

Alexander James Pastene
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October 1, 2016

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

Subject: Comprehensive Plan Implementation - Alphet District Proposed Zoning Code Change

Dear City Council,

In response to a September 6, 2016 Notice of Proposed Zoning Code Changes mailed to my home, I am herewith submitting a letter providing my testimony to the City Council on the matter addressed in that notice. I own and occupy the above-referenced single family home in the Alphet District. My home was built in 1890, is considered a contributing structure and is listed on the National Historic Register. My property would be directly impacted by the subject, proposed decrease of the FAR from 4:1 to 2:1.

I strongly object to the proposed decrease in the maximum FAR for my property. I do not believe the assumed benefits of making such a change in the portion of the Alphet District north of Glisan Street only (which seem to be limited to a concern for massing and a related desire on the part of some residents to sustain some kind of neighborhood "character") come anywhere close to its detrimental impacts to both the City's future housing needs and my property value.

It appears the staff's recommendation regarding the Alphet Historic District is based mostly or entirely on "testimony from the **NWDA**." This testimony is contained in a July 26, 2016 letter from the NWDA Planning Committee that is attached to the staff's August 17, 2016 memo to the Planning and Sustainability Commission. As a resident of the Northwest District, I strongly resent such strong reliance by staff on this small, non-transparent, quasi-governmental body that chronically avoids outreach and provides no feedback to the community. (Indeed, the most recent Committee minutes posted to the NWDA website are from its September 3, 2015 meeting!) Neither the NWDA's website nor its Facebook page provide agendas for the Planning Committee meetings and neither has ever contained any indication its Planning Committee intended to opine on this matter. As a resident of the District, my opinion on this matter was never publicly solicited by the NWDA and I was never given an opportunity to comment on its letter. Consequently, I object to the staff's apparent assumption that the NWDA represents my opinion or that of any resident of the District other than the dozen or so people who sit on this organization's ossified and insulated planning committee. I urge you not to make the mistake of basing any action or decision on such a faulty assumption. Having had no input or the benefit of any neighborhood outreach, the opinions expressed in the NWDA Planning Committee's letter are those of the committee alone, and are not necessarily those of the District's homeowners.

Sincerely,



Alexander James Pastene

OWNER COMMENT REGARDING

Proposed Change # 260 R1
Existing Base Zone(s): High Density residential (RH)



THIS DENSITY FOR THE FLORAL PARK DIVISION OF PORTLAND IS TOTALLY UNACCEPTABLE. AS MY PREVIOUS LETTER FROM APRIL STATED, THIS HAS BEEN AND IS A SINGLE FAMILY, SINGLE HOME AREA. AND IS MEANT TO STAY THAT WAY. WE'VE ALREADY BEEN ENCROACHED UPON BY A GIGANTIC, 6-PLEX BEHIND OUR

PROPERTY (WITH NO OFF-STREET PARKING--OSP) AND NOW HAVE A 3-STORY, QUADRAPLEX JUST TWO LOTS WEST AND ANOTHER PLANNED JUST ACROSS THE STREET FROM IT. WITH ONLY FOUR (4) PARKING SPACES (OSP) BETWEEN THE THREE BUILDINGS; i.e., WITH AS MANY AS 14 FAMILIES WITH VEHICLES, THIS MAKES FOR A VERY UNSAFE (TRAFFIC WISE), CRAMPED, NOISY NEIGHBORHOOD. THIS IS DEFINITELY NOT WHAT WE EXPECTED, NOR PLANNED FOR, WHEN WE BOUGHT OUR PROPERTY AT **2102 SE HAROLD STREET IN 1971. AGAIN, WE ARE **HIGHLY OPPOSED** TO THE BELOW RECOMMENDATION.**

IF REZONED, IT SHOULD BE 'R5'.

From your on-line site:

Recommended zone is consistent with City Council's decisions in April / May 2016 on the Comprehensive Plan Map.

The R1 zone is a multi-dwelling zone. Housing is characterized by 1-4 story buildings and a high building coverage. Often the types of new development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses and row-houses.



This type of building in our neighborhood of single family dwellings is preposterous.

Sincerely,

Bruce Conrad 09/30/16

Bruce L. Conrad

2102 SE Harold St, Portland, OR 97202

From: [Martha McLennan](#)
To: [BPS Comprehensive Plan Testimony](#); [Hales, Mayor](#); [Elmore-Trummer, Camille](#); [Commissioner Saltzman](#); [Callahan, Shannon](#); [Commissioner Fish](#); [Dunphy, Jamie](#); [Commissioner Fritz](#); [Nieves, Cristina](#); [Commissioner Novick](#); [Valderrama, Andrea](#)
Subject: Comprehensive Plan Implementation - FAR Change in NW Portland
Date: Friday, September 30, 2016 3:30:31 PM
Attachments: [Memo to City Council 9 29 16.docx](#)

Mayor Hales, Members of the Council and BPS staff –

Attached please find a comment letter regarding the proposed FAR changes in northwest Portland. The process by which this amendment was developed did not provide adequate opportunity for affected stakeholders to participate, and the outcome results in reduced housing development capacity at a time when our housing market is not meeting growth demands and prices are rising across the City. For NHA, this proposal is particularly distressing since we have been doing pre-development for an affordable housing development at a site in the district that would no longer be feasible under this amendment. I know that housing stock and affordable housing are grave concerns of the Council and should be weighed carefully before acting on this proposal. Please find a more detailed discussion in our attached comment letter. We hope that you will oppose this amendment.

I would be happy to discuss this in further detail and will reach out to Council staff to answer any questions and explore options to the proposed amendments.

Respectfully,

Martha McLennan

Martha McLennan
Executive Director
Northwest Housing Alternatives
2316 SE Willard
Milwaukie, Oregon 97222
503.654.1007x107
mclennan@nwhousing.org



Creating opportunities through housing

2316 SE Willard Street Milwaukie OR 97222 | Office 503.654.1007 | Fax 503.654.1319 | www.nwhousing.org

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September 29, 2016

MEMORANDUM

TO: Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner

FROM: Martha McLennan, Executive Director

RE: Proposed FARs in NW Portland

Northwest Housing Alternatives (NHA) has spent most of 2016 in pre-development, planning and design for a 160-unit project for seniors with incomes at or below 60% of area median income. The project is to be constructed on a one-half acre site in the pedestrian-friendly area of Northwest Portland which is well-served by transit and services. Consistent with the NHA portfolio, we expect that the average income of the 160 units will be Oregonians earning less than \$15,000 per year. NHA will partner on the project with Northwest Pilot Project (NWPP). NWPP receives about 5,000 calls per year for seniors who are homeless or at risk of homelessness in Multnomah County.

NHA has envisioned a well-designed implementation of the 4-to-1 FAR (floor-area ratio) currently assigned to the site. Our project envisions new construction along with preserving and re-purposing the existing historic building. However, at the request of the Northwest District Association (NWDA), the Planning and Sustainability Commission (PSC) has recently recommended to City Council that they cut the FAR by 50% in much of northwest Portland, including this site. This change makes the currently envisioned affordable housing project impossible.

The FAR change was first presented by the neighborhood association as a proposed amendment to the Miscellaneous Zoning Project at the July 26th Planning & Sustainability Commission (PSC) meeting. The PSC then took action on August 23, 2016, on a modified amendment, recommending the change to City Council. The only notice to affected property owners was a Measure 49 notice sent out in the week of September 19th.

While we are concerned about the impact of this proposal on our proposed project, we are also very concerned about the impact it creates for much needed housing, including affordable housing. In total the proposal cuts development capacity on 24 city blocks. The ramifications of such a drastic zone change would be severe and eliminate the opportunity to provide housing for Portland's most vulnerable populations in parts of the city which are most conducive to a walkable transit-oriented community. When the City allows affluent neighborhoods to opt out of density, the result is that the housing market is not able to meet growth demands, and that in turn means that housing prices rise and affordability is lost across the city. It also means that affordable housing becomes concentrated in poorer neighborhoods without the benefit of access to services, transportation and jobs.

This proposed change in FAR removes any opportunity for maximizing affordable housing resources in this neighborhood through building to scale, and leaves development only to those market rate projects that can overcome scale issues through drastic rental costs and aggressive rental increases over time. The proposed change would also create a Measure 49 impact that may cost the City millions of dollars that would be more wisely spent addressing homelessness and affordable housing needs rather than compensating property owners for diminished property values.

It is our sincere hope that the City Council recognize that there are alternative ways to address concerns with neighborhood compatibility in existing neighborhood and historic districts. The current Landmarks Commission and Design Review processes are effective measures to balance the needs of these neighborhoods with needed growth. These processes can look at the nuances of specific sites and the proposed approaches to compatibility; this is a much more appropriate approach than the blanket change recommended by the PSC.

The PSC chose to recommend the creation of new barriers to housing. We urge the City Council to retain the current FAR overlay in northwest Portland. If not, the first casualty will be the development of 160 units of affordable housing for low-income seniors. We urge you to vote no on these proposed changes.

We would be happy to discuss this in more detail. Please feel free to call me at 503.654.1007x107 or Stephen McMurtrey at 503.654.1007.122.

From: [Jan Brittan](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Friday, September 30, 2016 11:55:21 AM

Please see the attached response sent to me by a member of our Woods Creek HOA who lives at

7444 SW 64th Pl:

"First of all, there is no room for public parking on 64th Pl. At the top of the hill the road is narrow and allows for parking only on the east side of the street. When visitors occasionally park on the west side of the street it is challenging for another passenger car to proceed down the hill, especially in inclement weather. An increase of cars parked on the street would clearly impeded fire truck and ambulance access. This would make it a safety issue for those of us living in the 64th Pl. cul de sac.

Secondly, the area where they plan to build the trail **floods** in the winter time. The green space was designed to hold excess rain water during heavy rain. In the past the area appears to be adequate. I have concerns that any additional building would cause water to be displaced in the green space that would flood the area under my house and weaken my foundation. In past years, I've seen the green space completely underwater and flowing at a rate that would be dangerous to the public. In addition, during the heavy rainy season the stability of the culvert has been of concern to us living on the north end of the street. Any changes down stream could cause additional stress on the culvert to a point of failure. This would leave the residents on the north side of the stream stranded.

Third, I am concerned about the privacy and safety of the cul de sac. This is a safe and quiet street. Opening it up to public access would raised theft, vandalism, and other crime issues for **all** the Association.

Hopefully you can express my concerns to the Planning and Sustainability Commission.

Thanks,

Robert"

Robert E. Kessler, P.C.
Certified Public Accountant
7360 SW Hunziker St., Suite 101
Portland, OR 97223-2302

Mailing Address:
7410 SW Oleson Rd., PMB 405
Portland, OR 97223

Phone: 503-807-1087
Fax: 503-241-0949

From: brianalfrey@me.com
To: [BPS Comprehensive Plan Testimony](#)
Subject: [User Approved] Re: Comprehensive Plan Testimony
Date: Friday, September 30, 2016 11:24:57 AM

I never received confirmation that the email below was accepted as testimony. Has it been reviewed?

Thank you,

Brian Alfrey
503-803-8701

On Nov 17, 2015 at 12:17 PM, <[Brian Alfrey](#)> wrote:

To Portland City Council:

I live at 1232 SE Belmont and would like to register my thoughts with the Council regarding the proposed zoning of my property.

Across from my front door is the Ritzdorf Court, A REACH Community Development property which offers housing for the homeless. While I support the purpose of this housing, I was surprised that the proposed Comprehensive Plan will not change the zoning of two of the three residential properties directly across from the Ritzdorf to allow for mixed use.

Of the three properties across from the Ritzdorf on SE Belmont between 12th and 13th, one is a law office that is included in the proposed Mixed Use - Urban Center designation, while the two other properties (including mine) are to remain limited to medium density residential. My property is a single family dwelling that is over 120 years old and is in very good condition. I do not wish to tear it down to build a medium density apartment building but will be far more likely to consider doing so as our section of Belmont becomes less and less livable for single family dwellings. My property is surrounded by large apartments and newer mixed use developments up and down Belmont St., and along 12th Avenue. I would be much more inclined to convert my 120 year-old property into a small business (keeping the historic building) to help serve the growing population in my neighborhood than to tear it down to build more dense housing. As a result, I am asking that the City Council consider including our two properties in the Mixed Use - Urban Center designation.

Thank you for your consideration.

Brian Alfrey
[1232 SE Belmont St.](#)
[Portland, OR 97214](#)
[503-803-8701](#)
brianalfrey@icloud.com

From: [Bob Schatz](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Re: Zoning change will ruin my lifelong goals
Date: Friday, September 30, 2016 10:24:59 AM

This site is at 123 SE 97th avenue and 229 SE 97th avenue and 311 SE 97th avenue. Three lots side by side adding up to about 54,000 square feet.

Thank you

Bob

From: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Date: Friday, September 30, 2016 10:04 AM
To: Bob Schatz <bob@allusaarchitecture.com>
Subject: RE: Zoning change will ruin my lifelong goals

Bob, What is the address of this site?

<!--[if !supportLists]--> <!--[endif]-->Eric Engstrom

From: Bob Schatz [<mailto:bob@allusaarchitecture.com>]
Sent: Thursday, September 15, 2016 8:39 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: Zoning change will ruin my lifelong goals

City Council

The planning bureau is recommending converting my EX zoned property to EG1. I purchased this land in 2007 with the goals to build new mixed use buildings with commercial use on the ground floor and apartments above. The recession put a hold on my plans to now and I am currently designing the buildings for this site. Developing this land with apartments was my retirement goal and when developed I am planning to own the apartments the rest of my life and hopefully hand them down to my children in time.

If you proceed with this zone change, I will not be able to continue with my plans because apartments will be prohibited and since I don't know anything about developing or renting or managing industrial buildings I will be forced to sell my property and search out comparable land to what I purchased.

I have voiced my opinion many times about this and I have heard so many others voice their opinions that the meetings run out of time before everyone is heard. It is obvious to me that this change is upsetting many property owners. I would find it acceptable if you would make the change but let the current property owners continue to use and develop the land as they purchased it if they wish.

Please don't crush my dreams

Bob Schatz

From: [WAYNE GOSS](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: [User Approved] COMPREHENSIVE PLAN IMPLEMENTATION
Date: Friday, September 30, 2016 9:47:36 AM
Attachments: [Greenway Extension Diagram 11X17.pdf](#)
[Ross-Island-Vision-Plan.pdf](#)
[Ross_Island.png](#)

ATTN: Planning and Sustainability Commission

RE: A proposal for a riverside pocket park

I was pleased to hear that the PSC is moving forward on a plan for a public trail along the river, and I would presume for the Centennial Mills site. I live at the Waterfront Pearl, so both Centennial and the Public Trails Plan are in my 'hood'.

I would like to suggest that the city consider creating a very small Pocket Park on the property bordered by the Mounted Police, Waterfront Pearl, Centennial Mills, and the river. The idea is to create a riparian refuge or enclave similar to Heron Point park on the South Waterfront.

The recommended restoration area would be minimal and just along the shoreline. Tampering with the river bottom would be a challenge for a variety of reasons (steel for dismantled Liberty Ships, sediment that might contain pollutants, etc.). The site has a number of interesting features:

1. Historical. It is a short distance from the historic Albers Mills building, a site where some Liberty ships were dismantled. This park has little information or signage and most people walking by think that the steel and concrete is a pile of old junk. It might make sense to upgrade this area just south of WFP and link it to the proposed pocket park. (see link below about Liberty Ships and Albers Mills)

<https://www.youtube.com/watch?v=nK9QkhQe0L4>.

2. Link to Tanner Springs. The south border of Centennial Mills is the egress of Tanner Springs into the Willamette. The proposed pocket park connects historically with the Tanner Springs park. There is an arched concrete tunnel that directs the springs to the river. I have seen bright green effluent come out the tunnel. I'm hoping this is drainage from a natural source.



3. Wildlife. Heron and other riparian birds nest at the proposed site; there are river otters and other river front wildlife, e.g. osprey on the hunt.



4. Waterfront enhancement. Walking along the waterfront, the little park would be an attractive feature as one approached the Centennial Mills - whatever the final development will be. I asked LAB to do the drawing below to show a walkway suspended over the proposed pocket part and Tanner Springs egress point, and then leading onto a marina waterfront. The park area is in green.

Below are a couple of background documents about the Heron Point pocket park. Heron Point is under an acre, but still is a pleasant waterfront feature that residents and visitors to Portland enjoy.



I would be willing to help develop community support and funding if necessary.

Thank you in advance for considering this suggestion.

Kind regards

Wayne Goss

--

Marie Tripp & Wayne Goss
 1310 NW Naito Pkwy #402
 Portland, OR 97209
 503-432-8776

Wayne Goss
 Portland, OR
 +1 (303) 444-6000

From: [Ann Romano](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Question Regarding Current Zoning
Date: Friday, September 30, 2016 8:12:51 AM

Hello

If the zoning in my neighborhood allows industrial (EX) now but is changing in December 2018 to not allow industrial, can I put industrial on my property prior to December 2018?
Thank you-

Property at 4118 S. E. 132nd Ave. Port. OR 97236
State ID# 152E11DC-10700

To Whom it may concern

My name is John L. Pierce. My wife Robin and I would like to see the R7 zoning implemented. The R5 zoning we have at present has helped to crowd this neighborhood with houses behind homes etc. and has created so much traffic and crowding on these two lane roads down to "dangerous" one lanes.

We have lived here for forty years and we have lost all the 1/2 acres & Junior acres every where around us. We would prefer the R7 zoning to help prevent building on the streets next.

This area doesn't seem like our home much any more. It has brought many concerns to many of our neighbors as well. They have moved on to other areas.

Please put this in the records.

John L. & Robin D. Pierce

9-29-16

AUDITOR 10/03/16 PM 12:45

AUD

NOTICE OF PROPOSED ZONING MAP AND CODE CHANGES THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

What does this mean for me?

You received this notice because the Portland Planning and Sustainability Commission has recommended a new Zoning Map designation for your property.

One of the properties that may be affected is your property at:
State ID #:

BASE ZONE

The current base zone(s) for this property is (are):

The proposed base zone(s) for this property is (are):

OVERLAY ZONE

The current overlay zone(s) for this property is (are):

The proposed overlay zone change(s):

PLAN DISTRICT

The existing plan district for this property is:

The proposed plan district change(s):

In addition, proposed changes to the Zoning Code affect all properties in the Commercial/Mixed Use zones, Employment zones, and Campus Institution zones.

Proposed changes to the Zoning Map and Zoning Code may affect the permissible uses of your property as well as other properties with the same zone. These changes may also affect the value of your property.

Inside you will find more information, including:

- How you can learn more.
- City Council hearing information and how to testify.
- Zoning information at a glance.



John J. & Robin Fessell
4118 S.E. 132nd Ave.
Forest, OR 97236.

PORTLAND OR 970
30 SEP 2016 PM 21



Portland City Council
1221 S.W. 4th Ave. RM 130.
Forest, OR 97204.
A Comprehensive Plan Implementation

From: [Barry Edwards](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: My building at 2030 N Williams
Date: Thursday, September 29, 2016 9:35:24 PM

I own a commercial building at 2030 N Williams that was built in 1970. It is a concrete tilt up, 11,200 sf warehouse—it does not appear residential, nor is it functional as residential with no showers or bath tubs. Yet the city has zoned it residential which has prevented certain prospective tenants from occupying and creating jobs at my location.

It is proposed that the zoning change to CM2 which is logical and welcome. I support rational thinking. I oppose any argument against this rationality—and the logic of the change to residential zoning.

Barry Edwards, Manager
Marian E Edwards FLP LLC
503 223-4434

From: Pdxmatza@aol.com
To: [BPS Comprehensive Plan Testimony](#)
Cc: Pdxmatza@aol.com; marc@jewishportland.org; mmkaplan@gmail.com; pdxrenee@aol.com
Subject: Comprehensive Plan Implementation
Date: Thursday, September 29, 2016 3:04:31 PM

Dear Planning Committee,

My name is Richard Matza, Managing Member of Rachel Properties, LLC, which owns property located at **6680 - 6686 SW Capitol Hwy, Portland, OR 97219**, in the Hillsdale town center district. **State ID# 1S1E20AA 1100**. My phone number is 503-318-3732.

I am writing to request a change in the proposed new zoning for my property. You have designated a CM1 zone for my property, to replace the existing CN2 zone. I request that the new zoning be CM2. This request supplements various conversations and meetings with City staff, including Joan Frederiksen, who has been a true professional in her role as liaison for the West District.

The property I own is presently a single level office building with five suites, each with a different address, and a common parking lot in front of the building.

The character of the immediate neighborhood is mostly retail and service establishments, intermingled with residential dwellings. There are few true commercial office buildings in the area. Because of the limited supply of land, it seems unlikely that more commercial office buildings will be introduced in the future. Therefore, my property use is scarce and in high demand.

Presently I rent my building to four agencies that serve the Jewish community of Portland. The area is characterized as the "new Jewish neighborhood" of Portland, replacing the old south Portland Jewish neighborhood that was devastated by the South Auditorium Urban Renewal District, a few decades ago.

There are several synagogues in my area as well as Jewish organizations that serve Jews with education, welfare, and communal organizational necessities. My building houses the Jewish Federation (a communal social/political agency, the Portland Kollel (a Jewish education organization for youth and adults), Everything Jewish (a Jewish religious supply distributor) and Congregation Ahavath Achim (a synagogue and prayer space). In very close proximity (two blocks or less) to my property is Kesser Israel synagogue, Chabad synagogue, National Council of Synagogue Youth (NCSY), the Mittleman Jewish Community Center, the Portland Jewish Academy, and Bet Yosef synagogue. In addition to these institutions, several hundred Jews live within walking distance or a short drive of this location.

It is clear that the present and future center of the Jewish community surrounds my building and resides in it. I am Jewish and I support the promulgation of a Jewish neighborhood. In order to serve this community, the future will require expansion of these agencies and organizations. Since land is scarce and there are no viable office spaces for occupancy or expansion, it is our plan, and the desire of the Jewish community, to seek additional FAR for the existing buildings where we own and house our organizations. All my tenants are engaged in conversation with me for additional space and future expansion. Our expansion will need to go up on the building, rather than out, by means of a second or third story and more FAR allowed in the CM2 zone

Therefore, I request the CM2 zoning to accommodate our future plans to expand. The transportation system is robust at my location, including good roads, a bus stop in front of the building, bicycle path, and future light rail service is being contemplated right now. A CM2 zoning designation will not disrupt the neighborhood and is in character with other surrounding property heights, including the Mittleman Jewish Community Center and the Portland Housing Authority HUD apartments that abut my property. This request has the support of my tenants, as shown below, and of the broader leadership in the Jewish community.

Thank you for your consideration of my request.

Sincerely yours,
Richard Matza for Rachel Properties LLC.

Support from current tenants and neighbors including:

Marc Blattner, CEO Jewish Federation

Rabbi Tzv Fisher and Rabbi Chanan Spivak, Directors of Oregon Kollel

Rabbi Chayim Mushluvin, Manager, Everything Jewish (Chabad of Oregon)

Renee Ferrera, President, and Rabbi Michael Kaplan, Congregation Ahavath Achim

Rabbi Kenneth Brodtkin, Congregation Kesser Israel

Meira Spivak, Director Oregon Office of National Council for Synagogue Youth

From: [John Brittan](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation--Major Public Trails
Date: Thursday, September 29, 2016 2:27:28 PM

To whom it may concern:

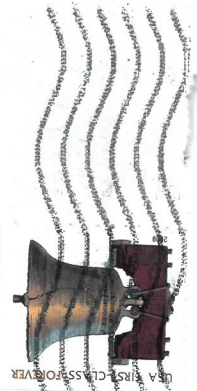
I live in the area, so I checked the map for proposed trails in my neighborhood. The plan for a trail heading from SW 64th Pl appears to go no where! If another government entity is going to continue the trail west to Hideaway Park it still makes no sense, because it would be very expensive and environmentally destructive to build and maintain such a trail along Woods Creek. It is also unnecessary, because hikers can easily access Hideaway Park by the existing Bruce Clere Trail from SW 67th Ave / SW Miles Court which is only a few blocks to the north.

Please reconsider this ill-advised part of the proposal and drop it from the plan.

Sincerely,
John Brittan

Cereghino
14814 S.E. Oatfield Road
Milwaukie, Oregon 97267

PORTLAND OR 972
27 SEP 2015 PM 2 L



Portland City Council
1221 S.W. 4th. Ave.
Rm. 130
Portland, Or. 97204
Attn. Comprehensive Plan

97204-19021



From: [John Mermin](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Thursday, September 29, 2016 1:34:54 PM

Dear City Councilors.

I live at 824 NE Hancock, in a condominium within a 3-story, 4-plex, located two blocks north of the Lloyd District / Central City. I received a notice that the maximum floor area ratio for our property has been recommended to be reduced from 4:1 to 2:1. This seems counterintuitive given the amount of population growth projected for Portland and the City's Climate Action Plan objective for 90% of residents to be able to easily walk or bicycle to meet daily needs.

Our city already seemingly lacks enough housing supply to meet the demand in close-in walkable/bikeable/transit-rich neighborhoods. Thus, I would think our property and others in the immediate couple blocks north of NE Broadway would need to accommodate higher housing density in the future. Furthermore, I believe that a 4:1 FAR would be compatible with the multifamily housing which is already present in the two to three blocks north of Broadway.

I encourage you to reject the proposed reduction of the allowable FAR from 4:1 to 2:1, and instead keep it at 4:1.

Thank you,

John Mermin
824 NE Hancock St
Portland, OR
503.998.6882



760 SW Ninth Ave., Suite 3000
Portland, OR 97205
T. 503.224.3380
F. 503.220.2480
www.stoel.com

STEVEN W. ABEL
D. 503.294.9599
F. 503.220.2480
steve.abel@stoel.com

September 29, 2016

VIA EMAIL AND REGULAR MAIL (cputestimony@portlandoregon.gov)

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

Re: Campus Institutional Zoning Project/Testimony of Lewis & Clark College

Dear Mayor Hales and Commissioners:

I am writing on behalf of Lewis & Clark College. The College asked me to submit testimony on its behalf in favor of the creation of the new CI Zone, and the revised provisions of City code implementing the TIR and TDM requirements, with the following comments.

With regard to the CI Zone, the College is supportive but believes that there should be specific code language extending all CUMP's and IMP's which may expire before the December 31, 2023 implementation date. The College's CUMP will expire before December 31, 2023 and the College believes it would not be the best use of its time and resources to go through a CUMP process when that process will be phased out and disappear in 2024.

A critical element of the proposed draft is the relationship between the Transportation Impact Review ("TIR") and Transportation Demand Management ("TDM") and the new Campus Institutional Base Zones. Lewis & Clark has participated in numerous meetings to try to resolve outstanding issues, but feels some issues have yet to be resolved. Among them are:

1. A threshold for an updated TIR that is simply too low--a 4 parking space increase or a net square footage increase on a campus of 20,000 or more. In order to avoid construct new TIR requirements, flexibility should be increased to allow for greater on-campus modifications without the need for an updated TIR.
2. The TDM program appears punitive in nature. See proposed §17.106.050. This provision calls for a weekly \$1000 penalty for noncompliance with the TDM Chapter. The colleges have consistently adopted an implemented TDM plans. The City's program should not be overly burdensome nor be "penalty" based.

City Council
September 29, 2016
Page 2

3. Any TIR and TDM program for colleges with on-campus housing should expressly credit on campus housing as a strategy for vehicle trip reduction.

It is important to note that if the implementation of the new TIR and TDM requirements result in the College being unable to develop as envisioned by the new CI base zone then neither the CI Zone nor the TIR and TDM regulations will live up to their promise.

The College asked that I specifically acknowledge the work of the many city personnel involved in the process, including John Cole, Tom Armstrong, and Judith Gray.

The College appreciates the opportunity to provide this testimony.

Very truly yours,

A handwritten signature in black ink that reads "Steven W. Abel". The signature is written in a cursive, flowing style.

Steven W. Abel

SWA:pjn
cc via email: David Ellis
John Cole

From: [Pete Swallen](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Thursday, September 29, 2016 9:02:54 AM

Hi,

I wish to voice my strong support for the proposed changes to regulations regarding drive through businesses.

I am a resident of East Portland who gets around, whenever possible, by foot or bicycle.

All of the drive throughs in my neighborhood encourage driving and contributes to unsafe road conditions.

I sincerely hope that you are able to implement these changes to improve our city streets.

Many thanks,

--

Pete Swallen
US Accounts Assistant

R A P H A
Performance Roadwear
www.rapha.cc

pete.swallen@rapha.cc
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1915 NW Kearney St
Portland, OR 97209

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September 28, 2016

By email to cputestimony@portlandoregon.gov

Mayor Charlie Hales
1221 SW Fourth Avenue, Room 340
Portland, Oregon 97204

Re: Comprehensive Plan Implementation; Campus Institutional Zoning Project

Dear Mayor Hales and Commissioners,

The University of Portland ("UP") has been participating in the legislative process that has led to the Recommended Draft of the Campus Institutional Zoning Code amendments.

UP generally supports the Recommended Draft but would like to detail a few clarifications that have already been offered by planning staff but which we would like documented in the commentary or the code.

Limitation on sports fields and event facilities. Under the Recommended Draft, it seemed unclear whether UP's soccer pitches, baseball stadium, Chiles Center and similar future venues would remain accessory College Uses or be reclassified as Major Event Facilities. Today these facilities are accessory uses to the University and have been developed and operated consistent with our Conditional Use Master Plan which was endorsed by the University Park Neighborhood Association and approved without objection by the Hearings Officer.

Our confusion as to which use category these uses fall under stems from the Recommended Draft addressing these sports facilities as conditional uses and then cross referencing these uses to the conditional use approval criteria in PCC 33.815. In 33.815 there are two sets of criteria, one related to institutional uses (33.815.105) and one related to Major Event Facilities (33.815.215). The latter has been amended to refer to uses in the CI zones. City planning staff has assured us that only the conditional use criteria of PCC 33.815.105 will apply to all of UP's athletic or event facilities.¹

¹ If UP was subject to the Major Event Facilities standards, UP would be prohibited from using its facilities for events that do not "feature the athletic or performance skills of students, faculty or staff" or do not "supplement the institution's programs." PCC 33.815.215.D.2. UP has been using its facilities for decades in a manner that would likely be prohibited by this new regulation, if it is applied. For example, Merlo Field hosts exhibition soccer games by non-UP teams such as the Thorns or the traveling US Women's team; the Chiles Center has been hosting local high school graduations for many years, and soccer and baseball clubs use the soccer pitches and baseball field for games and practices. All of these uses have been allowed under our successive conditional use master plans.

{00587938;1}

OFFICE OF THE VICE PRESIDENT
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Ord. 188177, Vol. 1.4.M, page 5285

If Council agrees with staff's conclusion, we have no objection to the Recommended Draft on this issue. It would be prudent however to add commentary to the adopted CI zone that specifically articulates the intent of the code which is to subject conditional uses on college campuses to the criteria of PCC 33.815.105 and not PCC 33.815.215, even if those uses could be defined as a Major Event Facility but for their location on a college campus.

The TIR Threshold.

The new Transportation Impact Review ("TIR") requirement would be triggered in 2023 when UP will be required to apply the CI zone. That is 10 years from the date of our existing master plan approval and seems like an appropriate time to study the transportation system anew. However, we also sought clarity from planning staff on how a TIR would be applied and triggered.

Under the new rules, most uses on the campus will become permitted uses and subject to development standards including a maximum campus-wide FAR cap of .5:1. If we are developing within the permitted standards, like any other permitted use in the City, how will the TIR operate? As an example, if we are under the allowed .5:1 FAR and seek a building permit that maintains that .5:1 FAR or less, could the TIR operate to preclude the permitted use? If so, then the TIR in effect makes every use on the campus a conditional use subject to permission under the TIR factors.

Second, the new rules seem to be drafted to require a new TIR if you add 4 more parking spaces than were permitted under your existing TIR or add 20,000 square feet of new use that was not planned in your existing TIR. Staff has again assured us that these are only triggers for a transportation review if you do not already have an approved TIR. If that interpretation is affirmed by Council, we again have no objection.

However, those thresholds do not seem relevant to the proven traffic generators on the UP campus. On a college campus, a new classroom building could be 20,000 square feet but not add any new students or faculty to the campus. Thus, the 20,000 square foot addition would generate no new traffic but would trigger a comprehensive and expensive new traffic study for a use that has been permitted outright. We recognize you must have some trigger but on a college campus the addition of floor area does not always, and may rarely equate to new trips. Instead student enrollment increases and faculty and staff increases are the more likely barometer for new trips and this should only trigger a new TIR if that student enrollment growth exceeds the growth contemplated in the existing TIR.

Therefore, we recommend replacing the 4 parking space and 20,000 square foot thresholds with another mechanism that is more related to the actual trip generation on a college campus. Perhaps that mechanism could be identified in the institution's individual TIR.

We have a few other more general comments. UP has worked hard at its relationship with its neighbors and accordingly we support the neighborhood notice amendments. These are the kind of practices UP has institutionalized over the last two decades and we believe the level and consistency of the communications is essential to a productive working relationship with our neighbors. Good Neighbor Agreements ("GNAs") have not been required in the Recommended Draft and we support that decision.

UP prefers to have clear, enforceable land use approvals that address all of the issues that arise under the conditional use criteria or the new criteria found in 33.150. These land use and permit decisions, coupled with the expanded neighborhood contact requirement, provide more certainty, transparency and clear expectations than an unenforceable GNA that may be subject to multiple interpretations over time.

Lastly, we are concerned that we do not know more at this stage of the amendment process about the proposed Transportation Demand Management Program ("TDMP"). UP operates a robust TDMP program under its conditional use master plan. The program elements take significant planning to implement and fund. UP is also not located in a multi-modal transportation hub and must be creative to make any further or significant reductions in SOV trips. Ultimately we would like to address the planning and transportation initiatives in one package. If that is not possible then we would like the City to recognize the possibility that the CI standards may need amendment once we are able to further understand the City's related TDMP programs.

We appreciate the City's work on this Recommended Draft and with the comments and amendments above, offer our support.

Sincerely,



James B. Ravelli

Vice President for University Operations

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

From: [Nicholas Morton](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Wednesday, September 28, 2016 1:09:24 PM

Hello,

My name is Nicholas Morton and I own and reside at 5656 NE 32nd Ave, Portland, OR 97211. I recently received a notice of proposed zoning map and code changes document. The following is my testimony regarding the proposed change:

I strongly object to the proposed zoning designation of my home and surrounding blocks from the existing R5 to the proposed R2.5 designation. My objection is based on the existing characteristics of the neighborhood as compared to the descriptions provided for each zoning district in the handout provided. Our neighborhood is almost completely comprised of single-family homes on 3000+ square foot lots. Even development along the the major thoroughfares in the area primarily consist of single family homes on 3000+ square foot lots. Per the handout the R2.5 zone "is generally applied in areas that are near, in and along centers and corridors, near transit station areas, where urban public services are available or planned." It would be difficult to describe this area as in and along center and corridors and there is no transit station within remotely close proximity to this area.

On the other hand, the existing R5 designation is "generally applied in areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned." This very accurately describes this neighborhood, as there is access to frequent transit, but there is no transit center, and there is a fully developed street network, but this is not a center or corridor.

Based on the city's own definitions, the existing R5 zoning district is a much more appropriate designation for this neighborhood than is the proposed R2.5 designation. Changing the designation to R2.5 would be arbitrary and would disregard the city's own written guidelines for zoning districts. The city may wish that there was more density in this neighborhood, but it does not currently exist and nor do the other characteristics of the R2.5 zone.

I hope that you will seriously consider my testimony and reasoning in the decision that is ultimately made and I would be more than willing to further discuss or show any officials the neighborhood that I live in.

Sincerely,

Nicholas Morton
5656 NE 32nd Ave
Portland, OR 97211

From: [Adam Herstein](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Wednesday, September 28, 2016 12:25:09 PM

I support the ban on drive-through windows. They promote auto-oriented development and hinder the pedestrian experience.

Thank you,
Adam Herstein
3115 SE 52nd Av Portland OR 97206

From: [M Hashem](#)
To: [BPS Comprehensive Plan Testimony](#)
Cc: [mike foley](#); [M Hashem](#)
Subject: Comprehensive Plan Implementation,
Date: Wednesday, September 28, 2016 10:35:48 AM
Attachments: [citycouncil82nd.docx](#)

please accept this letter and attachment as well.

please confirm receipt.

Skidmore Limited partnership.

P O BOX 707 Beaver creek, OR 97004 503 593 9870 mikehashem7@gmail.com

Dear City councilmen,

We own the property located at 2800 NE 82nd Ave in Portland with State ID #1N2E28BC 400. The property is currently zoned EG2 and the Portland Planning and sustainability commission is recommending a zoning code changes that would affect our property negativity and amount to a governmental taking of property right with proper compensation.

I want to register my objection to the proposed change and request that the zone change exclude our property, since such change would devalue the property and limit its ability to be developed. This property is a former landfill and it has been very difficult to develop as it is. It is the largest undeveloped parcel left in the area. It will take the cooperation of neighbors, city official and willing developer to develop this site in a feasible way that can improve property tax base for the city, create jobs, and improve the livability in the neighborhood.

Any change of zoning that includes this parcel, would be the kiss of death for any chance for this property to be developed and will keep it as an eye soar in the neighborhood that desperately needs development.

Again , we object to the rezoning and request that our parcel be excluded from this proposal.

Thank you.

Mike Hashem

President.

M Hashem
503 593 9870
mikehashem7@gmail.com

Skidmore Limited partnership.

P O BOX 707 Beavercreek, OR 97004 503 593 9870 mikehashem7@gmail.com

Dear City councilmen,

We own the property located at 2800 NE 82nd Ave in Portland with State ID #1N2E28BC 400. The property is currently zoned EG2 and the Portland Planning and sustainability commission is recommending a zoning code changes that would affect our property negativity and amount to a governmental taking of property right with proper compensation.

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Any change of zoning that includes this parcel, would be the kiss of death for any chance for this property to be developed and will keep it as an eyesore in the neighborhood that desperately needs development.

Again, we object to the rezoning and request that our parcel be excluded from this proposal.

Thank you.

Mike Hashem

President.

From: [bryan danger](#)
To: [BPS Comprehensive Plan Testimony](#)
Subject: Comprehensive Plan Implementation
Date: Wednesday, September 28, 2016 9:51:45 AM
Attachments: [2624 SE Division.pdf](#)

I am writing to show full support of the land use change from Residential to CM2 for this property!

Please see the attached letter for addition background/details if this zoning change is in question.

thank you
bryan

bryan scott
[503.679.7949](tel:503.679.7949)

Attn: Portland City Planners, City Council and Mayor Hales

Our address is 2624 SE Division St.

We are the house that sits in the shadow of “Big Rust”, the large condo building that sits at the corner of 26th/Division.

I am writing to show full support of the land use change from Residential to CM2 for this property!

If there is any concern or question that this zoning designation change should happen, please continue reading as our home (as with the rest of division) is stuck in between two worlds and is in desperate need of “fitting in” to the new Division.

We sit 5’ away from one of the condo buildings that has built to the full extent of the allowable height and we live in the shadows that this building casts much of our day...certainly not our intent when we bought this tiny home back in 2008. When we live there we spend more time watching people park and listening to the phone calls of those grabbing coffee from the bakery next door than we do chatting with neighbors as they water their lawn (we have no neighbors and they have no lawn). Living here has been difficult to say the least and we have struggled to rent the house to others because of the “looming giant” and ever-present eyes looking down on the house and back yard from the glass walls above. Privacy (as you’ll see in the photos attached) is simply impossible.

The neighbors on our opposite side couldn't take it anymore and moved their family to a more family friendly street last year, but they also sold their home to developers who presumably plan to do the same thing at the corner of 27th/Division. This will leave us literally sitting in the middle of two giants as the “UP house” with balloons hanging from the roof hoping to escape. Their lot is also residential, but as developers I'm sure they can afford to push the designation for zoning change, as we cannot.

There is no question in terms of surroundings, neighborhood and infrastructure that our home is better suited immediately to commercial storefront than to residential.

The city (and us its taxpayers) just spent millions of dollars and 2 years ripping up Division Street, disrupting traffic flow and livability in order to enhance the systems to allow now for the long range plan of the Division corridor.

The Division Street Plan (2013-2015) was carried out by the Department of Transportation and Environmental Services with the express intent of:

- Building curb extensions for bus landing
- Adding new crosswalks and streetlights
- Improving signalization
- Installing public art
- Repaving Division from SE 10th to Cesar E Chavez.
- Managing stormwater runoff from streets and improve watershed health
- Replacing aging sewer lines and manholes to relieve sewer backups and increase sewer system reliability

- Increasing safety, access, and visibility for pedestrians, bicyclists, and transit users
- Improving traffic operations through the corridor and provide on-street parking
- Stimulating the local economy
- Increasing neighborhood attractiveness

Our neighborhood's infrastructure (street, sewers, stormwater control, sidewalks, curb extensions, crosswalks, public transportation and even public art) are already years ahead of our current zoning designation and it clearly makes the most sense for 2624 SE Division St to change in zoning to CM2 in order to fit the surrounds and the infrastructure that exist today, rather than only in a long range plan.

The lot itself is currently wasted as a single family house, when the street (and city) could really use another condo building offering several more housing units and lining the street with small businesses (we'd like to think that we could open a small gallery showcasing our community of local furniture makers/artists!).

Please help us by changing our zoning to match the environment and infrastructure we are already living within so that this lot can be used in a way that is more fitting to its surrounds!

Thank you for your time and consideration.
Bryan and Jen Scott





shadow cast from "big rust" falls over our house



in darkness even on the sunniest portland day...



view from the front yard



impossible to get privacy in our back yard (fishbowl)



our windows all look out at sewer/exhaust and the parking lot behind it