction materials. Renovation projects that require many new materials can reduce or even negate the benefits of reuse.

The Bottom Line: Reusing existing buildings is good for the economy, the community and the environment. At a time when our country’s foreclosure and unemployment rates remain high, communities would be wise to reinvest in their existing building stock. Historic rehabilitation has a thirty-two year track record of creating 2 million jobs and generating \$90 billion in private investment. Studies show residential rehabilitation creates 50% more jobs than new construction.

Support Seismic Upgrades. We are very concerned about the fate of unreinforced masonry buildings (URMs) throughout the City and the safety of their occupants. Greater emphasis should be directly placed on encouraging and funding seismic upgrades for historic and existing URMs as a chief component of Key Direction 6: Improve Resiliency.

Additionally, the Landmarks Commission recommends the following edits to the Chapter 4: Design and Development Goals and Policies draft:

- Page GP4-8, Policy 4.24. Remove "on adopted inventories". This is an uncertainty.
- Page GP4-11, opening paragraph. Remove "statewide" from the last sentence. Historic and cultural resources can be of local, statewide, or national significance.
- Policy 4.36. Remove "high-quality" and "where feasible". Quality is subjective and adding a qualifier such as "where feasible" is not strong enough language and creates a loophole.
- Policy 4.38. Remove "significant". This policy should apply to every historic resource. Adding a qualifier such as this creates loopholes.
- Policy 4.38. Add language to the effect that demolition of historic resources is "discouraged" or "not the preferred course of action". The City should encourage retaining the resource until other alternatives to demolition can be explored.
- Policy 4.40. Add language to the effect that while historic and cultural resource survey work may focus on areas of anticipated growth, surveying should not be limited to those areas. All areas of the City need to be surveyed as the opportunity arises. Also add language for long-term maintenance of the Historic Resource Inventory.

The Historic Landmarks Commission thanks you for taking our concerns and suggested changes into consideration as the 2035 Comprehensive Plan document continues to develop.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brian Emerick", with a long horizontal flourish extending to the right.

Brian Emerick, AIA
Chair

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 11:07 AM
To: Kovacs, Madeline
Subject: FW: Request PSC Hearings Extension

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 translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and additional information, contact me, City TTY 503-823-6868, or use Oregon Relay Service: 711.

From: ROBERT MUNFORD [mailto:rkmun2@msn.com]
Sent: Sunday, September 21, 2014 11:50 AM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan; mnaLandUseCommittee@gmail.com
Subject: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in the Multnomah neighborhood in southwest Portland.

Please add this to the record.

Thank you,

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

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

Is there anyone left who remembers how much wasted time and wasted money was spent on the Southwest Community Plan? It was a sterling example of the cart before the horse.

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

Nancy R Bailey
7302 SW Capitol Hill Rd
Portland OR 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 11:02 AM
To: Kovacs, Madeline
Subject: FW: Proposed Comprehensive Plan Draft

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

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

From: David Johnston [mailto:dave_and_dixie@yahoo.com]
Sent: Sunday, September 21, 2014 2:29 PM
To: Planning and Sustainability Commission
Subject: Proposed Comprehensive Plan Draft

We urge a time extension of at least an additional 90 days for citizen comments and to allow the Bureau of Planning and Sustainability to further refine the Proposed Comprehensive Plan Draft.

The Draft proposed and major shift in focus from considering the interests of citizens to emphasizing those of the development, institutional, and employment communities.

The Draft eliminates the current Comprehensive Plan policies (Goal 3, Goal 9 and Goal 10. 9 and 10) governing the role of Neighborhood Associations and the need for the Office of Neighborhood Involvement. It does not include an alternative for citizen involvement as required by State Wide Goal 4.

The Draft's economic chapter is incomplete.

The "IC" Zone as proposed would encourage businesses which could compete unfairly with off campus business required to pay taxes. It would also not replace the taxes that they pay.

Mixed use zones would not be compatible with all neighborhoods around campuses as proposed.

Please take another look at the Statewide Planning Goals, The chart on page GP 1-10 of the Draft is inconsistent with State Requirements as set forth on page A-8.

ORS 195.110 requires Long Range Facility Plans for large school districts to be included in the Comprehensive Plan. PPS has completed theirs and David Douglas is in the process. ORS 197.768 requires public hearings for these plans. The Draft does not include them and there seems no other provision for such hearings.

The Draft does not include Resource Protection Plans. See goal 5 on page A-8.

The Draft does not include language concerning the relationship between infrastructure planning and "Orderly Land Development". Please take another look at the definitions for "Buildable Lands" & "Serviceability" (ORS 197 Appendix ,.300).

Dave and Dixie Johnston

0550 SW Palatine Hill
Portland, Oregon 97219.

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 11:03 AM
To: Kovacs, Madeline
Subject: FW: Planning and Sustainability Commission

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

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From: Travis Scott [mailto:travisscott77@hotmail.com]
Sent: Sunday, September 21, 2014 6:27 PM
To: Planning and Sustainability Commission
Subject: To: Planning and Sustainability Commission

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,
Travis Scott & Annie Douglass

3665 SW Dolph Ct
Portland, OR. 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

Cheers,
Travis

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 11:05 AM
To: Kovacs, Madeline
Subject: FW: Request PSC Hearings Extension

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

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From: Julie Mulley [mailto:jmulley@clear.net]
Sent: Sunday, September 21, 2014 5:24 PM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Hales, Mayor; Commissioner Fritz; Commissioner Fritz; Commissioner Fish; Commissioner Fish; Commissioner Novick; Commissioner Novick; Commissioner Saltzman; Commissioner Saltzman; City Auditor Griffin-Valade; City Auditor Griffin-Valade; City Auditor Griffin-Valade; Anderson, Susan; Anderson, Susan; mnaLandUseCommittee@gmail.com; mnaLandUseCommittee@gmail.com
Subject: Re: Request PSC Hearings Extension

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

Julie A. Mulley
2758 SW Moss ST
Ptd 97219

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

David Ranney
4318 SW Lobelia
Portland Or 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

From: Ocken, Julie
Sent: Monday, September 22, 2014 10:58 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Mary Raskin [mailto:mary_raskin@yahoo.com]
Sent: Saturday, September 20, 2014 6:13 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Dear Planning and Sustainability Commission,

I am writing regarding the plan to use the west end of Hayden Island for industrial development. I strongly support a plan that would remove the west end of the island from any industrial development. The west end should remain an open, natural space that is protected from industrial development and is open to the public.

Sincerely,
Mary Raskin
604 N. Tomahawk Island Dr.

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 10:59 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Nancy Marshall [mailto:nancy97214@gmail.com]
Sent: Saturday, September 20, 2014 7:41 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Planning Commission,

Please honor the statements you made last year, and remove WHI development from the draft comprehensive plan.

A year ago, the Planning and Sustainability Commission said that West Hayden Island development should not go forward UNLESS the Port fully mitigated for impacts to the environment and the community. Despite the Port's refusal, the draft Comprehensive Plan once again targets 300 acres on WHI for development.

West Hayden Island is a special place in Portland. I was anchored overnight on a sailboat just off the south side a few weeks ago. Such a peaceful setting and awesome to see great blue heron, osprey, woodpeckers and deer in just an hour during the early morning hours.

Please save West Hayden Island for the natural environment and wildlife. Please save it from destruction and pavement.

Thank you.

Sincerely,
Nancy Marshall
2002 NE 64th Ave
Portland OR 97213

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 11:00 AM
To: Kovacs, Madeline
Subject: FW: opposition to Hayden Island development

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

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

From: Karon Johnson [mailto:karonjguam@gmail.com]
Sent: Saturday, September 20, 2014 5:22 PM
To: Planning and Sustainability Commission
Subject: opposition to Hayden Island development

Dear Sirs,

The Port of Portland authority should not be allowed to develop any land on Hayden Island unless it fully mitigates any damage it causes wildlife. Birds are in terrible trouble in the country—their numbers are dropping in an alarming rate. Any development needs to be fully justified and needed to take into account the effect on our diminishing natural world.

Sincerely,
Karon Johnson
6508 SW 55th Avenue
Portland, OR

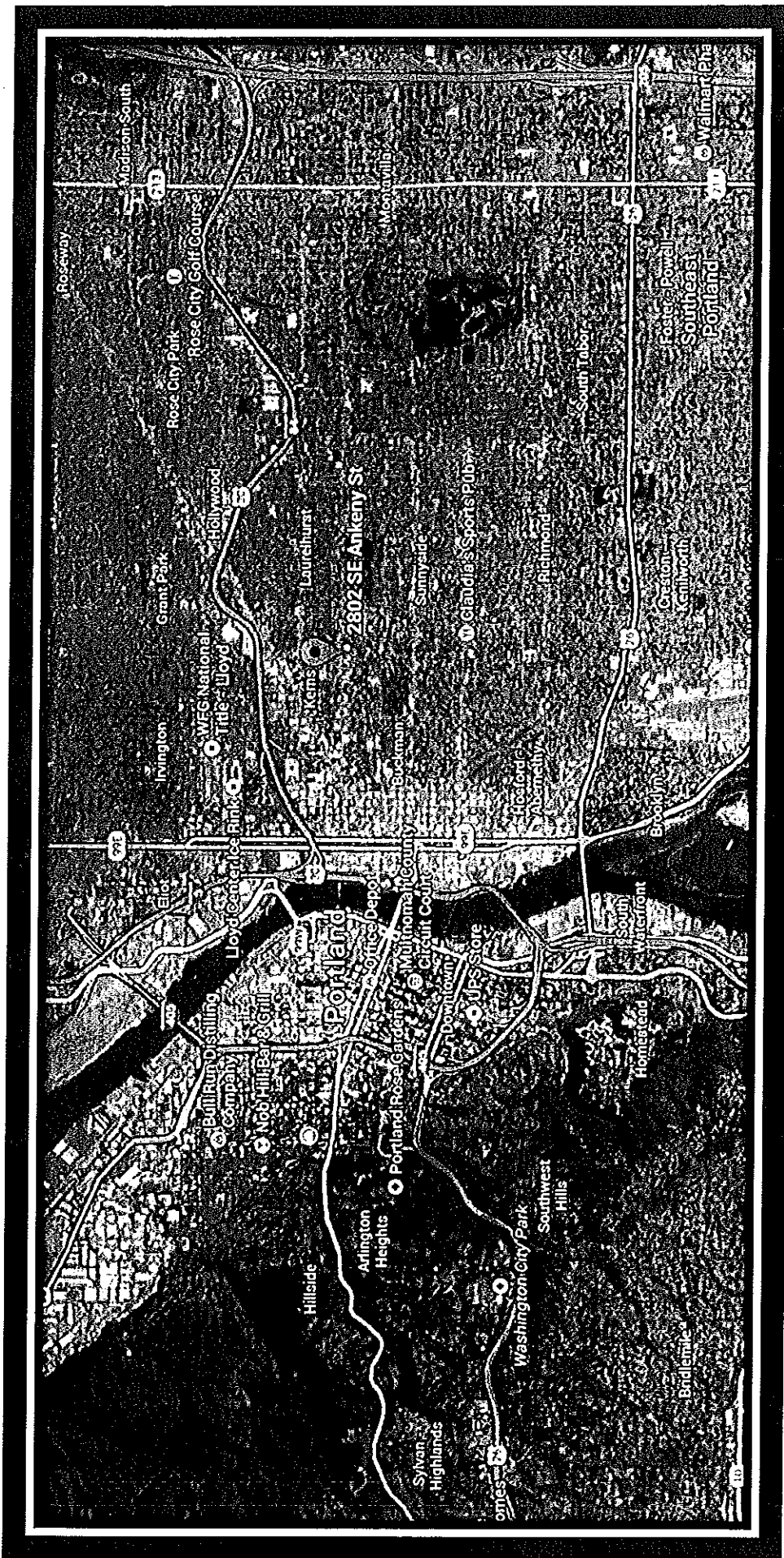
**Red Hills Holdings
2250 NW Flanders St. Ste. G-02
Portland, OR 97210**

RE: 2035 Comprehensive Plan Map

**2802 SE Ankeny Street
Portland, OR 97214**

Tax ID#: R311100180

Property ID#: R168371





September 19, 2014

Red Hills Holdings, LLC
2250 NW Flanders St. – Suite G-02
Portland, OR 97210

Planning and Sustainability Commission
1900 SW 4th Ave.
Portland, OR 97201

Re: 2035 Comprehensive Plan Map

To Whom It May Concern,

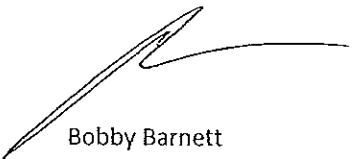
Red Hills Holdings, LLC owns the property located at 2802 SE Ankeny St. – Portland, OR – Tax ID R168371, (hereafter the “Property”) which is located on the southeast corner of 28th St. and SE Ankeny. Red Hills acquired the Property as the lender through a deed in lieu of foreclosure in early 2012. The previous owner had owned the Property for quite some time but due to the nature of the transfer the Property information that passed on to us was very limited. What we do know is that the building has operated as a mixed use building for as long as anyone in the neighborhood can remember. The 1st level of the building operates as three small retail storefronts with the 2nd level being a residential apartment. We found out that the Property’s current zoning is R2.5 when one of our tenants applied for a sandwich board permit and was denied due to the Property’s zoning. We were very surprised to discover that the three local small businesses that occupy the 1st level are all doing so based on a legal non-conforming use due to the continued commercial use being grandfathered.

Red Hills Holdings, LLC and our tenants would like the Property to be designated as Mixed-Use – Urban Center Comprehensive Map Designation. This designation will fit in perfectly with the neighborhood and will accurately reflect how this property has been used for decades. The intersection of 28th and SE Ankeny has commercial use on every hard corner including our Property. The other three corners are all zoned CS with the corner our Property occupies being the only one zoned R2.5. The other three street corners are occupied by local commercial tenants that operating as a coffee shop, restaurant and a boutique retail shop. This commercial component of the neighborhood continues south down 28th and north one block along 28th to the intersection of E Burnside and 28th which is a major commercial intersection. We feel that all these small, medium and large businesses add to the ambience and community feel of the neighborhood and are vital to the continued growth of a strong healthy neighborhood where high walkability ratings are valued.

Enclosed are some pictures of the Property, pictures of the intersection of 28th and SE Ankeny, and letter’s from our commercial Tenant’s.

Feel free to email or call me if you have any questions or would like additional information.

Sincerely,



Bobby Barnett
Vice President
Red Hills Holdings, LLC
503-719-4931 Office
bbarnett@redhillsholdings.com

September 19th, 2014

Planning and Sustainability Commission
1900 SW 4th Ave.
Portland, OR 97201

Re: 2035 Comprehensive Plan Map

To Whom It May Concern,

I, Amy Bryant Aiello have had a business, Artemisia, Collage with Nature and have been a long-time tenant at 110 se 28th ave. in Portland Oregon 97214, for 10 years now.

Beginning in 2004, we opened Artemisia and have have been a part of the Southeast 28th ave. neighborhood and community and have contributed a great deal. Our shop, Artemisia as well as many of the other commercial businesses have helped to make the neighborhood an exciting and beautiful place for people to live, visit and enjoy.

Ten years ago, when the Southeast 28th ave. neighborhood was struggling, the businesses in this area, including Artemisia sought to improve and expand the experience on Southeast 28th. Artemisia has always been very well received by the community and neighborhood. Over these many years we have been well supported and appreciated for what we offer. Southeast 28th now has an identity and is know as Restaurant Row or simply 28th, and has many award winning businesses that provide for a vibrant community and wholesome neighborhood.

Having existed at this place for so many years I request that the zoning be changed from a R2.5 to a Mixed / Use – Urban Center Comprehensive Map Designation zone so that we may have the advantage that all other commercial businesses do with the correct zoning. I request that the zoning change to accurately reflect its correct use.

Thank you for your consideration,

Amy Bryant Aiello

Artemisia, Inc.
Collage with Nature
110 se 28th ave. Portland, OR 97214
503-232-8224
collagewithnature.com

September 19, 2014

Vanessa Rehder
DBA Wanderlust
2804 SE Ankeny St.
Portland, OR 97214

Planning and Sustainability Commission
1900 SW 4th Ave.
Portland, OR 97201

Re: 2035 Comprehensive Plan Map

To Whom It May Concern:

My name is Vanessa Rehder, I own Wanderlust, a small business located at 2804 SE Ankeny Street. This building is currently zoned R2.5 and I'm writing to support the request that it be changed to Mixed/Use- Urban Center Comprehensive Map Designation.

If changed, our building would have the same zoning as the three other commercial buildings located at the intersection of 28th and Ankeny. This corner, and the neighborhood surrounding it, has become a bustling area for new businesses and I've seen it grow substantially in just the two and a half years I've had my business here. Changing the zoning will allow my business to have a sandwich board and other signage integral to having a successful retail shop in Portland and compete in this growing neighborhood.

Sincerely,

Vanessa Rehder
206-898-4308

PortlandMaps

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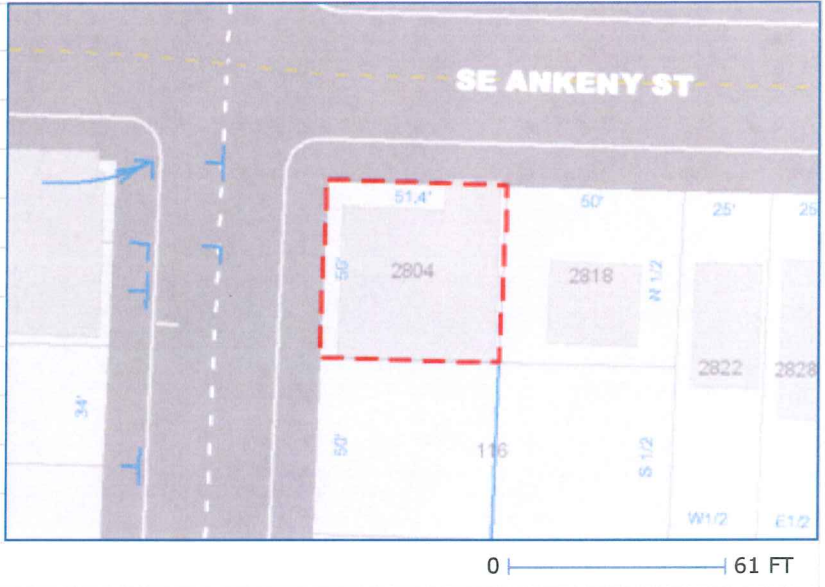
2802 SE ANKENY ST - KERNS - PORTLAND

[Explorer](#) | **Property** | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

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

General Information

Property ID	R168371
County	MULTNOMAH
State ID	1N1E36CC 1500
Alt Account #	R311100180
Map Number	3033 OLD
Site Info	
Site Address	2802 SE ANKENY ST
City/State/Zip	PORTLAND OR 97214
Owner Info (Privacy)	
Owner(s) Name	RED HILLS HOLDINGS LLC
Owner Address	2250 NW FLANDERS ST #G2
City/State/Zip	PORTLAND OR 97210-3475



Property Description

Tax Roll	GENERAL ANDERSONS ADD, BLOCK 2, N 1/2 OF LOT 4	Use	GENERIC COMMERCIAL USE
	Lot 4		Block 2
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
02/08/2012	WARRANTY DEED	2012015433	\$324,156.00
	BARGAIN & SALE DEED	2007169756	\$0.00
	OWNUP	96194357	\$0.00
	WARRANTY DEED	2011144784	\$0.00

Land Information

Type	Acres	SQFT
RESIDENTIAL, COMMERCIAL USE	0.0600	2,570

Ord. 187832 Vol. 2.3.J, page 17591

Improvement Information

Improvement Type GENERIC COMMERCIAL USE	
Improvement Value \$515,600.00	
Room Descriptions	
Building Class 2 OR MORE STY	
Actual Year Built 1906	Effective Year Built 1906
Number of Segments 4	Construction Style Other
Foundation Type Concrete	Interior Finish
Roof Style	Roof Cover Type COMPOSITION
Flooring Type	Heating/AC Type Forced Air
Plumbing THREE FULL BATHS, TWO HALF BATHS	Fireplace Type

Improvement Details

#	Segment Type	Class	Total Area
1	MAIN	3.0	1,960
2	FIN SECOND	3.0	1,144
3	CONCRETE	3.0	200
4	ENC PORCH	3.0	168

Tax History

Year	Property Tax	Total Tax
2013	\$2,133.87	\$2,133.87
2012	\$1,930.48	\$1,930.48
2011	\$1,857.76	\$1,857.76
2010	\$1,762.80	\$1,762.80
2009	\$1,716.76	\$1,716.76
2008	\$1,620.21	\$1,620.21
2007	\$1,615.42	\$1,615.42
2006	\$1,450.80	\$1,450.80
2005	\$1,385.70	\$1,385.70
2004	\$1,509.34	\$1,509.34
2003	\$1,476.05	\$1,476.05
2002	\$1,355.70	\$1,355.70
2001	\$1,292.69	\$1,292.69
2000	\$1,262.72	\$1,262.72
1999	\$1,174.13	\$1,174.13
1998	\$1,155.83	\$1,155.83
1997	\$1,092.15	\$1,092.15

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2013	\$515,600.00	\$149,000.00	\$0.00	\$664,600.00	\$0.00	\$88,420.00
2012	\$403,010.00	\$139,000.00	\$0.00	\$542,010.00	\$0.00	\$85,850.00

2011	\$134,750.00	\$139,000.00	\$0.00	\$273,750.00	\$0.00	\$83,350.00
2010	\$207,350.00	\$144,000.00	\$0.00	\$351,350.00	\$0.00	\$80,930.00
2009	\$179,510.00	\$144,000.00	\$0.00	\$323,510.00	\$0.00	\$78,580.00
2008	\$172,140.00	\$144,000.00	\$0.00	\$316,140.00	\$0.00	\$76,300.00
2007	\$159,620.00	\$141,500.00	\$0.00	\$301,120.00	\$0.00	\$74,080.00
2006	\$137,210.00	\$126,500.00	\$0.00	\$263,710.00	\$0.00	\$71,930.00
2005	\$131,030.00	\$90,500.00	\$0.00	\$221,530.00	\$0.00	\$69,840.00
2004	\$127,820.00	\$74,740.00	\$0.00	\$202,560.00	\$0.00	\$67,810.00
2003	\$125,320.00	\$74,000.00	\$0.00	\$199,320.00	\$0.00	\$65,840.00
2002	\$114,380.00	\$43,740.00	\$0.00	\$158,120.00	\$0.00	\$63,930.00
2001	\$93,750.00	\$35,850.00	\$0.00	\$129,600.00	\$0.00	\$62,070.00
2000	\$75,000.00	\$28,680.00	\$0.00	\$103,680.00	\$0.00	\$60,270.00
1999	\$62,500.00	\$23,900.00	\$0.00	\$86,400.00	\$0.00	\$58,520.00
1998	\$59,500.00	\$22,800.00	\$0.00	\$82,300.00	\$0.00	\$56,820.00
1997	\$53,100.00	\$21,700.00	\$0.00	\$74,800.00	\$0.00	\$55,170.00

City of Portland, Corporate GIS

Assessor Data Updated 9/15/2014

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SPEED
LIMIT
20

UTILITY
WORK
AHEAD

Artemisia

TERRARIUMS & INDOOR GARDENING

ZAGAT
2013

1110

COLLAGE WITH NATURE

Artemisia
COLLAGE WITH NATURE
TERRARIUMS & INDOOR GARDENING
COLLAGEWITHNATURE.COM



2802

2804

OPEN

HOLIDAY

STUDIO

3-516-9115

WWW.HOLIDAYSTUDIO.COM



28
FEAST

BICYCLE
LANE AHEAD

WELCOME TO
PORTLAND
WISCONSIN
WISCONSIN

RESTAURANT

SE

2805



2724

SE 2

NO PARKING
TUES-THURSDAY
8:00AM - 5:00PM

NO PARKING
←



28
EAST



WELCOME TO
JAMESON
WALKERS

HOLMAN'S
RESTAURANT



From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 9:21 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Arry Pirwitz [mailto:arry.pirwitz@hotmail.com]
Sent: Friday, September 19, 2014 9:13 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end-run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you!

Arry Pirwitz
107 NE Fremont St.
Apt. B
Portland, OR 97212

From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 12:03 PM
To: Kovacs, Madeline
Subject: FW: West Hayden Island should not be industrial - island resident

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

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From: bill auchterlonie [mailto:billauch@gmail.com]
Sent: Friday, September 19, 2014 11:29 AM
To: Planning and Sustainability Commission
Subject: Re: West Hayden Island should not be industrial - island resident

Doh, sorry...

So I recently moved off the island.. (my wife and I had a baby and houseboat life has it's challenges).. but my old address was: 11688 N. Island Cove Lane
Portland, OR 97217.

My current address is: 3811 SE Olsen Street, Milwaukie OR 97222.

Thanks,
Bill

On Fri, Sep 19, 2014 at 10:04 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hi Bill,

I need your mailing address. :)

Thanks,
julie

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

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From: bill auchterlonie [mailto:billauch@gmail.com]
Sent: Friday, September 19, 2014 9:53 AM
To: Planning and Sustainability Commission
Subject: Re: West Hayden Island should not be industrial - island resident

Thanks for the response Julie. My email is billauch@gmail.com. Appreciate it, thanks...

On Fri, Sep 19, 2014 at 9:42 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Bill,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: bill auchterlonie [mailto:billauch@gmail.com]
Sent: Friday, September 19, 2014 9:34 AM
To: Planning and Sustainability Commission
Subject: West Hayden Island should not be industrial - island resident

Dear Planing and Sustainability Commission,

I understand that the development of West Hayden Island as industrial space has come up again... after most involved thought this was a dead deal.

I lived on Hayden Island for several years. I explored the islands coastline and got to know it's character. This piece of greenspace is a much understated area. It actually feels like a hidden waterway when you get back there on a kayak. Wildlife is everywhere. The beaches on the Columbia side would make for great family space... beach access in Portland is surprisingly limited.

Instead of giving this land to the port, to mismanage as they do much of their existing properties... why not give make this into a park, similar to Kelly Point Park. Give the public access to their lands. People of Portland are slowly starting to rediscover their waterfront and this could be a treasure in the future. The island could be a keystone in a waterfront recreation campaign, drawing new families and entrepreneurs to the city. An auto import parking lot won't do that.

Once this is paved over to make a parking lot for estimated car imports for the year 2025, this oasis for wildlife and recreation is gone. If the Port wanted to be forward thinking, they could make use of their underutilized existing facilities.. and there have been proposals of facility sharing with Vancouver, which has excess capacity and is only hundreds of feet away. (is this wise competition?).

There is plenty of existing degraded land the Port of Portland can mess around with... West Hayden Island is a hidden jewel and should not be another theft of the commons story. Please do the right thing for the future of the city.

Thank you for taking this into consideration,
Bill Auchterlonie

From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 12:04 PM
To: Kovacs, Madeline
Subject: FW: [Approved Sender] Re: Hayden Island

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

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From: melindamccoy1@aol.com [mailto:melindamccoy1@aol.com]
Sent: Friday, September 19, 2014 11:23 AM
To: Planning and Sustainability Commission
Subject: [Approved Sender] Re: Hayden Island

Melinda McCoy
1134 SW Mitchell St
Portland, Oregon 97239

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

From: Planning and Sustainability Commission <psc@portlandoregon.gov>
To: melindamccoy1 <melindamccoy1@aol.com>
Sent: Fri, Sep 19, 2014 11:05 am
Subject: RE: Hayden Island

Hello Melinda,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041

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From: melindamccoy1@aol.com [mailto:melindamccoy1@aol.com]
Sent: Friday, September 19, 2014 11:03 AM
To: Planning and Sustainability Commission
Subject: Hayden Island

To Whom It May Concern,

The Portland Planning and Sustainability Commission made a commitment to not recommend West Hayden Island for development. Please honor your commitment and remove the section from your planning that lists this open space for industrial use. There is no need to convert critical natural areas to industrial use. If the city needs more land, then convert the 900 acres of brownfield and intensify use of land already zoned for industry. I'm sure that you are aware of the fact that once an area is paved over and polluted, it is very costly to get back. My grandchildren have a right to enjoy nature when they are adults and wild life have a right to exist.

Thank you for your time,
Melinda McCoy
Portland resident, taxpayer and voter

From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 12:40 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Amandaconda! [mailto:afergu@gmail.com]
Sent: Friday, September 19, 2014 12:30 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Hello,
I am extremely concerned that the Planning and Sustainability Bureau's updated draft Portland Comprehensive Plan includes a plan to develop 300 acres of West Hayden Island for industrial use. I was so happy to hear last year that the Port of Portland had withdrawn its annexation application, thinking that this would mean that West Hayden Island would be protected for wildlife. I understood that the PSC was committed to NOT allow West Hayden Island development to move forward unless there were a binding agreement to FULLY mitigate all environmental and community impacts. I am disappointed that this apparently, is not the case, and feel that moving forward on this plan will cause mistrust and frustration in the community.

I ask that you remove the section on West Hayden Island development from the Comprehensive Plan, and designate the area as open space, protecting it from future industrial development. This is a critically important wildlife area that should be preserved. One of the main reasons I moved to Portland 8 years ago, and plan to stay here, is to enjoy the wonderful progressive community and beautiful natural areas within and around this city. Of course I understand that the population is growing and that industry must grow, but I ask that critical wildlife areas NOT be compromised in order to make room for more industry to make higher profits. Certainly there are alternatives to accommodate a growing economy and still preserve natural areas.

Thank you for your attention.
Sincerely,

Amanda Ferguson Baisley
3222 NE Hancock St.

From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 2:01 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Jeff Duvall [mailto:solo_sailor@comcast.net]
Sent: Friday, September 19, 2014 1:53 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

West Hayden Island deserves to be a protected! Please do not allow the Port to ruin this cherished part of our area.

By allowing them to destroy this unique habitat you will ruin not only the ecosystem but also destroy any hope of keeping this area around for future generations.

Respectfully,

Jeff Duvall

623 north hayden bay drive

Portland Oregon

97217

From: Planning and Sustainability Commission
Sent: Monday, September 22, 2014 10:56 AM
To: Kovacs, Madeline
Subject: FW: Re:Comprehensive Plan Testimony”

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: Claire Coleman-Evans [mailto:eclair27@comcast.net]
Sent: Friday, September 19, 2014 3:59 PM
To: Planning and Sustainability Commission
Cc: Claire Coleman-Evans; Anderson, Susan; Scarlett, Paul; Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; Commissioner Novick; City Auditor Griffin-Valade
Subject: Re:Comprehensive Plan Testimony”

September 18, 2014

To: Planning and Sustainability Commission

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearing Extension

The Bridlemile Neighborhood Association is requesting an extension to the PSC hearings. This was voted on by BNA unanimously to support the Multnomah NA and SWNI, and SWNI land use committee decision to request extension of PSC Hearings. We request that the Bureau of Planning and Sustainability provide the details for the new mixed-use zoning designations and the new campus institutional zoning and that Planning and Sustainability Commission. We request that the Comprehensive Plan or that the record of the hearings left open for at least 90 days following the release of the provisions of these definitions to give the Neighborhood a chance to understand the impact of the definitions and time to respond.

This process of these changes need to be defined to determine the impact on the neighborhood. This needs to be done before the PSC ends its hearing on the Comprehensive

Plan with ample time for the citizens and neighborhood to understand the changes and respond.

Thank you,

Bridlemile Neighborhood Association
Land Use Chair
Claire Coleman-Evans
6260 SW Hamilton Way Portland Oregon 97221

CC: Susan Anderson Susan.Anderson@PortlandOregon.gov
Planning and Sustainability Commission psc@portlandoregon.gov
Paul Scarlett paul.scarlett@portlandoregon.gov

Mayor Charlie
Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov

City Auditor La Vonne Griffin-
Valade, LaVonne@portlandoregon.gov

From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 9:24 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island

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

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From: Elena [mailto:csnegoski@aol.com]
Sent: Thursday, September 18, 2014 7:13 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island

The Planning and Sustainability Commission got it right last year when it said, “no development without complete mitigation.” Keep faith with the community now by rejecting the West Hayden Island designations in the draft Comprehensive Plan.

Carolyn Snegoski
12292 SE 31st PL #87
Milwaukie, OR 97222

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 9:31 AM
To: Kovacs, Madeline
Subject: FW: Comment on West Hayden Island

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

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From: whishthound@gmail.com [mailto:whishthound@gmail.com] On Behalf Of Rebecca Lexa
Sent: Thursday, September 18, 2014 9:13 AM
To: Planning and Sustainability Commission
Subject: Comment on West Hayden Island

From:

Rebecca Lexa
2038 NE Everett St.
Portland, OR 97232

To whom it may concern,

- 1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.
- 2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Sincerely,
Rebecca Lexa

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 9:45 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: Stockton, Marty
Sent: Thursday, September 18, 2014 9:37 AM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan Testimony

Marty Stockton | Southeast District Liaison
Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue | Suite 7100 | Portland, OR 97201
p: 503.823.2041
f: 503.823.5884
e: marty.stockton@portlandoregon.gov
w: www.portlandoregon.gov/bps

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From: Sheila Baraga [<mailto:sheilabaraga@gmail.com>]
Sent: Thursday, September 18, 2014 9:28 AM
To: Stockton, Marty
Cc: Rick Johnson; Samantha Van Der Merwe; Carole Murphy; jbrown@poboyart.com; Kim Knight; ronnawague@juno.com; info@lesliepaintedglass.com
Subject: Displacement (and replacement) of tenants at 1400-1416 se Stark Street

Hello Marty,
Thank you so much for your time and expertise to help guide our Buckman community as we go

through this big transition on Stark Street between SE 14th & 15th.

As I think you know, this building at the corner of SE 14th & Stark, was once home to the Bastasch family bakery, the Sweetheart Bakery. There were ovens and packing machines run on a large conveyor belt system (still in parts in the basement), trucks backing into the loading bays on the East end of the building and a little retail shop on the corner of 14th. A place where the neighbors gathered to visit and get fresh & day old bread, rolls & muffins. John Bastasch, the 2nd of the 5 Bastasch siblings spent his entire life working in this storefront as it went from retail shop to his Trust's business office. He ran the family real estate investment business from this space until his sad, untimely death on December 30th of last year. http://zeller.tributes.com/our_obituaries/John-Andrew-Bastasch-97445029 It has been a great personal loss to me as we were very close friends but it has also been a great loss to the community. His kindness and great sense of humor are remembered by many as a shining light in our community.

Shortly after John's death in December, the tenants of the Stark Street building (along with the Bastasch residential tenants elsewhere), started enduring pressure & intimidation by his Trust members to vacate their homes & businesses. The business tenants have had realtors, appraisers and potential investors walking through their spaces and all have been told in no uncertain terms, that "all assets will be liquidated". The commercial tenants were given the message that October 1, 2014 would be the date the building would be put on the market so they'd need to find a place to move. The Real Estate lawyer that has been retained by the Trust is the acclaimed timber sales attorney Mark Stayer,

<http://www.schwabe.com/showattorney.aspx?Show=9418>

The commercial tenants on Stark Street are sadly, one by one, finding other locations. It will be a great loss for this community when they go. The businesses in this historic building include:
-Shaking the Tree Theatre & Studio-An award winning innovative theatre and studio. Along with its contribution to local arts, the theatre has had the wonderful advantage of allowing Buckman students to walk to daytime productions. The theatre has also offered learning & apprenticeship opportunities to Buckman students in stage & lighting..

<http://www.shaking-the-tree.com>

-Carole Murphy Sculpting Studio-Again an award winning sculptor that offers classes and guidance as people find their voice through the medium of sculpture. <http://www.carolemurphy.com/artiststatement.html>

-Sekhetmaat, the Gnostic church has had its church & meeting hall in the building for over 15 years. It is a wonderful community, sharing diverse cultural beliefs. <http://sekhetmaat.com/main/>

-Leslie's Hand Painted Glass-Leslie has done her hand painting glass shop in the building for many years employing 3 full time artists.

<http://www.lesliepaintedglass.com/>

-Po Boy Arts & Framing is a working studio for many artists from around the city

<http://www.portlandmercury.com/portland/outside-the-box/Event?oid=2997511> Two of the artists, Chris Haberman & Jason Brown are both known for their many contributions to the artistic community of Portland <http://www.artslandia.com/11230/>

And then there is Kai Fuhrmann, Master Furniture Maker who runs his business in the back of the building facing Oak Street, just North of Stark. This space has been a woodworking shop since the bakery closed in the 1970's. <http://pdxmasterfurnituremaker.com/principal.php>

All of these tenants are being displaced with the proposed sale of the property. I do agree that the building could use some long overdue maintenance and a face lift. But does it need total eviction, demolition and a 40' high, all residential building in its place? With its current R-1 zoning, that certainly looks like a possibility.

I would like to suggest that, if we're going to lose all this culture and our long standing artist community, let's at least not lose our sky and all of our sunlight in the process. At the very least, I would advocate for a CN1 designation so that a 30' high structure is the worst it would get. And then hopefully we can get some new (wealthy artists?) to replace those that are here already.. But my most pressing question is...

What does the City of Portland want the future Buckman to look like?

I really appreciate you listening to my perspective Marty and for taking the time to hear some of the back story. Your concern and support mean so much to us here in the neighborhood.

With respect,

Sheila Baraga

423 se 15th Avenue

503.318.8338

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 9:46 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Ann Littlewood [mailto:annlittlewood3@gmail.com]
Sent: Thursday, September 18, 2014 9:35 AM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

So sorry.
2915 NE 21st Avenue
Portland, OR 97212

I will be out of town when the hearing is held, but please understand that I care a lot about this issue. Pretty steamed, actually!
Best,
Ann Littlewood

On Thu, Sep 18, 2014 at 9:31 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Ann,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100

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From: Ann Littlewood [mailto:annlittlewood3@gmail.com]
Sent: Wednesday, September 17, 2014 8:56 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

I do not understand how all the hearings and emails and effort that went into resolving what should happen with West Hayden Island can be disregarded in a new plan that ignores previous work. What is the logic behind this? Who is going to stand up and say that what the public wanted and got is no longer convenient?

The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

Please remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as open space. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

This decision is an embarrassment to the city, to public process, and to the PS bureau. Please fix it.

Ann Littlewood
Portland, OR

--

Birds: If you don't build it, they will come.

--

Birds: If you don't build it, they will come.

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 1:26 PM
To: Kovacs, Madeline
Subject: FW: Project West Hayden Island

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

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From: Colin Helms [mailto:colinhelms@gmail.com]
Sent: Thursday, September 18, 2014 12:17 PM
To: Planning and Sustainability Commission
Subject: Project West Hayden Island

To whom it may concern:

The turnaround on the plans for West Hayden Island are wrong and unsubstantiated. They are ignoring the plans that have been set forth for this area in the past. Please consider the people and environment effected by these decisions. Development should not occur on West Hayden Island without binding plans to mitigate impact on the community and environment.

1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end-run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as open space. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

--

Colin Helms
12384 NW Barnes Rd #309
Portland, OR 972290
(503) 516-9590

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 1:28 PM
To: Kovacs, Madeline
Subject: FW: [User Approved] Re: Stop the development of West Hayden Island!

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

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From: Moira Drake [mailto:explorerdrake@hotmail.com]
Sent: Thursday, September 18, 2014 11:33 AM
To: Planning and Sustainability Commission
Subject: [User Approved] Re: Stop the development of West Hayden Island!

My mailing address is 7065 SW Garden Home Rd, #62, Portland, OR, 97223.

From: psc@portlandoregon.gov
Sent: Thursday, September 18, 2014 11:33 AM
To: Moira Drake

Hello Moira,
Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?
Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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accommodations, translations, complaints, and additional information, contact me, City TTY 503-823-6868, or use Oregon Relay Service: 711.

From: Moira Drake [mailto:explorerdrake@hotmail.com]
Sent: Thursday, September 18, 2014 11:27 AM
To: Planning and Sustainability Commission
Subject: Stop the development of West Hayden Island!

Last year, after five years of public process, the Portland Planning and Sustainability Commission told us that it would not allow the Port of Portland to annex and rezone 300 acres of West Hayden Island for industrial development unless the Port completely mitigated for impacts to the environment and the local community in a way that resulted in a net increase in ecosystem function. The Port of Portland refused to agree to these terms and withdrew its annexation application. That should have been the end of the story!

Why are you suddenly doing an about-face and allowing this?! Do your public promises mean nothing? You should be ashamed of yourselves for your lack of integrity! Sustainability Commission? Only if you're talking about sustaining your own selfish interests!

Shame on you!
Moira Drake

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 1:55 PM
To: Kovacs, Madeline
Subject: FW: Hayden Island development

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Frans [mailto:kvanderhorst@opusnet.com]
Sent: Thursday, September 18, 2014 1:47 PM
To: Planning and Sustainability Commission
Subject: Hayden Island development

I have learned that, instead of recommending that no development be made to West Hayden Island unless mitigation for the loss of habitat is accomplished, the Planning and Sustainability Bureau has released an updated plan that allows development without any accountability for the loss of habitat. This is a break of faith with the community. I strongly favor the former position, which was reached after five years of public process.

The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as open space. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you for your attention,
Kathryn van der Horst

3356 SE Main St., Portland, OR 97214

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 2:13 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Phil and Rosie Hamilton [mailto:rosiephilh@msn.com]
Sent: Thursday, September 18, 2014 2:09 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

I was shocked to hear that you had done a 180 on the protection of Hayden Island. I'm not sure who got to you or what "new" information came forward, but there should be another round of input rather than "this is the plan!"

What on earth were you thinking to throw out the citizens input over the past years?

Rosie Hamilton
7215 SW La View Drive
Portland, OR 97219

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 3:42 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Karen Berry [mailto:karenberry.pi@gmail.com]
Sent: Thursday, September 18, 2014 3:13 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

Karen Berry, 3124 N. E. 24th Ave., Portland 97212

On Sep 18, 2014, at 2:53 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:

Hello Karen,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,

julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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Service: 711.

From: Karen Berry [mailto:karenberry.pi@gmail.com]
Sent: Thursday, September 18, 2014 2:52 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

I agree with Portland Audubon that:

The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 4:12 PM
To: Kovacs, Madeline
Subject: FW: Hayden Isl.

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

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From: jackieywilson@comcast.net [mailto:jackieywilson@comcast.net]
Sent: Thursday, September 18, 2014 4:00 PM
To: Planning and Sustainability Commission
Subject: Hayden Isl.

I don't understand why you have changed your stance on Hayden Isl. Leave it for birds and other wildlife.

Jackie Wilson
4421 SE 51st Ave.
Portland, OR 97206
jackieywilson@comcast.net

From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 9:24 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan - West Hayden Island

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

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From: Tom Dana [mailto:thomashdana@gmail.com]
Sent: Thursday, September 18, 2014 8:54 PM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan - West Hayden Island

Dear Commissioners,

I strongly recommend that you ask for removal of the zoning changes for West Hayden Island in the new Comprehensive Plan and leave the entire 825 acres zoned as farm/forest. To change 300 acres to industrial without a guarantee of the previously recommended mitigation for both the environment and the residents is unthinkable. Also, to imply industrial zoning after the collapse of the I5 bridge project makes for a transportation nightmare. It feels like this change was slipped in at the last minute in the hope of bypassing any current public process and negating the last five years of public process. So again, I ask that you recommend that West Hayden Island be left zoned as farm/forest.

Thank you,
Tom Dana
503-954-9217
Thomashdana@gmail.com
1501 N Hayden Island Dr, Unit 110
Portland, OR 97217

From: Planning and Sustainability Commission
Sent: Friday, September 19, 2014 9:25 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island Testimony--please place on the record for the hearing 09/23

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

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From: Jimme Peters [mailto:jimme_peters@msn.com]
Sent: Thursday, September 18, 2014 9:28 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island Testimony--please place on the record for the hearing 09/23

Hello Commisioners and Mayor Hales-

After participating in the public process for five years to protect West Hayden Island, it now appears that the new Comprehensive Plan is negating all our efforts and agreements to protect this land. The Port removed its annexation and zoning change application as they would not mitigate for the damages to the community and wildlife. Changing the rules now is counterproductive and does not sit well with our residents.

Please remove West Hayden Island from the latest version of the Comp Plan and honor the work that we all diligently collaborated upon to find the right balance of fairness, health and wildlife. Sneaking around the public process is poor conduct and precisely why citizens do not trust their governments.

There are plenty of other unused industrial lands and brownfields available, thus converting a wildlife rich environment like West Hayden Island does not make sense nor is moral. Please stand by your votes and previous agreements; you know it is the right decision and owe it to the citizens that have elected you.

Thank you,

Jimmé Peters
2630 N Hayden Island Drive
Portland, OR 97217
503.816.0500

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 10:49 AM
To: Kovacs, Madeline
Subject: FW: Proposed Comprehensive Plan Map

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

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From: PDX Comp Plan
Sent: Thursday, September 18, 2014 10:28 AM
To: Planning and Sustainability Commission
Subject: FW: Proposed Comprehensive Plan Map

From: Peggy Nollmeyer [mailto:peg.nollmeyer@gmail.com]
Sent: Wednesday, September 17, 2014 11:10 PM
To: PDX Comp Plan
Subject: Proposed Comprehensive Plan Map

To whom it May Concern:

This is an objection to your proposal to change the designation of our property at 3649 NE 156th St; Portland, OR from Townhouse Multi-Dwelling to Single-Dwelling 5000. As I attempted to explain on the phone this building is a duplex of town homes, not a single family dwelling and has never been a single family dwelling. It sits on the corner of Beech and 156th St. One entrance and garage face Beech and one entrance and garage face 156th. This is not a home you can turn into a single family dwelling. Surely someone can physically check out these properties before you make a proposal. If this had been done you would have seen it has never been a single family dwelling and is virtually impossible to make it one unless you can figure out a way to saw it into two pieces. Thank you for your time.

Sincerely,
Scott & Peggy Nollmeyer



Hayden Bay Condominiums

Noah & Associates, property managers
12550 SE 93rd Avenue, #300
Clackamas, OR 97015

www.hbcondos.org

Kate Dormer, account manager
kate.dormer@noahandassociates.net
503 654 0118

Email: psc@portlandoregon.gov
PROTECT HAYDEN ISLAND

September 17, 2014

City of Portland
Planning and Sustainability Commission
1900 SW 4th Avenue, Room 2500A
Portland, OR 97204

RE: West Hayden Island and Hayden Island

Hayden Bay Condominiums, a residential community of 18 units, is opposed to the rezoning of West Hayden Island.

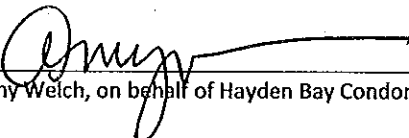
Furthermore, Hayden Bay Condominiums is concerned about the lack of appropriate planning to include increased housing density on the east end of Hayden Island. With only two city-owned streets on the Island, and the constant back-up on I-5, we cannot support increased traffic propagated by high-density housing.

“Last year, after five years of public process, the Portland Planning and Sustainability Commission (PSC) told the community that it would not allow the Port of Portland to annex and rezone 300 acres of West Hayden Island for industrial development unless the Port completely mitigated for impacts to the environment and the local community in a way that resulted in a net increase in ecosystem function. The Port of Portland refused to agree to these terms and withdrew its annexation application. That should have been the end of the story!” Portland Audubon Society, Sept 10, 2014

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
- 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as open-space. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or open-spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

2014 Board:

President	Victor Viets
Treasurer & Reserve	Sean Penrith
Secretary & Website	Amy Welch
Maintenance & Insurance	Dan Redmond
Landscape & Special Projects	Hazel Larpenteur


Amy Welch, on behalf of Hayden Bay Condominiums

Planning and Sustainability Commission
1900 SW 4th
Portland, OR

9-17-2014

Re: Protect West Hayden Island

Esteemed Commission,

I adamantly oppose the rezoning of West Hayden Island (WHI) from its current open space (OS) designation to heavy industrial (IH).

There is a Native American saying I embrace:

We are not inheriting the land from our fathers we are borrowing it from our children.

Some significant questions this proverb might ask are: How far in the future are we considering impacts? Ten years or 100? What will be the critical issues 100 years from now? A need for industrial based jobs or preserved and protected habitat for all species that survive until then? Will future generations appreciate our careful treatment of the land? Or will they be saddened that we cared so little for the natural splendor around us and chose pavement over paradise?

Currently I am the chair of the Smith and Bybee Wetlands Natural Area Advisory Committee at Metro. Smith and Bybee is less than ¼ mile south of WHI. I have been involved in the natural area for 25 years and can attest to the increased pressure on wildlife because of industrial development in Rivergate. The loss of wildlife habitat on WHI due to more industry will increase the pressure in this area all the more. One is left to ask, how much loss of habitat can our native wildlife handle before they are extirpated from the community around them? It is the loss of habitat and native species that will be our sad legacy if we are not careful.

For me the choice before us is a moral one not economic. I find it morally unacceptable to continue destroying what remains of open space habitat in Portland, particularly when it's driven by competition between the Port of Portland and the Port of Vancouver. Across the Columbia River from WHI the Port of Vancouver has an estimated 20 year supply of industrial land in reserve. Add to the Port of Vancouver capacity the 900 acres of industrial brownfields in Portland that are not included in the Industrial Land Inventory and it seems including all or part of the 800 acres of WHI in this inventory is not necessary.

One Hundred years from now I'm quite certain future Portlanders will marvel that we have Forest Park, Smith and Bybee, the Columbia Slough, the 40 Mile Loop trail system and, hopefully, West Hayden Island as open space reserves for recreation and wildlife within the city of Portland. However, for this to be our legacy, today we need to choose what will sustain habitat for all and not settle for short term investment.

Please keep West Hayden Island in OS zoning and may we collectively find a way to permanently protect this treasure by buying it from the Port of Portland.

Sincerely, Troy Clark || 2821 NE Klickitat Port. OR 97212

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 9:11 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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-----Original Message-----

From: Marti Dell [mailto:mdell@hevanet.com]
Sent: Wednesday, September 17, 2014 8:34 AM
To: Planning and Sustainability Commission
Subject: West Hayden Island

Dear sir or madam;

I understand the need for development in our ever expanding cities. However, I do not understand the alleged need to still ignore the very important place wildlife and green spaces also have while doing that planning.

You have committed in the past to protecting and preserving needed green space and wildlife habitat, and now your current "vision" ignores that. To me you are flat out breaking a promise, and acting in a fraudulent manner.

Please remember that:

- 1) Your commission, the Planning and Sustainability Commission, made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. Your current draft Comprehensive Plan directly turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.
- 2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its

industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Housing for people is getting more dense, so too should "housing" for industrial uses. Quit ruining yet more green space.

Thank you;

Marti Dell
2416 SW 5th Avenue
Portland, Oregon 97201

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 9:12 AM
To: Kovacs, Madeline
Subject: FW: Protect west Hayden island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
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-----Original Message-----

From: Carolyn Evans [mailto:carolynannevans@gmail.com]
Sent: Wednesday, September 17, 2014 8:03 AM
To: Planning and Sustainability Commission
Subject: Protect west Hayden island

Please keep protect Hayden island from future industrial development. This is a rare piece of open space and wildlife habitat in our city. I am asking you to protect it as such for myself and future generations of humans and wild creatures.

Thank you,
Carolyn Evans
1837 se ash st.
Portland, or 97314

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 9:12 AM
To: Kovacs, Madeline
Subject: FW: Wes Hayden Island: Preserve it for Bio-diversity, please

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

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From: tennise thornton [mailto:tennise99@gmail.com]
Sent: Wednesday, September 17, 2014 7:31 AM
To: Planning and Sustainability Commission
Subject: Wes Hayden Island: Preserve it for Bio-diversity, please

Please preserve West Hayden Island's natural beauty and bio-diversity.
Take the industrial development elsewhere.
Surely, industrializing WHI will not help our fish populations.

Tennise Thornton

Tennise Thornton
10005 SW Lancaster Rd
Portland, Or 97219
503 246 5518
fax 503 246 3816

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tennise99@gmail.com

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 9:13 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Esther Forbyn [mailto:forbyne@reed.edu]
Sent: Wednesday, September 17, 2014 6:50 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Hello,

I am writing today to encourage you to remember the commitments made to the community regarding West Hayden Island.

The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development. The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Sincerely,
Esther Forbyn
4200 N Albina Ave
Portland OR 97217

--

Esther Forbyn
Reed College

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 10:06 AM
To: Kovacs, Madeline
Subject: FW: [User Approved] Re: Protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Linore Blackstone [mailto:llblackstone@comcast.net]
Sent: Wednesday, September 17, 2014 9:42 AM
To: Planning and Sustainability Commission
Subject: [User Approved] Re: Protect West Hayden Island

Certainly, Julie. My address: 1745 NE 49th Avenue, Portland, Oregon 97213

You might be interested in reading the complete poem, The Last One. It's a parable concerning humanity chopping down the last tree on earth. It is terrifying and telling.

Well they'd made up their minds to be everywhere because
why not.

Everywhere was theirs because they thought so.
They with two leaves they whom the birds despise.
In the middle of stones they made up their minds.
They started to cut.

(1st stanza of "The Last One," W.S. Merwin In The Lice, Poems by W.S. Merwin)

Thank you for letting me comment.
On Sep 17, 2014, at 9:33 AM, Planning and Sustainability Commission wrote:

Hello Linore,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,

julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
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Portland, OR 97201
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From: Linore Blackstone [mailto:llblackstone@comcast.net]
Sent: Wednesday, September 17, 2014 9:24 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Well, a quotation from the poem, The Last One by W.S. Merwin, American poet, is appropriate here:

Well they'd made up their minds to be everywhere because
why not.
Everywhere was theirs because they thought so.

Why the reconsideration of allowing industrial use of West Hayden Island? Why the switch? Hoping the community would not be paying attention? Where is the integrity in the process?

I am appalled at your tactics and don't understand your values.

Linore Blackstone
llblackstone@comcast.net

Linore Blackstone
llblackstone@comcast.net

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 10:52 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Karen E. Isley [mailto:cowboysladyin88@yahoo.com]
Sent: Wednesday, September 17, 2014 10:47 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

TO Whom it Concerns:

- 1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.
- 2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Karen Isley
3231 NE HOLLAND CT

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 1:09 PM
To: Kovacs, Madeline
Subject: FW: [User Approved] RE: Protect West Hayden Island

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

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From: Kristin Laemmert [mailto:kristin.laemmert@outlook.com]
Sent: Wednesday, September 17, 2014 12:31 PM
To: Planning and Sustainability Commission
Subject: [User Approved] RE: Protect West Hayden Island

Absolutely! That makes sense.

Kristin Laemmert
11975 SW Center St Apt 6
Beaverton, OR 97005

Thanks Julie, have a great day.
Kristin

From: psc@portlandoregon.gov
To: kristin.laemmert@outlook.com
Subject: RE: Protect West Hayden Island
Date: Tue, 16 Sep 2014 16:01:27 +0000
Hello Kristin,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken

City of Portland
Bureau of Planning and Sustainability
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From: Kristin Laemmert [mailto:kristin.laemmert@outlook.com]
Sent: Tuesday, September 16, 2014 8:58 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Good morning,
I recently read about changes in the PSC plan for industrial development on West Haven Island without requiring that the Port of Portland fully mitigate for all impacts to the environment and the community. I do not feel good about this decision and I hope that the City reconsiders. Please strive to find a way to allow the city to progress without forgetting the values that make Portland an amazing place to leave.
I hope that the feedback you get on this issue encourages you to revert the changes made in the most recent draft comp plan.
Cheers,
Kristin Laemmert

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 3:11 PM
To: Kovacs, Madeline
Subject: FW: Comment on Draft Portland Comprehensive Plan

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

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From: Norman Tolonen [mailto:normtolonen@msn.com]
Sent: Wednesday, September 17, 2014 2:46 PM
To: Planning and Sustainability Commission
Subject: Comment on Draft Portland Comprehensive Plan

The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you,

Norm Tolonen
4406 SE Hull Ave
Milwaukie, OR 97267

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 9:32 AM
To: Kovacs, Madeline
Subject: FW: Please protect West Hayden Island

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

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From: Vickie [mailto:ptakkrolowa@yahoo.com]
Sent: Wednesday, September 17, 2014 6:20 PM
To: Planning and Sustainability Commission
Subject: Please protect West Hayden Island

To Whom It May Concern:

I have been made aware that there is an upcoming Comprehensive Plan hearing on September 23rd. The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

I request that the Planning and Sustainability Commission remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as open space. Please do not designate it for industrial zoning or future industrial development.

I believe that the City of Portland should not convert critical natural areas or open spaces to industrial use. If more industrial land is required, the focus should be on cleaning up the 900 acres of brown fields, intensifying use of the industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you for your consideration.

Victoria Gantz
8130 SE Madison St
Portland, OR 97215-3025

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 9:33 AM
To: Kovacs, Madeline
Subject: FW: Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: anatheasparrow [mailto:anatheasparrow@gmail.com]
Sent: Wednesday, September 17, 2014 5:49 PM
To: Planning and Sustainability Commission
Subject: Re: Hayden Island

Anathea Sparrow
8316 N Lombard St. PMB 445
Portland OR 97203

On Wed, Sep 17, 2014 at 4:28 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Anathea,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: anathea sparrow [mailto:anatheal23@gmail.com]
Sent: Wednesday, September 17, 2014 3:58 PM
To: Planning and Sustainability Commission
Subject: Hayden Island

Keep the City from going backwards on West Hayden Island commitments

West Hayden Island

Last year, after five years of public process, the Portland Planning and Sustainability Commission told the community that it would not allow the Port of Portland to annex and rezone 300 acres of West Hayden Island for industrial development unless the Port completely mitigated for impacts to the environment and the local community in a way that resulted in a net increase in ecosystem function. The Port of Portland refused to agree to these terms and withdrew its annexation application. That should have been the end of the story!

The Planning and Sustainability Bureau recently released its draft of the updated Portland Comprehensive Plan, which is the City of Portland's long range land-use plan. The draft does a complete 180 on West Hayden Island, designating 300 acres for industrial development and making it a major part of the City's industrial land strategy. It does nothing to ensure the Port will be accountable for its impacts on the community and environment. The Planning Bureau has done an end-run around five years of public process and has turned its back on the health of our communities and our environment.

We need your help to tell the Planning and Sustainability Commission that it got it right last year when it said, "no development without complete mitigation." It should keep faith with the community now by rejecting the West Hayden Island designations in the draft Comprehensive Plan.

Hearing: Tuesday, Sept. 23 | 5-9 p.m.
1900 SW 4th Avenue, Room 2500A

Key Messages

1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Please help

Sincerely,

Anathea Sparrow

Anatheal23@gmail.com

To: Portland Planning Commission

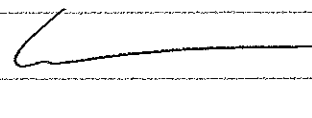
9/14/2014

I am writing to you to express my strong opposition to the proposed zoning change to my property at 9545 SW 12th OR. This change would negatively impact my property value by eliminating the possibility of future development.

Please reconsider your proposed zoning changes.

Thank you for your time.

Kimberly Carlson
9545 SW 12th Dr.
Portland, OR 97219
503-245-2011

Kimberly 

NOTICE OF A PROPOSED COMPREHENSIVE PLAN MAP CHANGE THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

What does this mean for me?

You received this notice because a new land use designation is proposed for your property. This may affect the permissible uses of your property as well as other properties with the same proposed Comprehensive Plan Map designation. These changes may also affect the value of your property. Approximately 1 in 10 properties in the city are proposed for a new land use designation.

Why is this happening?

The City of Portland is updating its Comprehensive Plan, a 20-year plan for the physical development of the city. The new Comprehensive Plan Map will be the basis for future updates to the City's Zoning Map and Zoning Code in 2015.

The new Comprehensive Plan will implement the Portland Plan to create a healthier, safer and more connected city.

One of the properties that may be affected is your property at:

The current Comprehensive Plan Map designation for this property is:

The proposed designation is:

How can I learn more about this proposal?

To learn what these map designations mean and how the proposed change might affect your property or your neighborhood, you can:

1. View proposed changes via the interactive Map App at www.portlandoregon.gov/bps/mapapp on any computer, tablet or smart phone. Begin by typing in the property address to view land use, transportation and infrastructure proposals that may affect your property. You may also use the Map App to comment on the proposal.
2. Go online to the project website at www.portlandoregon.gov/bps/pdxcompplan to view the proposed Comprehensive Plan Map, including a series of frequently asked questions. All Multnomah County libraries have public access computers.
3. Ask City staff a question. We are happy to help. Call 503-823-0195 or email us at pdxcompplan@portlandoregon.gov.

Have Your Say

You may comment any time between now and November 4, 2014, orally at one of the four hearings (see schedule on the other side) or in writing. Written comments can be submitted via the Map App or by letter or email. For your comments to be included in the Planning and Sustainability Commission's official hearing record, you must provide your legal name and mailing address. Whether or not you provide your name and address, staff will consider all comments.

Mail written testimony to:

Portland Planning and Sustainability Commission
Comprehensive Plan Update

Written testimony may also be sent electronically to:

pdxcompplan@portlandoregon.gov
with the words *PSC Comprehensive Plan Testimony* in the

Ord. 187832 Vol. 2.3.J, page 17652



Hayden Bay Condominiums

Noah & Associates, property managers
12550 SE 93rd Avenue, #300
Clackamas, OR 97015

www.hbcondos.org

Kate Dormer, account manager
kate.dormer@noahandassociates.net
503 654 0118

Email: psc@portlandoregon.gov

September 17, 2014

PROTECT HAYDEN ISLAND

City of Portland
Planning and Sustainability Commission
1900 SW 4th Avenue, Room 2500A
Portland, OR 97204

RE: West Hayden Island and Hayden Island

Hayden Bay Condominiums, a residential community of 18 units, is opposed to the rezoning of West Hayden Island.

Furthermore, Hayden Bay Condominiums is concerned about the lack of appropriate planning to include increased housing density on the east end of Hayden Island. With only two city-owned streets on the Island, and the constant back-up on I-5, we cannot support increased traffic propagated by high-density housing.

“Last year, after five years of public process, the Portland Planning and Sustainability Commission (PSC) told the community that it would not allow the Port of Portland to annex and rezone 300 acres of West Hayden Island for industrial development unless the Port completely mitigated for impacts to the environment and the local community in a way that resulted in a net increase in ecosystem function. The Port of Portland refused to agree to these terms and withdrew its annexation application. That should have been the end of the story!” Portland Audubon Society, Sept 10, 2014

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
- 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as open-space. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or open-spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

2014 Board:

President	Victor Viets
Treasurer & Reserve	Sean Penrith
Secretary & Website	Amy Welch
Maintenance & Insurance	Dan Redmond
Landscape & Special Projects	Hazel Larpenteur



 Amy Welch, on behalf of Hayden Bay Condominiums

From: Planning and Sustainability Commission
Sent: Tuesday, September 16, 2014 8:52 AM
To: Kovacs, Madeline
Subject: FW: Hayden Island

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

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From: Karin Barendrick [mailto:kbgoducks@msn.com]
Sent: Tuesday, September 16, 2014 7:47 AM
To: Planning and Sustainability Commission
Subject: Hayden Island

Your plan is egregiously flawed. Remove West Hayden Island from your comprehensive plan.

You are blatantly breaking your commitment: no development unless the Port provides a binding agreement to commit to a five-year public process. The Port has refused to do that.

Has the Port muscled its way into controlling you?
Karin Barendrick

707 N. Hayden Island Dr., Unit 409
Portland, OR 97217

From: Planning and Sustainability Commission
Sent: Wednesday, September 17, 2014 9:14 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Christian Burgess [mailto:xtian_98@yahoo.com]
Sent: Tuesday, September 16, 2014 8:33 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

To Whom It May Concern- As a concerned resident of Multnomah County, I am writing to you to not allow the Port of Portland to annex and rezone 300 acres of West Hayden Island for industrial development for the following reason:

1) The Planning and Sustainability Commission made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the Planning and Sustainability Commission.

And I urge you to do the following:

2) The Planning and Sustainability Commission should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Please choose sustainability and preserving quality of life over short-term greed and profits for the wealthy few!

Sincerely,

William C. Burgess
20699 NE Glisan Street #244
Fairview OR 97024

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 11:11 AM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Rick Kappler [mailto:rickk@sunsetforest.com]
Sent: Thursday, September 18, 2014 10:27 AM
To: Planning and Sustainability Commission
Subject: RE: PSC Comprehensive Plan Testimony

5690 sw Mayfield place
Portland or 97225

From: Planning and Sustainability Commission [mailto:psc@portlandoregon.gov]
Sent: Thursday, September 18, 2014 10:25 AM
To: rickk@sunsetforest.com
Subject: FW: PSC Comprehensive Plan Testimony

Hello Rick,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041

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From: PDX Comp Plan
Sent: Thursday, September 18, 2014 10:21 AM
To: Planning and Sustainability Commission
Subject: FW: PSC Comprehensive Plan Testimony

From: Rick Kappler [mailto:rickk@sunsetforest.com]
Sent: Tuesday, September 16, 2014 11:45 AM
To: PDX Comp Plan
Subject: PSC Comprehensive Plan Testimony

Regarding the comprehensive plan for Portland,

The city of Portland needs the following:

- Re-zoning to ban strip clubs and pornography stores within three blocks of schools
- Reduced speed limits on SW Beaverton-Hillsdale Highway, SW Barbur Blvd, SW Multnomah Blvd
- More simple parks with trees and not expensive art projects
- Rails-to-trails project for the Willamette Shore Trolley
- Fast-track the Red Electric Trail to completion
- Help Washington County fix the nearby "crash corner" in Raleigh Hills
- Walkable shoulders for more of SW Portland like the 2013 makeover of SW Maplewood Road that was done for an average cost of just \$89 per linear foot
- Fast-track a walkable and water-catch permeable shoulder for SW Shattuck Road
- Greater cooperation with SW Trails
- Ban metal-studded tires which damage roads
- Remove the arts tax
- Cycle-tracks for SW Capitol Highway from SW Garden Home Road to SW Taylors Ferry Road
- Sidewalks and bike lanes for SW Barbur Blvd
- Removal of bus-rapid transit and light rail from the SW Corridor plan
- Enforcement of possible code-violations from possible slum-lords near SW Beaverton-Hillsdale Highway
- Creating a new park on the south side of intersection of SW 45th Ave and SW Beaverton-Hillsdale Highway

Rick Kappler
Sunset Forest Products
Portland, OR 97225
<http://www.sunsetforest.com/>

From: Ocken, Julie
Sent: Wednesday, September 17, 2014 11:48 AM
To: Kovacs, Madeline
Subject: FW: PSC Hearings Extension

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

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From: Murphy Terrell [mailto:g97219@gmail.com]
Sent: Wednesday, September 17, 2014 11:36 AM
To: Planning and Sustainability Commission
Subject: Re: PSC Hearings Extension

8619 sw 37th ave 97219

Thanks
Murph

On Tue, Sep 16, 2014 at 10:57 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:

Hello Murphy,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,

julie

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

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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: Murphy Terrell [mailto:g97219@gmail.com]
Sent: Tuesday, September 16, 2014 10:44 AM
To: Planning and Sustainability Commission
Subject: PSC Hearings Extension

Dear PSC~

Yep it's a form letter, but they say it better than I can.

We need more time to get local participation and a better understanding of what it all means. I'm not up to my eyebrows in Land Use issues every day and I have to think about this a little slower than do you.

I'm very concerned because my neighborhood's storm water needs have been ignored (for 60 years~ since the City got this piece of land between 1941 and 1950, sometime a storm water pipe was discovered to be broken and no one bothered to fix it and this past spring 3 properties flooded~ Spring Garden Creek, east of S Capitol Hwy) in front of development.

And the City's maps say this is a wet land, but it was sold for development anyway!

Yes this is Land Use, but it was Planned and thought to be Sustainable~ so even though this issue is not within your silo, it is a planning issue.

So here is the form letter:

Planning and Sustainability Commission
psc@portlandoregon.gov
1900 SW Fourth Ave
Portland, Oregon 97201-5380
Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability (BPS) provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that you either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold a hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

Murphy Terrell

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov

Thanks
Murph

From: Planning and Sustainability Commission
Sent: Tuesday, September 16, 2014 2:23 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Kathy and Bill [mailto:tomlinsonbaldwin@yahoo.com]
Sent: Tuesday, September 16, 2014 2:14 PM
To: Planning and Sustainability Commission
Subject: RE: Protect West Hayden Island

Here is my address

Bill Tomlinson
18525 NW Sauvie Island Road
Portland, OR 97231

Thanks,

Bill

On Tue, 9/16/14, Planning and Sustainability Commission <psc@portlandoregon.gov> wrote:

Subject: RE: Protect West Hayden Island
To: "Kathy and Bill" <tomlinsonbaldwin@yahoo.com>
Date: Tuesday, September 16, 2014, 1:51 PM

Hello Bill,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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

From: Kathy and Bill [mailto:tomlinsonbaldwin@yahoo.com]

Sent: Tuesday, September 16, 2014 1:47

PM

To: Planning and Sustainability

Commission

Subject: Protect West Hayden

Island

Dear members of the
Planning and Sustainability Commission,

The recently released draft of the updated Portland Comprehensive Plan regarding the Hayden Island zoning does not do justice to our environment. It does not have a net increase ecosystem function, as was agreed upon by 5 years of public process. This space is part of the unique Portland area riparian habitat that continues to be absconded by money interests. It should be designated as open space.

Thank you,

Bill Tomlinson
Sauvie Island



1017 NE 117th Avenue
Portland, OR 97220
Phone: 503-823-4550
Fax: 503-823-4525
Email: info@epno.org

Argay
Neighborhood Association

Centennial
Community Association

Glenfair
Neighborhood Association

Hazelwood
Neighborhood Association

Lents
Neighborhood Association

Mill Park
Neighborhood Association

Parkrose
Neighborhood Association

Parkrose Heights
Association of Neighbors

Pleasant Valley
Neighborhood Association

Powellhurst-Gilbert
Neighborhood Association

Russell
Neighborhood Association

Wilkes
Community Group

Woodland Park
Neighborhood Association

East Portland Land Use & Transportation Committee

The East Portland Land Use and Transportation Committee recommends that the Zoning in the Pleasant Valley Natural Resource Overlay Zone be updated to R-10 at the time of annexation, with a Comprehensive Plan designation of R-10.

The Pleasant Valley Natural Resource Overlay Zone area has a ground water table that in some sites is above ground level year-round. It also has the same characteristics of the area to the South of Powell Butte that is currently zoned R-20 with a proposed Comprehensive Plan designation of R-20. Although the R-20 zoning and R-20 Comp Plan designation seem like an excellent fit for this area, the East Portland Land Use and Transportation Committee did not have time to discuss and endorse the proposed zoning for the South side of Powell Butte.

33.465.050 Significant Natural Resource Area within the Pleasant Valley Natural Resources Overlay Zone

The Pleasant Valley Natural Resources overlay zone contains significant natural resources identified in the *Pleasant Valley Natural Resources Protection Plan*. The entire Pleasant Valley Natural Resources overlay zone is resource area; there is no transition area as there is with environmental overlay zones.

East Portland Land Use and Transportation Committee

Linda Bauer, Chair

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 11:00 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: Anne Hoang [mailto:annecehoang@gmail.com]
Sent: Monday, September 15, 2014 7:48 AM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan Testimony

I would like to see more sidewalks or at least a consistent shoulder in South Burlingame along Taylor's Ferry Rd, Terwilliger, and Barbur. I believe this would make the intersection at Terwilliger and Taylor's Ferry more accessible to the many residents nearby and allow for a more vibrant business community there. In general, I am in favor of more mixed use building and pedestrian/bike accessibility in the Southwest neighborhoods of Portland outside of downtown.

Thank you,
Anne Hoang
9119 SW Trail Ct
Portland, OR 97219

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 4:41 PM
To: Kovacs, Madeline
Subject: FW: [Approved Sender] RE: Opposition to the PSC draft plan for West Hayden Island

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

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From: David Robinson [mailto:davidjamesrobinson@hotmail.com]
Sent: Monday, September 15, 2014 4:37 PM
To: Planning and Sustainability Commission
Subject: [Approved Sender] RE: Opposition to the PSC draft plan for West Hayden Island

David James Robinson
255 SW Harrison St. TH8
Portland, OR 97201

From: psc@portlandoregon.gov
To: davidjamesrobinson@hotmail.com
Subject: RE: Opposition to the PSC draft plan for West Hayden Island
Date: Mon, 15 Sep 2014 23:35:56 +0000
Hello David,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: David Robinson [mailto:davidjamesrobinson@hotmail.com]
Sent: Monday, September 15, 2014 4:25 PM
To: Planning and Sustainability Commission
Subject: Opposition to the PSC draft plan for West Hayden Island

I lived on Hayden Island in 2012-13 and I was an active member of the neighborhood association. Please reconsider your decision to develop WHI for industrial purposes. There is a thriving community there. How do I know? Because I've lived in four neighborhoods over the years and this one has the most active and organized neighborhood association. It will make for bad press. We picketed Casino Row. We bussed our citizens to Salem for hearings on Casino Row. We bussed our citizens downtown for hearings on the WHI plan. We know our police officers by name. I live downtown now and I still include myself in their numbers. I agree with the three prepared comments below. I also add this: Industrialization in Portland is a short sighted goal compared to urbanization. Affordable housing and expansion of capacity within the UGB is the future. Green tech/clean tech is the future. Creating more industrial use is a 1980's style solution to the problems you are attempting to correct.

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
 - 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
 - 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.
- Sincerely and respectfully submitted,
David James Robinson

Sent from Windows Mail

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 12:20 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Mayfield, Kristin [mailto:Kristin.Mayfield@VerizonWireless.com]
Sent: Monday, September 15, 2014 11:06 AM
To: Planning and Sustainability Commission
Subject: RE: Protect West Hayden Island

Thank you Julie!

7605 SE 17th Ave
Portland OR
97202

Kristin Mayfield Brown
VeriZon Wireless / Innovation Specialist
**For fastest response, send me a TEXT @ 5038960175
or from your e-mail at 5038960175@vtext.com**
(503) 896-0175 kristin.mayfield@verizonwireless.com

From: Planning and Sustainability Commission [mailto:psc@portlandoregon.gov]
Sent: Monday, September 15, 2014 11:02 AM
To: Mayfield, Kristin
Subject: RE: Protect West Hayden Island

Hello Kristin,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Mayfield, Kristin [mailto:Kristin.Mayfield@VerizonWireless.com]
Sent: Monday, September 15, 2014 10:51 AM
To: Planning and Sustainability Commission
Cc: Mayfield, Kristin
Subject: Protect West Hayden Island

Hi folks,

In hearing about the plans to develop West Hayden Island, I have a few concerns. Mainly, the PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

Because of this I propose the PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as open space. It should not be designated for industrial zoning or future industrial development.

It is my opinion that the City should not convert critical natural areas or the few open spaces we have left to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its EXISTING industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you

-Kristin

Kristin Mayfield Brown/ VeriZon Wireless / Innovation Specialist
503-896-0175 Kristin.Mayfield@verizonwireless.com

Learn more about Verizon Wireless cloud services at: [The UpperNet](#)

Learn more about how Verizon Wireless can help get your business to the Cloud : [click here](#)

Learn more about how data mobility can transform your business: [click here](#)

Please consider the environment before printing this e-mail.

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 2:57 PM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
www.portlandoregon.gov/bps

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From: Scarzello, Christina
Sent: Monday, September 15, 2014 1:25 PM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan Testimony

Dear Planning and Sustainability Commission

I would like to change the Comprehensive Plan and zoning of my properties to commercial. I raised my family with this nursery, for the past 25 years. I have been under the impression that it was zoned commercial, but see that this is not the case. The nursery has been in operation for many years before I bought it. I believe it to be over 100 years old. One of my lots had a commercial building on it, where the Oregonian operated for many years. Also, I was told it was a restaurant before that. Another one of my lots has a commercial building on it. It was used as a mechanic shop and gas station in the past. All these lots have been used commercially for longer than I've been around.

The addresses & lot numbers are as following:

10300 SE Holgate Blvd
R187246, Lot 6 & 7

10244 SE Holgate Blvd
R187247, Lot 8

10216 SE Holgate Blvd
R187249, Lot 9 & 10

10152 SE Holgate Blvd
R258893, Lot 1

Thanks for your time, if there are any questions please call me at 503-380-5488.

Abe Karam

10473 SE 172ND AVE

Happy Valley, OR 97086-8664

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 3:29 PM
To: Kovacs, Madeline
Subject: FW: W. Hayden Island

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

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

From: Marshall Goldberg [mailto:mgoldbe@gmail.com]
Sent: Monday, September 15, 2014 3:26 PM
To: Planning and Sustainability Commission
Subject: Re: W. Hayden Island

Mailing address: 3080 SW Raleighview Dr. PDX 97225

On 9/15/14, Planning and Sustainability Commission <psc@portlandoregon.gov> wrote:

> Hello Marshall,
>
> Thank you for your comments to the Planning and Sustainability Commission.
> So that we can include them in the record, can you please email me
> your mailing address as is required for public testimony?

>
> Thanks,
> julie

>
>
> 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

> -----
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> translations, complaints, and additional information, contact me, City
> TTY 503-823-6868, or use Oregon Relay Service: 711.

> -----

>

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

> From: Marshall Goldberg [mailto:mgoldbe@gmail.com]

> Sent: Monday, September 15, 2014 3:17 PM

> To: Planning and Sustainability Commission

> Subject: W. Hayden Island

>

> I strongly oppose your about-face in including this area in industrial
> designation without mitigation guarantees for environmental impacts.

> Thank you, Marshall C. Goldberg

>

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 11:03 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Anne [mailto:swmjrm@comcast.net]
Sent: Sunday, September 14, 2014 3:57 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

The PSC made a commitment to the community that it would not recommend allowing West Hayden Island development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC. The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development. The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and preventing organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you.

Anne Woodbury
2221 SW First Ave
Portland, OR 97201

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 11:21 AM
To: Kovacs, Madeline
Subject: FW: Action alert: Keep the City from going backwards on West Hayden Island commitments

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

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

From: Jeff Geisler [mailto:jeffgeisler@msn.com]
Sent: Monday, September 15, 2014 11:18 AM
To: Planning and Sustainability Commission
Subject: Re: Action alert: Keep the City from going backwards on West Hayden Island commitments

Hi Julie: my address is:

11614 N Island Cove Ln
Pt'd. Or 97217

Jeff Geisler
Chair of HiNooN
HaydenIsland Neighborhood Network
jeffgeisler@msn.com
503-936-2425 cell/text

> On Sep 15, 2014, at 10:59 AM, "Planning and Sustainability Commission" <psc@portlandoregon.gov>
> wrote:

>
> Hello Jeff,
>
> Thank you for your comments to the Planning and Sustainability Commission. So that we can include
> them in the record, can you please email me your mailing address as is required for public testimony?

>
> Thanks,
> julie

>
>

>
> 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 translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and additional information, contact me, City TTY 503-823-6868, or use Oregon Relay Service: 711.
> -----

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

> From: jeffgeisler@msn.com [mailto:jeffgeisler@msn.com]
> Sent: Sunday, September 14, 2014 8:32 AM
> To: Planning and Sustainability Commission
> Subject: Action alert: Keep the City from going backwards on West Hayden Island commitments

>
>
> This link is sent to you from <http://audubonportland.org>

>
> You are receiving this mail because someone read a page at Audubon Society of Portland and thought it might interest you.

>
> jeffgeisler@msn.com thought that the page Action alert: Keep the City from going backwards on West Hayden Island commitments (at <http://audubonportland.org/news/sept10-2014>) might interest you.

>
> He/she says:

> "Stop all attempts to zone any of West Hayden Island as Industrial! Create real JOBS by CLEANING UP all existing BROWNFIELDS! Assist private property owners of BROWNFIELDS to clean-up their land with no-interest loan programs that stipulate reasonable time frames for development!"

>
>
> --
> Audubon Portland Staff
>
>

From: Planning and Sustainability Commission
Sent: Thursday, September 18, 2014 10:24 AM
To: Kovacs, Madeline
Subject: FW: PSC Cpmprehensive Plan Testimony 3654 NE 158th and many others in this area

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

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From: PDX Comp Plan
Sent: Thursday, September 18, 2014 10:19 AM
To: Planning and Sustainability Commission
Cc: Scarzello, Christina
Subject: FW: PSC Cpmprehensive Plan Testimony 3654 NE 158th and many others in this area

From: PacWestHomes@aol.com [mailto:PacWestHomes@aol.com]
Sent: Friday, September 12, 2014 4:13 PM
To: PDX Comp Plan
Cc: scarzillo@ci.portland.or.us
Subject: PSC Cpmprehensive Plan Testimony 3654 NE 158th and many others in this area

To Whom it may concern,

Be advised that I am in receipt of a number of notices regarding a proposed change in land use designation from Townhouse Multi Dwelling to Single Dwelling 5,000, which I assume refers to a planned minimum 5000 square foot lot size. I actually own 17 tqx lots within this area, and received that number of notices.

I am in a unique position to comment on this proposed change in that while my company was not the original developer of this site, we did have a hand in building out a good deal of the structures in place now and also were involved in changes to the original plan for the site which resulted in the SF homes that do exist there now.

AS you may not be aware, the site was originally platted and planned for a small condo site, which was built by others, about 50 or so duplex lots, built by others and about perhaps 45 row house lots, most of

which were built by my company. The balance of the site had originally been planned to be built out in a number of small apartment or condo sites.

In about 2002 or so, my company was approached by a lender who had acquired the remainder of the vacant lots in a foreclosure. They struck a deal with us to acquire the entire remainder of the site, and we built it out over the next several years. In so doing, we build about 40 row houses, and the balance of the site was built out in duplexes and SF homes on 5000 lots.

The site as it exists today has perhaps 30 or so SF homes on it, and everything else is duplex, town home or condominium. There are no vacant lots or parcels and no opportunity for redevelopment anytime soon, unless something catastrophic like say a flood or a wildfire destroyed everything there. Not likely to happen.

For the life of me I cannot see the sense in rezoning this area to a zone that will provide for the reality that about 70% of the site is then occupied by what I assume would be non conforming uses or structures. It seems much more logical to zone it in such a manner that were the site to be fully razed, again not likely, that the zone would permit the replacement of what is already there.

Accordingly, I am opposed to this potential zoning designation and would vote against and testify against same at any and every opportunity for same. I encourage you to reconsider this proposed zoning designation, as I believe it to be not well thought out and to be going against what I assume would be the goal of both providing for at least existing density as built and also not to deliberately create a large number of non conforming structures.

I would be happy to discuss this matter more fully at any time if someone wishes to contact me regarding same.

Tom Skaar
2105 NE Fairway Drive
Portland, Oregon 97211

503-720-8703 cell
503-289-2906 fax

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 11:04 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Missy Martin [mailto:ohmissmissy@yahoo.com]
Sent: Friday, September 12, 2014 3:03 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

Missy Martin
19890 NW Paulina Dr.
Portland, OR 97229

On Friday, September 12, 2014 12:43 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:

Hello Missy,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Missy Martin [mailto:ohmissmissy@yahoo.com]
Sent: Friday, September 12, 2014 12:37 PM
To: Planning and Sustainability Commission; Missy Martin
Subject: Protect West Hayden Island

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
- 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you,
Missy Martin

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 11:05 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island Development plans

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

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From: Thomas Lockney [mailto:thomas@lockney.net]
Sent: Monday, September 15, 2014 10:59 AM
To: Planning and Sustainability Commission
Subject: Re: West Hayden Island Development plans

My mailing address is:

Thomas Lockney
215 Greenridge Dr. #202
Lake Oswego, OR 97035

On Sep 15, 2014, at 10:58 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:

Hello Thomas,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100

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From: Thomas Lockney [mailto:thomas@lockney.net]
Sent: Friday, September 12, 2014 8:44 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island Development plans

Dear Planning and Sustainability Commission,

I was very disappointed to read about the recent plans to develop West Hayden Island. Please stand by your commitment to "no development without complete mitigation" and reject the West Hayden Island designations in the draft plan! Removing existing habitat is quiet simply a poor and misguided decision. Please remember the important of the role you play!

--

Thomas Lockney, Lake Oswego Resident
thomas@lockney.net
<http://thomas.lockney.net>

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 11:01 AM
To: Kovacs, Madeline
Subject: FW: [User Approved] RE: Subject line: Protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: shawn graham [mailto:duckie_o@hotmail.com]
Sent: Saturday, September 13, 2014 2:24 AM
To: Planning and Sustainability Commission
Subject: [User Approved] RE: Subject line: Protect West Hayden Island

Sure:

Shawn Graham
1900 N. Jantzen Ave.
Portland, OR 97217

Please do not send mail, sell this information, or otherwise use this address for anything other than the purpose of validating public testimony.

From: psc@portlandoregon.gov
To: duckie_o@hotmail.com
Subject: RE: Subject line: Protect West Hayden Island
Date: Fri, 12 Sep 2014 19:58:27 +0000
Hello Shawn,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: shawn graham [mailto:duckie_o@hotmail.com]
Sent: Friday, September 12, 2014 12:53 PM
To: Planning and Sustainability Commission
Subject: Subject line: Protect West Hayden Island

To whom it may concern:

Hayden Island is the island where I live. Turning the lovely natural openspace half of it into a concrete and steel eyesore - this is not acceptable. I like trees as much as the next person, but I'm no eco-fanatic. However, living on the river (literally - on - the river in a floating home) in such close proximity to this natural area, I'm acutely aware of it's importance to the health of the river as well as the diversity of animals that live on and around the island. There are some pretty awesome large mammals living in this preserve as well as a plethora of birds and other animals. For instance, we have a beaver or two that visit our home every day and who depend on the openspace. I've named them Chewbacca ("Chewy!") and Claudezilla. It would be a massive tragedy to see their necessary natural home replaced with concrete and pollution-spewing machines.

If you must sell out this wonderful openspace to industry, please return to using the binding agreement that the Port of Portland fully mitigate for all impacts to the environment and the community. I'll also ask for one step further, to make sure that there is enforcement and oversight of that agreement.

Thank you for your consideration,
Shawn Graham
Hayden Island Resident
on behalf of myself, my family, Chewy, and Claudezilla

From: Planning and Sustainability Commission
Sent: Tuesday, September 16, 2014 12:41 PM
To: Kovacs, Madeline
Subject: FW: West Hayden Island "No development without complete mitigation."

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

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From: Regina Galbick [mailto:rgalbick@gmail.com]
Sent: Tuesday, September 16, 2014 12:33 PM
To: Planning and Sustainability Commission
Subject: Re: West Hayden Island "No development without complete mitigation."

Hi Julie,

Thank you. My mailing address is 9620 N Kalmar St, Portland, OR, 97203.

--
Sincerely,

Regina Galbick
rgalbick@gmail.com
(503) 853-3188

On Fri, Sep 12, 2014 at 11:27 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Regina,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken

City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Regina Galbick [mailto:rgalbick@gmail.com]
Sent: Friday, September 12, 2014 10:00 AM
To: Planning and Sustainability Commission
Subject: West Hayden Island "No development without complete mitigation."

As a 9 year resident of North Portland, I strongly object to these new plans which break trust on previously negotiated agreements as well as perpetuate environmental damage and cost to the community while providing more profit and advantage to organizations like Port of Portland.

"The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit."

Please keep your original promise of "no development without complete mitigation."

--
Sincerely,

Regina Galbick
rgalbick@gmail.com
(503) 853-3188

From: Planning and Sustainability Commission
Sent: Monday, September 15, 2014 11:02 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Kent Ellsworth [mailto:kentells@gmail.com]
Sent: Friday, September 12, 2014 3:42 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Hi,
I was at the public hearing a while back on whether to develop WHI into a port or not. I was planning on submitting an oral comment but it ended before my turn due to the incredibly large amount of other concerned citizens. You heard us then and we were happy.

Why now would you go ahead and let this draft comp plan come along and change that plan. We made a decision.

These are critical natural areas that we don't want to turn into a toxic site.

The Port of Portland has existing industrial lands to use.

Keep Portland clean please, that is one of the main reasons I moved here 2 years ago and have continued to be employed and pay taxes here.

Kent Ellsworth
6544 SE Ramona St.
Portland OR 97206

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

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From: Talya Bauer [mailto:talyabauer@gmail.com]
Sent: Friday, September 12, 2014 9:08 PM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; City Auditor Griffin-Valade; Commissioner Novick; Anderson, Susan; sharon@swni.org
Subject: Requesting BPS provide definitions for the new mixed-use zoning and new campus institutional zoning designations so citizens may respond

Planning and Sustainability Commission
psc@portlandoregon.gov
1900 SW Fourth Ave
Portland, Oregon 97201-5380
Re: Request PSC Hearings Extension

I am requesting that the Bureau of Planning and Sustainability (BPS) provide the definitions for the new mixed-use zoning and new campus institutional zoning designations and that you either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold a hearing on the Comprehensive Plan in Southwest Portland.

Please add this to the record.

Thank you,
Talya Bauer

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov

Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
Sharon Keast, sharon@swni.org

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 10:01 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Jason Sack [mailto:jasack@gmail.com]
Sent: Friday, September 12, 2014 2:09 AM
To: Planning and Sustainability Commission
Subject: West Hayden Island

Dear Members of the Planning and Sustainability Commission,

Last year you made a commitment to the environment and people of Portland. Regarding the development of 300 acres West Hayden Island, you said "no development without complete mitigation." Now it seems you are abandoning this commitment, despite the fact that it was the culmination of five years of public process. This is unacceptable.

Please remove the plans that would allow development of this natural space into industrial area. Keep the port healthy - our kids will thank us.

Sincerely,
Jason Sack
3947 NE 32nd Ave.
Portland OR, 97212

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 10:06 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island

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

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

From: kimberly maun [mailto:kmaun976@gmail.com]
Sent: Friday, September 12, 2014 8:49 AM
To: Planning and Sustainability Commission
Subject: West Hayden Island

Please protect our few remaining natural spaces. West Hayden Island is critical habitat for many bird species. I understand that as the city grows, more space will be developed for industrial uses, but there are plenty of places where this can be done with less adverse consequences for our environment. Portland needs to practice what it preaches--we are known for being a progressive, environmentally aware community. There are few cities that have the abundance of nature and clean water that we do--please protect this delicate resource.

sincerely,
Kim Maun
local veterinarian, environmentalist, and concerned citizen
5120 NE 27th ave
Portland OR 97211

Sent from my iPad

From: Ocken, Julie
Sent: Friday, September 12, 2014 11:29 AM
To: Kovacs, Madeline
Subject: FW: [User Approved] my city too, my river

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

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

From: Jeff Duvall [mailto:mudpuddle@clatskanie.com]
Sent: Friday, September 12, 2014 10:00 AM
To: Planning and Sustainability Commission
Subject: [User Approved] my city too, my river

We don't need heavy industry on the river...we have enough! You people must begin to factor in global warming on all decisions you make in order to protect our city, our state, our country for sustainability and survival in the present and the future. Above all, life requires clean air, clean soil, clean water....maintaining and increasing those standards, reducing our dependence on fossil fuels and fossil fuel industries must be your priority.
Consider the following points:

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
- 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brown fields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Mary Duvall, MSW
73151 Lost Creek Road

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 11:32 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Randy Roy [mailto:aa737pilot@hotmail.com]
Sent: Friday, September 12, 2014 11:30 AM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

Absolutely...

Randy Roy
2039 N Jantzen Ave.
Portland, OR
97217

> On Sep 12, 2014, at 11:27 AM, "Planning and Sustainability Commission" <psc@portlandoregon.gov>
> wrote:

>

> Hello Randy,

>

> Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

>

> Thanks,

> julie

>

>

> 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

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> -----

>

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

> From: Randy Roy [mailto:aa737pilot@hotmail.com]

> Sent: Friday, September 12, 2014 11:11 AM

> To: Planning and Sustainability Commission

> Subject: Protect West Hayden Island

>

> Do not allow this travesty to occur! West Hayden Island is a valuable natural asset to our city and the citizens of both Portland and Vancouver. It is home to thousands of birds, rodents and small mammals that keep balance to our ecosystem. Also, it is in such close proximity to hundreds of residents that would be harmed economically, as well as physically if his development was allowed to go forward. The public process has proven this is NOT an acceptable course for our community to take, and needs to once and for all be made final and deem that land green space forever. There are HUNDREDS of acres that have already been developed and are in varying states of use that could be used much more efficiently rather than destroying more undeveloped land. That would be a much wiser use of our valuable river banks than destroying natural habitat unnecessarily.

>

> Do the right thing. Once and for all declare West Hayden Island permanent green space and use other pre developed land more efficiently.

>

> Thank you,

>

> Randy Roy

> 360-281-3282

>

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 11:45 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Fiona Sinclair [mailto:fdsinclair@gmail.com]
Sent: Friday, September 12, 2014 11:33 AM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

PO Box 422
47 Rio La Casa
Cleveland, NM 87715

thx
- fiona

From: Planning and Sustainability Commission <psc@portlandoregon.gov>
Date: Friday, September 12, 2014 12:26 PM
To: Fiona Sinclair <fdsinclair@gmail.com>
Subject: RE: Protect West Hayden Island

Hello Dr Sinclair,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Fiona Sinclair [mailto:fdsinclair@gmail.com]
Sent: Friday, September 12, 2014 8:20 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Comprehensive land use planners have a moral/ethical duty to protect green space for future generations. I implore you to protect West Hayden Island instead of destroying it in the name of profit. There are brown field locations in the area where industry has already harmed the environment. It makes sense to locate new industrial developments in these areas instead of compromising existing green space. I am lucky enough to live in the Rocky Mountain West. When i visit Portland I appreciate the level of awareness regarding environmental protection, however if the industrialization of West Hayden Island is approved you set a precedent that is difficult to reverse. Please bear in mind that any decision regarding the proposed development of West Hayden Island will be inherited by future generations.

Thank you for your time
Dr. F. Sinclair

--
Fiona Sinclair, PhD
Mora, New Mexico.

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 12:07 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island, like you promised!

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

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From: Barb [mailto:barbray@gmail.com]
Sent: Friday, September 12, 2014 12:03 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island, like you promised!

B.A. Ray
1416 SE 30th Avenue
Portland, OR
97214

thank you,
Barb ray

On Fri, Sep 12, 2014 at 11:26 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Barb,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Barb [mailto:barbray@gmail.com]
Sent: Friday, September 12, 2014 7:58 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island, like you promised!

Clandestine zoning changes and a complete disregard for community input are not "sustainable". Please honor your commitment to Hayden island. Stop selling our city and natural resources to the highest bidder!

The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development. The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit

We make a living by what we get, but we make a life by what we give.- Winston Churchill

--

We make a living by what we get, but we make a life by what we give.- Winston Churchill

From: Ocken, Julie
Sent: Friday, September 12, 2014 2:06 PM
To: Kovacs, Madeline
Subject: FW: [User Approved] Re: Hayden Island Development switcheroo

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

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From: head2tail@laurieaustin.com [mailto:head2tail@laurieaustin.com]
Sent: Friday, September 12, 2014 1:11 PM
To: Planning and Sustainability Commission
Subject: [User Approved] Re: Hayden Island Development switcheroo

Laurie Austin
11505 S.W. Pacific Highway, Suite D
Tigard, Oregon 97223

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

From: Planning and Sustainability Commission [mailto:psc@portlandoregon.gov]
Sent: Friday, September 12, 2014 03:58 PM
To: head2tail@laurieaustin.com
Subject: RE: Hayden Island Development switcheroo

Hello,
Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your name and mailing address as is required for public testimony?

Thanks,

julie

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

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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: head2tail@laurieaustin.com [mailto:head2tail@laurieaustin.com]

Sent: Friday, September 12, 2014 12:55 PM

To: Planning and Sustainability Commission

Subject: Hayden Island Development switcheroo

Really! Don't mess with Hayden Island! There's lots of other places for industrial development! Remember these points?:

1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Enough said. Do the right thing!

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 10:05 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Amanda White [mailto:aawhite80@icloud.com]
Sent: Friday, September 12, 2014 8:19 AM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

Hello,
My address is 9304 N Kellogg St. Portland or 97203

Sent from my iPhone

> On Sep 11, 2014, at 4:38 PM, Planning and Sustainability Commission <psc@portlandoregon.gov> wrote:

>
> Hello Amanda,
>
> Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

>
> Thanks,
> julie

>
>
> 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

> -----

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> -----

>

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

> From: Amanda White [mailto:aawhite80@icloud.com]

> Sent: Thursday, September 11, 2014 4:22 PM

> To: Planning and Sustainability Commission

> Subject: Protect West Hayden Island

>

> Do the right thing for our planet and our people- not for corporate pocket books.

>

> The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

>

> 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

>

> 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

>

>

> Sent from my iPhone

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 10:06 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Eileen [mailto:ems45@comcast.net]
Sent: Thursday, September 11, 2014 5:04 PM
To: Planning and Sustainability Commission
Subject: [User Approved] Re: West Hayden Island

Thank you.

Eileen Stark
3820 NE Wistaria Dr.
Portland, OR 97212

From: Planning and Sustainability Commission <psc@portlandoregon.gov>
Date: Thursday, September 11, 2014 at 4:39 PM
To: SP <ems45@comcast.net>
Subject: RE: West Hayden Island

Hello Eileen,
Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?
Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

503-823-6041

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From: Eileen [mailto:ems45@comcast.net]
Sent: Thursday, September 11, 2014 4:25 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island

I am disgusted that the PSC is going back on its word to the community. PSC said that it would not allow WHI development to move forward without a binding agreement in place that requires that the Port of Portland fully mitigate for all impacts to the environment and the community. As a biologist and concerned citizen, I feel strongly that Portland should not convert critical natural areas and open spaces to industrial use. The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as "openspace." It should not be designated for industrial zoning or future industrial development.

Eileen Stark

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 11:29 AM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island !!

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

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From: Alexander Smirnov [mailto:alexander.smirnov@gmail.com]
Sent: Friday, September 12, 2014 11:26 AM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island !!

8030 sw churchill ct tigard or 97224
Thanks!
-Alexander

On Fri, Sep 12, 2014 at 11:24 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Alexander,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Alexander Smirnov [mailto:alexander.smirnov@gmail.com]
Sent: Thursday, September 11, 2014 5:03 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island !!

I absolutely agree with the audubon society in the following:

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
 - 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as open space. It should not be designated for industrial zoning or future industrial development.
 - 3) The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brown fields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.
- Please use common sense and keep the open areas - they are an asset more valuable inside cities than industrial areas! Imagine NY would designate the central park as an industrial area!
- Alexander

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 11:36 AM
To: Kovacs, Madeline
Subject: FW: Please revise the Comp Plan to protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Mary Ann Pastene [mailto:maryann.pastene@gmail.com]
Sent: Friday, September 12, 2014 11:32 AM
To: Planning and Sustainability Commission
Subject: Re: Please revise the Comp Plan to protect West Hayden Island

1704 NW Hoyt St.
Portland, OR 97209

Thanks.

Mary Ann Pastene

On Sep 12, 2014, at 11:25 AM, Planning and Sustainability Commission <psc@portlandoregon.gov> wrote:

Hello Mary Ann,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100

Portland, OR 97201
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From: Mary Ann Pastene [mailto:maryann.pastene@gmail.com]
Sent: Thursday, September 11, 2014 7:00 PM
To: Planning and Sustainability Commission
Subject: Please revise the Comp Plan to protect West Hayden Island

Please designate West Hayden Island as openspace in the proposed comp plan as per the agreement the PSC made to the community.

Mary Ann Pastene

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 12:59 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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-----Original Message-----

From: Leigh Anne Kranz [mailto:leighannekranz@gmail.com]
Sent: Friday, September 12, 2014 12:58 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

Hi Julie,
Here is my address:
Leigh Anne Kranz
6023 SE 22nd Ave
Portland, OR 97202

Thank you!
Leigh Anne Kranz

Sent from my iPhone

> On Sep 12, 2014, at 11:25 AM, Planning and Sustainability Commission <psc@portlandoregon.gov>
> wrote:
>
> Hello Leigh Anne,
>
> Thank you for your comments to the Planning and Sustainability Commission. So that we can include
> them in the record, can you please email me your mailing address as is required for public testimony?
>
> Thanks,
> julie
>
>
> Julie Ocken
> City of Portland

> Bureau of Planning and Sustainability
> 1900 SW 4th Ave, Suite 7100
> Portland, OR 97201
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> -----Original Message-----

> From: Leigh Anne Kranz [mailto:leighannekranz@gmail.com]
> Sent: Thursday, September 11, 2014 6:47 PM
> To: Planning and Sustainability Commission
> Subject: Protect West Hayden Island

>
> 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

>
> 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

>
> 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

>
> Leigh Anne Kranz
> Sent from my iPhone

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 2:59 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Micaela Kennedy [mailto:micaelamkenedy@gmail.com]
Sent: Friday, September 12, 2014 2:58 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

3253 SE Alder Street, upper
portland or, 97214

Thanks!

On Fri, Sep 12, 2014 at 11:25 AM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Micaela,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Micaela Kennedy [mailto:micaelamkennedy@gmail.com]
Sent: Thursday, September 11, 2014 6:56 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Key Messages

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
- 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you.

Micaela Kennedy

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 1:39 PM
To: Kovacs, Madeline
Subject: FW: [User Approved] RE: West Hayden island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
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Portland, OR 97201
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From: Mickie Harshman [mailto:mickie_harshman@hotmail.com]
Sent: Friday, September 12, 2014 12:56 PM
To: Planning and Sustainability Commission
Subject: [User Approved] RE: West Hayden island

Certainly Julie,

Mickie Harshman
12130 SW Tiedeman Ave
Tigard, OR 97223

Sent from Samsung Mobile

Planning and Sustainability Commission <psc@portlandoregon.gov> wrote:
Hello Mickie,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland

Bureau of Planning and Sustainability
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Portland, OR 97201
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From: mickie_harshman [mailto:mickie_harshman@hotmail.com]
Sent: Thursday, September 11, 2014 8:03 PM
To: Planning and Sustainability Commission
Subject: West Hayden island

Hello,
I'm writing to urge you to follow through with your commitment to protect West Hayden Island as open space.

I am frustrated that we are at this juncture yet again!

If Portland is in need of additional industrial property, I urge you to clean up the existing brown fields.

I feel very strongly about this issue.

Respectfully,
Mickie Harshman

Sent from Samsung Mobile

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 12:08 PM
To: Kovacs, Madeline
Subject: FW: [User Approved] RE: Hayden Island

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

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From: Rev. Dancing Trout [mailto:troutmask420@hotmail.com]
Sent: Friday, September 12, 2014 11:36 AM
To: Planning and Sustainability Commission
Subject: [User Approved] RE: Hayden Island

Rev. Jim Dancing Trout
5726 SE Lambert St
Portland OR 97206

From: psc@portlandoregon.gov
To: troutmask420@hotmail.com
Subject: RE: Hayden Island
Date: Fri, 12 Sep 2014 18:24:58 +0000
Hello Reverend Dancing Trout,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041

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From: Rev. Dancing Trout [mailto:troutmask420@hotmail.com]
Sent: Thursday, September 11, 2014 5:59 PM
To: Planning and Sustainability Commission
Subject: Hayden Island

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
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regards, Jim Dancing Trout

E-mail to: psc@portlandoregon.gov
Subject: Comprehensive Plan Testimony

Map Feedback

Up-zone single dwelling zones to low density multi-dwelling zones (R2, occasionally R1) along borders of neighborhood parks. See this [short blog post](#) for more details.

Don't change R2 to R2.5 in close-in N. Portland. Keep as-is, since the R2 zoning is more flexible than R2.5 zoning at allowing internal conversions of larger existing homes into smaller plexes. Also, the R2.5 zone is less dense and less flexible than R2 (ie. doesn't allow density transfers from adjoining parcels or density bonuses)

Fold all R10 zone into the R7 zone – *and/or* – Fold all R-7 zone into the R5 zone. Although I appreciate the desire for larger lot sizes, there are many parts of Portland zoned for R7 and lower residential densities that are pretty close in and could easily house more people without negative neighborhood impacts. Minimum lot sizes are an important contributing factor to the construction of large and expensive homes, so reducing minimum lot sizes can also allow these neighborhoods to contain more affordable units.

Comprehensive Plan Feedback

Page I-21. Key Direction 3: Create a low-carbon community (p. I-21)

Change “Promote the development of resource-efficient buildings” to “Promote the development of smaller and attached homes and other resource-efficient building types.”

(See [DEQ report](#) finding: “Of 30 different material reduction and reuse practices evaluated, reducing home size and multi-family living achieved the largest greenhouse gas reductions along with significant reductions in other impact categories.”)

There are many references to climate gas reduction, compact urban form, and sustainable building development practices, but they're never explicitly linked. Somewhere in the plan, it would be nice to explicitly link them as follows: “Reduce greenhouse gas emissions associated with residential buildings by encouraging attached housing types and homes with less square footage per person.”

Page GP3-22. Policy 3.81 Inner Neighborhoods residential areas.

Add language to: “Allow adaptive re-use of large older homes and other structures into multiple smaller residences to accommodate a wider variety of household sizes, provide less expensive housing options, and preserve the character of existing neighborhoods.”

**Page GP4-7. After Policy 4.14 in the section of Design and Development:
Residential areas**

Add policy to: "Increase allowable residential densities for properties abutting neighborhood parks and other active gathering places."

Page GP4-12. Policies 4.47 – 4.57

Somewhere in this section add language to support compact, space-efficient housing forms as a way to decrease resource use and reduce climate gas impacts.

Page GP5-5. Housing Goals

At the end of Goal 5.A or somewhere else in this section, tack on: "... including good housing options for families in high density zones and good options for smaller households in single dwelling zones."

Page GP5-8. Policy 5.15

Current wording sounds like the proposal is just to 'mitigate the impact' of involuntary displacement. Be more active by inserting into the last couple lines: "... (such as land trusts and housing providers) to *create permanently affordable housing in affected communities and* mitigate the impacts..."

Page GP5-9. After Policy 5.22

Add a policy encouraging family-friendly housing design practices for high density housing, based on experience in Vancouver, BC (Read story and suggestions here: <http://daily.sightline.org/2014/07/29/are-you-planning-to-have-kids-part-2/>).

Page GP5-10. Policy 5.33

Alt. language?: "Encourage development and preservation of small single family homes, accessory dwelling units, and other affordable, space-efficient, and resource-efficient housing types in all (residentially zoned?) areas of the city."

Page GP5-11. After Policy 5.39

Add new policy to create safe, sanitary and legal housing options for homeless and/or extremely low-income residents that meet all life safety requirements of the maintenance and landlord/tenant codes (ie. egress, smoke detectors, ventilation, hand/guard rails...), but not necessarily the full standards for new construction under today's building and zoning codes. Open the door for limited experimentation with low-cost housing models that meet basic life safety standards to house homeless and/or extremely low-income residents with non-traditional housing forms including moveable, temporary structures and tiny homes on wheels.

Page GP6-8. After Policy 6.10

Add policy to support efforts that help neighborhood residents invest in locally-owned, neighborhood-based businesses.

Page GP6-11. At the end of Policy 6.31, add:

“, particularly those with primarily minority and women work forces.”

Page GP6-17. Policy 6.62:

Revise as follows: “*Reduce and remove regulatory barriers to low-impact home based...*”

Page GP9-13. Policy 9.51:

Revise as follows: “Limit the development of new *off-street* parking...”

Page GP10-9

Fold all R10 zone into R7 zone – *or* – Fold all R-7 zone into R5 zone

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 2:06 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Hall, Stacie [mailto:stacie.hall@intel.com]
Sent: Thursday, September 11, 2014 1:33 PM
To: Planning and Sustainability Commission
Subject: [Approved Sender] RE: Protect West Hayden Island

Hi Julie:

Thank you for your email. My mailing address is:

Stacie Hall
927 Clearbrook Dr.
Oregon City, OR 97045

Thanks,
Stacie Hall
SEA Enterprise Architect
stacie.hall@intel.com
Phone: 971-215-9521

From: Planning and Sustainability Commission [mailto:psc@portlandoregon.gov]
Sent: Thursday, September 11, 2014 12:02 PM
To: Hall, Stacie
Subject: RE: Protect West Hayden Island

Dear Stacie,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Hall, Stacie [mailto:stacie.hall@intel.com]
Sent: Thursday, September 11, 2014 7:37 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Honorable Planning and Sustainability Bureau Representatives:

It has come to my attention that the West Hayden Island decision to retain the open space is being re-examined. I recommend that you do not alter your decision and continue to support the natural open space and protect West Hayden Island. The Audubon Society provided these 3 points that make a great deal of sense for you to reference:

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
- 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as open space. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Sincerely,

Stacie Hall
SEA Enterprise Architect
stacie.hall@intel.com
Phone: 971-215-9521

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 2:41 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Kathryn Sheibley [mailto:kssheibley@gmail.com]
Sent: Thursday, September 11, 2014 2:35 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

Kathryn Sheibley
1054 SE 56th Avenue
Portland, OR 97215

On Thursday, September 11, 2014, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Kathryn,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Kathryn Sheibley [mailto:kssheibley@gmail.com]
Sent: Thursday, September 11, 2014 10:33 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

To the Planning and Sustainability Commission,

The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Sincerely,
Kathryn Sheibley

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 2:58 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Kyna Rubin [mailto:krubin317@gmail.com]
Sent: Thursday, September 11, 2014 2:43 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

What happened to last year's decision, "No development without complete mitigation?" Keep faith with last year's decision, please. A reversal is NOT in order.

Thank you.

Kyna Rubin
3232 NE 13th Ave.
Portland

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 4:07 PM
To: Kovacs, Madeline
Subject: FW: West Hayden Island

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

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From: Claire E Poulin Law [mailto:claire@poulinlaw.com]
Sent: Thursday, September 11, 2014 4:02 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island

Dear Portland Planning and Sustainability Commission,

I am writing to express my disappointment to hear that once again, West Hayden Island is being threatened with development, with no accompanying requirements for the developers to mitigate the environmental and community impacts.

Please keep faith with the community and the public process by rejecting the West Hayden Island designations in the draft comp plan. Instead, I urge you to retain the current zoning designations OR designate it as open space.

The future of the city in part depends on our ability to maintain open natural spaces and not convert them to industrial use. If we find a need for more industrial land, Portland has more than 900 acres of brownfields that can and should be cleaned up and put to use.

Sincerely,

Claire E. Poulin

Claire E. Poulin Law LLC
308 SW 1st Ave, Ste 325
Portland, OR 97211
503-679-0418
poulinlaw.com

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From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 4:10 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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From: Judy@yournatureconnect.com [mailto:Judy@yournatureconnect.com]
Sent: Thursday, September 11, 2014 3:07 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

Yes thanks.
Judy Todd
1631 NE Broadway St.
Portland OR 97232

Judy Todd
503.260.4995

On Sep 11, 2014, at 12:04 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Judy,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Judy Todd [mailto:judy@yournatureconnect.com]
Sent: Thursday, September 11, 2014 9:32 AM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

I just received an update from Portland Audubon that alarms me. You've done an end-run around an earlier important decision and are now planning to go against the best thinking of community, ecologists and citizens. Whatever happened? Please read the 3 key points and recant.

1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Judy Todd, Pacific NW
503.260.4995

"Polite conservationists leave no mark save the scars upon the Earth that could have been prevented had they stood their ground." ~David Brower, Founder of The Sierra Club

Find me on Facebook and at NatureConnect Excursions Home
Blogging at <http://www.yournatureconnect-scout.blogspot.com/>

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 10:00 AM
To: Kovacs, Madeline
Subject: FW: West Hayden Island Development AGAIN!!

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

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From: Eileen Wynkoop [mailto:eileenmgw@yahoo.com]
Sent: Thursday, September 11, 2014 7:45 PM
To: Planning and Sustainability Commission
Subject: West Hayden Island Development AGAIN!!

With so many folks opposed to the development of the remainder of West Hayden Island why is the PSC allowing the inclusion of development of 300 acres of West Hayden Island as industrial development in the Comprehensive Planning Document instead of retaining its current zoning designations or a designation as open space as so many citizens want. It should not be designated for industrial zoning or future industrial development due to the abundance of wildlife, habitat, much used natural areas and existing residential housing.

If the City converts these critical natural areas to industrial use, those of us who utilize them for recreating, enjoying the wildlife, and living in adjoining communities, will not have the benefit of the most important reasons why many of us love living in Portland open spaces and natural areas, not industrial areas paved over with roads and blacktop parking where no one wants to visit. I understand that the City needs more industrial land, but it should focus on utilizing existing brownfields, and improving the density of its existing industrial lands as the more sustainable and environmentally intelligent way to pursue this issue.

Eileen Wynkoop
5922 NE 14th Avenue
Portland, Oregon 97211
503-894-8068

From: Planning and Sustainability Commission
Sent: Friday, September 12, 2014 10:09 AM
To: Kovacs, Madeline
Subject: FW: [Approved Sender] Re: Protect West Hayden Island

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

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From: Kevin Jones [mailto:joneskr@pdx.edu]
Sent: Thursday, September 11, 2014 4:50 PM
To: Planning and Sustainability Commission
Subject: [Approved Sender] Re: Protect West Hayden Island

Hi Julie- Thanks for your response. My address is:

5311 NE 29th Ave.
Portland, OR 97211

Thanks again!

Kevin

On Thu, Sep 11, 2014 at 4:38 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:

Hello Kevin,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,

julie

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041

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From: Kevin Jones [mailto:joneskr@pdx.edu]
Sent: Thursday, September 11, 2014 4:33 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Hello- I am writing to encourage the Portland PSB to remove the recommendation for an industrial zoning designation for West Hayden Island in its Comprehensive Plan.

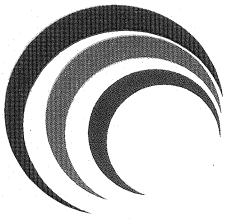
The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comprehensive Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

The PSC should remove the section on West Hayden Island from the Comprehensive Plan and instead retain its current zoning designations or designate it as open space. It should not be designated for industrial zoning or future industrial development. The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you for your attention to this critical matter.

Kevin Jones
Portland, OR
503-490-1823

--
Kevin R. Jones, MSW, MA
Practicum Director and Instructor
Dorothy Day Social Work Program
Department of Social and Behavioral Sciences
University of Portland
5000 N. Willamette Blvd.
Portland, OR 97203
jonesk@up.edu
(503) 943-8709



Office for
Community Technology

September 11, 2014

City of Portland Planning and Sustainability Commission
1900 SW 4th Ave
Portland, OR 97201-5380

Re: Inclusion of broadband in Portland's Comprehensive Plan

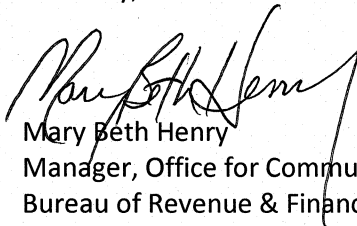
Dear Commissioner,

Thank you for the opportunity to review and comment on Portland's draft Comprehensive Plan. The Office for Community Technology champions public policy and technology investments in communications and utility infrastructure. OCT appreciates the Planning and Sustainability Commission's support of the Broadband Strategic Plan unanimously adopted by City Council in 2011 and inclusion of broadband in the Portland Plan. The Broadband Strategic Plan recognizes that high-speed affordable broadband to every home and business represents basic infrastructure for Portland in the twenty-first century. It means jobs, education, health care, and access to services across the digital divide - all key components of a sustainable city.

The Office for Community Technology understands the importance of the Comprehensive Plan in setting the course for Portland's physical development over the next twenty years. Therefore, upon reviewing the draft Comprehensive Plan and in consultation with the City Attorney's Office, the Office for Community Technology strongly encourages the Commission to incorporate the following into the Comprehensive Plan, "Explore regulatory improvements to facilitate providing high performance, affordable broadband connectivity to every business and residence in the city."

Again, thank you for the opportunity to comment on this critical document for Portland's future. Please do not hesitate to contact me if we can be of assistance, or if you wish to discuss our recommendation further.

Sincerely,



Mary Beth Henry
Manager, Office for Community Technology,
Bureau of Revenue & Financial Services
City of Portland
111 SW Columbia, Suite 600
Portland, Oregon 97201
marybeth.henry@portlandoregon.gov



From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 12:04 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Linda Rentfrow [mailto:lrentfrow@msn.com]
Sent: Thursday, September 11, 2014 9:30 AM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

13668 sw Michelle court
Tigard Oregon 97223

Sent from my iPhone

> On Sep 11, 2014, at 8:57 AM, "Planning and Sustainability Commission" <psc@portlandoregon.gov> wrote:

>
> Hello Linda,
>
> Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

>
> Thank you,
> julie

>
>
> 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

> -----

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> -----

>

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

> From: Linda Rentfrow [mailto:lrentfrow@msn.com]

> Sent: Wednesday, September 10, 2014 6:46 PM

> To: Planning and Sustainability Commission

> Subject: Protect West Hayden Island

>

> Please save what natural areas we have left. Hayden island is a precious gem with native flora and fauna that add to the beauty of our area.

>

> Sent from my iPad

From: Planning and Sustainability Commission
Sent: Wednesday, September 10, 2014 3:41 PM
To: Kovacs, Madeline
Subject: FW: Hayden Island

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

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From: Tricia Knoll [mailto:triciaknoll@gmail.com]
Sent: Wednesday, September 10, 2014 3:39 PM
To: Planning and Sustainability Commission
Subject: Hayden Island

We cannot afford to continue to lose open spaces in and around our urban environment.

The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

The City should NOT convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Tricia Knoll
8933 SW Lancelot Lane
Portland, OR
Urban Wild, a poetry chapbook now available from Finishing Line Press
triciaknoll.com

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 12:00 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Diana Lynn Kekule [mailto:luvsea33@gmail.com]
Sent: Wednesday, September 10, 2014 4:48 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

oh sorry, I misread and thought you wanted my email..

3313 NW Inlet Ave
Lincoln City 97367

From Heaven Sweet Nature Springs!

On Wed, Sep 10, 2014 at 3:57 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:

Hi Diana,

Sorry -- I am not finding a mailing address included in this message. Can you please resend it?

Thanks.

julie

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

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From: Diana Lynn Kekule [mailto:luvsea33@gmail.com]
Sent: Wednesday, September 10, 2014 3:55 PM
To: Planning and Sustainability Commission
Subject: Re: Protect West Hayden Island

here you go!

From Heaven Sweet Nature Springs!

On Wed, Sep 10, 2014 at 3:52 PM, Planning and Sustainability Commission
<psc@portlandoregon.gov> wrote:
Hello Diana,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Diana Lynn Kekule [mailto:luvsea33@gmail.com]
Sent: Wednesday, September 10, 2014 3:51 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Please help:

The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

THANK YOU FOR HELPING TO RAISE THE
CONSIIOUSNESS OF HUMANITY.

KEKULE BASTRON FAMILY AND FRIENDS

From Heaven Sweet Nature Springs!

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 12:01 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

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

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

From: Judy Henderson [mailto:judyjudypdx@gmail.com]
Sent: Wednesday, September 10, 2014 5:27 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

Based on five years of public process and a decision made last year to protect the habitat of West Hayden Island, I'm appalled to find out that West Hayden Island is included in the draft comprehensive plan designated for industrial development.

Please remove West Hayden Island's Comp Plan industrial zoning and retain its current zoning designations or designate it as open space.

The City should not convert critical natural areas or open spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensify use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

Thank you for considering this comment.

Judy Henderson
2541 SW Miles St
Portland, OR 97219

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 12:01 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Nancy Mattson [mailto:sunnydaypdx@comcast.net]
Sent: Wednesday, September 10, 2014 5:52 PM
To: Planning and Sustainability Commission
Cc: bsallinger@audubonportland.org
Subject: Protect West Hayden Island

Dear commission members-

I urge you reaffirm last year's decision to disallow West Hayden Island industrial development without complete mitigation for loss of natural areas. Hayden Island is a unique city resource and should be designated as an open space, or at the minimum, kept to its current zoning designation. With existing city-owned brownfield areas which could be used for industrial development, the city should not be focusing on designating critical natural areas for potential industrial conversion. I urge the commission to remove the section on West Hayden Island from the proposed Comp Plan and show the community that it takes seriously the 5 years of public process that led up to last year's decision of "No West Hayden Island industrial development without binding mitigation requirements". Thank you for your consideration.

Nancy Mattson
2509 SW Palatine St.
Portland, OR 97219

From: Planning and Sustainability Commission
Sent: Thursday, September 11, 2014 12:03 PM
To: Kovacs, Madeline
Subject: FW: Protect West Hayden Island

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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From: Catha Loomis & Mary Anne Joyce [mailto:clmaj172@easystreet.net]
Sent: Wednesday, September 10, 2014 4:14 PM
To: Planning and Sustainability Commission
Subject: RE: Protect West Hayden Island

it is 1724 SE 48 Portland OR 97215

From: Planning and Sustainability Commission [mailto:psc@portlandoregon.gov]
Sent: Wednesday, September 10, 2014 3:48 PM
To: Catha Loomis & Mary Anne Joyce
Subject: RE: Protect West Hayden Island

Hello Mary Anne and Catha,

Thank you for your comments to the Planning and Sustainability Commission. So that we can include them in the record, can you please email me your mailing address as is required for public testimony?

Thanks,
julie

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

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From: Catha Loomis & Mary Anne Joyce [mailto:clmaj172@easystreet.net]
Sent: Wednesday, September 10, 2014 3:43 PM
To: Planning and Sustainability Commission
Subject: Protect West Hayden Island

We strongly oppose any changes that will not protect West Hayden Island we echo Bob Sallinger and are members of the Audubon society of Portland 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.

2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as openspace. It should not be designated for industrial zoning or future industrial development.

3) The City should not convert critical natural areas or openspaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

It is time to keep environmental commitments.

Mary Anne Joyce

Catha Loomis

Planning & Sustainability Center
1900 S.W. 4th Ave. Suite 7100
Portland, Oregon 97201-5380

Dear Sir or Madam

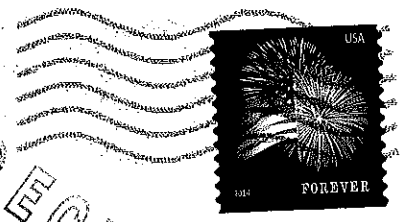
I have been a resident of Eastmoreland since 1967. I am very concerned that the existing zoning laws allow lot splitting complete tear downs and allowing new construction on lots smaller than 5000 square feet.

I strongly urge that rezoning is needed to remedy the situation by eliminating lot splitting and building on lots smaller than 5000 square feet as well as complete tear downs.

Sincerely,
7491 SE 34th Ave
PH 1 97202
Kendrick Strickland

AK McKerny
7491 SE 34th Ave
Portland, Oregon
97202

PORTLAND OR 970
08 SEP 2014 PM 5/L



RECEIVED
SEP 10 2014
City of Portland
Bureau of Planning and Sustainability

Planning & Sustainability Center
1900 S.W. 4th
Portland, Oregon 97201-5380



September 9, 2014

Dear Chair Baugh and Members of the Planning and Sustainability Commission,

Please accept these preliminary comments from the Audubon Society of Portland regarding the Comprehensive Plan Update.

West Hayden Island:

First and foremost, we would like to call your attention to the new urban services service area designation for West Hayden Island described on pages GP10-14 and GP6-14. This new designation appears to lock in 300 acres for industrial zoning and 500 acres as open space, while providing absolutely no assurances in terms of mitigation for impacts on local human communities or the environment. We believe that this designation is completely at odds with the West Hayden Island Public Process that ended in 2013 when the Port chose to withdraw its annexation application. We also believe that it is totally at odds with the position of the PSC outlined in its West Hayden Island Plan transmission letter to council (August 14, 2013) which read in part as follows:

A unanimous comment expressed by PSC members was that if Council chooses to annex West Hayden Island, it should be done right. That means moving forward with a holistic set of actions that protect and advance the health of the community, environment and economy.

That letter and the attached documents, including an Intergovernmental Agreement (IGA), laid out an explicit and extensive set of mitigation actions and processes that the PSC felt was necessary to “do it right.” The letter also noted that the PSC “could not support adding industrial zoning to Hayden Island without the additional transportation system the CRC would have provided.” The Port of Portland chose to explicitly reject this package of mitigation items and the CRC is now officially dead.

We urge the Commission to keep faith with the community and the multiyear West Hayden Island public process and not identify West Hayden Island for future industrial development in the Comp Plan. Unless the Port officially reverses its position and agrees to the IGA and other related documents, West Hayden Island should maintain its status quo. Identifying WHI in the Comp Plan moves it closer to development and creates legal obligations that will make it much more difficult to stop development in the future whether or not the appropriate mitigation actions occur. In short, the draft Comp Plan advances the Port’s development aspirations while doing nothing to protect the community or the environment. The PSC got it right in the 8-14-13 transmission letter. Please hold tight to those principles now.

Industrial Lands in General:

We remain deeply concerned about the Draft Comp Plan’s focus on finding new industrial lands for development. We applaud provisions that focus more heavily on protecting existing industrial lands from conversion such as Policy 6.36a and b (Prime Industrial Land Retention), brownfield clean-up

(Policy 6.39), land efficiency strategies (Policy 6.13) and intensification (Policy 6.38). We believe that intensification, efficiency, brownfield remediation and reducing conversion should be the cornerstones of and industrial land strategy.

We believe that the draft Comprehensive Plan perpetuates an unrealistic and unsustainable assumption that Portland can continue to find significant new acreage of industrial land without seriously compromising the health and livability of our communities and environment. In fact, Portland is a landlocked city with a finite supply of land. Further significant expansion of the industrial land base can only come at the expense of our communities and environment. Our land use planning system treats all of the statewide planning goals as of equal importance. However the new comprehensive plan places the quest for new industrial land above all other considerations. A careful analysis of the verbiage in the plan indicates that where goals are in conflict, industrial land objectives will take priority.

It is time for the City to adopt a new paradigm on industrial lands that acknowledges that the land base is finite and which prioritizes reclamation of brownfields and intensification of the existing industrial land base as the primary tools for increasing industrial capacity in Portland. While new industrial lands may be captured on a case by case basis as land redevelops, identification of new industrial lands should be viewed as no more than an auxiliary strategy for increasing the industrial land supply.

We recognize that this may in fact result in a situation where Portland is not able to meet the 20-year industrial land demands identified in the Economic Opportunities Analysis. However, Goal 9 does not preclude meeting industrial land demands at a regional rather than municipal scale—industrial land deficits within Portland could be reallocated to other parts of the metro region. It is also important to note that Goal 9 explicitly states that achieving industrial land goals should not come at the expense of significant environmental degradation. It reads in part:

Plans directed toward diversification and improvement of the economy of the planning area should consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources (Goal 9, Section (A)(5))

In our opinion the environmental carrying capacity of the city has now been exceeded as evidenced by the fact that the City has been unable to institute new environmental programs on industrial lands such as River Plan, Airport Futures and the Citywide Tree Code. These plans, years in development, embodied the best scientific analysis of what the city needs to do to achieve environmental health, but were derailed by concerns that they might impact industrial land supply. It is further evidenced by the current consideration of developing an irreplaceable natural area on West Hayden Island for marine terminals and conversion of golf courses for industrial use, and limiting environmental regulations on industrial lands.

The City mistakenly describes these strategies as "balanced." They are nothing of the sort. The path the city has put itself on represents a steady erosion of the natural resource functions that clean our air and water, protect our wildlife, allow access to nature and provide resiliency in the face of climate change. Perpetually taking a portion of whatever green remains on our landscape in the name of industrial development can only lead to degradation of our natural systems...and this is most acutely true along the City's most valuable natural assets, the Willamette and Columbia Rivers.

It should be noted that this is a self-inflicted crisis. The City lauds itself for the conversion of large tracts of industrial land to mixed use development in the Pearl and South Waterfront and continues to create financial incentives through zoning that ensure that those industrial businesses that remain in these areas will leave and that new industrial development will be priced out in the future. Some of the organizations that are the loudest proponents for the need to find new industrial land were among the first to sell out, for example the Port of Portland at Terminal 1 and Cascade Station. The City should rethink its mixed use developments to ensure that appropriate industrial development remains viable within this zoning category. It is consistent with building communities where people can work within walking distance of their homes. It also makes sense given the fact that the city has a surplus of residential and commercial property.

The City needs to focus its primary attention on reclaiming brownfields and increasing the intensity of use of existing industrial sites. We would call the PSC's attention to two documents:

- "Analyses in the Buildable Land Inventory (2012)(BLI) and Economic Opportunities Analysis (2012)(EOA indicated that infrastructure deficiencies on vacant and underutilized sites reduce the development capacity of those sites by an average of 25%." (Draft Comp Plan at 3-12)
- The City has over 900 acres of brownfields citywide that could generate over \$240 million/ year in revenue statewide and \$42 million/ year for the city if brought into productive use. (City of Portland Comp Plan PAG Presentation)
-

We urge the City to set a true course for sustainability by doubling down on strategies such as brownfield reclamation, intensification of the existing land base and integration of appropriate industrial development into mixed use zoning areas, while deemphasizing conversion of greenfields and other valuable community assets to industrial use.

Other Specific Comments:

1. Page GP1-5: Environmental Health should include mention of fish and wildlife or alternatively native biodiversity
2. Page 2-5: Policy 2.1 should explicitly call out non-profits.
3. GP3-15: City Greenway: The section on trails should note that when they are placed along waterways or natural areas, they should be done in an ecologically responsible manner. This also needs to be reflected on policy
4. 3.51P 3-20-Policy 3.62: I would suggest something more ambitious such as restore the Willamette and Columbia Rivers within Portland to ecological health for native fish and wildlife populations. I would suggest actually stating that the goal is to reach a point where the Lower Willamette and urban area of the Columbia assists in the recovery of listed salmonid species.
5. GP3-20: There should be a floodplain policy embedded somewhere in this section---something like increase protections and restoration activities for floodplains to provide habitat for wildlife, protect water quality and provide resiliency in the face of climate change.
6. GP3-21—Policy 3.68: Does the order of the objectives listed indicate that industry is prioritized in the North Reach? If so we believe this is inappropriate.
7. GP3-20: There should be a policy that directly addresses Superfund and Brownfields

8. GP3-22 Central City: Policy 3.73: Should include something about habitat restoration
9. GP3-22: Central City needs a green infrastructure policy
10. GP 3-22 Inner Neighborhoods: Needs a green infrastructure policy
11. GP 3-23: Eastern Neighborhoods: Should have a policy related to establishing parks and natural areas in underserved areas. Also the natural resource goals should be stronger—change “encourage” to “ensure” and add “restores” in addition to “preserves.” The goal is to improve, not simply preserve the status quo
12. GP 3-29 Greenway Map: The greenways appear to be few and far between. The city should be far more ambitious. Greenways should be a regular neighborhood feature, not something that most people would have to travel miles to experience.
13. GP4-5 Goal 4.C: Should include more objectives including protecting wildlife and educing urban heat island effects, limiting hazards associated with landslides and flooding
14. GP 4-6: General principles—should include a general principle about integrating green infrastructure whenever possible including ecoroofs, green streets, street trees. Also should include something about bird friendly building design and limiting light pollution.
15. GP 4-9 pold6 4.28: Should also include something about bird friendly building design (ie reducing open expanse of glass. May need its own goal
16. GP4-10 olicy 4.29: Add buttes
17. GP4-10: The city needs to be careful that these policies do not result in tree cutting or inability to plant trees. I am concerned that this section could support efforts to cut down trees on forested areas of the west hills or prevent tree planting at places such as South Waterfront.
18. GP4-13: The section on Designing with Nature is way too short. There should be policies specifically on trees, ecoroofs, bird friendly building design, protection of night skies, treatment of stormwater, etc.
19. GP 4-14—Hazard Resilient Design: There should be a policy about protecting floodplains
20. GP6-8: Land Development Introduction: We believe that this section needs to be radically revised. It assumes that a landlocked city can continue to find new industrial lands without compromising other values such as natural resource protect outlined in the statewide landuse planning goals (see our introductory comments above for more detail)
21. GP 6-8 poicy 6.12 Land Supply: This policy should be removed. The city cannot find the type of acreage it is projecting for industrial lands without seriously compromising the environment, openspace and neighborhood livability. The use of the term “provide” places the goal of finding industrial land above all other objects—it essentially sets up a paradigm in which the city will find industrial land while it “strives” “encourages”to achieve other goals.
22. GP6-9 Policy 6.14: 60% is too low of a target for brownfield reclamation
23. GP 6-9 Policy 6.15: Annexation—this policy should be removed. It locks in annexation of WHI while completely ignoring the public process that occurred over the past six years. It does a complete end run around the WHI public process.
24. GP 6-9 Policy 6.17:
 - a. We urge the city to remove 6.17a. Portland’s regulations should be dictated by community values. The way this is written, Portland would not be able to be a leader on

environmental protection if it raised costs above other cities. This policy effectively limits Portland to being in the middle of the pack rather than an environmental leader.

- b. We urge the city to remove sections of 6.17e—specifically the reference to avoiding duplicate review when state and federal review occurs. It is essential that the city retain the ability to regulate natural resource protection at the local level. This allows the community to set local standards that may exceed state and federal mandates, to develop holistic strategies that may differ and be more comprehensive than state and federal mandates, and to ensure that local expertise is brought to bear on natural resource protection.
25. GP6-13 Policy 6.36e: Recommend changing this policy. This policy places minimizing cost over protecting the community and the environment. It needs to be clear that the goal here is to put in place regulations that are cost effective but which are adequate to protect the community and the environment. As currently written, this policy gives priority to minimizing the impacts on business as opposed to protecting our community and environment.
 26. GP 6-13 Policy 6.39: The city should add enforcement to the list of strategies to promote brownfield clean-up.
 27. GP6-14 Policy 6.41: West Hayden Island-- This section should be removed. The City should leave WHI in its current status and respect the six year West Hayden Island process that resulted in the Port's withdrawal of the annexation request.
 28. GP6-15 Policy 6.48 Golf Courses: Audubon opposes the conversion of open space at golf courses for use as industrial lands. These sites should be preserved as open space.
 29. GP 6-15 Campus Institutions: This section should recognize that campus institutions also serve important opportunities to protect natural resources (Reed College, Lewis and Clark)
 30. GP7-6: Goals: There should be a goal associated with healthy native fish and wildlife populations.
 31. GP7-7 Policy 7.2—Should add the word “increase” before resiliency (right now it reads “reduce carbon emissions and resilience....”)
 32. GP7-7 Policy 7.4 Add “and improve” after “protect”
 33. GP 7-8 Policy 7.6: Should specify that the goal is to “protect and restore”
 34. GP 7-8 Policy 7.10: Require that mitigation result in a net increase in ecosystem function
 35. GP7-13 Policy 7.23: Remove the line about city owned facilities. Also consider making this goal stronger (require or adopt policies that.....)
 36. GP 7-12 Policy 7.31: Change Soil conservation organizations to “soil and water conservation districts”
 37. General Comment on Environment and Watershed Health Section: This should be much stronger on green infrastructure. There should be very clear goals to
 - a. manage stormwater through green infrastructure approaches that mimic the natural hydrologic cycle including green roofs, street trees, green streets etc
 - b. The plan should set a goal of reducing overall impervious surface within the city
 - c. The plan should require that all city projects incorporate green stormwater strategies
 - d. The plan should highlight the objective of implementing green strategies that achieve multiple objectives whenever possible.

38. Chapter 9: Transportation: Should include policies related to integrating green infrastructure. The transportation grid is arguably the most important aspect of our landscape in terms of integrating green infrastructure.
39. GP 10-13 Institutional: This designation needs to integrate natural resource protection.
40. GP 10-13 Industrial: it needs to be clear that natural resource protection and restoration is consistent with this designation.
41. GP 10-14: West Hayden Island: This designation needs to be removed. West Hayden Island should be designated as open space or left in its current designation. It should not be designated for future development until and IGA that fully mitigates for impacts to the community and the environment is in place. This designation locks in development while providing no protecting for the community or the environment.

Thank you for your consideration of these comments.

A handwritten signature in black ink that reads "Bob Sallinger". The signature is written in a cursive, slightly slanted style with a long, sweeping underline.

Bob Sallinger
Conservation Director
Audubon Society of Portland

From: Planning and Sustainability Commission
Sent: Wednesday, September 10, 2014 10:08 AM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
503-823-6041
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-----Original Message-----

From: PDX Comp Plan
Sent: Tuesday, September 09, 2014 2:38 PM
To: Planning and Sustainability Commission
Subject: FW: PSC Comprehensive Plan Testimony

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

From: Norman Chun [mailto:normanchun@comcast.net]
Sent: Tuesday, September 09, 2014 10:42 AM
To: PDX Comp Plan
Subject: PSC Comprehensive Plan Testimony

Regarding the proposed change from “Urban Commercial” to “Mixed Use—Civic Corridor” for SW Virginia Ave, it is hard to comment since there is no clear definition. If the definition of “Mixed Use—Civic Corridor” is not stated, how can a person compare the difference of the new designation to the existing one? Vague concepts are too open to different interpretations.

My comments are made with the understanding that I am anticipating what the new designation might allow. I would proposed that any change fit the present use and present street look and feel. I would oppose more commercial buildings on the street. If there are any new commercial building allowed, it should be limited to no more than two or three stories high since SW Virginia is primarily a residential neighborhood street. New or replacement buildings should fit the existing residential look of the neighborhood. Businesses should be limited to “small” storefront type businesses. No medium or heavy industries should be allowed. I would also oppose changing residential streets to more traffic, whether local or commercially used access. Once the new designations are clearly defined, it would be helpful to have the old and new designation definitions side by side with changes highlighted. More helpful comments can then be made when the differences are

known.
Norman Chun

Dan Neal
Paradigm Properties
1361 Pearl St.
Eugene, OR 97401

Paul Dustrud
Dustrud Architecture
1699 Pearl St.
Eugene, OR 97401

*I am copying you
regarding an issue I
addressed Messrs Neal
& Dustrud about. Just FYI.
Annes Wagner*

Dear Mr. Neal & Mr. Dustrud:

My husband and I are property owners in the Knott St. Townhomes, part of the two square block area between Martin Luther King and NE 7th St, and between Knott & Russell in NE Portland. We currently own a townhome which we rent to our eldest and stay in when we are, frequently, in Portland. In less than two years, I plan to join my husband in retirement and we will be moving to NE Portland to live near our children and grandchildren.

I'm sure that it is obvious that I am writing about the development currently planned on NE 7th and Russell. I (for we) have both concerns and a request.

The concern is that an, essentially, tiered-block 8-story apartment building in a neighborhood that still retains some character and cohesion is both inappropriate and even potentially harmful in both scale and style to the ongoing development of the character of the neighborhood despite the current multi-use zoning allowance. The traffic intensity of 82 apartments added on three rather narrow two-lane streets seems overwhelming. In an article that I read about Mr. Neal's development of a student housing structure, it was said that "old structures (were) replaced with thoughtful design." Mr. Neal, you were quoted as saying that they "cost more money than the cookie cutter box", but that they were a "reflection of (your) personal values" and that you placed "a high value on excellence of design." In light of that standard, we would ask you both to reconsider the scale, style & purpose of the design you have proposed for NE 7th.

Also in support of that concern is the fact that the Portland Planning and Sustainability Commission's Proposed 2015 Comprehensive Plan clearly re-categorizes this neighborhood for a lower intensity of development. While that plan has not yet been approved, it would be respectful of those of us who live there to consider an alternative that would honor the new Plan's intention.

I also have an alternative suggestion for you to consider. John and I are, even now, using the services of a realtor to look for single-level condos or single-level SFR's, 2-3 bedrooms, 2 ½ baths, "greatroom" living spaces in NE. We are stimulated by the diversity of the NE communities, the growing social hubs like Alberta St & Mississippi, the Kennedy School Community Center, and the community gardens. We imagine that we are not the only couple looking for something similar, especially just 8 blocks north of Broadway and two blocks from public transportation.

There is Almost Nothing available!

Isn't there any way that this site could be re-purposed in a profitable way to become 4 stories of more character-filled condos for people like ourselves who bring the sale of our previous homes to the Eliot neighborhood, a great place for living (and in our case, retiring)? It would eliminate the traffic issue, support a multi-use character-filled neighborhood, and respect the personal values of which Mr. Neal previously spoke.

I realize that the two of you must not live in the Eliot neighborhood, but hope that you will think about what you would hope for your own neighborhoods in finalizing your decisions.

You may reach me by mail, email or phone if you have comments or questions.

Very Sincerely,



Anne S Wagner - for Anne S & John F Wagner
% 2601 NE 6th Pl
Portland, OR 97212

Ph: 307-637-7736

E: aj_wagner@fastmail.us

Ccs: Portland Planning & Sustainability Commission
Aron Wagner
Susan Stringer - Nextdoor Eliot
Knott St Townhomes HOA Board



ASHCREEK NEIGHBORHOOD ASSOCIATION

8 September 2014

Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PCS Hearings

The Ashcreek Neighborhood Association requests that the Bureau of Planning and Sustainability provide the details for the new mixed-use zoning designations and the new campus institutional zoning and that Planning and Sustainability Commission extend the hearings of the Comprehensive Plan or that the record of the hearings left open for at least 90 days following the release of the provisions of these definitions to give the Neighborhood a chance to understand the impact of the definitions and time to respond.

Please add this to the record

Thank you,

Jack Klinker
Ashcreek Land Use Chair



Marshall Park Neighborhood Association

7688 SW Capitol Highway, Portland OR 97219

September 8, 2014

Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PCS Hearings

The Marshall Park Neighborhood Association requests that the Bureau of Planning and Sustainability provide the details for the new mixed-use zoning designations and the new campus institutional zoning and that Planning and Sustainability Commission extend the hearings of the Comprehensive Plan or that the record of the hearings be left open for at least 90 days following the release of the provisions of these definitions to give the Neighborhood a chance to understand the impact of the definitions and time to respond.

Please add this to the record.

Thank you,

John De Lance
Land Use Chair
Marshall Park Neighborhood Association
Website: <http://marshallpark.swni.org>

cc: City Council
Bureau of Planning and Sustainability

From: Planning and Sustainability Commission
Sent: Tuesday, September 09, 2014 8:55 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony
Attachments: Comprehensive Plan Testimony.docx

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Michael Hayes [mailto:mjjjmhayes@gmail.com]
Sent: Monday, September 08, 2014 5:44 PM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan Testimony

I am Michael Hayes. I reside at 8848 SE 11th Avenue, Portland, OR 97202. Please consider the following testimony and make it part of the Planning and Sustainability Commission's Record.

Comprehensive Plan Testimony

I support the listed Policy statements. In the final drafting of the Comprehensive Plan Update and supporting documents, please consider the following observations. Thank you.

Policy 3.59 Transportation – Willamette River transportation serving the Sellwood neighborhood used the boat ramp at the west end of SE Spokane Street until 1925. The ramp remains in place but is badly deteriorated. Policy should call for its restoration and future use for commuter service and public or private transportation functions.

Policy 3.59 Recreation – areas adjacent to the SE Spokane boat ramp are strategically located for launching canoes, kayaks and paddle boards. This area is a significant site; it should be identified on Comprehensive Plan maps.

Figure 3-6 Urban Habitat Corridors – this map illustrates a potential habitat corridor connecting the Willamette Greenway with the habitat area of Johnson Creek. Adopt the area as an urban habitat corridor, not a “potential” habitat corridor. The backbones for this corridor are the Sellwood Gap parcels acquired by Metro and maintained by PP&R to facilitate the Springwater Trail development and to bring nature into the urban environment. This group of parcels should be identified in Chapter 9 of the Citywide Systems Plan as a Natural Area Park. Figure 9.3. “Portland Parks & Recreation ½ Mile to Park or Natural Area Service Area” shows this potential urban habitat area as being outside of current service areas; improving it

as a natural area park will close one more PP&R service gap.

Note: Policy 7.19 Urban forest – this policy calls upon the City to invest in tree planting and maintenance within and near urban habitat corridors. I strongly support this policy; trees are a great investment in environment and life quality. In urban habitat corridors, all of the trees that are necessary to fulfill the vision should be planted within the next five year. Trees take time to develop; they should be planted as soon as possible.

Policy 4.29 Significant places – Add the SE 13th commercial corridor and Golf Junction intersection at SE Ochoco to the list of significant places; this corridor and junction contributed to our current urban form, the early trolley and electrified unterurban railway system formed around it. During the late 19th century, trolley tracks carried passengers along SE 13th Avenue when it was a dirt road; some of these tracks can be seen at the south end of 13th Avenue in a pocket park maintained by the Sellwood-Moreland Improvement League neighborhood association on land leased from Union Pacific Railroad. Golf Junction was a major hub in the interurban system. The trolley barns are gone; but train tracks from that era and the eight piers that supported the railway’s twin 75 foot tall water towers remain in place. The twin-towers is owned by Metro and “maintained” by PP&R; it’s an important site which should be recognized for its historic and cultural merit, and the remaining artifacts protected from further damage. Immediately northeast of the Golf Junction intersection is a PGE Substation built in 1905 to power the interurban railway; the City should work with PGE to preserve this architectural and historic gem, and encourage its restoration. It can be an excellent educational resource. With PGE’s support, the historic substation buildings could qualify for the National Register of Historic Places. We should encourage registration.

Note: The Comp Plan recommends an extension of the Urban Habitat Zone from the south reach of the Willamette Greenway to the habitat area along Johnson Creek and Westmoreland Park. I support that recommendation. The educational potential of the Golf Junction/Twin Towers sites should be development in a manner that is compatible with the urban habitat zone objectives.

Policy 4.29 Significant places – Viewpoints and view corridor locations are noted as significant places; they should appear on Comprehensive Plan maps. Some are noted in Willamette Greenway Plan documents; they need to be given prominence in the Comp Plan. Where designated Viewpoint sites are on city controlled property, such as PBOT right-of-way, policies should require agencies responsible for maintenance of facilities within the right-of-way and those responsible for the design, development and maintenance of viewpoint sites to cooperate in developing the viewpoint sites. They should be given prominence in capital improvement budgets. They are not that expensive to develop and provide a high return in livability and community pride.

Note: In the Willamette Greenway Plan, there is only one designated Viewpoint on the eastside of the Willamette River in the Sellwood neighborhood; it overlooks the river at the end of SE Linn Street. The City adopted the objective of developing this viewpoint in 1987 with the approval of the Willamette Greenway Plan. There has been no progress in 27 years. This underscores the importance of making a prominent reference to developing the Viewpoints in the Comprehensive Plan.

Policy 4.34 New public views – I support this policy objective. At the far southern end of the eastside Willamette Greenway, at the city limit overlooking the Waverly Country Club golf links there is a wonderful view of the Willamette River and west hills natural area. This viewpoint is on public land, at the intersection of SE Grand Avenue, SE 9th Avenue, and SE Ochoco Street. It should be designated a significant place and developed for the enjoyment of all of us. I recommend adopting the policy statement, then identifying high value sites that are

on public land, and taking action to improve them to City Viewpoint standards. Viewpoints are relatively low cost improvements with high living quality returns.

Policy 4.37 Continuity with established patterns – that is an excellent policy objective. SE 13th Avenue has been the principal commercial street in the Sellwood neighborhood for more than 100 years. Developed in the late 19th century and the early years of the 20th century during the trolley era, it remains largely unchanged in scale and character. Nearly all structures are one and two story buildings, except for a two four-story structures, one that has third and fourth floors set well back from the frontage; the other four-story building is currently under construction, it is being built with no setbacks along the front or side property lines. The first building complements the neighborhood; the other is out of character. As a member of the Sellwood neighborhood, I strongly support Policy 4.37 and seek means to assure that future development is compatible with it. Comp Plan Maps for commercial and mixed use areas should be amended to require continuity with established patterns. More intense development as a matter of right should only be allowed when policy and zoning guidance is in place that assures that it will be compatible with the established pattern. More flexibility and the potential of more intense use should be available within a design review context.

Policy 8.43 right-of-way vacations – I support all of the statements within this policy statement. The first statement calls for maintenance of exiting rights-of-way unless there is no existing or future need for them; rarely can we envision the future potential uses for the right-of-way beyond the horizon of our lives. Approval of requests to vacate public right-of-way should be very rare. If there is no current need for the right-of-way, the option of granting revocable encroachment permits may be appropriate; but vacation should be off the table.

I look forward to reviewing the revised draft plan. Overall I am positively impressed with the policy direction. Thank you for the opportunity to comment.

Attachment: A copy of this text

From: Planning and Sustainability Commission
Sent: Monday, September 08, 2014 12:59 PM
To: Kovacs, Madeline
Subject: FW: Senior Citizens in the Comprehensive Plan

Her address is:

5812 NE 6th Avenue
Portland, Oregon 97211

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

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From: Eileen Kennedy [mailto:kennedy.eileen7@gmail.com]
Sent: Sunday, September 07, 2014 10:17 AM
To: Planning and Sustainability Commission
Subject: Senior Citizens in the Comprehensive Plan

PSC@portlandoregon.gov

Planning and Sustainability Commission

1. Senior Citizens need to be apart of the planning process with their concerns giving SUBSTANTIAL input into to process. Senior Citizens have different needs from the rest of society and want to have those needs heard. One of those needs is to “age in place,” finding services that help them do that within their own neighborhood. A good resource is the The Village Movement (Margaret Baldwin at nevillagepdx@gmail.com.) A particular need is to build more pools and or maintain the ones we have. Seniors like therapy swimming pools not just hot tubs with pools at temperatures around 91 or 92 degrees. Physical therapists tell us that eases the pain and swimming in them is healing.

Eileen Kennedy
503.477.5568

From: Planning and Sustainability Commission
Sent: Friday, September 05, 2014 12:47 PM
To: Kovacs, Madeline
Subject: FW: PSC Comprehensive PlanTestimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: PDX Comp Plan
Sent: Friday, September 05, 2014 12:22 PM
To: Planning and Sustainability Commission
Subject: FW: PSC Comprehensive PlanTestimony

From: Pamela Lamirande [mailto:scrotes2@gmail.com]
Sent: Friday, September 05, 2014 7:01 AM
To: PDX Comp Plan
Subject: PSC Comprehensive PlanTestimony

Dear Portland Planning Commission,

I live in the beautiful city of Portland, in the wonderful neighborhood of Eastmoreland. I applaud any efforts to contain and curb tear downs of older homes for the sole purpose of putting in 2 homes, or skinny homes. The current effort to save our iconic neighborhood seems futile in the face of the current property plans. Please, please, please help these old neighborhoods maintain their current charm. I support any thing that helps in that effort.

Pam Lamirande
3107 SE Knapp St.
Portland, Oregon 97202

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Pamela Lamirande
Sent with Airmail

From: Planning and Sustainability Commission
Sent: Monday, September 08, 2014 11:24 AM
To: Kovacs, Madeline
Subject: FW: Comprehensive Plan Testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: dmanville@comcast.net [mailto:dmanville@comcast.net]
Sent: Friday, September 05, 2014 11:39 PM
To: Planning and Sustainability Commission
Subject: Comprehensive Plan Testimony

I have only completed the 38 page introduction and although I love the 7 key directions I see a glaring omission, how can we have any kind of thriving low carbon economy if we do not mention moving goods to market, employees to jobs, freight hauling, and most importantly our place at the center of other industrial centers Hillsboro, Clackamas, Troutdale, Tualatin, Wilsonville, etc. Everything needs to move through Portland for the most part to get anywhere in OR. We have a very congested constricted transportation system, never mind its poor condition. Some considerations: dig a rail tunnel as Seattle has done, dig a transit tunnel as Seattle has done in the Central Core, build a completely new Columbia crossing down stream and tunnel under West hill to connect to Hwy 26 to Hillsboro, Make 224 to 26 to Mt Hood a freeway grade and connect via high capacity blvd to Milwaukie and Sellwood or LO even I-5. Tunnel under SW hills to community's of Hillsdale and Multnomah and Tigard for public transit. Rebuild and widen I-5 on West side of Willamette using cut and cover to restore river access above and improve transit throughput below. The theme here is to put in some big freight moving connectors that are sorely missing in the next 20 years and become experts at tunneling so the 7 Key Directions can happen and we can thrive. Vehicles and trucks idling at zero miles per hour on congested roadways is not a low carbon solution.

I am a retired person who loves to build and work on trails, so I do not have dog in this fight, just want to see us thrive, equitably.

Dave Manville
8834 SW 52nd Ave
Portland OR 97219
dmanville@comcast.net



Southwest Neighborhoods, Inc.

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

September 5, 2014

Susan Anderson
Director, Bureau of Planning & Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

Planning & Sustainability Commission
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

Re: Comprehensive Plan Update

Dear Susan and commissioners:

Southwest Neighborhoods, Inc. (SWNI) Board met on August 27th and unanimously supported the recent letter from the Multnomah Neighborhood Association to the Planning & Sustainability Commission (see attached letter). The Multnomah neighborhood letter calls for publication of details regarding new zoning designations, especially for the new mixed-use zoning designations and the new campus institutional zoning, and at least a 90 day period after publication for the public to respond to those details, either through public testimony or submission of comment to an open record.

The SWNI Board also made it clear that the publication and review of zoning definitions and possible impacts, plus the opportunity for comment should not be just for Multnomah Neighborhood Association and member neighborhood associations of Southwest Neighborhoods, Inc, but should apply citywide.

Sincerely,

Sam Pearson
President, Southwest Neighborhoods

1 Attachment: Multnomah NA Letter

James F. Peterson
Land Use Chair
Multnomah
2502 SW Multnomah Blvd.
Portland, Oregon 97219

Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PCS Hearings

The Multnomah Neighborhood Association requests that the Bureau of Planning and Sustainability provide the details for the new mixed-use zoning designations and the new campus institutional zoning and that Planning and Sustainability Commission extend the hearings of the Comprehensive Plan or that the record of the hearings left open for at least 90 days following the release of the provisions of these definitions to give the Neighborhood a chance to understand the impact of the definitions and time to respond.

Please add this to the record

Thank you,

James F Peterson
Land Use Chair
Multnomah

cc: City Council
Bureau of Planning and Sustainability

From: Planning and Sustainability Commission
Sent: Thursday, September 04, 2014 11:47 AM
To: Kovacs, Madeline; Engstrom, Eric (Planning)
Subject: FW: Comp Plan and definitions of Mixed Use and Institutional Zones

The latest and greatest standard request from the NAs...

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
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From: Stephanie Stewart [mailto:stewartstclair@gmail.com]
Sent: Thursday, September 04, 2014 11:44 AM
To: Planning and Sustainability Commission
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan
Subject: Comp Plan and definitions of Mixed Use and Institutional Zones

Stephanie Stewart and Brian Mitchell
Mt. Tabor Neighborhood Association Land Use Co-Chairs
1121 SE 50th Ave
Portland, OR 97215

Planning and Sustainability Commission
1900 SW Fourth Ave
Portland, Oregon 97201-5380

The Mt. Tabor Neighborhood Association Land Use Committee requests that the Planning and Sustainability Commission extend their Comprehensive Plan hearings until at least 90 days after the new Mixed Use and Institutional Zones are defined.

This is important because the new zones are slated to accommodate a large percentage of Portland's projected residential growth over the next 20 years. The Bureau of Planning and Sustainability wants to adopt the Comprehensive Plan and then define the zones, but we maintain that the new zones must be defined before the Planning and Sustainability Commission ends its hearing on the Comprehensive Plan. The citizens and neighborhoods need enough time to understand implications of the proposed changes and to respond to them in a public hearing before the plan is approved.

Please add our comments to the official record for the Comprehensive Plan testimony.

Thank you,

Stephanie Stewart and Brian Mitchell
MTNA Land Use Co-Chairs

cc: City Council
Bureau of Planning and Sustainability