



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **12TH DAY OF JUNE, 2002** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Francesconi, and Saltzman, 3.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Harry Auerbach, Senior Deputy City Attorney; and Officer Peter Hurley, Sergeant at Arms.

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| <p>DUE TO THE ABSENCE OF TWO COUNCIL MEMBERS NO EMERGENCY ORDINANCES WERE CONSIDERED THIS WEEK</p> <p>ALSO, ITEMS WERE NOT HEARD UNDER A CONSENT AGENDA</p> <p>COMMUNICATIONS</p> | <p>Disposition:</p> |
| <p>656 Request of Gil Frey to address Council regarding enhancing our culture and honoring Veterans at Memorial Coliseum (Communication)</p> | <p>PLACED ON FILE</p> |
| <p>657 Request of Ron Braithwaite to address Council regarding the future relationship of Portland General Electric and the City (Communication)</p> | <p>RESCHEDULED TO JULY 3, 2002 AT 9:30 AM</p> |
| <p>658 Request of Chris Strizver to address Council regarding tax issues and residency (Communication)</p> | <p>PLACED ON FILE</p> |
| <p>659 Request of Nancy Yuill to address Council regarding the Jubilee U.S.A. Network in Oregon commitment to ending suffering caused by the World Bank (Communication)</p> | <p>PLACED ON FILE</p> |
| <p>660 Request of Dr. Molefe Tsele to address Council regarding the Jubilee U.S.A. Network in Oregon commitment to ending suffering caused by the World Bank (Communication)</p> | <p>PLACED ON FILE</p> |
| <p>REGULAR AGENDA</p> <p>Mayor Vera Katz</p> | |
| <p>661 Proposed use of State Revenue Sharing Funds (Hearing) (Y-3)</p> | <p>PLACED ON FILE</p> |

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| 662 Re-appoint Bob Kreinberg to the Mt. Hood Cable Regulatory Commission (Report) (Y-3) | CONFIRMED |
| 663 Authorize change in control of cable franchises held by AT&T Broadband to AT&T Comcast Corporation (Second Reading Agenda 595) (Y-3) | 176590 |
| 664 Authorize an agreement with the Portland Oregon Visitors Association for the promotion of convention business and tourism, waive the provisions of City Code Chapter 5.68, and provide for payment (Second Reading Agenda 597) (Y-3) | 176591 |
| 665 Create a Local Improvement District to construct street improvements in the North Marine Drive Extension Local Improvement District (Second Reading Agenda 648; C-10000) (Y-3) | 176592 |

At 9:53 a.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 12TH DAY OF JUNE, 2002 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Francesconi, and Saltzman, 3.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Frank Hudson, Deputy City Attorney; and Officer Michael Frome, Sergeant at Arms.

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| <p>666 Appeal of Trevor Bryant against Design Commission's decision to approve the application of Oregon State Board of Higher Education, for a design review with modification and adjustment for a six-story, 130 unit student housing facility for Portland State University at 1809 SW 11th Avenue (Previous Agenda 591; Hearing; LUR 01-00805 DZM AD)</p> <p>Motion to uphold the Design Commission's decision to deny the appeal: Moved by Commissioner Francesconi and seconded by Commissioner Saltzman. (Y-3)</p> | <p>Disposition:</p> <p>APPEAL DENIED</p> |
| <p>EXECUTIVE ORDER</p> <p>666-1 Reassign City departments and bureaus to the Commissioners in Charge (Ordinance)</p> | <p>176589</p> |

At 3:47 p.m., Council adjourned.

GARY BLACKMER
Auditor of the City of Portland

By Karla Moore-Love
Clerk of the Council

For discussion of agenda items, please consult the following Closed Caption Transcript.

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Closed Caption Transcript of Portland City Council Meeting

This transcript was produced through the closed captioning process for the televised City Council broadcast.

Key: ***** means unidentified speaker.

JUNE 12, 2002 9:30 AM

Katz: The council will please come to order.

Francesconi: Here.

Saltzman: Here.

Katz: Present. Let me read a letter before we start. It's a letter that we all signed on to the Portland area legislators. The reason I'm reading it, because I would have a resolution since we didn't have time, I'd like to read this letter. The Portland, David Douglas-Parkrose public school district puts parts of Reynolds and Centennial fall within the Portland city limits representing over 73,000 students, we write to you today, since today is the day the special session started, on behalf of those school districts and the student families and communities they serve. While we acknowledge that the legislature's faced difficult choices, we specifically request that you make no additional cuts to K-12 funding as you rebalance our state budget. We also ask that you'll be willing to vote directly for the decisions that need to occur instead of referring them to the voters. Children arrive again at our school with 12 short weeks, so it is clear that time is of the essence in terms of the school districts being able to plan for this. The city of Portland recognizes that the quality of a public school directly impacts the quality, livability and appeal of our city. The city also knows that quality public schools attract businesses to our city and state, thereby stimulating economic growth, but most importantly the city knows that supporting public schools and the children they serve is simply a smart investment. We have less in our city to have constituents -- excuse me -- who have repeatedly indicated their strongest support for public schools with passage of school board and local option measures, the current budget crisis, however, is not fixable on a local level. Cities across the state are in crisis. We look to you to balance state budget, while keeping cuts away from K-12 education. On behalf of the Portland city council and five districts we represent you we ask you to take a leadership role in protecting public schools while balancing our state budget. Our schools cannot absorb any more cuts. With warm regards, Mayor of Portland, Jim Francesconi, Commissioner, Dan Saltzman, Commissioner, Erik Sten, Commissioner. Thank you. Let's take communications.

Item 656.

Katz: As Gil is coming up, I just want to note that he was kind enough to get up this morning early enough and do some pruning, and we are the recipients of beautiful red roses. Three minutes, Gil.

Gil Frey: I have lots of material here. I need to look for something. It was my privilege to provide you with a number of pieces of material, and Mark Miller from the Winterhawks sends greetings. And also, he sends a colored proposal in a very well-done, and it's his and the Winterhawks' proposal for the Coliseum. And it's the opinion of some veterans that 90 to 100% of the veterans would support this proposal, because it preserves the -- it preserves the Coliseum to serve the current customers. The current customers are the Winterhawks, the Rose Festival, the high schoolers, and other teenagers. So that's really significant. They've done a wonderful job in preparing that. And you each have a color copy. There are some copies on the sides for those who would like to pick some up in black and white. Also I've provided this memorandum here, which gives a schedule of the Rose Quarter, but particularly the Coliseum, for the month of June. So for the month

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of june, the coliseum is a very, very busy place. It was my privilege to be there for the first time actually to see the -- to see the parade take off there. And it was my privilege to kind of wave at you, your honor, and say save the coliseum. So that was kind of fun. But it's a great thing. There were people there from basically i'd say all over the country and potentially all over the world, viewing this parade from inside the coliseum. And probably there were 7 to 8,000 there. And they're one of the vital users of the coliseum. The rose festival. The next page in this particular list shows the boats. And these are a three-page series of votes, that the people, city of Portland, citizens and taxpayers went through this very, very difficult process, which took about ten years, maybe 12, and you could extend that and go way back, but it took about ten years to get the coliseum in. It started in 1949, and then was put in and then was opened in 1960. So that's really significant. Now then I write out a little page on what the coliseum might be worth, and then I have thought of this over the period of time, but over the period of time the federal government has established -- established a value for lives that have inconvenienced because of war, and this was done for the japanese that were -- japanese-americans and visitors from the japanese that were interned in idaho, and they came up with a figure of I believe 10,000 per year. So if you took the 1700 names that are on those walls, and I can identify only a few, and multiplied that times 10,000 times 60 years, because it's now been about 60 years, and then multiplied that times 1700, and you get about 4.2 billion. That's one way of evaluating what that coliseum really means in terms of the price that our citizens paid, you know. And so it's very hard to put a value on that coliseum, because it's a price of freedom.

Katz: Gil, your time's up. You want to summarize briefly?

Frey: Okay. On the vote that occurred way back win, exposition bonds, it itemizes the purposes of the coliseum. This is a very important part of it. And then one of the things that should be mentioned, the living history day has become a vital part of the area, but last year the living history day moved to the rose quarter. And having moved to the rose quarter, they quickly lost \$50,000. And I don't think that we should do away with our coliseum as it serves our community before we have a very good, long, serious talk with kim buckles, the one that put this together, and the first one to really realize what it's going to mean to the community if we no longer have the coliseum and all we have is the rose garden, because it basically came close to putting him out of business.

Katz: Thank you.

Frey: Thank you very much.

Katz: Want to remind you tonight is an open house, so --

Frey: I'll be there.

Katz: I think i'll try to be there after impact.

*******:** Thank you, your honor. Thank you, sir. Thank you.

Katz: 657.

Item 657.

Moore: He asked to reschedule until july 3rd.

Katz: Okay. 658.

Item 658.

Katz: Okay. I think there's a substitute. Larry brown is coming in to speak for chris.

*******:** Yes, ma'am.

Katz: Thank you.

Larry Brown, Vice President, Northwest Residents Advocating Fair Taxation: My name is larry brown. I'm the vice president of northwest residents advocating fair taxation. And I want to present to you a problem with the Oregon income tax and how it affects our neighbors to the north in clark county. My goal today is to gain your support of our efforts to change an unfair tax situation. I realize there's little you can do directly, however as leaders of the city of Portland your endorsement

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would be a great boon to our efforts. Our goal is to reduce the nonoregon income tax to a level that corresponds with services provided. Based on the services, the Oregon income tax funds, such as Oregon's education system, it is our belief that nonresidents should pay nearly zero income tax. Oregonians have several yet immediate common objections to that goal. I'll present two of those now and demonstrate these concerns are unwarranted. The first objection is the statement, get a job in Washington. The data on the slide that you see was taken from the Oregon department of employment that shows that of the six counties that make up the Portland metro area 64% of clark county residents work in clark county. By contrast, only 47% of clackamas county residents work in clackamas county. This data shows that most clark county residents do work in Washington, and those that don't are simply part of a normal commuting population. The citizens should not be subject to excessive taxation. The second objection is the statement, if you work in Oregon, you should move to Oregon. This map shows the Portland metro area, the circle represents an arbitrary area that people commute to and from the Portland area. The black line is a state border that divides us. There are 60,000 clark county households that work in Oregon. This represents over 200,000 people. My suggestion to you is do you really want over 200,000 people to suddenly flood your neighborhoods and schools, straining your fire departments and urban growth boundaries? I have included an entire package here that was downloaded from our website. I also have included from last year's Washington state legislature a proposal to set up your bi-state commission, with Oregon and Washington legislators both participating to address the tax inequities. And I might add that southwest Washington last -- in 1999, are the only figures that we had access to at this time. Was 153 million dollars from southwest Washington went into the Oregon coffers. And programs that most of that money goes to support, we are prohibited from participating in. And we have no voice, so that's taxation without representation, which was one of the basic founding principles of our country.

Katz: Thank you. Okay. 659.

Item 659.

Katz: Okay.

Nancy Yuill, Jubilee U.S.A. Network in Oregon: Thank you. Good morning. My name is nancy yuill with the jubilee u.s.a. Network in Oregon. We're a group of people committed to pressuring the world bank to cancel 100% of the debt owed by impoverished nation and stop the world bank from continuing to impose its destructive economic polls policies on the citizens of developing countries. Our latest action is a global call for a boycott of world bank bonds. I'm here today with a few of our local members. We are part of a grassroots jubilee movement that spans the globe. We have strong support from many religious organizations as the jubilee concept is from the old testament. Luckily, we work closely with the ecumenical ministries of Oregon, the unitarians, the friends, and many other faith-based groups. A handout of the religious organizations and municipalities who have already joined the world bank boycott is available from one of our members. Our boycott is calling for the complete cancellation of the odious debt held by developing countries owed to the world bank. These loans have histories dating back to the 1970s. At a time when there's a lot of money circulating, a lot of dollars circulating in the world, and our commercial banks were looking for lending opportunities. They lent money to anyone, illegitimate or legitimate governments alike. They lent it at low, variable rates of interest and lent it for any project on the table, whether it was viable or not. In the 1980s, when interest rates skyrocketed and the commodity prices dropped, developing countries were unable to service much of the debt and so the world bank stepped in. And they began a series of structural adjustments to cause sustainable debt payments to the world bank. Their structural adjustment programs are strong arming countries into restricting their domestic expenditures for the purpose of debt servicing to the world bank. When a country sits down to negotiate their loan portfolio with the world bank everything is on the

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table. The world bank requires government to cut civil service jobs and thus the services they provide. The world bank requires them to privatize utilities and national banks. They impose user fees on schools, clinics and water systems. The world bank restricts fair labor practices and the rights of workers to organize. The world bank goal is sustainable debt payments which are proven time and again not to be sustainable to the countries, but rather sustainable in payments to the banks. Many loans have had their principal paid back already, but the countries are paying now in penalties and fees. Why should Portland care? From an economic standpoint, we're losing jobs every year to the free trade zones that the world bank is supporting. Multi-national manufacturing companies are free to move in and out of countries quickly and cheaply, chasing the lowest cost of labor. The world bank is promoting a race to the bottom. It's projected that every year we lose a million jobs to countries -- to companies moving to developing countries. As we hold back the economic development of these countries of the south, we're limiting the marketplace for our own goods. Our export earnings will not grow in the places where people cannot afford to earn enough money to feed their families.

Katz: You want to just sum up? Your time's up.

Yuill: Okay, thank you. At this point what I'd like to do is introduce our special guest, the program of the program in San Francisco. She has experience in over 12 African countries. She's a member of the Jubilee U.S.A. Network coordinating committee.

Katz: Thank you.

Yuill: She's here as part of the American Friends Service Committee, Africa Peace with Justice tour. Thank you.

Katz: Thank you. 660.

Item 660.

Nunu Kidane: Thank you very much for giving me this opportunity to address you this morning.

Katz: You have three minutes.

Kidane: I realize my time is very limited, but I would like to stress on three most important points on the issue of the world bank bond boycotts and why we're calling for the city of Portland to adopt the boycott. There are three reasons why I feel -- the issue is very broad and we could discuss it for a long time, but with the realization that the time is very limited, one would be the water rights. I believe this is an issue also for the residents of Portland. Water rights. Now water within the perspective of African culture is extremely valued and considered as something that everyone has a right to use, whether you're poor or rich, it should not matter. Water is being privatized through the world bank policies in many African countries, bringing detrimental havoc to many of the poorest in African countries. What this means is that the water privatization limits the accessibility of water, which is a basic right to everyone, to most of the poorest indigenous communities in many of the poorest African countries. The other point that the world bank pressures is user fees. What this means is that nearly 80% of the poorest African countries, residents, were farmers, no longer can use the schools or clinics or water for free. The assumption the world bank is that if you make people pay for something, they will value it more. As a result, fewer children are going to school. Women no longer have access to clinics that is funded by the state -- by the world bank and national banks. We're pressuring the world bank to make changes in their -- in these -- some of these detrimental policies so that people have access to water, people have free access to education and free access to clinics. As a result of the lack of access to clinics, we have a pandemic, the HIV/AIDS pandemic in Africa, claiming the lives of nearly 23 million people per year. Through use of the clinics and prevention, education can be made, is one way that the numbers could be reduced of the -- of the people that are -- that are dying from the illness. But lastly, the point that I would like to make is the issue of ownership. That of the poorest in African countries no longer can sit equally with the world bank to negotiate or renegotiate some of the economic planning of the national planning.

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The world bank basically dictates for them how it is that they should restructure their economies and what should be the priorities. This has resulted in the devastation of many of the poorest in african countries through the world bank policy called the structural adjustment program. What we are asking the Portland city council to do is to add pressure as have many other city councils in oakland, san francisco, massachusetts, nearly eight city councils have already adopted this. We're asking you to adopt this as a symbolic, actual measure to send a very clear message to democratize the world bank, for them to negotiate under new terms of more democratic negotiation partnership with some of the african countries.

Katz: Thank you.

*******:** Thank you very much.

Francesconi: Thank you for coming to our city and thank you for raising this issue.

Katz: All right. 661.

Item 661.

Katz: This hearing is being held by the city council of Portland, Oregon, in compliance with the provisions of the state revenue sharing regulations. It's to allow citizens to comment on the possible use of these funds in conjunction with the annual budget process. The fy 2003 approved budget anticipates receipts totaling \$3.6 million from state revenue sharing, as has been the case in prior years it is proposed that this revenue be allocated in equal parts to support fire prevention and police patrol services. Is there anyone who wishes to testify on this? Again, let me apologize, I think I was in the legislature when we passed this measure, and since i've been here nobody's ever come to testify. So thank you, the hearing, this particular hearing is closed. And we will vote on 661.

Francesconi: Aye. **Saltzman:** Aye. **Katz:** Mayor votes aye. 662.

Item 662

Katz: Anybody to testify? Roll call.

Francesconi: Aye. **Saltzman:** Aye.

Katz: Mayor votes aye. [gavel pounding] 663.

Item 663.

Katz: Roll call.

Francesconi: Aye. **Saltzman:** Aye.

Katz: Mayor votes aye. [gavel pounding] 664.

Item 664.

Katz: Roll call.

Francesconi: Aye. **Saltzman:** Aye.

Katz: Mayor votes aye. [gavel pounding] 665.

Item 665.

Katz: Roll call.

Francesconi: Aye. **Saltzman:** Aye.

Katz: Mayor votes aye. [gavel pounding] that closes the morning session. And we adjourn until 2:00 this afternoon. [gavel pounding]

At 9:53 a.m., Council recessed.

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Francesconi: Here.

Saltzman: Here.

Katz: Here. Sten is -- it's related to city and slash professional service. So he's not here. Okay. Let's read the number

Item 666.

Katz: Okay.

Frank Hudson: This evidence may be in any form. Such as petitions, photographs, maps, drawings. If you haven't given the council a current copy of the evidence, you should give it to the council clerk after you have finished your testimony. These photographs, maps, or other items you show to council as testimony should be given to the council. Make sure that it becomes part of it. The order of testimony will be as follows -- we'll begin with staff report by planning bureau staff for approximately ten minutes. Following the staff report, city council will hear from interested parties in the following order. The appellant will go first. And will have ten minutes to present his or her case. Following the appellant, persons who support the appellant's appeal will go next. Each person will have three minutes to speak to the council. This three-minute time limit applies regardless of whether you are speaking for yourself or on behalf of an organization such as a business or association or neighborhood association. The principal opponent, which is typically the applicant, will have 15 minutes to address the city council and rebut applicant's presentation. After the principal, council will hear from people opposing the peel. If there is no principal opponent, council will move directly to testimony from persons who oppose the appeal -- in support of the appeal, hear their testimony. Again, each person will have three minutes, whether you're speaking for yourself or on behalf of an organization. Finally, the appellant will have five more minutes to rebut the presentation of the opponent. Council will then close the hearing and deliberate. After council has concluded its deliberations, the council will take a vote. The council will set a future date for final vote on the appeal. If the council takes a final vote today that will conclude the matter before council. If you wish to speak to the city council on this matter, please sign up at this time with the council clerk. Finally, spoken testimony will be as follows -- any testimony and evidence you present must be directed toward the applicable approval criteria for this land use review or other criteria which you believe apply to the decision. The planning staff will identify the applicable approval criteria as part of their staff report to council. Before the close of the hearing, any participant may ask for an opportunity to present additional evidence. This kind of request is made, council may either grant a continuance or hold the record open for at least seven days to provide an opportunity to submit additional evidence or hold the record open for an additional seven days, providing an opportunity for parties to respond to that. Under state law, after the record is closed to all parties, the applicant is entitled to ask for an additional seven days to submit final written arguments before the council makes its decision. Lastly, if you fail to raise an issue supported by statements or evidence sufficient to give the council and the parties an opportunity to respond to an issue, you will be precluded from appealing to the land use board of appeals based on that issue.

Katz: Okay. Declaration of conflict of interest by council members. All right. Declaration of ex parte contacts by council members.

Francesconi: I think I read an e-mail from trevor. I think he called my office too. I don't think we talked, but I think you talked to michael harrison on my staff, but I didn't talk to michael about it.

Katz: Anybody want to challenge any statement anybody made or -- on these two issues? If not, we'll proceed. Let me just inform council members know this, but maybe the audience doesn't. We will have only three members on the council for a month. And so any vote that we take on either

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emergency or nonemergency is going to have to be you unanimous. It takes three votes to pass anything.

Francesconi: So be nice to all of us.

Katz: All right. Let's have the staff report.

Francesconi: Especially you, thomasina.

Tim Heron, Office of Planning and Development Review: Good afternoon.

Katz: We never saw you before.

Heron: I know.

Katz: Are you new?

Heron: I'm sorry?

Katz: Are you new?

Heron: I am new to you. I've been with the opdr for three years now.

Katz: Oh, okay. Nice to have you here. You have no clue as to what we do to people who appear for the first time.

Heron: I'll do everything I can to take it in stride.

Katz: Okay, good.

Moore: Could you identify yourself for the record?

Heron: Sure. My name is tim heron, I worked for opdr, design review, 1900 southwest fourth avenue building. As stated before, this is an appeal for the Portland city council review of land use, design review with modifications and an adjustment request. The new birmingham apartments are a Portland state university housing project, approximately 62,000 square feet, six stories, 130 units. Ground floor of this building includes lobby, mailbox area, residential support, building circulation and mechanical space. The plaza on the east side of the building includes storm water management biopatties, as well as bike parking and covered seating. The second through sixth floors contain all the 130 residential units. And this building will replace a dismantled old birmingham 12-unit apartment building that exists on the site.

Katz: Do you have a picture of that?

Heron: I will in my presentation, yes.

Katz: Okay.

Heron: The building height is approximately 63'6" to the top of the parapet. Allowed by the zone is 100 feet. One adjustment is requested to parking and loading to waive the one required loading space and one modification was requested. This would be long southwest 12th, to reduce from 15 feet to 12. The slashed lines is the actual site. The surrounded dotted area shows all of Portland state university's properties. And this site's location, more specifically on this aerial here, is basically right at the end bend is 405, comes around, and it occupies the corner of southwest montgomery and southwest 12th avenue. And the site is shaded in the yellow hash. A closer view of the site as it exists right now. There's an existing recycling area located at that location. It will be moved appropriately to the front of the king albert building, along southwest 11th. And as you requested, mayor, the picture of the old birmingham as its sited right now is a 12-unit building that will be essentially deconstructed and I know that the applicant will be presenting more information regarding how that will be predominantly recycled. Quickly i'm going to walk you around the site to familiarize you. I'm going to turn counterclockwise in the middle of the intersection here at southwest montgomery. This is looking directly at the site. About due south. You can see some of the fencing, where the recycling is in the center of the photo. The old birmingham, the one that will be deconstructed, is to the right. That's the side wall of it. And to the left, that back wall is the king albert building, which the building will front partially and create a plaza area. And this is turning, again, to the left, looking down southwest montgomery, which is a vacated right-of-way, and maintained as a pedestrian connection throughout the campus, so lots of streets that are vacated in

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p.s.u.'s campus are dealt with and used this way. The st. Helens building, which is due north of the site, the new birmingham will be approximately one story taller than this building here. Turning again more counterclockwise to the left, the southwest 12th avenue garages. And continuing the rotation around, we're looking west down southwest montgomery. Adeline hall is to the left there, the white stucco and spanish-style building. This is a view of the site. The old birmingham as it exists is on the right side of this picture. This is looking west, and this is how you may approach the new building from the campus. This is a particular pedestrian walkway that will be maintained and now have a new -- a place to go now as opposed to southwest 12th. This walkway area is incorporated into the site design. On april 4th the design commission approved this proposal. All 130 units, six stories. They also approved the adjustment request to waive the one required loading stall and they approved the modification to the -- reduce the transit street setback. I would point out that this was the second hearing. The first hearing came before commission on mar 7th. Design commission raised some issues. There were some citizens that testified regarding issues and concerns. The applicant took those issues and redesigned the building slightly, including adding additional bike parking inside the building on the first floor. And came back april 4th and then at that time it was approved by the design commission. Quickly, the appeal summary, trevor bryant, and I know he will have a presentation as well, but essentially the three issues he was bringing up in the appeal was the bike parking requirement was not adequately met. The adjustment request, to waive the loading space, does not meet the approval criteria. And that several design guidelines were not met. Of them, including enhancement and identify areas, provide stopping and viewing places, make plazas, parks and open spaces more successful, promote permanence and quality in development, and complement the context of existing buildings. This is a drawing of the site, just to orient you, southwest 12th is to the left. Southwest montgomery, the vacated right-of-way is just to the north area. The basic site area is outlined in the red dash. This shows the footprint of the first floor of the building. The bike parking requirement, what is required for long-term bike parking is 33 stalls. The building itself, it provides everything long-term biking in each individual unit in the form of a second closet. And the second closet is reinforced with padding and such to prevent bike damage from when bikes are hung inside this closet area. In response to the testimony provided at the first hearing, one of the points brought up was though each unit was providing a long-term parking space, not all students necessarily want to bring their bikes up to their own units. The applicant did this, because -- and their statistics, they figured otherwise, that with the expense of bikes and so on and so forth, people would rather keep them in their individual studios. However, they did respond and allocated an additional 14 long-term parking stalls in the first floor, in a separate room, approximately 17 x 20 feet, which can easily accommodate 14 spaces. So the total long-term bike parking provided now is 144 spaces. The short-term bike parking stalls -- i'm sorry, i'm getting ahead of myself. That's approximately where those 14 spaces are located. And the short-term bike parking requirement has been met in excess of one in the plaza area. In regards to the adjustment, p.s.u. Has noted one along southwest 12th, which is a transit street. No parking is allowed. If you're familiar with coming off the 405 northbound when you came off this exit there is a light at the intersection of southwest montgomery. And it's a bit of a speedway if you don't slow down in time for that intersection. Among other reasons, there's no parking allowed there. As a part of the modification request, what exists between the old birmingham right now and the curb is approximately seven feet. So you step out of the building and almost into the street. The modification from 15 to 12 feet still allows on additional five feet that will be provided along the new building. So transportation approved request and design commission, with the additional five feet, felt that that was a noteworthy adjustment and approvable as a modification through design review. As far as getting into loading, that -- that made this area of the site inaccessible to loading. Transportation also agreed with us, as far as waiving the loading requirement as southwest

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montgomery is -- is a pedestrian vacated street and not an active vehicular-used street. The need for loading at this site was not deemed as necessary. Our loading requirement in our code, the standard for which is a 35-foot deep stall by ten feet wide is typically used for office uses, retail uses, restaurants, where deliveries would occur daily, weekly, on a monthly basis. In this case p.s.u. Has a campus, as a large are site with other residence halls, has an stabbed program where they coordinate loading and the loading in itself is predictable, meaning possibly the end and beginning of semesters. So that adjustment was deemed meeting the approval criteria and was approved. In regards to the other issues and I know the applicant will go into more detail so i'll be brief regarding the design guidelines. The design commission approves this proposal for many of its facets and many of the features -- and i'll just go through some of them here. Two entries are provided on the north elevation, which is as it faces southwest montgomery. The rest of that elevation is also an arcade, so rain cover is provided to step out of the rain when you're entering the building. The floor levels also align with the adjacent king albert hall, directly to the east. As you'll note, the top of the perry pet is about a story above the existing building, maintaining context and compatibility with adjacent building neighbors. This is on southwest 12th avenue facade. St. Helens hall is to the left. You'll note again the alignment with the existing four plates of the adjacent building. It speaks to coherency and context, as well as the entire ground floor level is glazed and fused into the first floor, as well as the other active spaces along southwest 12th. This is the plaza elevation. So this would face the another of the king albert building I showed you earlier in a picture with the red brick rear of the building. On this elevation -- these are projecting bays on the facade that project out toward the plaza, encouraging interaction with that public space, again, as well as an arcade providing rain cover and glazing on the entire bottom level, encouraging interaction from the ground into the building. As far as the south elevation, which faces south hoffman hall, sunscreen louvers have been provided and more active area into that connection where the sidewalk comes around the south of the building and connects to southwest 12th. These are -- just some various details that are -- occurred in the plaza, the elevation on the bottom of your screen is the back of the king albert building. This would be what the plaza elevation faces. The site, that quick site plan in the upper right, shows a diagrammatic of where these individual elements, covered seating, bike parking, as well as painted metal intake vents which allow for the cooling induction that this building is using as a part of its green technology and green design. The applicant will go into that further. Elements located in the plaza activating the space and highlighting its use and pedestrian connection. This is a perspective rendering that the applicant had rendered. This is looking north into this plaza area. Noticing the projecting bays to the left on the new proposal as well as the existing red brick wall to the right of the king albert building. Essentially the alternatives at this time are four. Council may uphold the decision commission's decision and findings. They may uphold the design commission's decision and modify the findings to require additional conditions of approval. You may grant the appeal and deny the proposal. And for the -- you may request the applicant to modify the proposal in order to meet the approval criteria. And that's all.

Katz: Questions by council? All right. Appellant.

*******:** I just have one question.

Katz: You don't get to ask the question, but -- are you the appellant? Yeah, come on up. You're trevor bryant? All right, trevor you've got ten minutes to make your case.

Katz: Go ahead. Identify yourself for the record.

Trevor Bryant: My name is trevor bryant. I live at 1131 southwest montgomery street, apartment 302. And that's on campus at Portland state university. I am a student at p.s.u. And i've been a student there for a number of years.

Katz: Talk into the mic.

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Bryant: Oh, i'm sorry. I've been attendant on the campus at p.s.u. For about 3 ½ years. And i'm also a coordinator and one of the founding members of a group called the formation of independence student attendance. And we're a student group that provides advocacy and resources for students living on campus. Currently we have 60 active members and we've been working on different housing-related issues for about a year. We strive to continue the 30-plus-year historical legacy of housing within the p.s.u. Community to assure that student needs are addressed, acknowledged and acted upon and also to build education surrounding housing-related issues. Finally, we strive to cultivate and maintain a community that's responsive to those issues, needs and concerns in a nutshell. My goals in filing this appeal and appearing before you today -- first of all, i'd like to thank you all for having me here. I've never been here before. And I appreciate it. My goals in filing this appeal are, one, to ask that you consider this project and holistically its impact on the neighborhood and community and for which it's planned. Two, to weigh the project's proceed pros and cons objectively for both the student community and p.s.u.. Now and in the future. Three, to assess how effectively the proposal meets central city guidelines as well as other requirements set forth by the Portland city codes. And four, to determine the most fair and inclusive way of solving the issues presented. And in order to allow p.s.u. To increase its stock of student housing while at the same time meeting the needs of the community that it serves. In the brief time allotted, I will hope to show conclusively that this project as it stands right now doesn't fit in with the existing community in a multitude of very significant ways. I will attempt to provide a general overview of the dynamic relationships between the university and its housing, both now and historically, as well as the relationship between the housing and the students who live there. I'll do that to give you a sense of why -- of some of the reasons why it doesn't fit in with the community as it stands. So i'd like to say, though, that I do not wish to undermine the construction of the new housing on campus. On the contrary, I believe deeply that it's desperately needed. I think that -- and there have been studies that have shown that people living on campus receive more enriching educational experience, and I -- I live on campus for that reason. And but however the wrong type of housing, housing that does not take into account the needs and realities of its tenants, can and will prove far more damaging than helpful. And it is in this spirit that I appear before you guys today. So hopefully this will work.

Katz: Okay, watch your time.

Bryant: Okay.

Katz: Let's give him a little bit more time.

Moore: I can stop the clock.

Katz: Until he gets the technology up and running. We are sympathetic.

Bryant: Okay, I appreciate that. This is not my computer either. How much time do I have?

Moore: Six minutes and 13 seconds left.

Katz: We froze the clock.

Bryant: I'm glad there's air conditioning in here.

Katz: What's happening? Karla, is there anything else we can do?

Moore: No. It's coming. He's just about there.

Katz: Are you just about there?

Bryant: Yeah, I think I am.

Katz: All right.

Bryant: Okay. Thank you for your patience. So any discussion I believe that -- surrounding the new project has to start with the original birmingham building. It was built in 1911. It's got three floors. It's the oldest existing building on the p.s.u. Campus, save for the simon benson house, which was restored and relocated on the campus. It's got three floors. It has one three-bedroom, five one-bedrooms and seven studios. This is the south facade. This is what people see when they

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come off the 405 freeway. Notice I really like that shot. Has a lot of texture to it and it's cool. This is what would be the view from my front door. You can see the birmingham behind it. And as you -- as you look at the pictures -- when I look at the pictures, I start to see the rhythms of the neighborhood. And I think that this is a significant point. This is a view of the right-of-way that mr. Heron talked about. This is the gateway to the university, the western gateway to p.s.u. And this is the -- what the project would look like, the sketch. This is some more of the surrounding area. This is the helen gordon center, which is across the street. This is my building. The st. Helens building, which is right across the right-of-way. This is the king albert, which the rear you saw next to the birmingham building. That's going to be adjacent to the new -- the proposed building. And here's another building on campus, on the other side. And this is hoffman hall. This would be on the -- on the west -- on the south side of the project. Another building. This is the right-of-way. And this is important. We took several shots of the right-of-way, because there was some claims made by the applicant, one of which, tim heron, restated, and that was that there is an established program for loading and unloading. I'm here to tell you that there is no established program. This was just one particular day. And you can see two trucks and a car parked. There's constant loading and unloading. Roughly 100 tenants use this area with the king albert and the st. Helens and then some -- some use from west hall, but not as much, because they have their own parking structure. Establish and bicyclists and pedestrians. This is a moving truck. There was one tenant that was moving into the king albert. And that was for them. And that's right next to the table and chairs that you see are from the cafe that's there on the corner. And the recycling area there used to be where the project is going to be, and they just moved it over to the front of the building. Here's another shot with some different cars, vehicles, using some unloading going on. And this is that same truck from a different angle. You can see how much of an obstruction just one person moving can create. There are about 100 tenants currently that use that space, predominantly for moving and loading, groceries, things like that. Another shot of that. And this is significant, because during the design commission process, one of the issues that that student brought up was the fact that when the project became underway, then they would be moving this recycling area that was used by my building and king albert around the corner and down. And it's created -- they told the design commission, the applicant did, that they would be enlarging the recycling area that's near west hall, which is just down the montgomery right-of-way from my building. However, that didn't happen. And as a result there's been an overflow of garbage in this area and also in the recycling areas that I showed you previously. And people started throwing garbage in there.

Katz: Trevor, you've got about a minute and a half. My recommendation would be that you go into your appeal issues.

Bryant: Yeah, thanks.

Katz: We might give you an extra minute or two, but --

Bryant: Okay. This is my apartment. It's just a comparison, because I think affordability really plays into how it does not fit with the existing community. Some of the areas in terms of the exterior design are loading spaces, which I touched on briefly. An there's a solution for that, which is just extending the current loading space that the king albert has. The unifying elements, I don't see how metal and corrugated concrete and white vinyl windows with white emollients really reflect the character of the existing neighborhood at all. In fact, I think it would detract from it. The local character of the existing neighborhood is one of historic charm. There's a lot of vegetation, a lot of older buildings, and there's a rhythm and a pace to that neighborhood that i'm a part of. And I don't think that it meets those requirements. Special features and qualities of the area. The greenspace, the historic elements, the scale, the rhythm, the community itself. We're a community that's had 30 years of providing affordable housing. It's a goal of p.s.u. And college

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housing northwest to provide affordable student housing. This is by far the most unaffordable student housing that's been proposed. In fact, I believe that it not only be unaffordable, but exploit the lack of affordable student housing on campus.

Katz: All right.

Bryant: That's it. Thank you for your time.

Katz: Questions? All right. Supporters of the appeal? Karla, do we have?

Moore: If you'd come up three at a time. We have nathan jimenez, laine Gehreiner, and sandra rauch.

Katz: You need to identify yourself and you have three minutes. Who wants to start?

Nathan Jimenez: I'll go first. I signed up first. I'm nathan jimenez, assistant district leader for democratic party 36 and 27 and I sell the advertising for the newsletter for the Multnomah democrat. I live in the residence in the area. My issue with this is I am con concerned about the fact it's not gone before the historic review board, this building. I'm a believer that the sensibility of aesthetic morality and in regards to the americana, that a building needs to flow and have a certain cognitive sense with the community around it, that there's a aesthetics, and I think that this building, as it stands, currently, does a fine job of that, that it meets the aesthetics and the charm and the loveliness of the area. I'm not opposed to any expansion of p.s.u. But i'd like to see it done a block away, where they can have adequate room to do that. Some of the schematics don't show that they have the capacity to extend their housing by a great deal of percentage, a block away from this site. I'm concerned about the risks in regards to safety, because the 405 exit does go off of there, and i'm concerned about students crossing the street. And there's a car garage. So there's an immense amount of traffic in the area. And i'm concerned about the safety of people, pedestrians. And i'm also concerned about the future plans of the university having talked to the architect. Buildings like park manor, that this is a slippery slope for the university. That once they dismantle this building and raze up another building, their plan, their master plan, as it's been referred to by the architect, is they want to tear down park manor, which is a beautiful -- another fine piece of americana, in the genre of the art deco period. About probably three blocks away from this current building. And in -- they've purchased three other buildings. I don't understand why, having talked to the architect and the fellow from the university, why there isn't a cognitive sense of what's going to happen and transpire with the purchase of the new buildings that they have. So I want to thank you for your time and -- oh, I have a minute left. Is that what it says? Or how much time?

Moore: 31 seconds.

Jimenez: Okay. Well, i'm just concerned about that there doesn't seem to -- I talked to one of the people that is a part of facilities, and he says something, and then the architect says something, and so i'm just concerned that there's no -- there's no cognitive sensibility of what's transpiring with housing and other projects that are going to occur. If I had evidence to bring, i'm afraid -- I wish I would have gone to some of the residents, college housing northwest, and gotten some of their cockroaches to submit to the council that -- that college housing northwest co-habitates with.

Thank you.

Katz: Oh, okay. Why don't you grab the mic.

*******:** Okay. Can you hear me?

Katz: Yeah.

Laine Gehreiner: I live at 1131 southwest montgomery street, apartment no. 402 in Portland on the Portland state campus. I'm going to hopefully briefly go over a couple of things that worry me as fast as I can. I would like to address just briefly the interior design. I also live in an apartment that he showed to you. And it's -- that he overlaid over the apartments they're planning on putting in there. And I would not live in an apartment that they put up that was that small. I would not pay that amount for it. I'm very comfortable paying the amount I do pay now, however if it was cut in

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half and I had to pay \$100 more for it, I wouldn't. I realize that that's not part of the design. It's a rent issue. However, that does come in to play when you make -- when you build a large building you need to pay for it, and I pay for it by collecting rent. So I just wanted to mention that. Let's see, what else did I want to say in you have to go around for the corner for the garbage. He also mentioned that. That is far away from my house. I don't know necessarily have any problems going completely around the corner, but when it's been a couple weeks since you've taken out the garbage, it's quite a long ways. I want to also go into the loading zone. As he mentioned, there really -- if you take out the space that there is now, there's not going to be a lot of room, especially on moving day. Can you imagine 130 units, everybody's moving in, the -- it's going to be chaos trying to move people in to 130 units in the small loading zone that they're planning to put in now. As he also mentioned, I don't know necessarily -- the aesthetics of the building they're planning on putting in are not nice. I'm not opposed to having a new building put in. I do think that they need new -- they need more units, however I would like for it to match the current buildings. And that's it. Thank you.

Katz: Thank you.

Sandra Rauch: My name is sandra rauch. I live at 1131 southwest montgomery street, apartment 304, the same building that trevor lives in as well. So those photographs, looking out of the building, is pretty much my view. I would be facing the new building. Most of all, I would question the need for more very small units, because there are around -- i'm not sure if i'm getting this right -- around 220 square feet. Someone can help me with that. There are 220-250 square feet, which is very small. I'm a nontraditional student, and I can't say I represent the entire campus of nontraditional students, however I do know that the area that I live in has a lot of students like me, who have some -- some have children, some have furniture, which is something that the new building would not tolerate very well outside of perhaps just a twin bed. Now I understand that that's fine for a lot of the students coming in, however I have been on a waiting list for over two years for a two-bedroom apartment. This new building does not address the need for more two-bedrooms. There is a building similar to this building in that its size is the same. It's the montgomery building. That has around the same square footage. Doesn't have bathrooms in the apartment, granted. Apartments are almost always available in that building. There is no waiting list. So I question the need for another 130 units of something that that is size when there's a lot of us really need a little bit more space and cannot pay \$515 a month. I pay \$436 a month for my apartment, which was just what I can -- what I can bear. I don't have a shower, but it's a beautiful apartment. It has hardwood floors. I have a walk-through closet area. And there's -- there's doors on the kitchen. It has charm. It's worth it to me to pay \$430 to be able to look out and see grass, to be able to see the beautiful trees outside and hear birds. If i'm going to -- this new building is going to be -- creating a plaza, yes, but the greenspace will be gone. There's going to be -- it's not going to be as pleasant to look at as it is now. I think that that's a significant factor when it comes to the quality of living around that area. A lot of children play around there. There's not going to be a place for that anymore. I too am concerned about the loading zone area. The children are not obviously going to be able to play there. As trevor showed, there is a coffee shop right there, and there's usually a lot of people that mill about there. That's going to be changed when the loading zone is shrunk in. I'm concerned about that mostly. Thank you.

Katz: Thank you.

Moore: We have jennifer murphy, annie stewart, and michael collins on southwest 11th.

Jennifer Murphy: My name is jennifer murphy. I live on campus also. Goose hollow. I'm here to read a letter from tammy el who lives at 1131 southwest montgomery, apartment 102. She wrote today, june 12th, 2002. I'm writing this testimony in lieu of my presence at your hearing today due to health issues. Portland is the living testament to her citizens that have stepped to the plate and

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fought for our shared living environment. The livability of Portland cannot stay consistent without citizen involvement here today is an example of our future as a city and community. The inclusiveness of this generation in the planning process of our precious city is essential. The very fact that this group of educated caring individuals has gathered to discuss, share ideas and to research a building that will forever change the face of our city is to be embraced and welcomed. If the day ever comes that Portland does not have an open forum for -- to her citizens and community members to express their needs and hopes for the future, we will all mourn the loss of our city that is truly livable. The change of ideas is a process that lives in the gray area of a black and white world. I feel that the entrance into that gray zone will be beneficial to all voices and parties involved. Compromise is the cornerstone of all interactions that change our lives forever. Today i'm sending this letter with the hope that all parties involved can listen, respect, and honor the dreams and needs of the other. I truly believe that this exchange is the essence of our wonderful city. Thank you very much for your time and thought. Tammy el.

Katz: Thank you.

Michael Collins: My name is michael collins. I live at 1824 southwest 11th avenue. And that is right across from where the hoffman hall, you saw pictures of it earlier. The two concerns that I want to raise here is i'm a nontraditional student. I'm an older student --

Katz: Excuse me, what's a nontraditional student?

Collins: An older student, not 18 years old, out of high school.

Katz: Okay.

Collins: I'm 28. I have a wife and a small son. And we live in a small one-bedroom on campus. My concern is -- that was brought up earlier -- was the fact that this housing plan that they're putting in is basically for more traditional students, students right out of high school, very small units, and doesn't take into -- take into effect the lack of housing they have for families and other nontraditional students that didn't come straight from home and came from other places. The other issue i'd like to bring up is sanitation. You say saw a picture earlier that trevor put up with the trash can that was overflowing. That trash can is 40 feet from the front of my apartment. From the front entrance of my apartment. We walk outside and we see that trash can overflowing by saturday afternoons. The project hasn't even started yet. They already moved the recycling area out. And it's nasty sanitation. Going to be a problem. I'm scared, if that's not addressed now, it won't be addressed. Hot days like today and hot days are going to be coming over the summer, it's going to make that even worse. And for the sake of me and my wife and my kid who go out there and play and try to enjoy the day, I hope that gets addressed and that gets fixed before the approval of the housing is passed.

Katz: Thank you.

*******:** Thank you.

Annie Stewart: Good afternoon. "name is annie stewart. Live at 1131 southwest montgomery, number 204. Trevor and I have been talking to tenants about this project since we found out about in february. We circulated flyers to every student living on campus and we've gone door-to-door speaking to tenants. And we've received a huge response. There's a large interest in the tenant community as to what the future of p.s.u. Housing will look like. And the concerns and solutions we brought to you today reflect the information we've gathered. While most students appreciate the effort to making the building sustainable, it seems it's taken precedence over making the building and community livable. Some of those solutions that students have brought forth concern the loading zone. We propose -- or many tenants have proposed to simply send the current loading zone next to the king albert to service the new birmingham. There are currently over 100 units that use the pedestrian right-of-way and adding an extra 130 of them would more than double the amount of traffic in the area which could cause safety issues. To embellish the neighborhood and

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make public spaces accessible, I suggest make a stronger gateway to the campus more inviting by replacing the concrete benches with wood benches that would more match the community. To provide picnic tables for studying, and more grass and open space for students to use. We'd also like to make the plaza more sustainable by using more soft materials. As of yet there's a lot of runoff caused by the extension of the roof area and the hard plaza area. So using brick and concrete pavers to absorb strong water would make the plaza or sustainable and more pleasant atmosphere. And also, as far as the interior of the design of the building, to make -- to provide family housing to meet the needs of the tenant demographic that's at p.s.u., which is not -- which is much different than other universities. None of the tenants that we represent today are against the construction of this building. We realize the need for more on-campus housing and because most of us have spent several months on a waiting list for it. We'd like to see the project begin as planned so as to cause no further delay or financial problems, however we would like to set up a student committee to work and to collaborate with the -- with the applicant so that student concerns are addressed and needs and ideas can be communicated between the two so -- we'd prefer that the demolition or the deconstruction of the building start immediately, however we would like to create a forum where tenants can collaborate with the applicant on this building.

Francesconi: Is there any forum now like that?

Stewart: There's no forum now, no.

Francesconi: I'm getting no from you and yes from some people in the audience. Maybe we'll talk about that. I believe the applicant has addressed some students, mainly off-campus students from like urban designing classes, things like that, but as of yet there's been no formal contact with -- or before we stepped up to the plate, there was no formal contact with the tenants that live on campus. And there's been minimal effort since.

Francesconi: Okay, thank you.

*****: Thanks.

Katz: Thank you.

Moore: That's all who signed up.

Katz: Okay. Anybody else want to testify? All right. Applicant. You have 15 minutes.

*****: We may need a little technological break.

Katz: We won't start until you do.

Bert Ewart, Special Projects Architect: Thank you, mayor Katz and commissioner Francesconi and Saltzman for taking time to sort out this. I'm the special projects architect at p.s.u. Facilities. I'm the project manager in charge of this project.

Ron Vanderbeen, Mithun Architects: And my name is ron vanderbeen. We're the architect for the project.

Ewart: We're here to tell you a little bit about this project and show you the design commission was in fact correct to approve our project. And first I'd like to spend a few moments just to go over some of the background of the project. Hold on a second here. As you know, p.s.u. has been growing by leaps and bounds. This chart here shows how we've grown over time and how our housing stock has not kept up with that growth. Since 1986, when west hall was constructed, that was our last building, housing building, that we constructed. We've grown by 40%. In that time no new housing has been created on campus. The average age of a housing on campus is over 51 years old. The new birmingham project will add a net of 116 new housing units on campus, taking into account the loss of 14 units of the old birmingham building. P.s.u.'s housing management is provided by college housing northwest, which is a non -- a private nonprofit corporation that was started in 1969 by students standing in front of the bulldozers during the redevelopment era to create some housing for Portland state. College housing northwest remains student-governed today. The majority of its board are students. It's been said that the rent for a studio in the new

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birmingham is unaffordable to students. The way we've structured the management of the housing on campus requires that college housing northwest leases the housing from p.s.u. for the cost of the bonds on the housing, then leases those units at cost, plus audited operational expenses. College housing has pledged that their aim is to keep rents at or below 85% of market rate. As reported in "willamette week" on april 17th, p.s.u. has a mix of housing available to students at less than that goal and less than other campuses. When we started planning the project, we identified several initial goals. First and foremost, it had to work financially within a legislative bond limitation of \$10 million. We needed to maximize the number of housing units in order to make housing accessible for more students and keep rents reasonable. We knew we needed to keep the rents in range of the pocketbooks of students, so we made sure not to take tom of the older, more affordable units off line, and we knew that we had to have the building occupied by august 1st, 2003, in order to allow students to plan their housing for the fall term of 2003. If we missed that date, the cost of carrying the bond debt while trying to get the building fully occupied will result in higher rents for all the units. To help us design marketable units we created a design committee that has included two students at every design meeting and have used college housing northwest through meetings and other functions with their resident managers and resident council to obtain feedback on design ideas. In addition, p.s.u. facilities has had two ad advertised campuswide events to obtain input from the campus community at large as well as a presentation to the downtown community organization. Before we started the project, an urban design class took on the project and came up with four schemes, all of which bear a striking resemblance to the birmingham project. Third we wanted a model of sustainability. Back up a little bit. You'll hear more about that in a-minute. And we wanted to use this opportunity to modestly add to the academic classroom and office space on campus. We're pleased by the way that p.s.u.'s center for lakes and reservoirs will occupy the ground floor office space. To help us design a truly sustainable project we selected the architects for their cutting-edge work on sustainable projects such as the rei flagship store in seattle. We selected walsh construction based upon their award-winning working and our eco was sponsored with a grant from the office of sustainable development. That's a tough one to say. Who has also awarded us a grant for our innovative rainwater collection system. P.s.u., college housing northwest and the architects are all members of the natural step network and have committed ourselves to sustainable development and our project has many features of sustainability. We expect to be awarded a silver leave certification on this. I hoped this intro has helped you understand our project. Now for the issues raised, starting with loading. The first appeal item has to do with loading spaces. We asked for and received a waiver for the loading requirements of the code as is common for an apartment building through the city. As was mentioned in the staff presentation. At p.s.u., resident loading and unloading, particularly move-in times is typically dealt with by issuing access passes but of through our parking office and residence reservations through the resident managers in each building. For example, -- yeah, you can see my pointer here. This here is west hall. It has 189 units. And it has no loading dock. This is our site here, which combined with st. Helens across the way, will have a total of 181 units. Access to all these buildings is through the pedestrian wall down mill street, down 11th, and up montgomery in case -- and in our case king albert is people pull up in front on 11th avenue -- there's a few sets of entrances. At with west hall, which has 189 units, one-bedroom units, there were only ten days last year when there were four-five students bringing their cars to the building for loading out of a total of 274 moves. Congestion was avoided because our of our management measures and the short time it takes to typically load and offload a one-bedroom unit. We're going to have studios in this one. Should take less. We expect similar conditions at our project. In this drawing shows how we can accommodate as many as nine cars on the pedestrian mall between st. Helens and the new birmingham with space left over for an emergency vehicle, if necessary. Trevor bryant showed you

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a similar slide showing you cars parked on there, and there still is room for pedestrians to walk safely. We also think that a loading dock -- now, granted we couldn't have one on 12th. The potential of putting a loading dock along the facade here, along montgomery, or in the back here, we feel would have a bad effect on the pedestrian environment. And would severely limit the space available for more active I couldn't see. Incidentally, a loading dock required in this location, since you wouldn't be allowed to have parking -- you know, open-air parking, you can't have open-air loading as well -- would have to be an enclosed dock. So we've argued that a loading dock is unnecessary and would be detrimental to the vitality of the pedestrian environment and the design commission conditional use hearings officer both agreed with us, and I expect you would too. I'm going to have to fly here. The next issue has to do with bicycle parking. We initially proposed no bicycle parking on the ground floor and just the 130 units, inside the building. Trevor bryant and others suggested that maybe we weren't being flexible enough, so we included additional spaces. We came up with 14 spaces, which could in fact be expanded by virtue of, you know, stacked bicycle racks. This is the unit that we keep hearing about, but we haven't seen a plan of. Here's the unit. It's actually 280 square feet, 220-square-foot livable unit, kind of the european style condition. It has two closets. There's a small one over here and a larger one here. This is an elevation of the closet, showing that you could have hanging space. The photograph here is of a closet, bicycle hanging space in college housing northwest, goose hollow project, where they provided the same sort of arrange.. And of course residents also have the option of taking their bike down to the common bike room. Okay, ron's going to discuss the next appeal items.

Vanderbeen: I'm pleased to be able to present this project to you, the city council. The design guideline issues, we've listed them here and you've already heard those, but i'd like to go over them quickly. One is to enhance and embellish, and identify areas. Promote quality and permanence in development. Complement the context of existing buildings, provide shopping and viewing places, and make plazas, parks and open spaces successful. I want to say we worked very closely with the planning -- planning department and the city. We worked with the design commission and the university to meet these goals and these -- just want to talk real briefly about some of the issues that came up in the design pros -- process. First of all, of course, half the building -- the west and south face front the freeway, 405. We also have the off-ramp from 405 approaching the west side of our building. We had -- one of the environmental issues that we're real concerned about was sun and how sun acts on the different aspects of the building, the different facades of the building. Then we also looked at architectural issues, the neighborhood, also gateways into the project, the gateway especially from the west, as you're coming into montgomery, and then also from the -- from the west hills. The first issue I wanted to talk about, and we want to talk about each one of these, is enhance, embellish and identify areas. Essentially this is the -- how is this building reinforcing the neighborhood? And we took cues -- we did a lot of study about where the buildings in the neighborhood and how the buildings are organized, how they're masked. We looked at how they're traditionally, the base, middle, and tops are arranged. The articulation of the cornice, the different ways that they face the street. We also in this project are going be using local artisans in some of the building components, and then we're going to be celebrating the rainfall in the area by harnessing that in an artistic way in the plaza. We'll talk a little bit about that later. These are our neighbors. And again, they're very -- they're simple buildings, but handsome. Most of them are turn-of-the-century apartment buildings, with a nice scale and brick patterning to them. They have the typical concrete base, brick -- brick body, and then articulated cornice. Articulated top. Our building, what we've attempted to do in our building, is to kind of -- is kind of keep that simple style, but to really have a high level of articulation in the detailing. At the base, as was mentioned earlier, it's virtually all glaze, so that there's a lot of connection to the inside and the inside to the outside. We have the typical three-part articulated base. The body, which is brick, and then we

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have a cornice at the top that -- a metal cornice at the top. What we wanted to do is keep this building understated, but elegant, trying to use the same patterns that we are seeing in the adjacent buildings and around the blocks. These are views of the north, along the montgomery street. Montgomery street's north-facing, so we wanted to give that more of a loft-like feel. So those windows to those units will actually be full size into the units, bringing in a tremendous amount of light. The view in the south will have sun-shading devices, and also -- i'm going to move back -- also the view -- or the facade on the west will also have sun-shading devices to protect from the harsh western sun. The next two guidelines actually are the complement the context of existing buildings and then promote a quality and permanence in the development. And I think that -- what's important for us that the materials of the building reflect the neighborhood and the massing of the building, that it doesn't set itself apart. The proportion and the scale echo the adjacent buildings. Then to try to take a cue from the brick patterning. We also used all the materials in the building are solid materials, brick, concrete, steel, and materials that will last and keep their integrity. I think tim's already showed you how we -- how we did massing studies to relate our buildings to the adjacent building. We also want to note that on the west facade, at the -- at the south end of the -- the st. Helens building, there's kind of a gesture towards the gateway into the montgomery street. We mimicked that, not in a literal way, but in a symbolic way in our building by massing the north end of the building, creating a sense of gateway there.

Katz: Your time is up.

*******:** Oh, it is? Okay.

Katz: How much more do you have? Probably a minute.

Katz: Go ahead.

Vanderbeen: These are the patternings that we used, again, to reflect the buildings. We wanted to provide stopping and viewing areas. The northwest corner of the building, of course, there's seating and there's also canopies, rain canopies, to protect people from the rain and also along the arcade as you're walking along the montgomery. We oversized all the windows in any public space to give a strong connection to the outside, including even the windows in the exit corridors. Then finally, a very important feature of this project and one we're proud of is the plaza to the -- to the east of the building. And what we did -- the zoning code doesn't require any public space or any outdoor space, but actually over half of our project is devoted to public space. The portion to the south is a green area, a lawn area, and then the portion between the king albert to the east of the building is a harder-scape area. That also -- I mentioned about capturing the rainwater. We're bringing the rainwater down from the -- you can probably see it in this next slide. We're bringing the rainwater down actually off the roof and then we're bringing those into these small pools that you see along the building. Those are brought across the plaza, into a bioswale area that's heavily vegetated that also has seating areas for students and -- and actually a swing area. This plaza also features a bike cleaning area, so that you can clean your bike off before you bring it into your room. The first floor being predominantly classroom we needed to have a harder area so that the project wouldn't become muddy and, you know, unwalkable during the wintertime.

Katz: Okay. Questions by the council? Let me ask a question. Are your windows vinyl windows?

Vanderbeen: Yes. They're white -- they're vinyl windows, but we've also mitigated that with -- with a depth to the -- to the project, to the section --

Katz: How deep is the window?

Vanderbeen: Well, the wall itself -- there's brick on the outside of the window, which would be about four inches of brick. We also have sun-shading devices up to three feet wide, and so there is a lot -- quite a bit of texture in the facade. On the metal, we also have the metal extending beyond the window 1-2 inches.

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Katz: And the design commission commented? Did they comment on the vinyl windows?

Vanderbeen: They did comment.

Katz: What did they say?

Vanderbeen: Well, they said that typically they don't approve vinyl windows.

Katz: Right.

Vanderbeen: But it was because of the mitigation that we provided that they felt like --

Katz: What mitigation did you provide again?

Vanderbeen: Well, in creating a deeper section. Instead of having the -- having the windows nailed right on to the outer facade, they're inset with the brick and metal.

Katz: By about four inches did you say?

Vanderbeen: Four inches, yeah. Also, because of the sun-shading devices that we're using, you know, there's really quite a about bit of depth, especially on the west and south side.

Saltzman: What is the sun-shading device?

Vanderbeen: Well, you can see it in the -- do you have that current --

*******:** I can get that slide up.

Saltzman: Can you just describe it to me?

Vanderbeen: It's a metal sun-shading device. We would like to use local artisans to create those. They're three feet deep. On the south side, they're just horizontal. On the west side, they're vertical and horizontal to protect from the western sun as it's coming around the building.

Saltzman: Do the windows open?

Vanderbeen: Yes, they all open. On the first floor, too, all the windows are operable. We have no air-conditioning in the building. It's all naturally ventilated. We paid quite a bit of attention to the natural ventilation of the project.

Katz: Further questions for the council? Thank you. Supporters of this project?

Moore: Those who oppose the appeal --

Katz: Supporters of the project. Those who oppose the appeal.

Amara Morrino: My name is amara marrino. My apartment number is 1705 southwest 11th, 622, Portland, Oregon.

Katz: You don't need to give your apartment number .

Morrino: Okay. I'm currently a resident manager for college housing northwest, also student p.s.u., and this also makes me a resident. There's a few -- my understanding of the project -- of the appeal is the -- not enough bike space. And so i'm going to address a few minutes on that as being a resident manager. And the few points are I lived in the montgomery building, which the square footage in that building is approximately 125 square feet. It's a shoe box. It's tiny. I have a \$400 bike and I left it in there because I was afraid of it being potentially stolen. At the time I was -- I became a resident manager, and then I moved up to a slightly bigger room and I still kept my bike in my room. Most of my tenants in montgomery do keep their bikes in their apartments, because they do not leave them down in the basement, because we do have a secure common area down in the basement where the laundry rooms are. Secondly, the students that do -- that do own expensive bikes prefer to keep their personal items in a secure area, such as their rooms. College housing northwest strongly conveys students to lock up and keep personal belongings in their rooms to protect the tenants from theft. If expensive bikes are left in common areas, there's a likely chance the bikes will be stolen. And whether or not the common areas are secure or not. My co-workers and I have dealt with tenants having their bikes stolen. This, you know, happens once in awhile and insecure common areas. Sometimes there's not a lot that college housing can do for them. If a person wants to steal a bike, he or she will do so, but college housing northwest is providing the option for tenants to leave their bikes in their apartments or also in a common area. I think that's something we want to convey a lot, is that we're giving them the option to do so. Even with the

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security common areas, we would like to -- I would like to address that most -- a lot of bikes are left unattended and are not claimed after long periods of time, and so the areas can become -- they can look unclean and sloppy and that -- that's an issue that we have to address. I would also like to say I hope you support p.s.u. in providing students a secure place to live without having the fear of personal belongings being stolen. And I also have a letter from a co-worker of mine, who is actually in air force training, which i'll give to your clerks so you guys have a chance to read.

Katz: Thank you.

Jill Brown: Hi. I live in st. Helens court, as a lot of people do. I'm the chair residence council, which is a group of students, and we look at advocating for the tenants and their concerns and we're institutionalized within college housing, which allows us to be a direct link, liaison, to the board of directors. I go and sit as a member of the board of directors at all the meetings. I want to talk about my experience with the project on the board, as well as my council experience with working with this project to show that there was student input from the beginning. As the board, I joined the board about a year ago as a liaison, and at that time we sat through countless discussions talking about the unit design, should this be furnished, not furnished, the common area and all the other things that have been brought up, and the four student members and I have had a lot of input. The residence council, joe, who is one of the college housing development analysis, came to one of our meetings to talk about the design. At that meeting we also voted on the colors of the kitchen, which are going to be input. He went through the building. There was no concern of the bike storage through the residence council and there were about 12 members at that time. Also the common area, there was no concern. Most of the representatives that live in adjacent buildings as of king albert, adeline and st. Helens court, myself, are excited to have a common area that's actually not in the pedestrian area, to be able to sit and communicate and to to build that community on campus. Additionally, the one concern that we did have was putting carpet in the units. All the central units that king albert, st. Helens court, right now have hardwood floors. That is a positive thing. Dust and other things that collect on carpet. And college housing northwest, as well as the architects and other project people are now dealing with looking at putting some type of hardwood floor into those buildings. So our concerns have been met and they are further investigating that. The last thing is just my personal experience living in st. Helens court. I personally do not feel that having a loading -- an additional loading zone would -- it would make it more a safety violation, because you have -- right now you have cars that can park on the side. You don't have -- you have to walk around -- or you have to drive around. And there's a lot of area and you're still able to move throughout that area and adding another 100 units, may be on the -- getting a move in, but after awhile I think it will? Down. And the last point is just the common area. And one of our jobs as residence council is to develop the community on campus. And having another common area to develop that community I think is going to be a very positive thing for the residents that live within that area.

Katz: Thank you.

Blaine Rodgers: Blaine rogers. I live at 1005 southwest park avenue. I'm kind of nervous, so -- i'm on the board for college housing northwest. I'm one of three -- five -- is it three or five? Four students members and three community members on the board. And about a year ago at this time I volunteered as a subcommittee for college housing to help out -- help p.s.u. and college housing out with this project, the birmingham project. Very close to a year ago, we've been working on this project. Since that time we've gone through a lot of different steps. We began with selecting architect, getting a general contractor, a lot of things that I learned, but -- and since then -- since we got all those pieces put together, we actually would meet weekly, me and another student, and for about three hours, and we'd discuss all the issues that go into this process. So my point is, is that I as a student have been involved. I was probably two of ten total people in the major planning of the building. And a lot of these issues we discussed came up in that planning process. I guess I could

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start with the loading zone. A lot of these things were talked about. The way it is now, students will load their -- into their apartments through the street, as was illustrated by I think the architects and the guy from the development commission. And it works fine. And everyone that -- when we were talking about it, agreed that it would continue to work fine. In general, it's not used as frequently as might think. A lot of the cars that you do see there on a daily basis are visitors who don't have permits, what not. But anyway -- i'm so unorganized here. So with the bike storage, moving on to the next point, we also discussed that. From past projects that -- past housing projects, they discovered that bikes would be stolen as well as students could, the way these rooms are designed, they could actually keep their bikes in their room. So i'm just trying to stick to the actual issues that are being appealed. The whole issue with the facade, the architects put that together, and it appeared that, when it passed the design commission, that that would be fine for the site.

Katz: Go ahead. Finish your thought.

Rodgers: Well, yeah, that was basically it.

Katz: Okay.

Rodgers: My point was that students have been involved from the beginning with residence council and students have been on the planning process committee.

Katz: Thank you. Karla?

Moore: We have chris moeller, joe angel and thomasina gabriel.

Katz: We're sitting here joe, wondering why you are here.

Joe Angel: You will soon find out.

Francesconi: Might be a good idea not to let joe speak.

Katz: You want to go first, then?

*******:** Yes.

Katz: Okay. And then you probably want to go sit somewhere else.

Chris Moeller: I might. Depending on what comes out of his mouth. My name is chris moeller, a resident of king albert, at 1809 southwest 11th avenue. I prepared a letter for the last meeting, which was canceled, and I will give you copies. I'd just like to paraphrase that for you. Currently i'm the vice-chair of the board of directors for college housing northwest, which is the student-run nonprofit that manages student housing at Portland state university. I was one of two students chosen to sit on this design review team, and I was involved from the beginning, from its very inception when they approached urban studies classes to help with the actual designing of the building, to do studies of student dynamics and the area. I've also been involved in other aspects at the university. I'm the chair of the student fee committee, which manages about \$6 million in student fees for the various student organizations, so i'm well aware of how student input affects the university, especially in processes like this. I mentioned in the letter that I sat on a design team that's looking at the renovation of our design union and addressing student concerns. Excuse me i'll I catch up where I was. Just to go through and read this. Throughout the planning of the building, the design committee had input from students. This began with the inception of the process, as I mentioned earlier. All of the design ideas that were given to the board of directors, from the students, were given to the architects, and those ideas were incorporated the best they could be into the actual design of the building. So those ideas from students at the very beginning of the process were incorporated. After that time, blaine and i, as he mentioned earlier, had sat and addressed concerns for the building as well, including the bike storage issue, which was something that we brought up on several occasions. I know having lived in king albert and being a bicycle commuter, when I was an intern at the bes here at the city of Portland, wanted to keep my bike safe and kept it in my apartment, my studio apartment with my wife. So those ideas were looked at in this review. I'd just like to end it by saying that I believe that the design that has been put forward is truly a good

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design for the neighborhood, in which I currently live. And I would encourage you to uphold the design committee's decision.

Katz: Thank you.

Joe Angel, Member, Board of Directors, College Housing Northwest: I'm joe angel. I'm also on the board of directors of college housing northwest. College housing northwest is unique. It has a long history as even the appellant has told you, 30 years at Portland state, advocating and managing student housing for the university. We manage some buildings for the university and we also own some buildings. And we have a poll and a goal to have our student housing -- a policy and a goal to have our student housing to be 85% of market. This is an urban university and we want people to be able to afford to go there. The unique part of college housing northwest is that there are four student board members and only three people like me. I'm here today because I feel that some of the things that have been said are only half the truth. It's sort of like some of my kids when they get to be about 18 to 21, and you ask them a question, you sometimes only get half the answer.

Francesconi: I was hoping to get the whole truth when they turned 18.

Angel: Doesn't happen, jim.

Katz: You don't get the whole truth sometimes when they turn 40 either.

Angel: At any rate, this process has been highly involved with students. It started out 2-3 years ago with us as a board being invited to a design class, where they showed their ideas of what the university should build as far as housing. The reason bicycles show up in the units is students want bicycles in units. They want them secure and they want that as the place that they keep them. The residence council meets twice a month. Issues that are affecting students, come to residence council, and then they come to our board for action. We think we're very responsive. We run this corporation in a very sustainable way. We use the natural step as a key ingredient of our corporate philosophy president and so this design and the student input all came together to produce what you saw at the design commission. We think it has been highly negotiated, highly discussed, and we think it is now time to build this building and have student housing for people in 2003. I would ask you to simply affirm the design commission's decision and let us move on.

Katz: Thank you, joe.

Thomasina Gabriel, Chair, College Housing Northwest: Thomasina gabriel, 3344 northwest vaughn. I'm here as the chair of the college housing northwest. And joseph described pretty much the structure of how this organization is formed. I think the only thing I want to add is, is as the board member who has been present since the very, very beginning -- I know everybody has said that, but because it's a student-run organization there's quite a bit of turnover as people graduate and move on and move out of the housing, there were actually students that were part of an earlier board retreat that really designated this particular location as the top priority for building new housing, and she did that because she lived in one of the adjacent buildings and noted that it really was already operating as a community because there was enough residents, concentrated together, and the pathways between the buildings intersected enough that it was really -- we should building on that community that was already there and increase the housing at that location. Ed and it was really her articulate argument at that retreat that had us go and really support Portland state university in actually doing some reconfiguration of their university plan district, so that we could have the first housing project be built in this location. I just wanted to bring that bit of history to this whole dynamic. One of the other things that -- she was an urban design student, and she was the one who helped us go and find an urban design class who would really take a look at this site, analyze what was happening there on the site and on the adjacent streets and give us recommendations about how the building should lay out. And I was privileged to attend a couple of their crit sessions when they were finished with their work and press them very much on -- you know, did they just include a plaza area as part of this project because that was one of the

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requirements that their instructor had asked them to incorporate into the program, and if they hadn't been made -- that hadn't been made a requirement, would they really do a plaza in the particular location they had, and they all you unanimously said, nope, we really want a plaza, we didn't do it just because it was a requirement, this is really critical, and it needed to be in this location. In fact, the plaza today is both in that location, as well as being an opportunity for a lot of sustainable rainwater treatment in addition to that first idea. So I want to end it that, saying that we really have an organization that has a structure and has an ongoing structure to get a lot of different viewpoints and be sure that the students and our knowledge about working with students gets incorporated.

Katz: Thank you, thank you.

Moore: That's all.

Katz: Anybody else? All right, come on up, appellant. You have five -- you can come up with her. You have five minutes for rebuttal.

Bryant: Can I take a second before the five minutes starts?

Katz: Sure.

*******:** Get some papers out.

Bryant: Okay. Thank you again for your patience. I could rebut for an hour. Basically --

Katz: Excuse me?

Bryant: I could.

Katz: You have five minutes.

Bryant: I know, but I could, if given the opportunity, rebut for hours on end about some of the issues brought up, but in interest of the time constraints and interest of the appeal I will focus on strictly the appeal. College housing I would say has not invested one cent into this project. All of the people who have testified are college housing northwest --

Katz: Let me just stop you and stop the clock. Stick to the design issues.

*******:** Okay.

Bryant: I'll begin with the vinyl windows. The drawing that you saw of the new project shows a deep blue with the windows. It also shows a dark gray, and in the design commission the second design commission hearing, the design commissioners focused on that specific issue, the importance of the difference between the design sketch and also the reality in there. There are a host of issues like that. They also touched on the south gateway and the lack of student input as significant. As far as affordability, because affordability was touched upon, I have a few documents I'd like to submit as evidence to talk about the affordability piece. Annie, I'll give it over to here.

Stewart: The design commission had very harsh words for the design, including concerns with the white vinyl windows. All of the surrounding buildings have black vinyl windows are older-style wooden windows. The southern gateway was harshly criticized. To just paraphrase, the design it was -- the design was passed 3-2, and all of the commissioners were hesitant in their votes. The yes votes all received comments such as I never want to do this again. I don't know like the way that this has turned out. I don't know feel comfortable voting for this. But I will hesitantly vote yes. To me that was, in a way, one of the main driving forces that led us to -- to this appeal, was the fact we didn't believe the design commission was very -- we don't think they were completely invested in this project, and their decision was forced. So basically what we would like the council to do is to approve our appeal and consider the following modifications -- we would like the design to include a loading zone. We would like the design to embellish the neighborhood and match the surrounding buildings by using wooden benches and tables, more soft materials in the plaza, including more trees and grass, less concrete. We'd like to change the white vinyl windows to black to match all of the surrounding buildings, and we'd like to change one floor of the building to family housing units, which when we spoke with mr. Ewert it sounded like the conversion of these units to one-bedrooms or two-bedrooms, would very easy, just a matter of taking out one section of the

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wall, and it's been designed so that's possible in the future. We feel this will better match the tenant demographic.

Bryant: If I could just touch on the design commission. Of course, their professionals and they -- they were addressing both the need to review the design, but also they were taking into account the time constraints the applicant faces. We want the -- we want there to be more building on the campus, we want this project to continue, however we want the design issues and the issues surrounding the livability and -- to be addressed. I think the best way do it, the best compromise I can come up with, let the demolition of the building take place, and at the same time create a coalition between the people involved in the project directly and students through a student committee.

Katz: Okay.

Bryant: Also, I would like to -- was that time? Do we have a minute?

Katz: Go ahead.

Bryant: Okay. Should I bother touching on the affordability issue? Because mr. Ewert talked about a "willamette week" article.

Katz: No. I wouldn't go there.

Bryant: Okay. I guess -- I guess I would like to finish by saying that I appreciate all the hard work that the people involved in this project have done. I don't mean to negating their hard work and creativity, and I think there are a lot of wonderful aspects of this project, and I don't mean to say that my appealing the decision has anything to do with that, but there are some weakness and there are some issues surrounding the community, which I think haven't been addressed, and the entire reason that our student group was formed, was because of a disconnection between the student population and the administration of the management and so i'd like to thank you all.

Katz: Thank you. All right. Can Portland state come up here for -- we'll see if the council has any issues for you.

Saltzman: It seems to me a couple points that were being suggested as modifications, I guess wooden benches as opposed to -- i'm not even sure since we don't have the design in front of us what the current material is, but it seems to me issues like that in the context of approving this design could still be perhaps fine-tuned before you actually begin construction. So --

Ewart: Some of those items certainly could be.

Saltzman: You don't have an objection, I assume, to sitting down with the other students and perhaps making some fine-tuning modifications in the context of your going ahead?

*******:** Well --

Saltzman: I don't want to put words in your mouth.

Ewart: The only hesitancy I have on that frankly is trying to work with fist. Since trevor first filed his appeal, I was immediately trying to get in touch with him to see if we could work out what it is that we -- you know, that they would like to have changed in the project. The fact of the matter is, we finally met day before yesterday, after, you know, trevor, you know, canceling a couple of meetings. It was difficult getting us altogether. You know, to wait, you know, eight weeks between every meeting to have -- have discussions with them, I think we would be in dire straits on this. In terms of the wood benches, for example, we do have a couple of concrete benches. Basically they're extension of the concrete plank of the building, at the base. We also have metal strap benches, which is the campus standard throughout the campus. We don't put in wood benches because they deteriorate and fall apart and stay wet for longer after it's been raining than the metal ones do. There's some things there. There's difference of opinion of what should be there. My feeling is is that the project is pretty darn nice as it is. You know, there are some very very small fine-tunings that perhaps one client group over another might have, but the fact is we've had a client group, which has included students, a legitimate group that we are contractually related to with

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college housing northwest, we have taken the approach on even the size of the units, as annie mentioned. We have made provisions that if over time our student mix changes in the rent structure over time changes, that we can afford to combine units, making one-bedroom or even two-bedroom units out of them, we can do that. But the way this thing works now, you know, we're building this thing at cost and leasing it out at cost, basically. And every time that we make a change that adds costs, that's going to impact the rents. We've been told don't do that. With regard to the white vinyl windows, they're suggesting have black vinyl windows. I've just been told by the architect. They don't make black vinyl windows, they make black aluminum ones that don't meet the energy requirements. To meet the energy code, you could have wood, but that will increase your cost dramatically.

Katz: They don't make black vinyl windows?

Francesconi: Hold it, time-out. Commissioner Saltzman, I think, had the floor.

Katz: Thank you. They don't make black vinyl windows?

Ewart: That's what i've been told.

Saltzman: I was through with my questions. Thank you.

Ewart: My point is all these issues have been researched and researched. We went through design review twice, the hearings twice. The first time was very instructive. It told us to go back to the drawing board on a number of issues. We tried to address the white vinyl windows. I got to tell you, you know, i'm not a big fan of them myself. I wouldn't have them in my house, but then I can afford not to.

Francesconi: Can I make a motion?

Katz: No. Because I still have some questions. You wouldn't want them in your house. And we have a philosophy here, at least I do, that the housing that we build in this community is housing that we all should feel comfortable living in. At least the way it looks and the way it feels. And I guess if -- I can't believe that there's no black vinyl windows, so please -- we don't need to debate it.

Vandebeen: There aren't. They can't make it because of the expansion coefficient of the --

Katz: Okay, if they can't, they can't.

Vandebeen: That's why everything you see is almond or white, is because it's basically because of that.

Katz: Okay.

Ewart: I do have to say, I did overstate my case about white vinyl windows. In fact, I do have a place on the coast that's completely covered with them, but --

Katz: I'll take a motion now if there's no questions.

Francesconi: I'd like to uphold the design commission's decision to deny the appeal. That's my motion.

Saltzman: Second.

Katz: All right. Thank you. Discussion? Roll call.

Francesconi: You know, there is a real need here. I think you handed out that there's a waiting list of 1600 folks, just in october. So part of building a great university, which we need Portland state to be, is an engineering building, but part of it is housing for students. And on campus, for all the reasons that you articulated. So it's time to move on this with project. It meets the design criteria, that's what we're here to judge, not affordability or some of these other issues. There has been an adequate process. That doesn't mean that not everybody has been consulted. Maybe there could have been more. I won't judge that. But the criteria for public involvement actually exceeds most of the projects we do. And so there's ample reasons to do this. So Portland state, if you need to, can, sit down with these folks, try to work something out, that's good, but I think we need to approve this project the way it stands. Aye.

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Saltzman: I think there were interesting points brought up by the appellants. But nevertheless, I do think the overall community benefits from this building, especially given its significant attempts to minimize its impact on the environment, both from its -- will with, basically from its inherent design, which is how we feed to start thinking about how we build buildings. Use natural air-conditioning and natural light. This building has a lot going for it. I applaud p.s.u. For going for a silver certification by lead. So I think overall this contributes to the community, both in form and in substance. I guess if I have one misgiving, it's perhaps the deconstruction of the old birmingham building. I do like the architecture of those buildings around p.s.u. and hate to see something like that go. And especially when I find it's the second oldest building on the campus, but nevertheless I think the greater good demands that we accommodate the tremendous housing need that p.s.u. has garnered by its success as a great urban university. Aye.

Katz: Mayor votes aye. Thank you, everybody. We stand adjourned. [gavel pounding]

At 3:47 p.m., Council adjourned.