



Date October 12, 2016

TO: City of Portland City Council

FROM: 40 Mile Loop Land Trust

RE: Comprehensive Plan Trails Map

The 40 Mile Loop Land Trust is a non-profit volunteer organization that has been working on creating and implementing the vision of a regionally-connected recreational trail system for more than 35 years. We have a history of working collaboratively with the City of Portland, primarily with Parks & Recreation but also with the Office of Transportation and the Bureau of Planning. We appreciate being able to provide input into the Comprehensive Plan process from our board members' 188 years of collective trails experience.

We want to thank the Planning & Sustainability Commission and City Staff for their great interaction with the 40 Mile Loop Trust. Since those meetings, we have done additional research and respectfully ask City Council for the following trail designation improvements:

- 1) Restore the trail segment removed along the Columbia Slough near the airport. This trail segment is approved as part of the PDX Bicycle & Pedestrian Master Plan but was not included in the Comp Plan. One portion of this segment is already a designated trail segment and the other portion would need to be added to the map.
- 2) Restore the trail segments along the Columbia Slough that link the Whitaker Ponds to the regional trails system
- 3) Restore the trail connection along the cross levee (approx.. NE 142nd) that connects Marine Drive to NE Sandy Blvd.
- 4) Add a small one-block extension to the east end of the Thurman Trail so that the trail connects to the Willamette Greenway.

As before, the 40 Mile Loop Trust Board Members are willing to meet and again work diligently with City staff to analyze these four additional requests to the Comprehensive Trails Plan. We have spoken to the Port of Portland as part of our research and they want to be included in any meeting to refine the trails along the South side of the Airport.

Sincerely Submitted,

40 Mile Loop Board

40-Mile Loop Land Trust
P.O. Box 262
Portland, OR 97207-0262
www.40mileloop.org

Ord. 188177, Vol. 1.4.I, page 4833

October 12th, 2016

Portland City Council
1221 SW 4th Ave, Room 130
Portland, OR 97204
Attn: Comprehensive Plan Implementation

Re: Proposed Changes to the Major Public Trails Zoning Map Designation:
Dosch Park Lane, Portland Oregon
(Trail Segment 3892, State ID # 1S1E17AD 7200 and 1S1E17AA 8500)

Dear Mayor and Councilors:

I am a homeowner residing at 4703 SW Campbell Court, I am writing to request that the Council reject the changes recommended by the Planning and Sustainability Commission (PSC) to include Segment 3892 on the Major Public Trails zoning map. We have received the September 6, 2016 Notice of Proposed Zoning Map Change, and are concerned by statements within the Notice that the designation could “affect the permissible uses” of our property and may affect value, and that our property may be considered for “future easement acquisition” by the City. I consent to no such designation.

As noted in the letter dated _____ from John Calhoun, president of the Dosch Estates Homeowners Association, Dosch Park Lane or Campbell Court has always been a private road that the homeowners pay to maintain. No public easement or right-of-way has ever existed on either road. Further, we would not consent to an easement.

Therefore, we ask that you please remove Segment 3892 from the Major Public Trails System.

Thank you for your consideration.

Respectfully,

Christine & Jason Surratt

4703 SW Campbell Court

Portland, OR 97239

October 12, 2016

Portland City Council
1221 SW 4th Ave, Room 130
Portland, OR 97204
Attn: Comprehensive Plan Implementation

Re: Proposed Changes to the Major Public Trails Zoning Map Designation:
Dosch Park Lane, Portland Oregon
(Trail Segment 3892, State ID # 1S1E17AD 7200 and 1S1E17AA 8500)

Dear Mayor and Councilors:

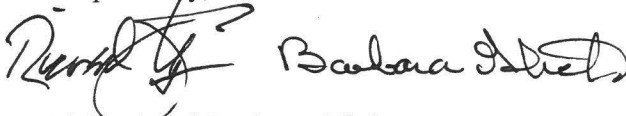
We are homeowners residing at 4830 SW Dosch Park Lane, Portland, OR 97239. We are writing to request that the Council reject the changes recommended by the Planning and Sustainability Commission (PSC) to include Segment 3892 on the Major Public Trails zoning map. We have received the September 6, 2016 Notice of Proposed Zoning Map Change, and are concerned by statements within the Notice that the designation could “affect the permissible uses” of our property and may affect value, and that our property may be considered for “future easement acquisition” by the City. We consent to no such designation.

As noted in the letter from John Calhoun, president of the Dosch Estates Homeowners Association, Dosch Park Lane or Campbell Court has always been a private road that the homeowners pay to maintain. No public easement or right-of-way has ever existed on either road. Further, we would not consent to an easement.

Therefore, we ask that you please remove Segment 3892 from the Major Public Trails System.

Thank you for your consideration.

Respectfully,



Richard and Barbara Glick

4830 SW Dosch Park Lane

Portland, OR 97239

From: jackbookwalter@yahoo.com
To: [BPS Comprehensive Plan Testimony](#)
Subject: Beaumont-Wilshire Neighborhood Association
Date: Tuesday, October 11, 2016 11:37:36 PM

Dear City Commissioners,

The Beaumont - Wilshire Neighborhood Association urges you to adopt the Draft Early Implementation of Comprehensive Plan as submitted by staff and the Planning and Sustainability Commission. We have worked with the staff members of the Mixed Use Zoning Project since its inception. They have listened to our concerns and we support the resulting draft plan and zoning map.

Thank you.

Jack Bookwalter
Land Use Chair
Beaumont-Wilshire Neighborhood Association

T-Mobile. America's First Nationwide 4G Network.

From: [jessica](#)
To: [BPS Comprehensive Plan Testimony](#)
Cc: planning@northwestdistrictassociation.org; [Karen Karlsson \(Karen@klk-consulting.com\)](mailto:Karen.Karlsson@klk-consulting.com); [Michaelson Rick](#); [Skryha Vicki](#); [Johnson JoZell](#)
Subject: Comprehensive Plan Implementation: FAR Reduction in Alphabet Historic District
Date: Tuesday, October 11, 2016 11:01:12 PM

Dear Mayor Hales and City Commissioners,

As the owner of property in the Alphabet Historic District that is zoned RH with an FAR of 4:1, **I strongly support changing the FAR of all RH-zoned property in the Historic District to 2:1.**

I have owned a condominium at NW 19 th and Hoyt since 1985. When I purchased it, I was a planner for Portland; I retired three years ago. I may have retired, but I'm still a planner, and as a planner, I think Portland should be a compact, dense city, and that all neighborhoods should have a range of housing options, including for those with low incomes.

Reducing the FAR in the Alphabet Historic District from 4:1 to 2:1 will not affect that goal. It is less than 10 percent of the Northwest District, and an infinitesimal percentage of the land in Portland.

However, the reduction will do a great deal to achieve two other goals the City and I share. First, it will help preserve the character of the National Register Alphabet Historic District. Recent buildings have overshadowed the area. The existing buildings are, for the most part, built at an FAR of 2:1, and are 2-3 stories high. The newer buildings are as tall as 6 stories, often within a block of single-dwelling houses that are individually listed on the National Register.

Second, it will provide more certainty for developers. Under the current zoning, they buy a site with the understanding that they can build to a full 4:1 FAR, and they pay accordingly. When it comes time to get approval of their design from the Historic Landmarks Commission, they are often surprised that they must reduce the size of their buildings to meet the design guidelines for the district.

The Landmarks Commission is sometimes hesitant to reduce the bulk of a building as much as they should; they recognize that the applicant has overpaid for the site. The result is that neighbors have to fight hard for what should be protected by right, the developers have to go through multiple redesigns, and the final result still reduces the quality of the historic district. Reducing the FAR to 2:1 will resolve these problems.

Those who oppose this change have been effective at portraying those of us who support as NIMBYs, as people who don't want low-income people living near us, and so on. I know my neighbors, and I know that is not true. Many of us actively welcome a diverse neighborhood. Indeed, the Northwest District Plan is the **ONLY** neighborhood plan that encourages not only more housing, but more housing for low-income residents. We already have a high proportion of low- and moderate-income residents: the median annual household income in the neighborhood association boundaries is \$35,000.

As a citizen activist, before I began working for the City, I spent five years on the board of the Downtown Community Association (DCA)—three years as President. We advocated strongly

for low-income housing, and we led the effort to change Federal policy to allow subsidies of SROs. As the leader of the (DCA) I led us in efforts to save a number of SROs and low-income apartments from demolition, and to craft City policies—and funding—to preserve such housing.

As a Portland City Planner, I continued to advocate for low-income housing. The project I am most proud of was Strategies for Fair Housing, which I worked on with Cathy Briggs and Commissioner Kafoury. There was not enough funding for the project, so Cathy and I did it anyway, pretty much on our own time. With that project, we created a new model to site housing for those with special needs, including the homeless, removing many of the land use reviews and other hurdles. That project won a national award, became a national model, and made Portland the only city in compliance with the Federal Fair Housing Act. One of my neighbors—who also supports the reduction of FAR—was on the Citizens Advisory Committee for that project.

These are just a few examples of my advocacy for low-income housing. Among my neighbors, and particularly among those active in the neighborhood association, I am typical, not the exception.

Please do not be distracted by the unfounded and ridiculous accusations that my neighbors and I want to reduce the FAR to keep people out. We welcome more neighbors, and we understand we can do so without losing the character of our National Register Historic District. We trust you to understand that too.

Sincerely,

Jessica Richman

1911 NW Hoyt St.

Portland, OR 97209

From: ed.menze@gmail.com on behalf of [Ed Menze](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation.
Date: Tuesday, October 11, 2016 10:25:14 PM

Dear City Council members,

I strongly encourage you to follow the lead of the recently released White House Housing Development Toolkit and eliminate parking minimum requirements in Mixed-Use Zones as part of the Comprehensive Plan. Portland's reliance on parking minimum requirements unnecessarily burdens low-car households, which our policies should be encouraging.

With regards,

Ed Menze

From: [Miles Turner](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Zoning change in Lair Hill
Date: Tuesday, October 11, 2016 5:52:58 PM

I write to question the wisdom of rezoning part of the Lair Hill Historic District from CS to CM2.

An increase in commercial parking is an increase in traffic, and traffic is the bane of this once-quiet neighborhood. I believe one of the reasons for designating this neighborhood as “historic” was to preserve what’s left of its early twentieth century character. How does adding more cars to our streets preserve the historic character of Lair Hill?

Who does this proposed change benefit? Obviously not the residents of the neighborhood. I urge you to examine it carefully before acting.

Miles Turner
24 SW Whitaker St.
Portland 97239

From: [Christe White](#)
To: [Schmanski, Sonia](#); [Crail, Tim](#); [Warner, Chris](#); [Pierce, Tera](#); [Finn, Brendan](#)
Cc: [BPS Comprehensive Plan Testimony](#); [Kuffner, James](#); [Cole, John](#)
Subject: University of Portland Testimony to Council on CI Zone-October 13th, 2016
Date: Tuesday, October 11, 2016 4:41:59 PM
Attachments: [UP Testimony to Council on CI Zone \(00594742xC624A\).PDF](#)

All, please find attached the testimony the University of Portland intends to share with the City Council at the continued hearing on October 13, 2016.

Thank you for your consideration of these comments on behalf of the University. We largely support the CI zone changes but have five issues we hope to resolve before its adoption.

Christe White



Christe C. White
111 SW Columbia Street, Suite 1100
Portland, OR 97201
T [971.634.0200](tel:971.634.0200) F [971.634.0222](tel:971.634.0222) Direct [971.634.0204](tel:971.634.0204)

We advise you that any discussion of federal tax matters in this email is not intended or written to be used, and may not be used by you or any taxpayer, to (a) avoid penalties under the Internal Revenue Code, or (b) promote, market or recommend to any other party any transaction or matter addressed herein. All taxpayers should seek independent tax advice.

October 13, 2016 University of Portland (“UP”) Testimony on CI Zone

UP submitted its testimony into the record which includes a September 28th letter from Jim Ravelli and a subsequent email from land use counsel with exhibits.

In UP’s record submittals, we offered our conditional support of the CI zone changes with 5 important caveats.

Sports Facilities. Staff confirmed that our current and future sports facilities and event venues will be treated as accessory conditional uses to the institution and not as major event facilities. If this is still the case, we have no objection. If that understanding changes, then we cannot comply with the new criteria.

Transportation Impact Review (“TIR”). The Transportation Impact Review threshold does not make sense for UP. Under the code if you have an approved TIR, the addition of 4 parking spaces or 20,000 square feet triggers the need for a new comprehensive TIR. Trips on the UP campus, like most colleges, are not related to building square footage but instead student enrollment. The TIR thresholds should at least be flexible enough to respond to the true traffic generators on a college campus.

Building Length. The 100-foot building length requirement for our Willamette frontage is not consistent with our current design standards that were approved in our master plan. We just finished the first project on Willamette under those standards and could have more projects complete by the time the CI zone applies to our site. (Ex. 1). To change design standards mid-course creates an inconsistent design pattern along our major frontage. Instead UP should be required to apply the existing design standards which are at or under the building height allowed in the new CI zone but allow longer, and more articulated, building facades. If the new standard applied to the recent dorm project, we would have lost 52 double occupancy dorm rooms, resulting in over 100 more students in neighborhood housing with no design upside. The UPNA and the City approved our current design standards and endorsed their compatibility with the neighborhood.

200-foot Building Setback. Lastly, please remove the 200-foot building setback along a portion of Willamette Blvd. (Ex. 2). It appears that this setback was an attempt to mirror our master plan provision that calls for a 10-year open area in that location because there are presently fields in that location. The problem is that the CI zone converts that 10-year condition to a permanent no-build area along our Willamette frontage. Instead we recommend simply applying the same setback, height and mass standards along the entire frontage instead of creating this permanent carve out.

CI Boundaries. Our master plan boundaries include 3 properties not owned by UP. The master plan does not take effect on those lands until we own or control those properties. The August 2016 Recommended CI Draft includes one of these properties in the new CI zone (the M&B site) but not the two other, single family sites. (Ex. 3). The Zoning Map now shows that all three properties are excluded from the CI zone. All three of these sites were planned, evaluated and included in our master plan approval and should be included in the new CI zoning. If they are not included, we will be required to go through a Type III zone change to include lands on our campus that have already been planned and included in our master plan.

Thank you for considering these comments.





This is a new chapter. For ease of readability, ~~strike through~~ and underline are not used.

Maximum Heights and Minimum Setbacks University of Portland

Map 150-2

Map Revised Xxxxx X, 2015

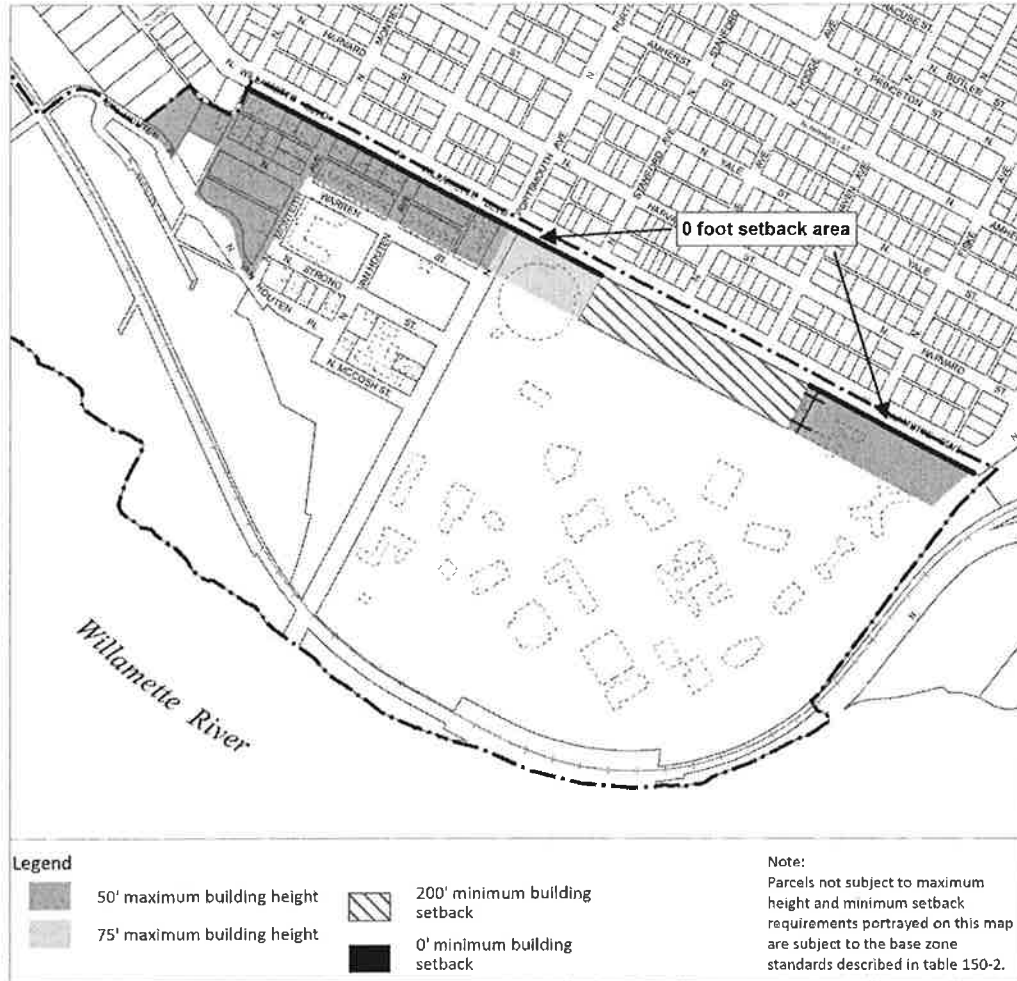
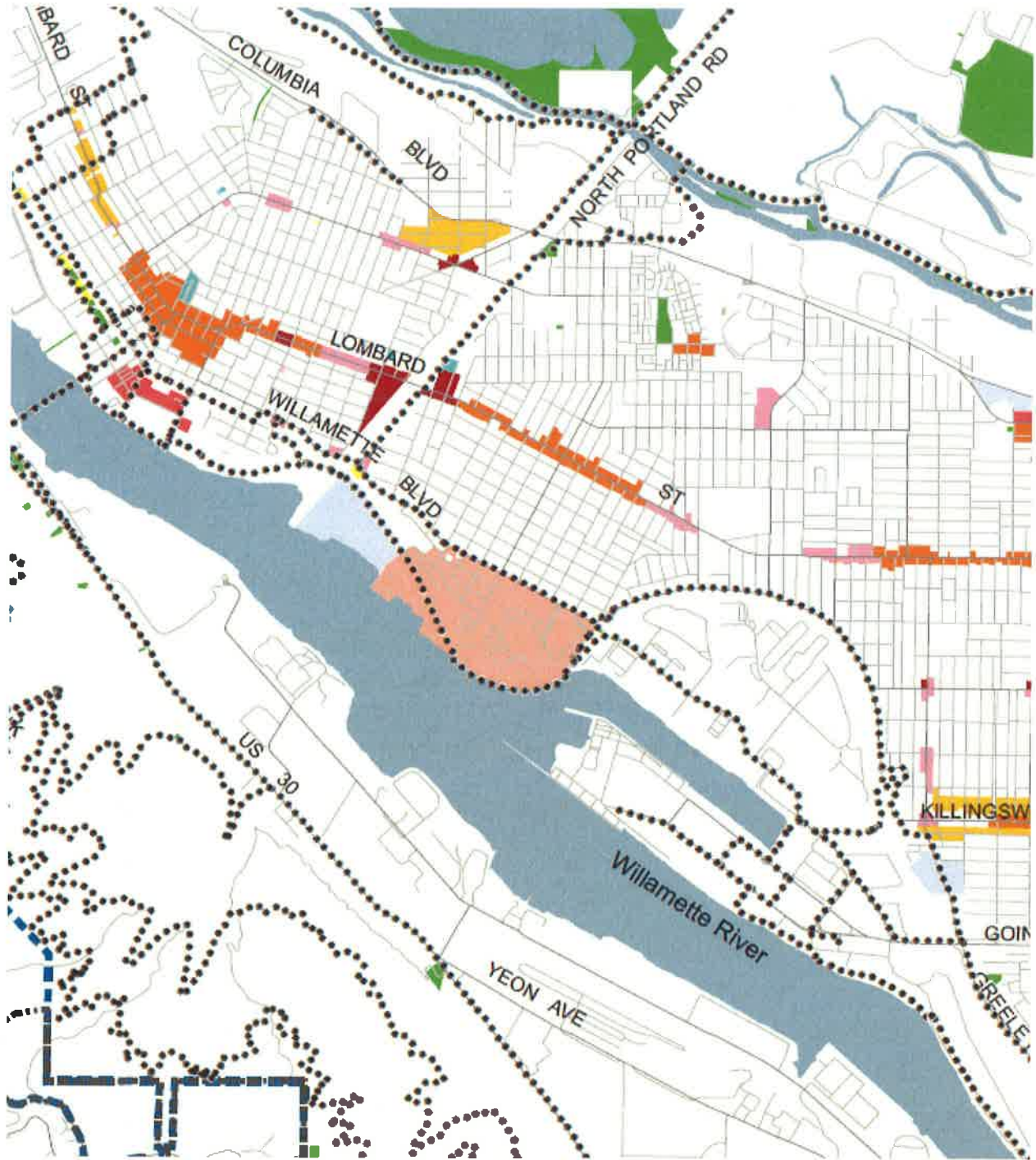


EXHIBIT 3



August 23, 2016 Recommended Zoning Map

From: [Timothy Mulshine](#)
To: [BPS Comprehensive Plan Testimony](#)
Cc: [Commissioner Novick](#); [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [Commissioner Fritz](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 4:12:36 PM

Dear City Council,

As a resident of downtown Portland, I would like to lend my voice of support for ending minimum parking requirements in mixed use zones. Arbitrary minimum parking requirements raise the cost of housing, reduce overall housing produced, increase greenhouse gas emissions and help contribute to making our city less safe for pedestrians and bikers. Portland should be a leader on this issue and I look forward to that once again being the case.

Thank you for your consideration.

Tim Mulshine
Downtown Portland

From: [Liz Nordeen](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Implementation of the Comprehensive Plan, Lair Hill
Date: Tuesday, October 11, 2016 3:57:27 PM

Re: the proposed implementation of the Comprehensive Plan

It has recently come to my attention that a zone change from CS to CM2 is being contemplated for the Lair Hill Neighborhood. While I do not live in the neighborhood, I do live in the city, and I am very concerned that the character and integrity of Portland's historic neighborhoods be preserved and maintained. The changes that are being proposed with regard to Lair Hill would do nothing to further this goal, and in fact have the potential to damage this small, charming neighborhood irreparably. I refer specifically to the following items:

- 1) allowing quick vehicle servicing: this is a type of business that is completely inappropriate to the character of the neighborhood, and represents an obvious detriment rather than a benefit to the existing community.
- 2) allowing commercial parking: the original parking permit program in Lair Hill came into being to limit automobile traffic and the utilization of the neighborhood as a parking site for non-residents, and has been very successful to that end. Why on earth would neighborhood residents now wish to invite commercial parking into the neighborhood? This would certainly provide a benefit to whatever commercial ventures may be eyeing Lair Hill as a potential site for parking structures, but again, would be only a detriment to the existing neighborhood and residents.
- 3) allowing a maximum building height of 60 feet: this would greatly exceed the height of any existing building in the neighborhood, and would result in new construction that would be inappropriate to the character of this historic residential area (and would also, not incidentally, represent a contravention of the guidelines for the Historic Neighborhood). Yet again, a detriment rather than a benefit to the existing neighborhood.

I am also confused by the purpose of the provision to reduce the FAR from 3 to 2.5: this would limit developable floor area by 17%, and is quite baffling at a time when adding residential density to the core area should be a priority.

Thank you for considering my comments,

Your respectfully,

Elizabeth Nordeen
1800 NE 17th Avenue #7
Portland OR 97212

From: [Ed McNamara](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 3:41:49 PM

I am writing in regard to the proposed downzoning of portion of the Alphabet Historic District of NW Portland.

I would like to urge City Council to reject this proposal or, at the very least, postpone acting on it.

The Alphabet District is a wonderful part of Portland. While the intention may be to preserve the character of the neighborhood,

1. It seems that the proposed downzoning would affect other important city goals such by limiting the amount of new housing that could be built
2. I don't think that density by itself is enough to change the character
3. I assume that there are already provisions – such as the Historic Landmarks Commission – in place to ensure compatible development

In short, it seems to me that the proposed downzoning is the wrong strategy to address the goal of preserving the historic character.

Thank you for your consideration.

Ed McNamara

Ed McNamara
Turtle Island Development LLC

Mailing Address:

P.O. Box 28356
Portland, Oregon 97228-8356

From: [Madeline Kovacs](#)
To: [BPS Comprehensive Plan Testimony](#)
Cc: [Michael Andersen](#)
Subject: Parking Minimums Testimony to Council
Date: Tuesday, October 11, 2016 3:26:18 PM
Attachments: [Portland for Everyone Parking Mins testimony.pdf](#)

Hello,

Please find the attached letter of testimony from Portland for Everyone in support of advancing the city Comprehensive Plan by removing parking minimums in Mixed Use and Commercial Zones as part of the Early Implementation Package.

Parking spaces are often necessary, but minimums are a bad way to determine their size. They make it impossible for entrepreneurs to create the new development business models that our city needs to keep reducing Portlanders' dependence on automobiles in the years to come.

Madeline Kovacs

--

Madeline Jane Kovacs
(preferred pronouns: she/her/hers)
Program Coordinator | Portland for Everyone
1000 Friends of Oregon | portlandforeveryone.org
+1 510.410.4176 | skype: madeline.kovacs

"The world needs beauty as well as bread..." - John Muir



October 11, 2016

Dear Mr. Mayor and Portland City Commissioners,

Minimum residential parking requirements, especially in walkable neighborhoods with good transit, make no sense. They take us in the wrong direction on housing prices, transportation goals and other factors that enhance our city's prosperity and our planet's environment – for this generation and for generations to come.

Taking a guess at the proper size of a garage simply isn't the right way to solve this problem. With smart parking permit, meter programs and lender underwriting standards, most new buildings will likely still include on-site parking regardless of what code says. But the city's crucial goal should be to leave the door open for entrepreneurs to develop new housing and retail business models that support low-car life. Parking minimums make this impossible.

In 2013, Portland City Council imposed new minimum parking requirements near transit corridors for multi-family dwellings with more than 30 homes. This policy has led to fewer, more expensive, homes - at a time when our city desperately needs more, less expensive homes.¹

Portland for Everyone supports Portlanders for Parking Reform in asking Portland City Council to eliminate minimum parking requirements in Mixed-Use and Commercial zones as part of the Comprehensive Plan Early Implementation Package.

The recommended draft acknowledges that "additional required parking may limit utilization of the affordable housing bonus due to the high cost of providing structured or underground parking," and proposes to exempt affordable units from the calculations that determine the required parking. While this is a good idea, it would be better to remove the requirements **entirely** and implement paid on-street parking via residential permits.

This month, Oakland made national news by eliminating minimum parking requirements, joining Seattle, Minneapolis, and many other cities which have taken steps toward this. By adding parking minimums in some of our *most*-connected areas in 2013, Portland made a huge regression. These missteps threaten our international reputation as a leader on climate, on smart growth, and smart urban planning.

On Sept. 26, the White House released a "Housing Development Toolkit,"² calling for the elimination of minimum parking requirements. According to the report, minimum parking requirements "have a disproportionate impact on housing for low-income households" and "[b]y reducing parking and designing more connected, walkable developments, cities can reduce pollution, traffic congestion and improve economic development."

¹ <http://pdxshoupistas.com/did-portland-city-council-suppress-housing-supply/>

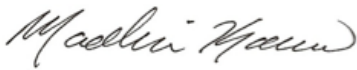
² https://www.whitehouse.gov/sites/whitehouse.gov/files/images/Housing_Development_Toolkit%20f.2.pdf

Portland for Everyone's growing coalition will continue to encourage the Portland City Council to make inclusive and equitable policy and funding decisions to:

- Provide plenty of affordable and diverse housing types in all Portland neighborhoods
- Prioritize housing for historically and currently under-served populations
- Prioritize housing for humans over housing for cars
- Allow more people to live in areas with good access to transportation, parks, and services
- Create and maintain economically diverse neighborhoods

Portland will remain a national leader on smart growth, climate change, urban planning, and affordability for its residents if it focuses on thoughtful permits and metering rather than retaining its current shot-in-the-dark parking mandate.

Sincerely,



Madeline Kovacs
Program Coordinator
Portland for Everyone
133 SW 2nd Ave. # 201
Portland OR 97204

Portland for Everyone is a project of 1000 Friends of Oregon
www.portlandforeveryone.org

From: [B BADRICK](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 3:24:59 PM
Attachments: [PastedGraphic-2-3.tiff](#)

Hello, I would like to provide Testimony on the 2035 Comprehensive Plan Implementation. I have enclosed a map segment for properties on or near SE Belmont and SE 41st and SE 42nd Ave. Including 4109-4119 SE Morrison St. and 4120-4110 SE Morrison. These Properties are all low-density 2 Story Apartment buildings on spacious ground built in the fifties, which include empty area where more apartment buildings could be located if Council would provide R-1 Zoning in the area within the border illustrated below.

We are currently considering proposing a modest apartment building with Diana Hwang, Owner of The Claremont. [image below] She and her family are concerned about the housing crisis Portland is in, and so they keep their existing 2 Bedroom, 56 unit buildings well below Market Rent to help their elderly and young-family tenants. In this possible Proposal we would create nine 2 Bedroom Apartments. This building would meet all Setback and Height Limits, while providing affordable living units near mass transit on Belmont.

We can provide her with another of these buildings [illustrated in red below] on her other open area. It is possible to do the same for her neighbor, should you elect to extend the R-1 Zoning to their existing Apartment Property. This would provide 45 2 Bedroom units, housing as many as 135 family members. Additionally we could use this one building design in all five location, which would ease the workload for BDS.

Best Regards, Bill Badrick





W BADRICK

wbadrick@hevanet.com

Managing Partner
CoreForm

Board of Directors
History Collection

From: [Kelly Klinglesmith](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: zoning changes
Date: Tuesday, October 11, 2016 2:59:33 PM

hello,

as residents of lair hill, we strongly oppose the proposed zoning changes. they are in no way compatible with the neighborhood's historic designation. they will encourage additional commuter traffic in a small neighborhood that is already overburdened with traffic getting into and out of portland. this will decrease the livability of our neighborhood by turning it into an 'industrial zone' and making it less hospitable for pedestrians. this also puts our children and pets at greater risk of being injured or killed by vehicular traffic.

please do not approve this zoning change! protect our historic status. protect our neighborhood. protect our children.

sincerely,

kelly and michael klinglesmith
3311 sw 1st ave
portland, or. 97239

aiyee!

Sent from my iPad

From: [Carol Swanson](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Fwd: Proposed zoning changes effecting Lair Hill (South Portland Historic District)
Date: Tuesday, October 11, 2016 2:41:25 PM

Proposed zoning changes from CS to CM2 that effect Lair Hill (in the South Portland Historic District)

There are several proposed changes that run counter to the integrity, livability and historic resonance of the South Portland National Historic District. These changes involve two entirely inappropriate considerations, the first to allow quick vehicle servicing, and the second to allow commercial parking. This is a small area that developed before the automobile and is reflected in the integrity of its historic fabric. Another proposal suggests raising the allowable height limit. This is not a wise approach to a more unified and dense architectural configuration that already exists. The entire South Portland National Historic District needs to reflect the Historic Guidelines that have been insightful and effective. This district was created by the United States government to prevent such zoning changes as this.

Regards

Carol Swanson
3334 SW 1st Ave
Portland 97239

From: [Claudia Coughlin](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 2:41:12 PM

Please keep the section of NE Fremont from 46th through 50th zoned CM1. This would limit the height of the buildings to 3 stories.
This area is terrible congested. Adding more apartments would make that problem even worse. The parking is lousy and bus service is limited.
Thank you,

Claudia Coughlin
4608 NE Beech St
Portland, OR 97213.

From: [Stephen Leflar](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Proposed zoning changes effecting Lair Hill (South Portland Historic District)
Date: Tuesday, October 11, 2016 2:03:33 PM

Proposed zoning changes from CS to CM2 that effect Lair Hill (in the South Portland Historic District)

There are several proposed changes that run counter to the integrity, livability and historic resonance of the South Portland National Historic District. These changes involve two entirely inappropriate considerations, the first to allow quick vehicle servicing, and the second to allow commercial parking. This is a small area that developed before the automobile and is reflected in the integrity of its historic fabric. Another proposal suggests raising the allowable height limit. This is not a wise approach to a more unified and dense architectural configuration that already exists. The entire South Portland National Historic District needs to reflect the Historic Guidelines that have been insightful and effective. This district was created by the United States government to prevent such zoning changes as this.

Thank you, Stephen Leflar,
3404 SW 1st Avenue in the South Portland National Historic District

From: [Alex Oreschak](#)
To: [BPS Comprehensive Plan Testimony](#); [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 12:20:52 PM

Dear City Council,

As a citizen of Portland and resident of the Goose Hollow neighborhood, I want to write to you to express my full support, and request yours, for the Planning and Sustainability Commission's recommendation to "(l)imit the development of new parking spaces to achieve land use, transportation, and environmental goals, especially in locations with frequent transit service." To that end, parking requirements for development in mixed use zones should be eliminated.

The existing parking requirements, enacted in 2013, have been documented to severely restrict housing supply and contribute to our growing housing affordability crisis. Since the 2013 decision to require parking in development of more than 30 units, there have been a substantial number of developments with EXACTLY 30 units, in order to avoid being mandated to provide expensive parking spaces in the development. Without this requirement, an untold number of additional housing units could exist today, increasing housing supply and helping to address the affordability crisis.

Some argue that not requiring off-street parking in new developments puts unfair competition for spots on neighborhood streets. Leaving aside the fact that Portland's streets are for ALL of its residents, not just long-term residents who own single-family homes, the burden stemming from competition for on-street parking spaces really comes from substantially underpriced on-street parking. Mayor Hales, you even expressed some reservations about the low cost of on-street parking permits when the northwest neighborhood tried to force new off-street parking spaces on new development, saying \$5/month is "crazy low", and Commissioner Saltzman, you described on-street permits as "woefully underpriced". It seems clear that the first step in addressing parking issues in a neighborhood is to bring prices more in line with demand, instead of continuing to require the production of additional supply at great cost.

To that point, mandating an increased parking supply seems to conflict directly with the city's modal shift goals, climate change goals, and the ideals of Vision Zero. If the city is serious about reducing fatalities and increasing the number of people biking, walking, and taking transit, it needs to provide affordable housing options, particularly along frequent transit service, that give people the option of living without a car, as many more who live in our city are choosing to or forced to do (see this week's Oregonian article about a reporter who chose to sell her car). And even if new developments are freed from minimum parking requirements, many developers may still choose to provide parking if they wish, AND a vast majority of existing housing in our region still provides parking space for those who want or need to own

a car, so people will still have that option in abundance.

I want my neighborhood and my city to fill up with affordable housing for people, and not be required to build expensive housing for cars. I hope that you feel the same, and that you act to eliminate minimum parking requirements in mixed use zones as part of the Comprehensive Plan.

Thank you for your time,

Alex Oreschak

1234 SW 18th Ave

Portland, OR

From: [Diana Hwang](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Re: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 12:12:26 PM

This pertains to the properties located at:
4109-4119 SE Morrison St (State ID#: 1S2E06BB 20500) and
4110-4120 SE Morrison St (State ID#: 1S2E06BB 20600)

I support the proposed zoning changes to R1 as presented in the September 6, 2016 Notice of Proposed Zoning Map and Code Changes.

The proposed change will bring the current developments on these properties into zoning compliance. In addition, if economic conditions are favorable, it will allow for a limited increase in residential density to help meet a future housing demand in our inner city areas.

Thank you for the opportunity to comment on Portland's future.

This transmittal (sent around 12:11 am) is a complete response. You may ignore the incomplete response sent at 11:47am.

Sincerely,
s/ Diana Hwang
Trustee for The Claremont LLC
1133 NE 37th Avenue
Portland, Oregon 97232

On Tue, Oct 11, 2016 at 11:47 AM, Diana Hwang <hawkow101@gmail.com> wrote:

This pertains to the properties at:
4109-4119 SE Morrison

I support the proposed zoning changes to R1 as

From: [T&C Keirnan](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 12:10:15 PM

Hello,

Regarding planned bicycle use of State Rte. Hwy 30 (NE Sandy Blvd.) and NE Halsey Street:

These roads are heavily used by vehicles at all hours, but especially during commute times. NE Portland drivers have limited options for East/West conduits. Convergence of NE Halsey and Hwy 30 (Sandy Blvd) at NE Cesar Chavez, and overflow traffic from I-84, contribute to the congestion.

Any constriction of vehicular traffic to cede street lanes for bicycle use on these roads will greatly reduce their function. Few alternate routes exist for those who must commute by vehicle.

If auto traffic is choked to a crawl, with resulting long lines of cars following a bicycle rider, the net negative impact, to include that on air quality, will increase.

As a reference point, consider the impact on traffic if Barbur Blvd was constricted at Capitol Hwy.

Thank you,
Cicely Keirnan
8737 NE Thompson St.
Portland, OR 97220

From: [Moore-Love, Karla](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: FW: PIAC Testimony for Council Submission - Comp Plan Agenda Item # 1152
Date: Tuesday, October 11, 2016 11:39:49 AM
Attachments: [PIAC Testimony RE BPS CIP and CIC for Council Action 10.13.16.pdf](#)

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

From: Moore-Love, Karla
Sent: Monday, October 10, 2016 5:33 PM
To: Hales, Charlie <Charlie.Hales@portlandoregon.gov>; Fish, Nick <NickFish@portlandoregon.gov>; Saltzman, Dan <Dan.Saltzman@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Fritz, Amanda <Amanda.Fritz@portlandoregon.gov>
Cc: Wiggins, Rachael <Rachael.Wiggins@portlandoregon.gov>; Broughal, Justine <Justine.Broughal@portlandoregon.gov>; Salazar, Goldann <Goldann.Salazar@portlandoregon.gov>; Quitugua, Betsy <Betsy.Quitugua@portlandoregon.gov>; Brewster, Stacy <Stacy.Brewster@portlandoregon.gov>; Gleason, Megan <Megan.Gleason@portlandoregon.gov>; Horne, Ashley <Ashley.Horne@portlandoregon.gov>
Subject: FW: PIAC Testimony for Council Submission - Comp Plan Agenda Item # 1152

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

From: Horne, Ashley
Sent: Monday, October 10, 2016 5:15 PM
To: Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>
Cc: Adamsick, Claire <Claire.Adamsick@portlandoregon.gov>
Subject: RE: PIAC Testimony for Council Submission - Comp Plan Agenda Item # 1152

Please refer to the attached letter in PDF format. My apologies for the additional email. Thank you.

Ashley Horne

From: Horne, Ashley
Sent: Monday, October 10, 2016 5:13 PM
To: Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>
Cc: Adamsick, Claire <Claire.Adamsick@portlandoregon.gov>
Subject: PIAC Testimony for Council Submission - Comp Plan Agenda Item # 1152

Greetings Karla,

Attached is the testimony letter from PIAC regarding BPS' Community Involvement Program and

Committee submitted for Thursday's Council Agenda Item #1152. Per our conversation, I understand this will not be included in the packets, but will be shared and included in the record. As discussed, I am cc'ing our liaison to Commissioner Fritz's Office, Claire Adamsick. Please let me know if anything more is needed from me.

Thank you,

Ashley Horne

Public Involvement Best Practices Program

Community and Neighborhood Involvement Center, Office of Neighborhood Involvement

Phone: 503-823-5202

Fax: 503-823-3050

Email: ashley.horne@portlandoregon.gov

1221 SW 4th Ave., Rm 110, Portland, OR 97204

Web: www.portlandonline.com/oni

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-5202, TTY 503-823-6868, or the Oregon Relay Service at (800) 735-2900 with such requests or visit <http://www.portlandoregon.gov/bibs/48889>

October 4, 2016

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

City of Portland, City Hall
1221 SW Fourth Avenue
Portland, OR 97204

Subject: Testimony from PIAC Regarding BPS' Community Involvement Program and Committee
RE: City Council Agenda Thursday 10/13/16, Item # 1152

Dear Mayor Hales and Members of the City Council:

This letter contains comments from members of the City of Portland's Public Involvement Advisory Council (PIAC) on the Proposed Community Involvement Program (CIP) of the 2035 Comprehensive Plan. PIAC is a City commission charged with advising elected officials on public involvement in government citywide, and with helping City bureaus improve their community outreach and engagement practices. Established by City Council in 2008, PIAC is comprised of community members and bureau staff working together.

PIAC members have worked closely with City staff over the past several years to review and provide input to the Comprehensive Plan's community involvement chapter, Chapter 2, as well as the Community Involvement Chapter. We believe Chapter Two and the CIP represent an important move forward for Portland, putting the City in alignment with State planning law, the vision of the Portland Plan, and the spirit of the Public Involvement Principles adopted by City Council in 2010.

Echoing our testimony to the Planning and Sustainability Commission in June, PIAC members offer strong support for the proposed Community Involvement Program as an essential step to implement Chapter Two of the Comprehensive Plan. The CIP is central to satisfying the requirements of Oregon Statewide Planning Goal 1, including the commitment of adequate resources for community involvement and the oversight/evaluation role of the Community Involvement Committee (CIC). It will help to advance longstanding City goals of improving community involvement in planning.

In addition to our overall support, PIAC offers the following comments:

- PIAC supports the ongoing development of a manual to guide staff in the implementation of Chapter 2, and we support the proposed ability of the CIC to change the manual directly.
- The CIC has the responsibility to oversee both project-specific and ongoing public involvement efforts governed by the Comprehensive Plan. The importance of each should be emphasized in its future charter.
- The CIC should have a meaningful role in identifying the resources needed to implement the CIP, including the level of staff support for the CIC.
- If the CIC charter specifies that members will be assigned formal liaison roles with other City offices or bodies, PIAC should be included among those listed.
- Insofar as the CIP establishes a supporting role for the Office of Neighborhood Involvement with respect to the CIP, we encourage you to clarify this role and consider specifying it in City Code.

Earlier this year, City Council put Portland in a position of leadership by adopting Chapter 2 of the Comprehensive Plan. Going forward, PIAC is ready to offer our support in refining the Community Involvement Program during the next phase of work. Thank you for taking another step to put Portland's Public Involvement Principles into practice, and for your consideration of our testimony.

Sincerely,
Ashley Horne,
Public Involvement Best Practices Program Coordinator
On behalf of the Public Involvement Advisory Council

Please note: While this testimony received consensus support by those members in attendance at PIAC's October 4 meeting, the vote was taken without a quorum. This letter is in the spirit of previous comments submitted by PIAC, but is offered in this case as the testimony of those members in attendance rather than the full body.

From: [Mike Westling](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 11:32:43 AM

In addition to preserving existing zoning in NW Portland, I would urge the city council to **please consider eliminating parking minimum requirements in Mixed Use Zones as part of the Comprehensive Plan**. If the guiding principles for our city are improving economic opportunity for all Portlanders and reducing our carbon emissions, it is important that we "walk the walk" by prioritizing housing for people over shelter and space for cars.

We know that additional parking adds significant development costs for new housing. And we also know that minimum parking requirements have exacerbated the city's housing crisis by suppressing housing supply and increasing rents.

In the same policy toolkit that mentioned restrictive zoning as a barrier to affordable housing, the White House noted that "minimum parking requirements "have a disproportionate impact on housing for low-income households" and "[b]y reducing parking and designing more connected, walkable developments, cities can reduce pollution, traffic congestion and improve economic development." And the best part about eliminating parking minimums? It is an affordable housing solution that doesn't cost taxpayers a dime.

Requiring off-street parking is ineffective at solving parking problems because as long as on-street parking is cheaply available, residents to a neighborhood will keep their cars and store them at the curb. Parking requirements can dramatically increase rents, congestion, and reduce housing supply. On-street parking management, such as market-rate permits, will have a greater impact on parking problems without exacerbating the housing crisis further. The city should move forward with implementing new parking management policies, as proposed by the PBOT Centers and Corridors Stakeholder Advisory Committee.

Thanks for your consideration,

Mike Westling
6226 NE 28th Ave.
Portland, OR 97211

On Tue, Oct 11, 2016 at 11:20 AM, Mike Westling <mwestling@gmail.com> wrote:

I am writing to share my opposition to the proposed downzoning in NW Portland.

The abrupt zoning change proposal for the Alphabet District seems to be a knee-jerk reaction to a request from a subset of residents that directly contradicts the city's stated objectives for increasing the availability of affordable housing and reducing carbon emissions reductions. Downzoning in a high-opportunity neighborhood such as NW Portland that is connected to jobs and services will result in reduced housing capacity in this area, effectively pushes lower income housing into areas of lower opportunity and more concentrated poverty.

The proposal also conflicts with the White House's recently released Housing Development Toolkit, which states that overly restrictive zoning in urban areas harms housing affordability.

Thank you for thoughtful consideration of these issues.

Sincerely,

Mike Westling
6226 NE 28th Ave.
Portland, OR 97211

From: [Mike Westling](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 11:21:01 AM

I am writing to share my opposition to the proposed downzoning in NW Portland.

The abrupt zoning change proposal for the Alphabet District seems to be a knee-jerk reaction to a request from a subset of residents that directly contradicts the city's stated objectives for increasing the availability of affordable housing and reducing carbon emissions reductions. Downzoning in a high-opportunity neighborhood such as NW Portland that is connected to jobs and services will result in reduced housing capacity in this area, effectively pushes lower income housing into areas of lower opportunity and more concentrated poverty.

The proposal also conflicts with the White House's recently released Housing Development Toolkit, which states that overly restrictive zoning in urban areas harms housing affordability.

Thank you for thoughtful consideration of these issues.

Sincerely,

Mike Westling
6226 NE 28th Ave.
Portland, OR 97211

From: [Allan Rudwick](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Tuesday, October 11, 2016 10:46:04 AM

Parking requirements need to go. The most beloved parts of our city are the spots that are hardest to park in and with good reason. Please allow a place for people, not just cars. If we're going to grow without substantially increasing congestion, we need to encourage non-car methods of travel and a big part of this is discouraging car ownership. Removing parking requirements will help a lot towards this goal

Thank you
Allan Rudwick
228 NE Morris street
Member of Eliot NA Land Use Committee

--

Allan Rudwick
(503) 703-3910

October 6, 2016

AUDITOR 10/10/16 AM10:57

TO: Portland City Council

I am writing in support of a FAR change from 4:1 to 2:1 in a small area of the Alphet Historic District zoned RH. (The area in question is the portion of the historic district east of 21st Avenue.) This would change the current situation of the base zone specifying floor areas four times the site area when the overlay zoning realistically only allows two times the site area. Visually this maintains buildings in the area at a scale and height more compatible with neighboring properties.

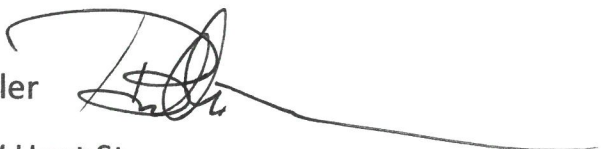
This recommended zoning change is the result of significant community involvement and is recommended by the NWDA (North West District Association). This proposal is an early implementation comprehensive plan update and addresses the existing inconsistency in code language.

The population density of the NW District is already the highest of any Portland neighborhood with 14,100 people per square mile. The NW District has the largest number of housing units. This data is from a City of Portland analysis and is based on the 2010 census. Close to 1200 housing units were added to the NW District in 2005-2014. Currently there is significant number of additional units under construction which will further increase density in this area.

While NW Portland has been characterized as an affluent area, it is more properly characterized as a successful mixed income area. Based on 2010 census data, the median household income in the NW District was \$38,870; this is considerably lower than the median household income for Portland as a whole, \$49,537. This income diversity is the result of much older housing stock and several existing, subsidized housing buildings. Eight such affordable buildings provide a total of 779 units. At least two more affordable buildings are in the pipeline.

I write as the owner of a historic property in the impacted area of the Alphet Historic District. I respectfully request your approval of the proposed FAR change. It represents a technical revision that will support the preservation of this valued Historic District and the need for affordable housing.

Allen Buller



1728 NW Hoyt St

Portland City Council
1221 SW Fourth Avenue, Room 130
Portland, Oregon 97204

c/o Council Clerk
cctestimony@portlandoregon.gov
cputestimony@portlandoregon.gov

AUDITOR 10/11/16 AM 10:38

Re: Planning for Multnomah Village

Multnomah Village is an area of Portland with major historical design significant that needs to be protected. The current scale of this business district is appropriate for its narrow main street, making it an inviting place for people to shop and eat out in unique locally-owned businesses.

With the exception of one 3-story building, the Village consists of one-story and two-story buildings, many of which are the original buildings from the earliest days. The Village is covered by a Design District Overlay under the current Comprehensive Plan and this D Overlay states that new development must be consistent with the scale and character of the existing businesses, but the current zoning code does not provide this protection.

The Mixed-Use Zoning Project of the 2035 Comprehensive Plan proposes to change Commercial Storefront properties in Multnomah Village to either Commercial Mixed Zones 1 (CM1) or 2 (CM2). The CM2 designation would allow out-of-scale buildings of up to 4-stories to be built in this historic area.

I am requesting that the City Council change the designation of all properties in the business district of Multnomah Village that are covered by the current D overlay to CM1. The new CM1 designation is a better fit for the historic Village because it will limit building heights in this area to 35 feet, the approximate height of three-story buildings.

I am also requesting that building heights for lots that are bounded by two streets be measured from the lower street. This will prevent the construction of additional stories that could result if heights are measured from the higher street on these steep lots.

Lastly, I am requesting that a Plan District be implemented as part of the Comprehensive Plan for the Multnomah Village Business District to further protect the scale and character of this special place that has major design significance in the City of Portland.

Please add this to the record.

Thank you, Carole Ivy PO Box 80763 Portland
OR 97280

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

October 6, 2016

AUDITOR 10/11/16 AM10:38

Portland City Council

1221 SW 4th Ave., Room 130

Portland, OR 97204

Attn: Comprehensive Plan Implementation

Dear Portland City Council:

I live on SE 52nd Ave., a little south of E. Burnside St. in an area you are proposing to rezone to R1 and adjust codes to double the current density. My street is currently made up of single family dwellings, duplexes, a triplex, and two small single-story condominium complexes. There are also three three-story townhouses at the corner of 52nd and SE Stark St. which were shoe-horned into a previously vacant lot by a developer a few years ago. Even a large apartment complex located on E. Burnside between 52nd and 53rd is a two-story structure with off-street parking for tenants.

SE 52nd Ave. is narrow and is one long, continuous block between E. Burnside and SE Stark with no cross-streets. The only way to exit 52nd is by turning onto Burnside or Stark, both of which are busy streets. There are always cars parked along both sides of 52nd, making driving along this street challenging. The street isn't wide enough to allow vehicles travelling in opposite directions to pass each other; one has to pull aside to let the other pass. Sometimes it's difficult to even find room to pull aside for another car or truck.

Allowing four-story apartments, condominiums, etc., would block the current residents' light, invade their privacy and destroy the character of the street and neighborhood. In addition, given the lax to nonexistent off-street parking rules the council has allowed developers to get away with, a difficult parking and traffic situation would become impossible.

Unless and until the mayor and each and every one of the members of the Portland City Council have allowed your own streets and neighborhoods to be rezoned and code-changed to R1 or RH zones, you have no business inflicting this outrage on your constituents!

Sincerely,



Elaine K. Anderson

32 SE 52nd Ave.

Portland, OR 97215

Portland City Council
1221 SW Fourth Avenue, Room 130
Portland, Oregon 97204

c/o Council Clerk
cctestimony@portlandoregon.gov
cputestimony@portlandoregon.gov

AUDITOR 10/11/16 AM 10:37

Re: Planning for Multnomah Village

Multnomah Village is an area of Portland with major historical design significant that needs to be protected. The current scale of this business district is appropriate for its narrow main street, making it an inviting place for people to shop and eat out in unique locally-owned businesses.

With the exception of one 3-story building, the Village consists of one-story and two-story buildings, many of which are the original buildings from the earliest days. The Village is covered by a Design District Overlay under the current Comprehensive Plan and this D Overlay states that new development must be consistent with the scale and character of the existing businesses, but the current zoning code does not provide this protection.

The Mixed-Use Zoning Project of the 2035 Comprehensive Plan proposes to change Commercial Storefront properties in Multnomah Village to either Commercial Mixed Zones 1 (CM1) or 2 (CM2). The CM2 designation would allow out-of-scale buildings of up to 4-stories to be built in this historic area.

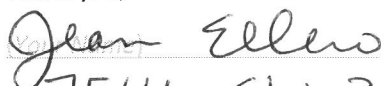
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I am also requesting that building heights for lots that are bounded by two streets be measured from the lower street. This will prevent the construction of additional stories that could result if heights are measured from the higher street on these steep lots.

Lastly, I am requesting that a Plan District be implemented as part of the Comprehensive Plan for the Multnomah Village Business District to further protect the scale and character of this special place that has major design significance in the City of Portland.

Please add this to the record.

Thank you,


7546 SW 34th Ave 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



Janette Kehdi
640 NE 64th
Portland, OR 97213-5046

October 6, 2016

Portland Zoning Committee -

I own a duplex at 640 & 642 N.E. 64th Ave.
I reside in the back unit 640 N.E. 64th Ave.,
Portland, Oregon 97213-5046.

I rent the front unit to people that
like being in a neighborhood that is
quiet and good access to busline #19,
May lite rail just 3 or 4 blocks away -
Fred Meyer 1/2 blocks away, plus
Providence Hospital about 15 blocks
away.

My duplex is part of my livelihood.
I also like living here & have for
31 years. Both units have yards
and are kept up.

I need to know what this means
for me and two other duplexes on
N.E. 64th Ave, between N.E Hoyt &

2. 10/6/2016
Oregon St, 1/2 blocks off of N.E.
Glisan Street?

I then I called your office a couple
of weeks ago inquiring about the
zoning change & what will change for
me. I was told by a female clerk
that if my duplex burned down, I would
not be able to rebuild a duplex, and
could only build a house. This
would be disastrous for me &
certainly it would be for other owners
of duplexes in the area. If this
is the case, I implore your
committee to reconsider the
zoning.

Thank you & Sincerely,
Janette Kehdi!

640 N.E. 64th Ave.

Portland, Or 97213-5046

503 231-7635

From: [Rod Ramsour](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive plan implementation
Date: Tuesday, October 11, 2016 10:27:55 AM

I live on the segment of property that the city of Portland is looking into developing a trail. I strongly disagree with the proposed change. The parcel of land the city is trying to incorporate is an area between my garage and my house. The trail would divide my property in half and allow the public access between my garage and my house. It would create a dangerous situation trying to cross with uncontrolled bike traffic. It would also allow the general public into my backyard during all hours of the day and night. I do not wish for a trail like the springwater that the city has not managed to be running through my backyard. The trail would prevent me from safely accessing my house. It would also change the quiet dynamics of my neighborhood.

Rod Ramsour
10000 SW. Riverside Dr., Portland, OR 97219

From: myers1545@comcast.net
To: [BPS Comprehensive Plan Testimony](#)
Cc: [myers1545](#)
Subject: Comprehensive Plan Implementation 33.130.260 and nonconforming situations 33.258
Date: Tuesday, October 11, 2016 10:17:55 AM

City of Portland
Bureau of Planning and Sustainability

To the PORTLAND OREGON CITY COUNCIL in regards to the implementation of Portland's new Comprehensive Plan (CE) on my joining properties STATE ID #1S2EO3CD 2600&2700 at 11131 SE Division, Portland OR.

I was in favor of the recommended zoning change to (CE) on my properties until I received the SUPPLEMENTAL NOTICE that the Portland Planning and Sustainability Commission recommendation that drive through facilities be prohibited on my properties and like properties that are located east of NE/80th Avenue. It appears that should this recommendation be accepted and in-acted there would be no recourse or any possibilities of conditional use change should future development need drive through. This could severely impact the value of my properties for future sale and development. I am now not in favor of the (CE) Zone change if that would take away my drive through option for future nonconforming development..

Respectfully,

Earl W Myers
Division 31 LLC

Oct 11, 2016

To:

City Council:

Concerning: Zoning (our street)
state ID: 3731 S.E. Haig
(151E12AD 17700) Portland 97202

We do not want our street

changed to R2.5!

We have (2) Multiple dwellings
across the street now!

Also a large Apt. building just
2 houses away on 38th & Rhine
they park half way down
our block now!

We are feeling choked as it
is =

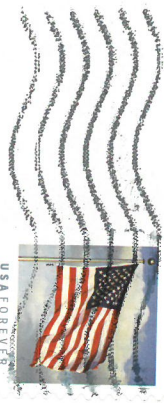
Please do not re-zone our block!

Edward Koivisto - Janice Koivisto

Ed & Jan Koivisto
3731 SE Haig St.
Portland, OR 97202-1836

PORTLAND OR 970

11 OCT 2016 PM 3 L



Portland City Council
1221 SW 4th Ave, Room 130
Attn: Comprehensive Plan Implementation
Portland, OR, 97204

57204-19021



October 11, 2016

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

RE: *Proposed Prime Industrial Overlay Zone*

Dear Council members:

My name is Aaron DeShaw. I am the sole member of DeShaw Holdings LLC, which owns the building located at:

2350 NW York Street
Portland, OR 97210

My property is on the West side of NW 23rd, two blocks north of NW Vaughn, less than one block from the closing Esco factory. For the past several years, my building has been leased to my publishing company, Trial Guides, and served as one of three stages for the NBCUniversal television production Grimm.

I am writing in response to the proposed Prime Industrial Overlay Zone. I am opposed to a new industrial overlay that would permanently zone my property as industrial. I have met with other property owners along NW York who are also opposed to the proposed Industrial overlay.

The reality of the present and future economy of the United States, and Portland, is that eCommerce, digital technology, media, and creative jobs such as digital marketing are a quickly growing part of the economy. In 2015 alone, eCommerce in the United States increased by 14.6% (Internet Retailer). By contrast, true “industrial” use is decreasing. Based on statistics from the US Bureau of Labor & Statistics, manufacturing jobs in the US dropped by almost 50% since 2000 – from over 20 million to just over 10 million jobs. If you compare this to eCommerce alone for the same time period, sales from eCommerce in 2000 were \$5.3 Billion, and in 2014 (the most recent year available from the US Bureau of Labor & Statistics) were \$3,584 *trillion*. That is an increase in 67,622%. This does not include the creative and digital marketing jobs that support the new digital economy, all of which we find operating in the Northwest Portland area presently being considered for the “I” overlay. These two figures demonstrate that we now need 50% of the industrial land that was needed in 2000, and substantially more land for eCommerce and creative businesses, along with the necessary support for these businesses, including dining, housing and retail.

While the building I own was once used for industrial purposes, it presently houses two valuable creative endeavors that have been beneficial to Oregon's economy – the Grimm television production, and Trial Guides, which is a profitable publishing and media company that sells 100% of its goods through eCommerce. We have been in the Top 1000 eCommerce companies in the US for many years, and we continue to grow.

All printing for my publishing company is done off site, so we manufacture nothing in the building that will permanently zone industrial. Since the necessity for true industrial production in the US and Oregon economy both presently and in the future is decreasing, combined with Portland's rapid residential growth and consequential growth in the tech and creative / marketing fields, it makes no sense to permanently zone land that is close to the commercial and residential hotspots of NW Portland as industrial land.

Oddly, the industrial overlay is presently proposed to end at NW Wilson – one street away from my property. Within the NW area included in the industrial overlay zone are four residences, a retail Dutch Bros. coffee operation, and multiple creative spaces. A block away is a strip club, which apparently was allowed to keep operating (despite it's non-industrial purpose) after designation of the area as being for industrial use in the Guilds Lake Plan District. Due to the present industrial restrictions on the area, which would be permanently in place due to the proposed industrial overlay, there is nowhere else to get food or buy anything to eat in the area, resulting in employees of all of the businesses in this area to get into cars and drive to other areas of Portland to get lunch or dinner while working. The proposed industrial overlay would prevent any property owner from converting their space, or building a restaurant or grocery store capable of feeding the workers in this area. This prevents businesses in the entire area from being able to work efficiently or in an environmentally sustainable way, by getting food or restaurants in the area for their workers because those are not industrial uses. Passing this industrial overlay in our area means the only option for food in the entire industrial area between Wilson and Nicolai, and from 23rd to Montgomery Park, is a strip club, which is not a suitable eating location for the thousands of workers in this area. This requires many workers to get into cars during lunch and to create an even greater traffic problem in Portland.

I would propose that passing a permanent industrial overlay in this area is not in the best interest of Portland, and that at least for the area between 23rd and 24th, from NW Wilson to NW Nicolai be excluded so that the area can be further developed for eCommerce and creative purposes, as well as open to development of restaurants and some retail necessary to support the workers in this area. With the closing of Esco, this section of NW Portland has excellent potential for the economy of Portland if the city considers how the economy will grow, as opposed to the historical uses of this area of Portland.

Respectfully,



Aaron DeShaw

Rachel Ginocchio
1033 SE Lambert St
Portland, OR 97202
(503) 944-9797

October 11, 2017

Planning and Sustainability Commission
City of Portland Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100, Portland, OR 97201
Attn: Mixed Use Zones testimony

To Whom it May Concern:

My name is Rachel Ginocchio, and I am a resident of Sellwood and the community liaison for the neighborhood business association. We have pulled together our two neighborhood alliances – the neighborhood association (SMILE) and the business alliance (SWBA), to present our unified testimony.

The main issue that was causing division between our residence and property owners has to do with the height of new buildings, when new commercial development abuts residential properties. This situation is very common in our neighborhood, since our main business districts cut right through our residential areas.

Our community, together, opposes the PSC's proposal to increase the bonus height for tall commercial first floors from 3' to 5', when the commercial property abuts residential property. We also oppose the PSC's proposal to apply the 5' bonus height to the step-down height, again – when the commercial property abuts commercial property.

Limiting the overall height of commercial development that abuts residential properties protects privacy and gives everyone access to the sun.

Although not addressed directly in the PSC's latest proposal, I just want to mention that the commercial overlays should also be applied uniformly in our neighborhood, since commercial properties also abut one another. Having, for example, a main street overlay or a design overlay on some commercial properties but not all, creates a situation of haves and have-nots, and can impact future property values.

Thank you for creating this and many other opportunities to provide neighborhood input into the zoning process.

Sincerely



October 11, 2016

Portland City Council
1221 SW 4th Ave, Room 130
Portland, OR 97204
Attn: Comprehensive Plan Implementation

Re: Proposed Changes to the Major Public Trails Zoning Map Designation:
Dosch Park Lane, Portland Oregon
(Trail Segment 3892, State ID # 1S1E17AD 7200 and 1S1E17AA 8500)

Dear Mayor and Councilors:

I am a homeowner residing at 4820 SW Dosch Park Lane, Portland Oregon 97239. I am writing to request that the Council reject the changes recommended by the Planning and Sustainability Commission (PSC) to include Segment 3892 on the Major Public Trails zoning map. We have received the September 6, 2016 Notice of Proposed Zoning Map Change, and are concerned by statements within the Notice that the designation could “affect the permissible uses” of our property and may affect value, and that our property may be considered for “future easement acquisition” by the City. I consent to no such designation.

As noted in the letter from John Calhoun, president of the Dosch Estates Homeowners Association, Dosch Park Lane or Campbell Court has always been a private road that the homeowners pay to maintain. No public easement or right-of-way has ever existed on either road. Further, we would not consent to an easement.

Therefore, we ask that you please remove Segment 3892 from the Major Public Trails System.

Thank you for your consideration.

Respectfully,



DEBRA A. BURNS
4820 Dosch Park Lane
Portland, OR 97239

October 11, 2016

Portland City Council
1221 SW 4th Ave, Room 130
Portland, OR 97204
Attn: Comprehensive Plan Implementation

Re: Proposed Changes to the Major Public Trails Zoning Map Designation:
Dosch Park Lane, Portland Oregon
(Trail Segment 3892, State ID # 1S1E17AD 7200 and 1S1E17AA 8500)

Dear Mayor and Councilors:

I am a homeowner residing at 5028 SW Dosch Park Lane. I am writing to request that the Council reject the changes recommended by the Planning and Sustainability Commission (PSC) to include Segment 3892 on the Major Public Trails zoning map. We have received the September 6, 2016 Notice of Proposed Zoning Map Change, and are concerned by statements within the Notice that the designation could “affect the permissible uses” of our property and may affect value, and that our property may be considered for “future easement acquisition” by the City. I consent to no such designation.

As noted in the letter from John Calhoun, president of the Dosch Estates Homeowners Association, Dosch Park Lane or Campbell Court has always been a private road that the homeowners pay to maintain. No public easement or right-of-way has ever existed on either road. Further, we would not consent to an easement.

Therefore, we ask that you please remove Segment 3892 from the Major Public Trails System.

Thank you for your consideration.

Respectfully,

NAME: Iris and Dale Garell

ADDRESS: 5028 SW Dosch Park Lane

Portland, OR 97239

October 10th, 2016

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

Subject address: 8113 SE 13th Ave
Owners: Brown Sellwood, LLC; Cynthia & Aaron Brown, TTM
Current Zoning: **CS**
Proposed Zoning dated September 6th, 2016: **CM2 with Main Street (m) Overlay**

Honorable Mayor and City Council,

As the property owners of the SW corner of SE 13th & Tacoma in Sellwood, and active members of both the Sellwood Westmoreland Business Alliance (SWBA) and neighborhood association (SMILE) we are providing our testimony as follows:

In general we agree with the revised zoning for from CS to CM2 with the main street overlay. Being at the primary intersection servicing the Sellwood Bridge and Sellwood community we are at the heart of the neighborhood's commercial center. We also agree with PSC on the bonus of 3' to 5' height allowance where it applies to ground floor commercial / retail activity in the commercial neighborhood centers. We feel this will provide better street appeal and enhanced building designs.

We also support our neighborhood, both SMILE and the SWBA, on their position pertaining to when commercial property abuts residential property. They are concerned with maximum building height, and in opposition to PSC's proposal to apply the ground floor bonus height to the step down height when CM2 properties abut residential properties.

Sincerely,

Aaron and Cynthia Brown
Brown Sellwood, LLC
4206 NE Glisan Portland, OR 97213
503 708-9083



Yoshida Group

8440 N.E. Alderwood Rd., Suite A, Portland, OR 97220
P: 503.284.1114 F:503.731.7245

Portland Mayor and City Council
Attn: Camille Trummer
1221 SW 4th Avenue
Portland, Oregon 97204

Re: Comprehensive Plan Review and Amendments
Property Address: 836 & 904 SW Gibbs Ave, Portland
Public Hearing: October 13, 2016, Portland City Hall, 2:00 p.m.

Dear Mayor and Commissioners,

My company owns the above-referenced property near OHSU on SW Gibbs Ave. I am writing to provide public input and testimony regarding the proposed zone change at the Property from its current "CS" zone to a proposed mixed-use zone "CM-1." I respectfully request that you do not re-zone the Property to "CM-1" but rather that you re-zone the property to "CM-3" so that it can more fully accomplish several goals being pursued by the City and the Comprehensive Plan.

Over the past several decades since I moved to Oregon, I have been committed to being a part of solutions in our community. For many years, I served on the board of Doernbecher Children's Hospital, as Port Commissioner and more recently hosting an annual fundraiser for Randall Children's Hospital and Providence Cancer Research Center. Even the event Yoshida's Sand in the City was focused on young people in our community who need help and support. I am passionate about helping our community, and particularly children in our community.

In recent years, I have observed as our community has been unable to construct adequate housing to meet the needs of our neighbors. My company has constructed some housing over the past few years and in connection with that effort purchased property at 836 & 904 SW Gibbs Avenue.

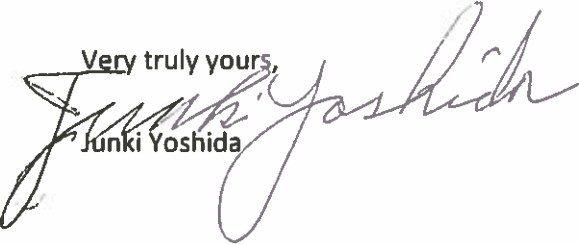
I know from participating with children's hospitals that housing in and around OHSU has been a significant hurdle for employees and patients. We have also learned that employees do not have adequate child care facilities nearby their work, which impacts single parents who cannot easily get to their children in an emergency.

When we purchased the Property, the proposed comprehensive plan wasn't completed yet and I had no idea that the Property could be down-zoned. My plan is to construct a mixed-use building with retail (ideally a child care facility) on the street level and housing units above. Due to the slope, the construction may be challenging, which requires more units in order to spread out that cost and allow the project to be economically viable.

In addition, with fewer allowed housing units, I am concerned that the proposed zone will not meet the community's needs for this neighborhood. OHSU is a very significant employer, in addition to the medical care (both long- and short-term) that it provides to countless patients every year. The housing that we intend to construct will serve employees in the nearby hospitals, clinics and University. Nearby housing is critically needed in this area.

Finally, I have a substantial concern that with fewer allowed housing units, we may not be able to provide a low-income housing option for the Property. Our sincere desire is to work together with the various agencies to make certain that some of the housing units to be constructed will be identified to serve lower-income residents. With a lower height restriction, our total number of housing units is smaller, which makes it even more difficult to set aside units for qualifying low-income people. Our hope is that we can serve low-income residents with affordable housing near an excellent employer and with a childcare tenant in the same building.

Thank you for taking these concerns into consideration when making this important decision. If you have any questions or concerns, please do not hesitate to contact me by email at junki.yoshida@yoshida.com.

Very truly yours,

Junki Yoshida

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



Portland City Council

Brentwood-Darlington Neighborhood Association
c/o Mr. David Messenheimer
4236 SE Woodstock, PMB 494
Portland, OR 97206

RE: Zoning Map Changes in Brentwood-Darlington

Dear City Council and Bureau of Planning and Sustainability,

On October 6th, 2016, the Brentwood-Darlington Neighborhood Association voted unanimously to endorse three zoning changes in our neighborhood, which have been approved in the 2035 Portland Comprehensive Plan. These changes are as follows:

1. The Green Thumb/Learning Gardens Laboratory space at 6801 SE 60th will be changed from R2A to Open Space (OS).
 - a. This change has broad support (with over 400 signatures attached), including SE Uplift, Rose Community Development, The Woodstock Neighborhood Association, and programs at the Green Thumb site.
2. The northern section of our neighborhood centered around SE Duke Street (SE 62nd to SE 70th) will be changed from R2.5 to R5.
 - a. This area is underserved by public transit, is not adjacent to close by amenities, and does not have sufficient infrastructure including sidewalks and curbs/storm water management for the increased density R2.5 would allow.
3. The Southwestern corner of our neighborhood at roundly SE Nehelam to SE 52nd and SE Harney will be changed from R5 to R7.
 - a. This area is even more underserved by public transit, and is also not adjacent to close by amenities. It also lacks sidewalks and curbs/storm water management, which is particularly important as some of this area is on a steep hillside/cliff. The lots in this area of our neighborhood are historically larger (many over 10,000 ft²).

Our neighborhood association recognizes that attempts in the 2015 Comp Plan to build up higher density with the hopes that infrastructure would be built in tandem have not come to fruition. Thus it seems to be prudent to not repeat these mistakes of the past and approve the zoning changes for these three areas of our neighborhood. Perhaps in the future, with the promise of the new Local Transportation Improvement Charge, these areas can be built up to a level enjoyed by most other neighborhoods in the city of Portland. But until that time it does not make sense to maintain a higher level of density in our neighborhood compared to that in many closer neighborhoods who have infrastructure and access to amenities and public transportation that we do not. We strongly urge you to approve these three specific zoning changes, as outlined in the approved 2035 Portland Comprehensive Plan.

Sincerely

/s/

David Messenheimer, Land Use/Transportation Chair
Brentwood-Darlington Neighborhood Association
davemess10@gmail.com

Attached:

2014 PSC testimony- BDNA Letter

2014 Comp Plan comments and 400+ Signatures



brentwood-darlington
neighborhood association

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 Abbate, 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



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

November 4, 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,

Thank you for listening to our testimony on October 22nd about the Brentwood-Darlington Neighborhood Association's request to the Planning and Sustainability Commission (PSC) to re-designate and re-zone 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).

We are pleased to know that the two property owners – Portland Parks and Recreation and Portland Public School – are supportive of this request, which reflects a strong desire from members of our community to preserve this important neighborhood asset.

Enclosed you will find the following documents supporting our request to re-designate and re-zone 6801 SE 60th Avenue as Open Space:

- BDNA request to PSC (dated September 22, 2014)
- Letter of support from Woodstock Neighborhood Association (dated Oct. 1, 2014)
- Letter of support from Friends of Portland Community Gardens (dated Oct. 6, 2014)
- Personal letter of support from Leslie Pohl-Kosbau (dated Oct. 6, 2014)
- Letter of support from ROSE Community Development (dated Oct. 9, 2014)
- Letter of support from faculty members in the Graduate School of Education at Portland State University (dated Oct. 10, 2014)



brentwood-darlington
neighborhood association

- Letter of support from Naomi's Organic Farm Supply (dated Oct. 15, 2014)
- Copy of BDNA Testimony from Oct. 28, 2014 PSC hearing at PSS Southeast
- Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from high-density residential to open space (49 pages, 467 signatures)

We hope you will seriously consider our request and this strong community support to re-designate and 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

Enclosures



WOODSTOCK NEIGHBORHOOD ASSOCIATION
WWW.WOODSTOCKPDX.ORG

Woodstock Community Center, 5905 SE 43rd Avenue, Portland, Oregon 97206

October 1, 2014

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

Dear Planning and Sustainability Commissioners:

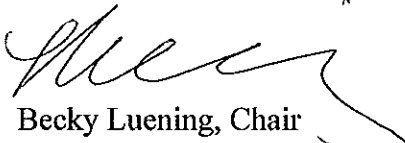
It has come to our attention that the Green Thumb/Learning Gardens Lab, which lies just southeast of Woodstock Neighborhood in Brentwood-Darlington, is in jeopardy, as the City of Portland's updates to the draft 2035 Comprehensive Plan would have this 12.8-acre site zoned high-density residential (R2A).

This urban agriculture and education center is a deeply valued community asset, not just for Brentwood Darlington, but also for Woodstock and Mt. Scott-Arleta residents. It is a thriving educational center where hundreds of children, from elementary through university levels, plus local gardeners, come to learn about gardening, fruit growing, and sustainability. It's a place where community and leadership are nurtured.

In order to ensure the preservation of this irreplaceable asset for our wider neighborhood, our board members and many of our neighborhood residents feel strongly that the 12.8-acre Green Thumb/Learning Gardens Lab should be re-designated and re-zoned to reflect its current use. We urge you to fulfill the Brentwood-Darlington Neighborhood Association's request in this matter.

Thank you kindly for your attention.

Sincerely,



Becky Luening, Chair
Woodstock Neighborhood Association

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

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)

I support the proposed change in 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). As the Director of Portland Community Gardens from 1975 to 2011, I worked on the designation and development of the Brentwood Community Gardens, and the teaching gardens and the orchard since 1995. For the past two years, I have been on the Board of the Friends of Portland Community Gardens, and am currently Co-Chair of FPCG.

The 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. Portland Parks Community Garden Program operates the Brentwood Garden, with goals that align with the FPCG. Green Thumb also functions as a prime regional teaching space for PSU students, OSU Master Gardeners, and Portland Public Schools. The site offers a unique place for this collaboration to flourish.

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 the site to protect this unique asset, and 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, I request that Green Thumb at 6801 SE 60th be designated and re-zoned from Low Density Multi-Family Residential to Open Space.

Sincerely,

Leslie Pohl-Kosbau

7136 SW 3rd Ave.
Portland, Oregon 97219

lesliepohl@comcast.net

c. Brentwood Darlington Neighborhood Association

October 9, 2014

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

Dear Planning and Sustainability Commission,

ROSE Community Development supports the Brentwood-Darlington Neighborhood Association's request to re-designate and rezone the Green Thumb/Learning Gardens Lab site from Low Density Multifamily Residential (R2A) to Open Space (OS).

ROSE is a community-based nonprofit that has been working to revitalize Brentwood-Darlington and other outer southeast Portland neighborhoods for the last 22 years. We were created by a group of neighborhood leaders who were concerned about poverty, poor housing conditions, lack of infrastructure and other livability concerns. We work closely with neighborhood members, business owners, the City, and other nonprofits to improve outer southeast as a place to live, work, and play.

One way to do this is to preserve important community assets, and the proposal to re-designate and then rezone the Green Thumb/Learning Gardens Lab site to Open Space would preserve this vital resource for future generations. ROSE sees the need for community action around youth education and food security. From educating Lane Middle School's socio-economically and ethnically diverse students about science in the garden to selling affordable, organic produce at the farm stand and donating hundreds of pounds of produce to charity each year, the diverse activities that take place at the Learning Gardens Lab increase the availability of fresh, healthy food to a lower income community, while also preparing adolescents for success in high school and life after graduation. Furthermore, the Green Thumb site also functions as an important community gathering place, a site that enhanced livability by providing space for people from the neighborhood and across the city to enjoy the outdoor setting. As a community, we should make sure that these types of community benefits are not only available today, but are also readily available in 2035.

ROSE is a member of the Brentwood-Darlington community, where ROSE has developed 20 affordable rental and homeownership properties. These include Country Squire, Johnson Creek Commons, and Woodmere Commons apartments as well as the Cooper Street Bungalows and Woodmere condominiums. While we are an affordable housing developer, we believe that healthy neighborhoods also include open space, urban agriculture and educational programs.

ROSE believes the Planning and Sustainability Commission should recommend the preservation of the Green Thumb/Learning Gardens Lab by a re-designation and then rezoning the property from Low Density Multifamily Residential (R2A) to Open Space (OS).

Thank you for your consideration.

Sincerely,

Nick Sauvie
Executive Director



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

October 15, 2014

Naomi's Organic Farm Supply
2615 SE Schiller St
Portland, OR 97202

Dear Planning and Sustainability Commission,

It has recently come to our attention that the land presently occupied by several horticultural education and community-based programs, collectively known as Green Thumb, is currently zoned as Low Density Multi-Family Residential with an Alternative Design Density Overlay. We are also aware that the Brentwood-Darlington Neighborhood Association (BDNA) has voted in favor of strongly encouraging the Planning and Sustainability Commission (PSC) to re-designate and re-zone the land to Open Space. As a community leader committed to ecologically and socially sustainable land use, we fully support the BDNA in encouraging the PSC to designate this land as Open Space.

We are aware that the PSC must take into account social, economic and environmental issues through the lens of sustainability principles and practices. Green Thumb is a social environment unique to the region, and intersection that attracts community members regardless of class, age, race, gender and sexual identity. It is a place where trades can be learned, perspectives can be changed, experimental ecologically-focused curriculum can be developed, and, most importantly, a safe place where a person can be free to express themselves. The Green Thumb site has the potential to be an international showcase of ecologically and sustainably-driven economy through urban farming, sustainable energy, curriculum development and training, and public demonstration. With its unique location in a rapidly developing urban center, the city has an opportunity to have a model of environmental stewardship that can inspire Open Spaces throughout the city.

Green Thumb is a Portland treasure that must be protected so that its true potential can be reached. The continued collaboration between such large organizations as the City of Portland, Oregon State, Portland State, Portland Public Schools is substantial as a model of partnership. Scientific evidence suggest that ecologically driven learning has a positive effect on nutritional choices, ecoliteracy, and self-esteem. The thousands of participants each year at Green Thumb represents only a fraction of the potential of the site, which will create a positive image of PSC's commitment to sustainability, social and environmental issues.

Please feel free to contact us with any questions or concerns.



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Testimony:

My name is David Messenheimer, and I'm a board member and the Land Use chair for Brentwood-Darlington Neighborhood Association. I've lived in the neighborhood for over 3 years, and have a 2 month old daughter, who I would like to grow up with ample opportunities to understand gardening and nature in her own neighborhood.

On September 4, 2014, the Brentwood-Darlington Neighborhood Association (BDNA) unanimously voted in favor of strongly encouraging the Planning and Sustainability Commission (PSC) to re-designate and re-zone 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 (which is demonstrated by the city's current recommendation to downzone significant portions of our neighborhood). 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



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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-designate and 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

Testimony:

Hello, my name is Brad Melaugh, and I work at the Learning Gardens Laboratory through my status as a graduate student in PSU's Leadership for Sustainability Education program. I have worked at the green thumb site for over one year, and in that time I have come to love this place for what it is and what it can be. Because of the direct positive impact I have been able to observe on the community, I am asking that the site in question be rezoned 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. I would like to share some of my experiences that exemplify the community being cultivated and grown through the Learning Gardens Laboratory's involvement on the site.

In addition to coordinating the Lane Family Gardens program, I have had the pleasure of facilitating the development of the Brentwood Darlington Community Farmstand throughout its inaugural year. The farmstand has been a truly collaborative effort between the BDNA, community members, LGL staff, and PSU undergraduate capstone students. Through the farmstand initiative and our food donation program, we have been able to bring over one thousand pounds of fresh, organically grown produce to the direct and surrounding community - **in three months**. In an area of Portland where access to this type of produce is limited, an expressed niche is being filled.

Our first year of the farmstand was modest. In the coming months, we will be working closely with the neighborhood association and community members to develop a semi-permanent structure that can act as a hub for food and connection to place. This new farmstand will be designed to intentionally reflect to neighborhood and the population we are working with. We will be open from spring to fall, and listening to the community for their desires and needs regarding fresh produce varieties.

Working the farm stand each week, I was privileged to be able to connect with community elders who frequent the stand. I can say with confidence that those community members who have lived in the Brentwood Darlington neighborhood for decades are thrilled to see this site as an active, engaging, and productive community agricultural hub. They remember the days when this site was a dairy farm, and it brings them joy to taste the food growing from the land. The learning gardens laboratory is located diagonally across SE 60th avenue from Lane Middle School, who has been a partner for years. Most of the neighborhood students who pass through LMS come to LGL as a part of their six-grade curriculum, and work with our graduate student garden educators. Such a lush, well supported, and expertly staffed learning garden is



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a rarity in this country. As the school garden movement gains momentum, the Learning Gardens Laboratory serves as an exemplary model. Research by the Educational Psychology department at PSU at the Learning Gardens Laboratory, linked motivation and engagement in the garden to academic achievement. Continued engagement of LGL is an extreme asset to Lane Middle School, a focus school. It allows the school administration to focus on their academic program.

This site being zoned as R2A threatens the long-term viability of such a positive site. The loss of this site would be a deep loss to the community. This is why I am asking for the Green Thumb site to be rezoned to open space.

Testimony:

Patrick Burke, BDNA Board Member

- **Brentwood-Darlington already has a lot of property zoned R2A:** Compared to the zoning of other nearby neighborhoods west of 82nd Avenue (like Woodstock, Mt. Scott-Arleta, and Eastmoreland), Brentwood-Darlington has much more than its fair share of housing stock zoned high-density residential. This re-designation and re-zoning would not be a loss, but a great gain because of the immense value that Green Thumb/Learning Gardens Lab delivers to the community.
- **This is an equity issue:** The City should be working to protect and preserve community assets that provide value to local residents and not jeopardize them, particularly when approximately 17%, nearly 1 in 5, Brentwood-Darlington residents meet federal poverty standards — which is triple the regional average of people living in poverty. Additionally, the Learning Gardens Lab provides direct enrichment to the learning and student experience at Lane Middle School — 85% of whose students qualify for free and reduced lunch, which again is another indicator of the neighborhood's high levels of poverty. The City should be working to protect and preserve community assets and they can do that by re-designating and re-zoning the Green Thumb site to Open Space.
- **LGL provides access to fresh, affordable, organic produce:** Area is practically a food desert...
- **The neighborhood does not have the infrastructure and amenities to support R2A's intensity of development:** A 2011 article by Willamette Week titled "Dirt Roads, Dead Ends" named Brentwood-Darlington as having the City's second highest number of miles of dirt and gravel streets (4.4 miles). Also, the vast majority of the neighborhood does not have sidewalks, including the main streets — despite this being identified as an action-item in the 1996 neighborhood plan. Furthermore, the neighborhood has limited commercial business so residents must commute to other neighborhoods that have those amenities.
- **The change to Open Space simply acknowledges and formalizes the historical and current use:** While currently zoned Low-Density Multifamily Residential, the Green Thumb/Learning Gardens Lab site has always functioned as open space, serving as an



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urban agriculture and education site since the 1970's. Prior to that, the site was actually a working farm known as the Zwald Dairy. Re-designating and re-zoning the site to Open Space will simply serve as an acknowledgement and formalization of the site's current and historical use.

Testimony:

Good evening, my name is Jacob Sherman, and I am the Chair of the Brentwood-Darlington Neighborhood Association. I am also a 5th generation Portlander, and have lived in the Brentwood-Darlington neighborhood since 2010. To begin, I would like to thank you for coming to SE tonight to accept testimony on the Draft Comp Plan.

To reiterate, we would like to encourage the Planning and Sustainability Commission to re-designate and re-zone the Green Thumb site (6801 SE 60th Avenue) from R2A to Open Space as part of the updates to the City's Draft Comprehensive Plan.

As mentioned, Green Thumb is an important **community gathering space**. Annual events like the neighborhood clean-up, Earth Day celebration, Harvest Festival, plant sales, and more are held here each year. Just last week, on a rainy Friday, close to 200 people showed up to participate in the Harvest Festival.

Please help us preserve the Green Thumb site because it is an important site for urban agriculture and education. Tonight we've only provided you a snapshot of what's taking place on site. To briefly reiterate, aside from 100's of middle school students from Lane Middle School learn about science and sustainability in the garden, community members learn about urban farming on site through the OSU Beginning Urban Farmer Apprenticeship (BUFA) program; residents and community members learn about fruit trees at the community orchard maintained by Portland Fruit Tree Project; while developmentally disabled young adults learn about horticulture and develop workforce skills at the Community Transition Program; hundreds of students from Portland State University learn about urban agriculture and civic engagement; and, residents from across Portland tend garden plots at the two large community gardens on site.

We want you to help us preserve the Green Thumb site because it is important for bird, pollinator, and wildlife habitat. By preserving 12.8 acres of open space, the site's large trees, native plants, and open fields will continue to provide important ecosystem services, like habitat, clean air, and storm-water management. Additionally, many pollinator friendly plants exist on site, providing critical pesticide-free habitat and forage to pollinators which, I'm sure you know, are increasingly threatened.

For these reasons and so many more, the Learning Gardens Lab/Green Thumb is a vital asset to our historically under-served neighborhood. It was first identified as a community



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resource in the adopted 1996 Brentwood-Darlington Neighborhood Plan, and today — 18 years later —, we know it remains just as important to our neighborhood.

We know this because there is a great deal of community support for our effort to urge this body re-designate and re-zone this property to Open Space. To date, we have acquired letters of support from the Woodstock Neighborhood Association and Southeast Uplift, which is the coalition that represents 20 neighborhoods in southeast Portland. We have also received letters of support from both public and private partners, including letters from Portland State University, Friends of Portland Community Gardens, Naomi's Organic Farm Supply, and ROSE Community Development, which is not only a key stakeholder in our neighborhood, but is also one of southeast Portland's oldest affordable housing developers. Additionally, I recently learning that the property owners, Portland Public Schools and Portland Parks and Recreation, are supportive of our desired change to Open Space.

While we await letters of support from other organizations, including the property owners, many everyday citizens have expressed their support too. To date, we've also collected several hundred signatures on a neighborhood-led petition asking this body to re-designate and re-zone the property to Open Space.

We are excited to watch our community rally around the preservation of this important asset, and we urge the PSC to re-designate and re-zone the Green Thumb site to Open Space as part of the updates to the 2035 Comprehensive Plan. Thank you.

Graduate School of Education
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October 10, 2014

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

Dear Planning and Sustainability Commission,

We strongly support the re-designation and re-zoning 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).

For almost a decade faculty and students in the Leadership for Sustainability Education master's program at Portland State University have been deeply engaged in community-based sustainability work at the Learning Gardens Laboratory (LGL). The Learning Garden Laboratory (LGL) is a garden-based education program that is located at the 12 acre Green Thumb site. The mission of the Learning Gardens Lab is to support academic achievement, leadership development, and a local sustainable food system by providing garden-based education for public school students and their families, university students, and community members. Established in 2005, LGL exists as a unique partnership between Portland State University, Portland Public Schools, The City of Portland's Parks and Recreation, and Oregon State University Extension Service.

The Learning Gardens Laboratory at Green Thumb provides a wide array of programs that serve the local community:

- **Garden-based education:** Lane Middle School students learn about the principles of sustainability especially as they relate to growing food via integration of school subjects.
- **Courses and workshops for PK-12 educators** about how to create garden-based sustainability curriculum.
- **Service-learning capstone courses** with over 100 Portland State University students each year.
- **Hands-on gardening and sustainable living skills** with local neighbors in the Lane Family Garden and the OSU Master Gardener Demonstration Garden.
- **Community events** open to everyone: The fall Harvest Festival and the April Earth Day Festival.
- **Economic development** and a local sustainable food system development through our Farmer-in-Residence program, our weekly farm stand, and through OSU Extension's Beginning Urban Farming Apprenticeship Program.

Given the scope and breadth of educational programs and partnerships at the Green Thumb site, we strongly urge that the site be rezoned, so as to protect the space from residential development. This

is important for several reasons. First the Learning Gardens Lab at Green Thumb aligns with the city of Portland's long-term sustainability goals. Learning gardens are rich learning sites due to their ecological and sociocultural benefits, and provide a hands-on way for university students and school children to engage in complex sustainability issues such as the development of sustainable local food systems and clean watersheds. Second, the Green Thumb site serves a diverse and disenfranchised community, often comprising new immigrant and refugee families. Each week nearly 200 middle school students from diverse racial, cultural, and socio-economic backgrounds participate in direct, hands-on learning at Green Thumb. These racial and ethnic minority students study science, math, writing, and social studies in the garden, experience the process of growing and harvesting food, and learn the importance of good nutrition and eating habits. Research at LGL has shown that this engagement in garden-based learning increases students' motivation and achievement in school. Third, the site also serves to help mitigate food insecurity in the neighborhood by offering garden plots for neighborhood families, garden-based and urban farming education, and a weekly farm stand for the community.

Portland State University has dedicated considerable resources to the Green Thumb site over the past ten years and is committed to continuing our strong relationships and programs to address the needs of outer southeast Portland. In close partnership with the Brentwood Darlington Neighborhood Association, we urge you to rezone the Green Thumb site to OS, in order to protect and reflect its actual use.




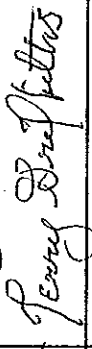






Sincerely,

Heather Burns, Ed.D.
Assistant Professor, Leadership for Sustainability Education (LSE)
Faculty Coordinator, Learning Gardens Laboratory
Educational Leadership & Policy
Graduate School of Education
Portland State University

Sybil Kelley, Ph.D.
Assistant Professor of Science Education & Sustainable Systems
Leadership for Sustainability Education
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Graduate School of Education
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Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

As a 12.8 acre site that provides year-round opportunities for urban agriculture and education to hundreds of school-aged children, neighborhood residents, university students, and others from around the city each year, we, the undersigned, support the Brentwood-Darlington Neighborhood Association (BDNA) in strongly urging the Planning and Sustainability Commission to re-designate and rezone "Green Thumb" from R2a to Open Space in order to best reflect the past and current uses of the site, and to preserve this valued community asset from undesirable future development.

Printed Name	Email	Address	Zip Code	Signature
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7 Leah Scholl	leascholl@gmail.com	523 NE 96th Ave	97220	
8 Lisa Garrison-Rinder	astrawhale@gmail.com	3012 SE Wilson	97222	
9 JEFF FLOREY	Jeff_Florey@hotmail.com	7417 SE DUKE	97206	
10 Monica Cline	mkcline@gmail.com	537 N. Stafford St	97217	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
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3 Laurel Hulet	haleymonstake@gmail.com	6044 SE STARK ST, Portland, OR 97215		
4 Gwen Keanes	gwenchp3@gmail.com	7155 N. Westara Ave Portland OR 97203	97203	
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6 Marlene Riskey	mrisker1@gmail.com	3915 SE 132nd Portland, OR 97232	97236	
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10 Ted Assur	ted.assur@gmail.com	6226 SE 62nd Ave. Portland OR 97206	97206	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

As a 12.8 acre site that provides year-round opportunities for urban agriculture and education to hundreds of school-aged children, neighborhood residents, university students, and others from around the city each year, we, the undersigned, support the Brentwood-Darlington Neighborhood Association (BDNA) in strongly urging the Planning and Sustainability Commission to change the zoning of "Green Thumb" from R2a to Open Space in order to best reflect the past and current uses of the site, and to preserve this valued community asset from undesirable future development.

Printed Name	Email	Address	Zip Code	Signature
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Molly Stiles	mollythomason2@yahoo.com	6143 SE 52nd PDX	97204	
7 RYAN STILES	Ryan@Picknits.com	8143 SE 52nd Ave 17206	17206	

**Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.)
from High-Density Residential (R2.5a) to Open Space**

As a 12.8 acre site that provides year-round opportunities for urban agriculture and education to hundreds of school-aged children, neighborhood residents, university students, and others from around the city each year, we, the undersigned, support the Brentwood-Darlington Neighborhood Association (BDNA) in strongly urging the Planning and Sustainability Commission to change the zoning of "Green Thumb" from R2.5a to Open Space in order to best reflect the past and current uses of the site, and to preserve this valued community asset from undesirable future development.

Printed Name	Email	Address	Zip Code	Signature
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6 Sherry Schroeder Hague			97206	
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10 TRACY GRANT	tracymgcmt@hotmail.com	6152 SE Langford St.	97206	











Petition to change zoning of "Green Thumb" (6801 SE 60th from High-Density Residential (R2a) to Open Space

As a 12.8 acre site that provides year-round opportunities for urban agriculture and education to hundreds of school-aged children, neighborhood residents, university students, and others from around the city each year, we, the undersigned, support the Brentwood-Darlington Neighborhood Association (BDNA) in strongly urging the Planning and Sustainability Commission to change the zoning of "Green Thumb" from R2a to Open Space in order to best reflect the past and current uses of the site, and to preserve this valued community asset from undesirable future development.

Printed Name	Email	Address	Zip Code	Signature
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5 Lynn Espeland	lynespelan@vicloud.com	6746 SE 65 th Ave	97206	Lynn Espeland
6 Susan Angley	6824 SE 65 th Ave	PDX, OR	97206	Susan Angley
7 Pedro Angley	u			Pedro Angley
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10 Robert Egan		6746 SE 65 th Ave	97206	Robert Egan

Petition to change zoning of "Green Thumb" (6801 SE 60th from High-Density Residential (R2a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
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10 Kegan Moran	keganmoran@gmail.com	4311 SE 37th Ave #26	97202	






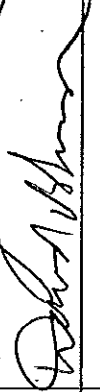
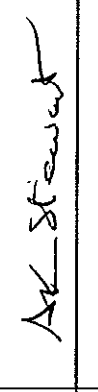



Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

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8 Angie Carr	angie@carry.com	2918 SE 67th Portland, OR	97206	
9 Sarah Clark	ClarkHus@gmail.com	5812 SE Henderson St Portland, OR	97206	
10 Alma Sawyer		5731 S.E. Henderson Portland, OR	97206	






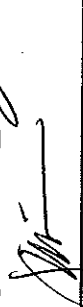

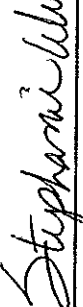


Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

As a 12.8 acre site that provides year-round opportunities for urban agriculture and education to hundreds of school-aged children, neighborhood residents, university students, and others from around the city each year, we, the undersigned, support the Brentwood-Darlington Neighborhood Association (BDNA) in strongly urging the Planning and Sustainability Commission to re-designate and rezone "Green Thumb" from R2a to Open Space in order to best reflect the past and current uses of the site, and to preserve this valued community asset from undesirable future development.

Printed Name	Email	Address	Zip Code	Signature
1 Mary Ann Schwab	e33maschwab@gmail.com	605 SE 38 th Avenue Portland, OR 97202	97214	
2 MOLLY STARR	molly.starr@gmail.com	4033 SE Terwind St. Portland, OR 97202	97202	
3 SUSAN HILDRETH	shildreth@equitygroup.com	6308 SE 28th Ave Portland OR 97202	97202	
4 GARDINE STORMS	GSTORMS@EQUITYGROUP.COM	1905 NE 61st PDX	97213	
5 Katy Powell	okcarey@comcast.net	8722 SE 34 th Milwaukie 97222	97222	
6 DAVE SNYDER	dsnyder@equitygroup.com	2407 SE 34th Ave Portland, OR 97214	97214	
7 Alexandra Stewart	alexapex@gmail.com	1826 SE Shawnee St Portland OR	97202	
8 Christina Hamilton	christinahamilton@comcast.net	4077 SE Boardman Milwaukie OR	97267	
9 Steve Eggeks	STEVE@STOVEEGGERS.COM	1934 46th Avenue N PDX, OR	97202	
10 Bill L Felsman	judefelsman@gmail.com	0255 SW Ridge Dr. PDX OR	97219	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Drew Lovera	lovesa@seagrant.com	1733 SE Kim St Portland OR 97202	97202	
2 Shawn Skinn	Shawn@McJahara.com	7800 SE 13th Ave Portland OR 97202	97202	
3 Kellie Jenkins	Kellie@equitygroup.com	5201 SE 33rd Ave Portland OR 97202	97202	
4 Lisa Ratzlaff	lratzla@equitygroup.com	7419 SE Market Portland OR 97202	97202	
5 Wendi Super	wsuper@pdx@gmail.com	1886 SE 13th Ave Portland, OR 97202	97202	
6 Gene McMe	gene@mcme.com	PO Box 1004 Gladstone, OR 97027	97027	
7 Lisa Avena	avena.lisa@gmail.com	1813 SE Locust Ave Portland OR 97214	97214	
8 Stephanie Wilde	sns wilde@aphus.com	188 SE Spome #4 PO Box 97202	97202	
9 Leslie Yeagers	leslie@yeagers.net	635 SW Colony Drive Portland, OR	97219	
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OCT 28

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 LARA ALTVATER	ldoldfather@yahoo.com	4800 SE 48th PDX, OR 97206	97206	
2 Lawrence Duncan	ld1@corionimaging.com	30050 Freedom Rd Seppouse OR 97056	97056	
3 Sharin Cooper	blurred27@yahoo.com	922 SE Franklin Portland OR 97202	97202	
4 Myla Stauber	briansdoor@hotmail.com	1323 SE 50th PDX 97215	97215	
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6 Rosalie Picalo	Buttercreammm@aol.com	4726 SE 48th PDX, OR 97206	97206	
7 ANNIE CUMMIS	anniecummis@gmail.com	1914 SE PROXIMON PDX, OR	97214	
8 Sara Knutty	sarknutty@yahoo.com	8249 NE 10th Portland, OR	97266	
9 Katherine Gwynn	Katlegwynn@gmail.com	104 NE Faring St. Portland OR	97212	
10 Blake Bennett	gnation397@yahoo.com	3820 N Haight Ave	97227	

**Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.)
from High-Density Residential (R2.5a) to Open Space**

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Printed Name	Email	Address	Zip Code	Signature
1 Natalie Hannan	wataliehanan@gmail	3882 SE 11 th Ave Portland	97202	
2 JULIE HANSE	JMHANSE@GMAIL.COM	4128 SE HENDERSO ^R PORTLAND, ORE	97202	
3 NANCY CRETSINGER	ncretisinger2@comcast.net	17006 SE 28 th ST Vancouver, WA 98683	98683	
4 CAROL HUMPAGE	carol.humpage@gmail.com	2427 NE 24 th Ave	97212	
5 Leda Zawacki	leda.zawacki@yahoo.com	328 NW Broadway St #115	97209	
6 WILLIAM DEAN	decan@ohsu.edu	2932 SE 25 th Ave	97202	
7 Siri Peterson	irisini00@netscape.net	2043 NE Couch	97232	
8 Amy Burke	amyednaia23@comcast.net	4014 W Michigan Portland	97227	
9 FISS ELLER	FissEller@aol.com	1270 E Burnside APT 125	97214	
10 Jennifer Bodavala	Bodavala.j@ntnival.com	4204 SE 33rd Pl Portland	97202	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 DOMINIQUE ESTLAND	Robert1818@gmail.com CONCAST.NET	818 NE 92nd Ave PDX	97220	
2 LISA INSURE	aquefia@aol.com LONCAST.NET	8846 NE Schuyler Portland, OR	97220	
3 Michael Johnson	michael1michael12@gmail.com	4820 SW Barbur Blvd Portland, OR Apt 32	97239	
4 Cristina Carter	CristinaCarter@gmail.com	130 NW 19th	97209	
5 Andrew Seaman	seaman.andy@gmail.com seaman@gmail.com	2614 SE Ash St PDX 97214	97214	
6 ROBIN JENNINGS	robinjennings@gmail.com	5528 NE Belmont St PDX 97215	97215	
7 SUEANNE LAFORZ	suean@concast.net	2105 SE Grant PDX 97214	97214	
8 Lynda Byers	lebyers484@gmail.com	2671 NE Schuyler St PDX 97212	97212	
9 Dg Aden	trexfk27@gmail.com	8049 Swarnoch Beaverton OR	97007	
10 Nahia Fay	midbot@gmail.com	1318 SE Yamhill St PDX 97214	97214	

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Printed Name	Email	Address	Zip Code	Signature
1 Makrai Creel Makrai Creel	makrai.creel@comcast.net	824 SE 30th Ave #12 Portland, OR 97214	97214	Makrai Creel
2 Joray Mader Joray Mader	joraymader@comcast.net	6125 SE Lambert St PDX OR 97206	97206	Joray Mader
3 Troy Lee Troy Lee	lee97206@comcast.net	6125 SE Lambert PDX OR	97206	Troy Lee
4 Megan Lane Megan Lane	preethythings@gmail.com			
5 Melissa Masini Melissa Masini	melissamasi2@gmail.com	1912 SE 12th PDX 97214	97214	Melissa Masini
6 Keshin Meyers Keshin Meyers	Keshin.Meyers@gmail.com	205 Cenunks Lake Oswego OR	97035	Keshin M
7 Renee Moffitt Renee Moffitt	RMoffitt@comcast.net	1452 NE 50th Portland St Portland, OR 97220	97230	R. Moffitt
8 Erin Claussen Erin Claussen	erinwanders9@gmail.com	5125 NE 30th PDX,	97211	Erin Claussen
9 Deborah Brown Deborah Brown	debarino07@gmail.com	4815 SE Canuthers	97215	Deborah Brown
10 Caitie Manojel Caitie Manojel	cat2947@comcast.net	254780 Upper M. net Portion, CR 97201	9	Caitie

**Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.)
from High-Density Residential (R2.5a) to Open Space**

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Printed Name	Email	Address	Zip Code	Signature
1 Yvonne Irvin	yvonneb@riseyaho.com	1425 NE Mason St Portland, OR 97211	97211	
2 Margaret DesLay	gretchen@gnail.com	313 NE Wy Street Portland, OR 97212	97212	
3 HEATHER MUMFORD	THEKIDNAVEN@GMAIL.COM	8729 N VANWASANE PORTLAND, OR 97217		
4 Margaret Foster	MARGRINF@FOSTER.COM	6315 E 10th PDX, OR	97206	
5 Jenni Heissman	jkheiss@ms.com	6154 SE 120th Ave PDX, OR 97224	97206	
6 Kelly Zaks	SNAKIS@GMAIL.COM	6922 S.E. 70th Ave PDX OR 97206	97206	
7 Chelsea Kyu	chelsea.a.kyu@gmail.com	6927 SE 10th Ave Portland, OR 97215	97206	
8 ANDREA BACH	MISS.andree@gmail.com	4921 SE TENINO CT PDX OR 97206	97206	
MORGAN	morgan@hathmail.com	62 SE 5th PDX OR 97215		
9 DEMING	deming@hathmail.com	602 SE 5th Ave Portland, OR 97215	97215	
10 MICHAEL POWELL	MPOWELL2@GMAIL.COM	Portland, OR 97215	97215	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 <i>Shirley Lerwin</i>	<i>joshelewis@gmail.com</i>	<i>5203 N Delaware Ave</i>	<i>97217</i>	<i>[Signature]</i>
2 <i>Kris Jarvis</i>	<i>KJARIN240@gmail.com</i>	<i>2746 NE 108th</i>	<i>97220</i>	<i>[Signature]</i>
3 <i>Thomazina Letnich</i>	<i>thomasina.letnich@gmail.com</i>	<i>8833 SE Pine</i>	<i>97216</i>	<i>[Signature]</i>
4 <i>Michelle Austin</i>	<i>cutestcookie@hotmail.com</i>	<i>2515 SE 73rd Ave</i>	<i>97206</i>	<i>[Signature]</i>
5 <i>Berry Feens</i>	<i>berryfeens@hotmail.com</i>	<i>3346 NE Peeler St</i>	<i>97232</i>	<i>[Signature]</i>
6 <i>MICHAEL C KING</i>	<i>bigkingmc@gmail.com</i>	<i>9942 SE K&A Pl 6801 SE 60th Ave</i>		<i>[Signature]</i>
7 <i>VELYN APPELSCHER</i>	<i>everdick59@gmail.com</i>	<i>2708 NE 72nd Ave Portland OR 97213</i>		<i>[Signature]</i>
8 <i>Jeffrey Frame</i>	<i>jeffframe@gmail.com</i>	<i>4493 SE 50th Ave</i>	<i>97202</i>	<i>[Signature]</i>
9 <i>April Johnson</i>	<i>apriljohnson@hotmail.com</i>	<i>6607 NE 60th St</i>	<i>97218</i>	<i>[Signature]</i>
10 <i>Kapilla Lee</i>	<i>Kamillee@gmail.com</i>	<i>614 SE 18th Ave #2</i>	<i>97214</i>	<i>[Signature]</i>

**Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.)
from High-Density Residential (R2.5a) to Open Space**

7720
SE
Knight

6801 SE 60th Ave

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Printed Name	Email	Address	Zip Code	Signature
1 Erik Hinson	erik648@gmail.com	7720 SE Knight St	97206	
2 Alyssa Shell	AlyssaShell@gmail.com	703 NE 21st Ave Portland OR	97232	
3 Mandi Beckler	mandibackler1987@hotmail.com	723 NE 21st Ave PDX, OR	97224	
4 Justin Weather	JustinWeather@gmail.com	907 NE Fremont St PDX	97217	
5 KATELIN STUBBS	Gorge Kate@Goddess.com	POB 441 OR CASCADE LOCKS	97014	
6 Glenda Ryeba	glenda.ryeba@nasa.com	2414 E Burnside 97267	97214	
7 Sara Short	sashort3@gmail.com	3813 NE 65th Portland 97	97213	
8 PAM HARR	bt.harr.hwy@gmail.com	NE PRESCOTT APT H 1011 PDX, OR 97241	97241	
9 Mary Jane Moriarty	pdxmoriarty@gmail.com	403 SW 13th Ave APT 1503 PORTLAND, OR 97205	9720	
10 Cedric Justice	cedric.justice@gmail.com	2034 NE DAVIS Portland OR	97232	

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Printed Name	Email	Address	Zip Code	Signature
1 Heather Mott	vobeah@comcast.net	5217 NE Everett St PDX 97213	97213	
2 Jennifer Summerville	Jsummerville@ps.net	6220 SW Mitchell St Portland, OR 97217	97206	
3 Ryan Landau	graphics@relapse.com	6220 SE Mitchell St Portland, OR 97206	97206	
4 Scott Fensler	scottfensler@gmail.com	3745 SE Grant St Portland, OR 97217	97214	
5 Mark Phillips	USBPDX@gmail.com	2625 SE 67th PDX, OR 97206	97206	
6 Carlin Ellis	eb@insaus@gmail.com	7220 SE Knight Portland, OR 97206	97206	
7 SARAH NOHRENBURG	snoh.22@gmail.com	5148 SE MILWAUKEE AVE PORTLAND, OR 97202	97202	
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10 Kelly Snyder	supercat@comcast.net	1400 NE Emmons St Portland, OR 97218	97218	











Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Erin LACERRA	ERIN.LACERRA@GMAIL.COM	546 NE Cook St. Portland OR 97212 →		
2 Rhonda Piaselli	COYAHUB@YAHOO.COM	3250 NE 70th Ave Portland, OR 97213		
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9 Abigail ELSWORTH	ABBEELLSWORTH@GMAIL.COM	3825 SE 32nd, Ave A13 Portland, OR	97202	
10 Bryan Black	bryan.k.black@gmail.com	5734 SW Downer View Ct Portland, OR 97209	97221	










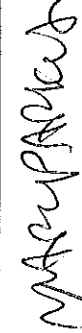
Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

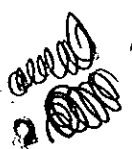
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Printed Name	Email	Address	Zip Code	Signature
1 Heather Stevens	heatherstevens@gmail.com	7128 Semutched St. PDX	97206	
2 Jason Hriegelle	jhriegelle@mac.com	2705 NE 38th Ave PDX 97212	97212	
3 Joshua Kesink	skesink@gmail.com	2761 Nwputygraze St apt 4 PDX	97210	
4 Louis Shumway	lbrishum@gmail.com	60631 NE Siskiyou 3050 NE 23rd St. Apt. #10 Gresham OR	97213	
5 Jeremy moes	soidierofthelapocalypse19@gmail.com	4137 N. Ogden Portland OR 97217	97030	
6 Alison Lanigan	alaligan@wr-net.com	2735 NE 65 Ave PDX	97213	
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8 Ann Fournier	annfournier@pps-net	2017 NE Colberdie Pps.net	97212	
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10 Nicole Black	nicoleblack@gmail.com			

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Printed Name	Email	Address	Zip Code	Signature
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3 Megan Ruffe	megan.ruffe@gmail.com	312 NE 61 st Ave Portland, OR	97213	
4 Anne Ostrowski	annosz@northwest.com	3910 NE GUSMAN ST. PORTLAND OR	97213	
5 Erik Nettle		3910 NE GUSMAN ST POX. OR 97202	97232	
Jess Panaman	jpanaman@gmail.com	1841 NE 66 th Ave #60	97213	
7 Cem Rising-Shull	oscrs@sonic.net	8022 N. Mckenna	97203	
Lauren Rosenthal	laurenarose@gmail.com	8022 N. Mckenna	97203	
MARC PARKER	marc.r.parker@gmail.com	8022 N. Mckenna	97203	
10 Keirsten Smith	keysten@rateo.com	6018 SE Woodward Portland OR	97206	



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Printed Name	Email	Address	Zip Code	Signature
1 Jane Donegan	aggie24@gmail.com	8200 SE Wadsworth Barboursville	97234	
2 Miles Munroe	milesmunroec@yahoo.com	7006 N Lancaster Portland, OR	97217	
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7 Lucy Nash	lucynashville@gmail.com	1803 N Killingsworth	97217	
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9 Erin Galey	erh.galey@gmail.com	1523 Ankeny St, Unit 1, 97214	97214	
10 CARISSA TREPPE	carissatreppa@gmail.com	832 NE 65th ave	97213	

OCT 28

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Samantha Shafer	sshafer@ldark.edu	SW 608 orchid St	97219	
2 Anna Lindberg	annalindberg@clark.edu		97219	
3 James Sharp	jamessharp@clark.edu		97219	
4 Maura Hamey	hameym@clark.edu	Perblend	97206	
5 Carmen Chen	carmenchen1234@live.com	Happy Valley	97086	
6 Gail Burns	burnsgail@gmail.com	Northland	97213	
7 Terry Burns	terraceburns@gmail.com	Portland	97213	
8 Alexis Thompson		Portland OR 97214	97214	
9 Bruce Reiter	bruce.reiter@ppsw.net	1605 SE 33rd Ave #3	97267	
10 Amanda Hudson	ahudson09@gmail.com	60th Ave 6543 SE	97206	

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Printed Name	Email	Address	Zip Code	Signature
1 Keistin Parker	parker.krishna@gmail.com	5508 SE Flavel Dr	97206	
2 ADAM PARKER	ADAM.PARKER@JPMORGAN.COM			
3 SONIA VANDENBARE	SONIA.VANDENBARE@JPMORGAN.COM	5501 SE Flavel Dr	97206	
4 Timothy Holdaway	timothy_holdaway@gmail.com	5501 SE Flavel Dr	97206	
5 Megan Whisland	MWHISLANDPPS@YAHOO.COM	5435 SE Flavel Dr	97206	
6 Buffy L. Rhoades Maurice	BuffyRhoades@msn.com	7720 SE Reedway St #2 Portland, OR	97206	
7 Jessica Stirling	j.stirling5791@yahoo.com	Portland	97280	
8 Derek Cannon	derekcannon@gmail.com	Portland	97200	
9 Victoria Binning	victoriabinning@gmail.com	Salem	97301	
10 Zvi Calvey	evre@calvey.com	1377 NE Westoa	97211	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

As a 12.8 acre site that provides year-round opportunities for urban agriculture and education to hundreds of school-aged children, neighborhood residents, university students, and others from around the city each year, we, the undersigned, support the Brentwood-Darlington Neighborhood Association (BDNA) in strongly urging the Planning and Sustainability Commission to re-designate and rezone "Green Thumb" from R2a to Open Space in order to best reflect the past and current uses of the site, and to preserve this valued community asset from undesirable future development.

Printed Name	Email	Address	Zip Code	Signature
1 Travis Blackburn	Tblackburn@pdx.edu	11567 SW 135th Ave #71 T.3052, OR	97223	
2 Garrett Hirsch	Ghirsch83@aol.com	6465 NW Conway Ter Portland, OR 97209	97209	
3 Kathryn Leen	kathrynleen@gmail.com	6542 SW Texas Portland, OR 97230	97230	
4 Jenka Soberberg	jenska@pdx.edu	11567 SW 135th Ave #71 P.O. Box 912 Portland, OR	97207	
5 Heidi Liere	heidiliere@gmail.com	5520 SE 37th Ave	97207	
6 Tiffani Nutter	tn@pdx.edu	507 SE 120th Ave		
7 Meg Schmidt	megschmidt@live.com schmidt.meg@gmail.com	504 NE Grand Ave	97211	
8 Shirley Jean Edmison	housejem@gmail.com	7606 S.E. Ellis	97206	
9 Adele Thompson	adeledt@live.com	7549 N Fenwick	97217	
10 Ryan Pattenhause	ryanpattenhause@gmail.com	4804 SE 28th Ave #719 Portland, OR	97202	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Michael Papak	Michael.Papak@gmail.com	3724 SE 60th	97202	
2 Ron MacKenzie	ron.w.mackenzie@gmail.com	2502 SW Indian Hwy Ct Tualuma, OR 97	97060	
3 Amanda Soto	amanda.soto12@yahoo.com	6755 SE 65th Ave	97206	
Rigoberto Soto	rigoberto29@gmail.com	6755 SE 65th Portland OR 97206	—	
4 Rigoberto Soto	rigoberto29@gmail.com	Portland OR 97206	—	
5 Allie Dyer	adyer@colgate.edu	9500 SW 15th Ave Seawater, OR 97057	97007	
6 Tom Green			97203	
7 Rose Quab			97203	
8 Catherine Scott	cathysplants@yahoo.com	7708 SE Grant St Portland, OR 97215	97215	
9 Kimball Stewart	kstewart@black.edu	800 SW Maplecrest Ct. Portland OR	97219	
10 Claire Lyman	lyman@black.edu	Lewis Drive Garage MS1552 8615 SW Parkway Hill Rd Portland, OR 97224	97219	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space





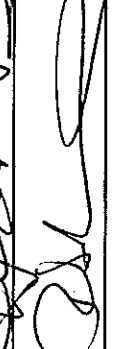





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Printed Name	Email	Address	Zip Code	Signature
1 Melissa Long	wonderbee123@hotmail.com	7406 SE 67th Ave	97206	<i>M Long</i>
2 Monica Erickson	Eric Erickson ^{Gmail} MONE@GMAIL.COM	4105 NE 68th Ave	97218	<i>Monica E</i>
3 Hannah Mink	hannahmink@gmail.com	4105 NE 60th Ave	97218	<i>H Mink</i>
4 Wade Finn	wsharkfin@gmail.com	4105 NE 60th Ave	97218	<i>Wade F</i>
5 Glenn Sellmer	glenn.sellmer@gmail.com	3629 SE Rex St	97202	<i>Glenn S</i>
6 Michael Szabo	Star.Fillion@gmail.com	3672 SE Francis	97202	<i>Michael S</i>
7 Adrian Mealey	adrian.mealey@gmail.com	2139 N.E. Kane	97030	<i>A. Mealey</i>
8 Katie Lewis	katherinelewisart@gmail.com	503957 2582	97207	<i>Katie L</i>
9 Sybil Kelley	SybilKelley@pac.edu	6022 NE 45th Ave PDX	97218	<i>Sybil K</i>
10 Nicholas Lewis	NicholasLewis@pac.edu	7104 N. Meade St PDX	97203	<i>Nicholas L</i>

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Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Barbara Zuckert	—	7702 S.E. Waburnia	97202	
2 Nakisha Nathan		4806 SE 28th Apt 719	97202	
3 Irene Brent			97206	
4 Heidi Schmidgall	heidi.schmidgall@hotmail.com	9554 NE Alberta St.	97218	
5 Heather Burns	hburns@pdx.edu	2025 NE Rodney Ave.	97212	
6 Robin Shepard		4531-56 47th Ave	97206	
7 Rachel Hermanson	rhermans@pdx.net	4772 N. Drew St. - PDX	97203	
8 Jill Presley		60315 NE 71st Ave	97206	
9 Cynthia Kumpford	cckumpford@msa.com	6015 SE Knappa	97206	
10 William Gregory	w.gregory@pdx.edu	1235 S.E. Sabina	97114	











**Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.)
from High-Density Residential (R2~~0~~ā) to Open Space**

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Printed Name	Email	Address	Zip Code	Signature
1. EAC Wilkoff	edwilkoft@gmail.com	661 SE 18th Ave Portland, OR 97202	97202	
2. Harmony Hedges	arthyhedges@ic.com	7305 SE 60th Ave Portland	97206	
3. Elisha Lee	lees13@yahoo.com	5634 SE Rural St PDX OR	97206	
4. Shannon Barkley	shannivuth@gmail.com	7710 SE Lambert St Portland OR	97206	
5. Sarah Clark	SarahClarknwg@gmail.com	5812 SE Henderson St	97206	
6. Jeffrey Smith		2025 NE Rodney Av Portland OR 97212	97212	
7. LEATH KAMKIN		2949 SE HAMMILL PDX 97214	97214	
8. Claire Lagerwey			97206	
9. Kimberly Kovac	kimberlymkovac@gmail.com	4701 SE 51st Ave Portland 97206	97206	
10. Michelle Sager	SAGER.MLS@gmail.com	1340 SE 62nd Ave 97206	97206	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Ellen Payne	ellenfyn17@aol.com	2132 SE Salmon St. Portland, OR	97214	
2 Millicent Zindars	millicentallyne@yahoo.com	2406 NW AUSTIN ST. #2 Portland, OR 97209 9309 SE 80th	97210	
3 Linda Hoppes	hoppes2@pdx.edu	Portland OR 97222	97222	
4 Genevieve Harding	genevieve.harding@gmail.com	1435 NE Mason St. Portland, OR 97211	97211	
5 Julie LaRoche	jlaroche@pdx.edu	6502 SE 41st Ave Portland OR 97202	97202	
6 ELISE BAKER	mydavega@gmail.com	3920 N ALBINA AVE	97227	
7 Jason Botel	botel@pdx.edu	1501 N Hayden Island Rd Space 388, Portland, OR	97217	
8 Bethany Triana	cas3peal285@gmail.com	7045 SE Franklin St. Portland, OR 97206	97206	
9 Felith Reid	ediecediereid.com	18300 NW Green Hill Rd Banks OR	97106	
10 Felipe Ferrera	fferrera@pdx.edu	9226 SE Fenino Ct.	97266	



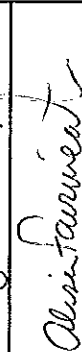





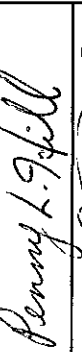
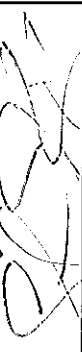
Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 India Tufa	indiatufa_mads200r_Pdx@gmail	1205 NE 76th ave	97213	<i>India Tufa</i>
2 Emily Kingsley	eking519@gmail.com	2009 NE 91st ave	97220	<i>Emily Kingsley</i>
3 Ethan Kingsley	ekingsley2016@gmail.com	2009 NE 91st ave	97220	<i>Ethan Kingsley</i>
4 Janet Julian	dizzynest57@gmail.com	5528 NE 25th Ave	97211	<i>Janet Julian</i>
5 BRAD ROBERTS		6917 SE 20th	97202	<i>Brad Roberts</i>
6 JACKIE ANAVARDI		5319 NE Broadway APT 303 PDX 9	97206	<i>Jackie Anavardi</i>
7 Lise Paciorek	umayglow@gmail.com	5121 NE 11th Ave PDX, OR	97211	<i>Lise Paciorek</i>
8 Teel Snider	tedsnid@comcast.net	4649 NE Simpson Portland, OR 97221	97218	<i>Teel Snider</i>
9 Laura Beko	Laurabeko@gmail.com	5563 Sinclair St. West Inn OR 97208	97068	<i>Laura Beko</i>
10 Kaley Birch	KaleyinPDX@gmail.com	5035 NE 14th PDX 97211	97211	<i>Kaley Birch</i>

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1. Myo DeMayo	Subtkorigin@gmail.com	4656 NE Simpson St.	97218	
2. Ali Smith	19247@gmail.com	4800 NE Simpson St.	97211	
3. Alison Fairweather	motheroffeart@b@hotmail.com	4261 NE Simpson St. Pdx	97218	
4. Marthe Whiting	marthe_w@thoxy.com	4315 NE Summer St.	97218	
5. Paul Pearlhol		4313 NE Summer St	97218	
6. Claudia Roberts	clarobb@jun.com	5328 NE 40th Ave	97211	
7. Debra Hill	—	6036 NE 37 Ave	97211	
8. Penny Hill		4120 NE Arnsworth Ct	97211	
9. Stephanie Krentler		3430 NE 65th	97213	
10. Judith A Woodward		4350 NE Simpson St	97218	

**Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.)
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Printed Name	Email	Address	Zip Code	Signature
1 Gail Kiely	opollo2112@q.com	6631 SE-70th Portland OR	97206	
2 Scott Shires	scottshires@gmail.com	6934 N. Concord Portland, OR	97217	
3 Derek Carmona	dcarmona@pdx.edu	9315 SW Jasper Dr Beaverton, OR 97007	97007	
4 Sybil Kelley	SybilKelley@pdx.edu	6002 NE 45th Ave Portland, OR 97	97218	
5 Cardyn Travers	portlandtransplant1975@gmail.com	624 N. Stafford	97217	
6 Megan Drivison	megan.drivison@gmail.com	3072 SE Francis St Portland, OR 9	97202	
7 Curtis Borge	Cborge@Pdx.edu	1030 SW Jefferson St	97201	
8 Toby Kubler	tkubler@pdx.edu	5635 N OMaha Ave. Portland 97217	97217	
9 April Zimmer	Zimmerarell@grazul.com	6048 SW Beaverton Hillsdale Hwy	97221	
10 Vanessa Valdez	VValdez@pdx.edu	P.O. Box 2626 Portland, OR 97208	97208	

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2.5a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Jenny Dempsey Stein	jenny.dempsey@stem@gmail.com	4308 SE PDX. Coxington St.	97206	
2 Denise Jensen	nae623nae@msn.com	5933 SE PDX Hurney St	97206	
3 Sarah Hafer	sarah.hafer@gmail.com	6726 SE 80th Ave PDX 97206	→	
4 Julia Russell	friskybeagle@gmail.com	" " " " " "	→	
5 Lesley L. McFinley	lmcfinley4@yahoo.com	6123 SE KNAPP ST. Portland, OR 97206	97206	
6 David Messenheimer	tfiness@hotmail.com	7514 SE Duke St. Portland OR 97206	97206	
7 Kara Messenheimer	kara.d.mess@gmail.com	7514 SE Duke St Pdx 97206	97206	
8 JACOB SHERMAN	jobsherman@gmail.com	6002 SE 62nd Ave. PDX, OR 97206	97206	
9 SARAH SHERMAN	sd@pdxlive.com	↑	97206	
10 Rick Atherton	rickath@pdxlive.com	3905 SE Redway St 97202-7408	97202	

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Printed Name	Email	Address	Zip Code	Signature
1 Kelly Feckler	kfeckler@city-feel.com kfeckler@gmail.com	425 SE 30th Ave	97214	
2 Vicki Wilson	bandgarden@gmail.com	3214 SE 33rd Ave	97206	
3 Brina Bilanz	brina@restoredstones.com	3804 SE 33rd Pl 97202	97202	
4 Andie Middlebro	wonwayone@gmail.com	44 SE 50th Ave PDX, OR 97215	97215	
5 Scott Vala	SVV@vala.com	7521 SE Knights	97206	
6 Colleen Vala	hicoil@vala.com	4727 SE 70th Ave	97206	
7 Jessica Kelly	jesskelly219@gmail.com	4617 SE 33rd Ave	97202	
8 Brian Kelly	BrianKelly2@gmail.com	see above	97202	
9 Thea Kindschuh	theak@pdx.edu	4543 NE 31st	97211	
10 Sophie Bindschuh	kind088@gmail.com	4214 NE 27th Ave	97211	




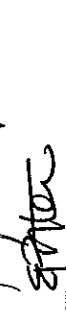
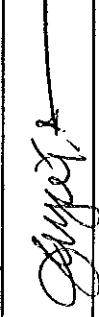



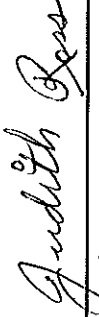
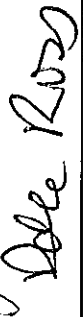
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Printed Name	Email	Address	Zip Code	Signature
1 Jenny McNamara	Jenny.mcnamara@pdx.edu	6014 NE Maccarty Ave. PDX edu	97211	Jenny McNamara
2 Anthony Hair	ahair@pdx.edu	16755 SW Florence St.	97007	Anthony Hair
3 Peter Doyges	pdoyges@pdx.edu	11062 SW Malibu Terrace Tigard, OR	97223	Peter Doyges
4 DANIEL MORGAN	DMORGAN@PDX.COM	5241 SE 46th Ave	97206	Daniel Morgan
5 LESLIE HUNTER		5241 SE 46th Ave	97206	Leslie Hunter
6 Mark Hardel	mark-hardel@hotmail.com	5626 SE 46th Ave	97206	Mark Hardel
7 Agnes Ho		SE 46th Ave	97206	Agnes Ho
8 CARROUR RUTH MESKEL		4758 SE Mitchell St	97206	Ruth Meskel
9 Michael Carbone		4423 SE 15th Ave PDX, OR 97206	97206	Michael Carbone
Jacqueline Jarran	Jacky.jarran@gmail.com	4316 SE Bybee Blvd.	97206	Jacqueline Jarran
10 Jarranzadeh				Jarranzadeh


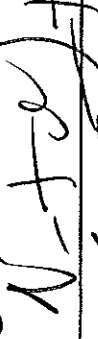

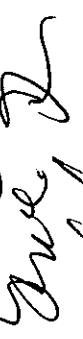

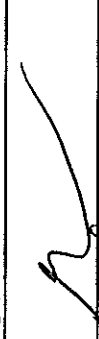




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Printed Name	Email	Address	Zip Code	Signature
1 Daniel Kimbro	danielkimbro7@gmail.com	7225 SE 60th Ave. Portland, OR 97206	97206	
2 Brad Melaugh	bradmelaugh@gmail.com	5012 SE SW Kelly St Portland, OR 97206		
3 Brynne McCarter	brynne.mccarter@gmail.com	2149 SE Yamhill St. Apt. 11 Portland, OR 97214	97214	
4 Eleanor Porter	p.v.porter85@yahoo.com	4925 SE Taylor Ct. Portland, 97215	97215	
Jenjee Sengkhammee	jenjee@gmail.com	4514 SE 4th Ave Portland OR 97206	97206	
Philip Kelsven	phkelsven@panca.com	5104 SE Margins 97206 PDX	97206	
Nicole Brown	nicole.brown@energytrust.org	4205 SE Long St. Portland, OR 97206 5221 SE 47th	97206	
DIANNE BURTON	—	Pdx 97206	97206	
Judith Ross	—	5234 SE 47th Ave PTLD OR 97206	97206	
Dale Ross	—	5234 SE 47 PLTD OR 97206	97206	

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Printed Name	Email	Address	Zip Code	Signature
1 CHELSEA ROSENVAL	CHELSEROS@GMAIL.COM	301 NE IVY ST. PORTLAND OR 97212		
2 Yvonne Girimonte	vingirimon@ gmail.com	301 NE IVY ST Portland OR	97212	
3 Tim Wood	twoods667@gmail.com	6052 SE Flavel St. PDX, OR	97206	
4 Lydia Gibb	lgibb@pdx.edu	2455 NW Quincy St. #101 PDX OR 97210	97210	
5 Edet	labellade@olmeca.com	5263 SE Henderson St Portland OR	97206	
6 Giles LYON	GilesLYON@GMAIL.COM	6515 SE 63rd Ave	97206	
7 Glenn Sellmer	glenn.sellmer@gmail.com	3689 SE 5th St 97202	97202	
8 Jennifer Basham	basham.jennifer@gmail.com	7217 N Concord Ave Portland, OR	97217	
9 Luke Maurer	lukemaurer@gmail.com	6646 SE 56th Ave Portland 97206 OR	97206	
10 Jessica Amaga	Jessicaruns26.2@gmail.com	5323 SE Malden St 97206	97206	

**Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.)
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Printed Name	Email	Address	Zip Code	Signature
1. Merrilee Spence	MerrileeWPA@comcast.net	4219 SE Reedway	97206	Merrilee Spence
2. Ann Crowder	anncrowdere@gmail.com	5506 SE 41st Ave 5522 SE 54th Ave	97202	Ann Crowder
3. Elise Edgington	ekedging@gmail.com	5130 SE Ellis St	97206	Elise Edgington
4. Tristan Tarwater	tristartarwater@gmail.com	5918 SE Reedway St	97206	Tristan Tarwater
5. Krista Connerly	Krista.connerly@pqa.com	4419 SE 44th Ave Portland, OR	97206	Krista Connerly
6. PETER ZOLTANSKI		7006 SE 57th Ave	97206	Peter Zoltanski
7. Patrick Burke	Patrick.Burke834@gmail.com	5442 SE Floard Dr PDX	97206	Patrick Burke
8. HAGGACK		4153 SE Flavel St Portland OR 9	97206	Haggack
9. Kendall Palmer	palmkumb@pacifi.com	6611 SE 78th Ave PDX OR	97206	Kendall Palmer
10. Robin Wilkoff	Robnwilkeff@gmail.com		97206	Robin Wilkoff



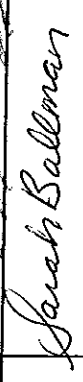

Petition to change zoning of "Green Thumb" (6801 SE 60th Ave.) from High-Density Residential (R2a) to Open Space

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Printed Name	Email	Address	Zip Code	Signature
1 Marianne Colgrave	Mcolgrave@earthlink.com	3707 SE Berkeley Way	97202	<i>Marianne Colgrave</i>
2 Wesley Lussick	Wesley.Lussick@gmail.com	4314 SE Crystal Springs	97206	<i>Wesley Lussick</i>
3 Robert McClellan	robert@mrsresearch.com	6123 SE Ford College Pl	97202	<i>Robert McClellan</i>
4 Peter Marris	pmcmarrs@gmail.com	27 SE 7th Ave	97215	<i>Peter Marris</i>
5 Mandy Hecker	heckermandy@gmail.com	2804 SE 31st Av	97202	<i>Mandy Hecker</i>
6 Cately Riddell	riddell7@gmail.com	100 NE 58th Ave	97213	<i>Cately Riddell</i>
7 Paul Casano	TCASANO@GMAIL.COM	5901 SE 14th	97206	<i>Paul Casano</i>
8 Jeff Cole	tieffcole@gmail.com	4343 SE MADISON ST PORTLAND ORE	97215	<i>Jeff Cole</i>
9 Bill Crawford	williamcrawford@hotmail.com	3015 SE 25th Ave	97202	<i>Bill Crawford</i>
10 Seth Gardner	SethsPurchases@gmail.com	4411 SE Com St	97206	<i>Seth Gardner</i>



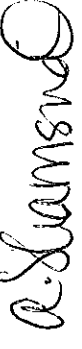

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Printed Name	Email	Address	Zip Code	Signature
1. MAUREEN HOFBERG	maureen.hofberg@comcast.net	223 SE 61st PDX	97215	
2. Michelle Krakowski	mkrakowski3@gmail.com	2034 NE Clackamas St.	97232	
3. Sarah Ballman	spards@s@hotmail.com	909 NE 71st	97213	
4. Kara Godwin	kaa kaa82080@hotmail.com	1623 N. Vancouver Ave Apt 2 Portland, OR	97217	
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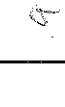
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Printed Name	Email	Address	Zip Code	Signature
1 Ashly Blair	archteacher@presett.com	26 NE Presett	97211	
2 Daniela Perez	danielperez@hotmail.com	1717 SW Park Ave	97201	
3 Ayasha Shamsud-Din	nejmah@pdx.edu		97211	
4 Danielle Jones	jondmd7@gmail.com	3434 SE 13th Ave	97202	
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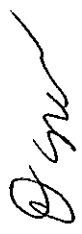


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Printed Name	Email	Address	Zip Code	Signature
1. Nick Fanning	nick.fanning@portlandnurseries.com	2440 SE 78th Ave 97206	97206	
2. Corina Reynolds	corinar@portlandnurseries.com	4639 SE 75th Portland	97206	
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Printed Name	Email	Address	Zip Code	Signature
1 Dan Thomas		Po Box 482 Neskovin	97144	
2 John Baranuk	jbaranuk@thumb.com	615 SE Knappa	97206	
3 Adam Scott	adamscottmvp@gmail.com	6707 SE 63rd Ave	97206	
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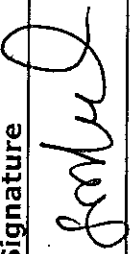
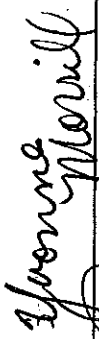
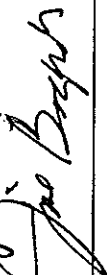

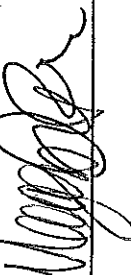
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Printed Name	Email	Address	Zip Code	Signature
1 MARGIE MORROW	MARGIE195062@ GMAIL.COM	5810 SE HENDERSON ST. PORTLAND, OR	97206	Margie Morrow
2 ARLITH PALACIOS		5810 SE HENDERSON ST. PORTLAND, OR	97206	Arlith Palacios
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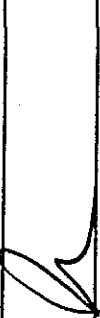







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Printed Name	Email	Address	Zip Code	Signature
1 Sarah Acala	sarah.aocala@gmail.com	3623 NE Rodney Ave	97212	
2 Yvonne Morrill		6419 SE 80th	97206	
3 Jaime Boydash		8314 NE Undermonk St	97220	
4 STEVE STEGEMAN	STEGEMANFB@gmail.com	7825 SE ALTA VERDE PORTLAND, 97216	97216	
5 MARGAN PICO	MARGANDICES@gmail.com	8484 SE 15th Ave Portland 97202	97202	
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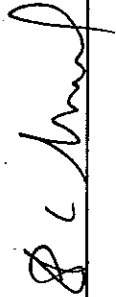
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Printed Name	Email	Address	Zip Code	Signature
1 James Marks	captarganica@hotmail.com	13450 NE Fauling	97230	
2 ROBERTA MEXIA	snappydebue@gmail.com	4501 NE SKIDMORE RD	97218	
3 Sean Gillman	sean.gillman@hotmail.com	2603 NE Buntin ST. PDX	97232	
4 Terra Zittenfeld	terrazittenfeld@gmail.com	836 SE MARTINS PDX	97206	
5 Corina Reynolds	corinar@portlandnurseries.com	4039 SE 75th Ave. Port	97206	
6 Tracy Hancock	suzyh@portlandnurseries.com	5740 SE Flavel Dr Portland	97206	
7 NATE O'NEILL		5442 SE FLAVEL DR PDX	97206	
8 SEAN DUFFY	seanduffy-vo@yahoo.com	5722 SE Flavel Dr PDX	97206	
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400 units 10/28/2014


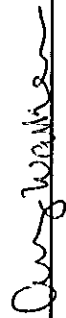





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Printed Name	Email	Address	Zip Code	Signature
1 Dare Mangon	dare.mangon@gmail.com	15 NE Serotage St	97211	
2 Meghan Bean	mbean@gmail.com	5111 NE 26th Ave.	97211	
3 Susan Lutzenhiser	LLutz@comcast.net	7010 SE 36th Ave.	97202	
4 Alexandra Wills-Dun	aldun@gmail.com	11437 SE Powder	97266	
5 Nathaniel Albers	nathanielalbers@gmail.com	4420 NE 77th Ave	97218	
6 Jordan Folks	jfolks86@gmail.com	4324 SE Madison	97215	
7 Maria Everhart	mteverhart@comcast.net	539 SE 57th Ct	97215	
8 Benjamin Messer	aluvial@gmail.com	6624 N. Boroye Ave.	97217	
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Printed Name	Email	Address	Zip Code	Signature
1 Kevin Walker	walker3539@gmail.com	1905 NW 29 th Ave	97210	
2 Ashley Walker	amited@gmail.com	1905 NW 29 th Ave	97210	
3 KARA STUSTER	Kara.givoda@gmail.com	9022 NE Sacramento	97220	
4 GREGORY STUSTER	STUSTERGANDAM@comcast.com	8028 NE SACRAMENTO ST	97220	
5 CRAIG FITTS	craigfitts613@gmail.com	3725 SE RIVIERE ST #B7	97202	
6 Luke Bonham	LUKE.BONHAM@yelp.com	8529 SE Tolman St	97266	
7 Kat Bonham	Maria.bonhamkat@gmail.com	8529 SE Tolman St.	97266	
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400 units 10/28/2014

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Printed Name	Email	Address	Zip Code	Signature
1. Amy Schurman	amyschurman@gmail.com	6725 SE 57th Ave Portland, OR 97206	97206	Amy Schurman
2. Patricia Davis	GESHIN@HEVANET.COM	6725 SE 57th Ave Portland, OR 97206	97206	Patricia Davis
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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