



CITY OF
Portland, Oregon

Official
Minutes

January 13-14, 2021

Date and time

January 13, 2021 at 9:30 a.m.

Council recessed at 10:35 a.m.

Officers in attendance

Keelan McClymont, Clerk of the Council; Lory Kraut, Senior Deputy City Attorney

Consent Agenda

On a Y-5 roll call, the Consent Agenda was adopted.

Date and time

January 14, 2021 at 2:01 p.m.

Council adjourned at 4:25 p.m.

Officers in attendance

Keelan McClymont, Clerk of the Council; Linly Rees, Chief Deputy City Attorney

MARY HULL CABALLERO
Auditor of the City of Portland

Keelan McClymont

By Keelan McClymont
Clerk of the Council

**PORTLAND CITY COUNCIL AGENDA
City Hall - 1221 SW Fourth Avenue
WEDNESDAY, 9:30 AM, JANUARY 13, 2021**

Disposition:

THOSE PRESENT BY VIDEOCONFERENCE WERE: Mayor Wheeler, Presiding;
Commissioners Hardesty, Mapps, Rubio and Ryan, 5.

Please note, City Hall is closed to the public due to the COVID-19 Pandemic.

Under Portland City Code and state law, the City Council is holding this meeting electronically. All members of council are attending remotely by video and teleconference, and the City has made several avenues available for the public to listen to the audio broadcast of this meeting. The meeting is available to the public on the City's YouTube Channel, eGov PDX, www.portlandoregon.gov/video and Channel 30. The public can also provide written testimony to Council by emailing the Council Clerk at cctestimony@portlandoregon.gov.

The Council is taking these steps as a result of the COVID-19 pandemic and the need to limit in-person contact and promote social distancing. The pandemic is an emergency that threatens the public health, safety and welfare which requires us to meet remotely by electronic communications. Thank you all for your patience, flexibility and understanding as we manage through this difficult situation to do the City's business.

Provide Public Testimony: City Council will hear public testimony on resolutions and ordinances (first readings only). Testimony is not taken on communications, reports, second readings, proclamations or presentations in accordance with Code 3.02.040 F. and G. Public testimony will be heard by electronic communication (internet connection or telephone). Please identify the agenda item(s) you want to testify on, and then visit the Council Clerk's agenda webpage to register, www.portlandoregon.gov/auditor/councilagenda. Provide your name, agenda item number(s), zip code, phone number and email address. Individuals have three minutes to testify unless otherwise stated at the meeting.

The deadline to sign up for the January 13-14, 2021 Council meetings is Tuesday, January 12, 2021 at 4:00 p.m.

COMMUNICATIONS

20 Request of Dee White to address Council regarding the Portland Water Bureau and our community's health and welfare (Communication)

PLACED ON FILE

21 Request of Lorie McFarlane to address Council regarding despite Flint, Portland Water betrays the public trust and health (Communication)

PLACED ON FILE

TIMES CERTAIN

January 13-14, 2021

22	<p>TIME CERTAIN: 9:45 AM – Accept the Quarterly Technology Oversight Committee Report from the Chief Administrative Officer (Report introduced by Mayor Wheeler) 30 minutes requested</p> <p>Motion to accept the report: Moved by Hardesty and seconded by Ryan. (Y-5)</p>	<p>ACCEPTED</p>
<p>CONSENT AGENDA – NO DISCUSSION</p>		
<p>Mayor Ted Wheeler Office of Management and Finance</p>		
*23	<p>Pay settlement of James Taylor bodily injury claim in the sum of \$36,517 resulting from a motor vehicle collision involving the Portland Bureau of Transportation (Ordinance) (Y-5)</p>	<p>190257</p>
<p>Commissioner Mingus Mapps Water Bureau</p>		
24	<p>Authorize the Portland Water Bureau to execute a Collection Agreement with the United States Forest Service in the amount of \$215,000 to fund juvenile fish monitoring activities required by the Bull Run Water Supply Habitat Conservation Plan (Second Reading Agenda 10) (Y-5)</p>	<p>190258</p>
<p>REGULAR AGENDA</p>		
<p>Mayor Ted Wheeler</p>		
25	<p>Appoint Travis Olson to the Floating Structures Code Board of Appeal for term to expire January 12, 2024 (Report) 10 minutes requested</p> <p>Motion to accept the report: Moved by Ryan and seconded by Hardesty. (Y-5)</p>	<p>CONFIRMED</p>
<p>Commissioner Carmen Rubio Parks and Recreation</p>		
*26	<p>Declare the Forest Park NW 31st Ave Shed property surplus real property and authorize the Bureau of Parks and Recreation to dispose of the property by sale on the open market (Ordinance) (Y-5)</p>	<p>190259</p>
<p>Commissioner Dan Ryan</p>		

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Housing Bureau		
*27	Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Willis Apartments located at 1575 N Willis Blvd (Ordinance) 10 minutes requested (Y-5)	190260
*28	Authorize new construction financing in an amount not to exceed \$17,454,910 for an affordable housing project to be developed by Cathedral Village Partners Limited Partnership or a Related Northwest, Inc. / Catholic Charities affiliate (Ordinance) 30 minutes requested (Y-5)	190261
Commissioner Mingus Mapps		
Bureau of Environmental Services		
29	Authorize a competitive solicitation and contract with the lowest responsible bidder and provide payment for construction of the NW Portland Sanitary Sewer Extensions Project No. E11128, for an estimated amount of \$1,020,000 (Second Reading Agenda 15) (Y-5)	190262
<u>WEDNESDAY, 2:00 PM, JANUARY 13, 2021</u>		
DUE TO LACK OF AGENDA THERE WILL BE NO WEDNESDAY 2:00 PM MEETING		
<u>THURSDAY, 2:00 PM, JANUARY 14, 2021</u>		
THOSE PRESENT BY VIDEOCONFERENCE WERE: Mayor Wheeler, Presiding; Commissioners Hardesty, Mapps, Rubio and Ryan, 5.		
30	TIME CERTAIN: 2:00 PM – Consider appeal of the Pearl Neighbors for Integrity in Design against the Design Commission’s decision to approve, with conditions Hyatt Place, a 23-story mixed use building at 350 NW 12th Ave in the Pearl Sub-District of the Central City Plan District (Previous Agenda 981; Report introduced by Mayor Wheeler; LU 19-145295 DZ) 90 minutes requested The evidentiary record is closed. Motion to tentatively deny the appeal and uphold the Design Commission’s decision: Moved by Hardesty and seconded by Ryan. (Y-5)	TENTATIVELY DENY APPEAL AND UPHOLD THE DESIGN COMMISSION’S DECISION; PREPARE FINDINGS FOR FEBRUARY 10, 2021 AT 9:45 AM TIME CERTAIN
31	TIME CERTAIN: 3:30 PM – Proclaim January 18, 2021 to be Martin Luther King Jr. Day (Proclamation introduced by Mayor Wheeler and Commissioners Hardesty and Mapps) 30 minutes requested	PLACED ON FILE

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32

TIME CERTAIN: 4:00 PM – Proclaim the second week of January 2021 to be Slavic and Eastern European Heritage Week (Proclamation introduced by Mayor Wheeler) 15 minutes requested

PLACED ON FILE

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Closed caption file of Portland city council meeting

This file was produced through the closed captioning process for the televised city council broadcast and should not be considered a verbatim transcript. The official vote counts for council action are provided in the official minutes.

January 13, 2021 9:30 a.m.

Wheeler: This is January 13, 2021, session of the Portland city council. Keelan, good morning. Please call the roll.

Clerk: Good morning, mayor. Rubio?

Rubio: Here.

Clerk: Ryan?

Ryan: Here.

Clerk: Hardesty?

Hardesty: Here.

Clerk: Mapps?

Mapps: Here.

Clerk: Wheeler?

Wheeler: Here. Under Portland city code and state law, the city council is holding this meeting electronically. All members of the council are attending remotely by video teleconference. The city has made several avenues available for the public to listen to the audio broadcast of this meeting. The meeting is available for the public on the city's youtube channel, egov pdx, [Portlandoregon.gov/video](https://portlandoregon.gov/video) and channel 30. The public can also provide written testimony to the council by e-mailing the council clerk at -- cctestimony@Portlandoregon.gov the council is taking these steps as a result of the covid-19 pandemic, the need to limit in-person contact and promote physical distancing. The pandemic is an emergency that threatens the public health, safety and welfare, which requires us to meet remotely by electronic communications. Thank you as always for your patience, your flexibility and your understanding as we work and manage through the difficult situation to conduct the city's bids. We'll now hear from legal counsel on the rules of order and decorum. Good morning.

Lory Kraut: Good morning. To participate in council meetings, you may sign up in advance with the council clerk's office for communications to briefly speak about any subject. You may also

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sign up for public testimony on resolutions or the first reading of ordinances. The published council agenda at Portlandoregon.gov/auditor contains information about how and when you may sign up for testimony while the city council is holding electronic meetings. Your testimony should address the matter being considered at the time. When testifying, please state your name for the record. Your address is not necessary. Please disclose if you are a lobbyist. If you are representing an organization, please identify it. The presiding officer determines the length of testimony. Individuals generally have three minutes to testify unless otherwise stated. When your time is up, the presiding officer will ask you to conclude. Disruptive conduct; such as, shouting, refusing to conclude your testimony when your time is up or interrupting other's testimony or council deliberations will not be allowed. If there are disruptions, a warning will be given that further disruptions may result in the person being placed on hold or ejected from the remainder of the electronic meeting. Please be aware that all council meetings are recorded.

Wheeler: Thank you. First up communications.

Clerk: Request of dee white to address council regarding the Portland water bureau and our community's health and welfare. And dee let us know that she is withdrawing her request.

Wheeler: Very good. Next item, 21, please.

Clerk: Request of lorie mcfarlane to address council respite flint, Portland water betrays the public trust and health. It looks like lorie is not yet connected.

Wheeler: All right. Very good. To the consent agenda. Have any items been pulled off the concept agenda?

Clerk: No requests.

Wheeler: Please call the roll.

Clerk: Rubio?

Rubio: Aye.

Clerk: Ryan?

Ryan: Aye.

Clerk: Hardesty?

Hardesty: Aye.

Clerk: Mapps?

Mapps: Aye.

Clerk: Wheeler?

Wheeler: Aye. Consent agenda is adopted. We are not at the time certain so please call 25 off the regular agenda.

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Clerk: Appoint travis olson to the floating structures code board of appeal for term to expire january 12, 2024.

Ryan: Yes, colleagues today I'm requesting council confirmation to appoint travis olson to the floating structures code board of appeal. It's a privilege to recommend a qualified member in the community to provide guidance on floating structures code appeals to the bureau of development services. He is a third floating structure builder and the co-owners of the ducks marine construction. Travis has extensive experience in construction, reconstruction and the inspection of floating homes and marinas. Terry whitehill with bureau of development services is here to address additional questions. Thank you to terry and b.d.s. For successful recruitment process. So really long pause here. Is it because we made a motion and we're approving him?

Hardesty: I'll second the motion.

Ryan: I move to appoint Travis Olson. Thank you.

Wheeler: Promotion from commissioner Ryan to accept the report and second from Hardesty. Any further discussion? Please call the roll.

Clerk: Rubio?

Rubio: Aye.

Clerk: Ryan?

Ryan: Aye.

Clerk: Hardesty?

Hardesty: Aye

Hardesty: Thank you for your ability to serve on the unique board. I vote aye.

Clerk: Mapps?

Mapps: Aye.

Clerk: Wheeler?

Wheeler: Thank you, Travis. We are grateful for you for stepping forward given that this is one of those boards or commissions that actually does require degree of technical knowledge and expertise. We know you are a busy individual and we appreciate your ability to volunteer in the capacity. Happy to support your appointment. Vote aye. Appointment is approved. Thank you. Next item, 26, please.

Clerk: Declare the forest park northwest 31st avenue shed property surplus real property and authorize the bureau of the parks and recreation to dispose of the property by sale on the open market.

Wheeler: Commissioner rubio?

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Rubio: Thank you. Parks and recreation is seeking to displease of surplus real property.

Northwest 31st avenue shed property. The unapproved point 11-acre lot has been part of the real property inventory since 1918. When the city acquired it after the previous owner failed to pay assessed delinquent. This has no value to the parks and recreation. To dispose of the property through a sale, council must first declare the property surplus property. And offer parks and recreation to take all necessary steps to sell it on the open market. I will turn it over to f. Dennis James to the coordinator to provide us with more context about the project and what the ordinance achieves.

F. Dennis James: Thank you. I want to indicate that first of all the property really has no real value to Portland parks and recreation. But it might sell for significant price we could sell the property. Also as of this juncture, several private properties have expressed a very real interest in acquiring the property. So actually selling it should not be that difficult. That is it. If anyone has any further questions about the matter I'd be happy to respond.

Wheeler: I had one quick question. Is the property zoned residential or do they have to rezone it? Or plan to rezone it?

James: Excuse me. At this point it's zoned open space. However, that zoning designation was just attached a couple of years ago. For a long time it had been zoned consistent with the rest of the lots in the area. But through a process that again just culminated a couple of years ago. It was rezoned o.s. Although, certainly it might be, it might take a bit of a process. It probably will be, can be rezoned back to the residential. If the party who purchases the lot chooses to do so, which is likely.

Wheeler: When we sell properties like this, are we -- I assume we're not making representations? Is it as is?

James: Yes. But yes. That is how we typically sell it. We are not going to go through the process of attempting to rezoning itself. That is something that the purchaser will take upon themselves to do.

Wheeler: I appreciate that. Commissioner Hardesty has her hand raised.

Hardesty: Thank you, mayor. I'm curious. You say the property has no value for Portland parks and rec. Is it because it's not positioned or appropriate for pack active -- for park activities?

James: Yes.

Hardesty: It sounds like it's in the middle of a residential neighborhood?

James: Yes.

Hardesty: What has the property been used for in the past?

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James: Nothing. It's simply empty open unimproved lot. And there are neighbors to the north and the south of that lot. And over the years, they have taken to use it for the gardening space.

Hardesty: Just for the sake of the public, how difficult is it to get a zone change on a piece of property after you have purchased it?

James: I'm not confident really to answer that. I do know I have been involved with a similar process with the different property. And that was something that when we sold the property it was just assumed that the purchaser would go through that process. As I indicated this is a little bit unusual because for the longest the property had been zoned. I believe it's r5. We took the step, it was a five-year process. As a matter of fact, of zoning it o.s. To make it consistent with the typical parks properties. That designation was just attached I believe in 2018.

Hardesty: It took parks five years to get a zone change. I feel for the public that is going to buy it if we inside at city hall, it took that long. But I have a broader question. I don't know if I'm, I don't want to put you on a spot, Dennis. But I'm really curious in this economic environment that we are in with this huge houseless population. I'm fascinated that we sell land that we could actually designate for folks that are houseless in our community. The last time somebody brought something, a piece of land to sell as excess property, I asked this question. But I don't feel like I got a good answer. So I'm curious as we are addressing our chronic houseless problem, why we would sell land that we could actually utilize to actually have sanctioned camp sites available?

James: Well, I, again, I'm not sure that I'm competent to answer that question. I will indicate however as part of the city's surplus disposition process. The property offered to the other city agencies at the beginning of the process. That was done in this instance. For whatever reasons each agency bureau had. No one expressed an interest in acquiring the property.

Hardesty: Thank you, Dennis. Mayor, we have had this conversation before. I would be really interested in looking at our requirement to sell land in this crisis that we are in. I know that we have passed a resolution that actually requires us to do this. So nothing against parks and rec but it just seems crazy that we have land that we own, that we are giving up. When we have so many who are houseless. I just want to put a stick pin in that and say can we have that conversation before we get the next offer to sell a piece of property? Because it just seems, it seems like we should be using all the land that we possibly own to create opportunities for folks who are houseless.

Wheeler: Very good. The primary city bureaus that own land would be parks and the bureau of transportation. So maybe if I could suggest that it start with you and commissioner rubio, I think it's a very worthy conversation. I agree with you.

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Hardesty: I think that is a great idea. We'll connect and try to figure out how to be proactive about this before the next city council vote. Thank you.

James: Okay. Thank you.

Wheeler: Okay. Great. Thank you. Appreciate it. Does that complete the presentation?

James: I believe so.

Wheeler: All right. Good. No other questions you see now. Any public testimony on this item?

Clerk: No one signed up for this item.

Wheeler: Very good. This is an emergency ordinance. Further discussion? Seeing none, call the roll.

Clerk: Rubio?

Rubio: Thank you, Dennis, for your work on this project. I'm happy to support this ordinance and happy to talk and work with commissioner Hardesty on that big question where we should be looking at the city. The declaration on this property is surplus property. Just reviewing, so it may be disposed say on the open market. I vote aye.

Clerk: Ryan?

Ryan: Yes, thank you, Dennis, for the presentation. Thank you, commissioner Hardesty for opening up a thoughtful dialogue. Our office would like to make sure we are in touch when you and commissioner rubio have the conversations. I vote aye.

Clerk: Hardesty?

Hardesty: Thank you very much, Dennis, for the informative conversation. And I'm greatly appreciative of people who speak in front of the council who say i don't know enough about that. I'm grateful when people don't try to like answer a question they don't feel confident in answering. So thank you for modeling the appropriate behavior. If you don't know, you don't know. It's okay to not know. I vote aye.

Clerk: Mapps?

Mapps: Aye.

Clerk: Wheeler?

Wheeler: Aye. Ordinance is adopted. Next up we'll go back to the time certain item, number 22, please.

Clerk: Accept the quarterly technology oversight committee report from the chief administrative officer.

Wheeler: Colleagues, the technology oversight committee is a citizen advisory committee that provides oversight for significant city of Portland technology projects. The committee reports to

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city council every quarter on the projects that it's currently overseeing. This report covers the activity from October through December of 2020. I'll turn it over to our presenters, joined by the director jeff baer from the bureau of technology services. Good morning.

Jeff Baer: Good morning. I'm going to turn it over to Ethan who will do the intro for the report.

Ethan Cirimo: Thank you, jeff. Good morning, mayor and commissioners. My name is Ethan sermo and I'm part of the o.m.f. Communications team. This is my first time in a long time to appear before the council. So hello. My predecessor was heather haffer from the o.m.f.

Communications team. Before her was jen. We'll be presenting the fourth quarter report of the technology oversight committee for 2020. You will be hearing first from chief technology officer jeff baer. He is also the director of the bureau of technology services. After he presents the report to you, you will be hearing from jimmy godard who is the representative of commissioner Mapps. And he is a committee member. All right. I can run the presentation from my computer here so jeff, I can hand it over to you.

Baer: Great. Thank you, Ethan. Good morning, mayor wheeler and members of the city council. As Ethan said I'm the director of the bureau of technology services. With me today is jimmy godard who will also provide some comments and observations that he has seen from being a participant on the technology oversight committee. So if we can go to the next slide, ethan. All right. Go to slide two. There you go. Thank you. So you'll see a very positive assessment of the integrated tax system project. I want to do, say thank you to revenue director and his team who did a fantastic job to move this forward despite challenging and the changing circumstances last year. But the work that is completed now and we just wrapped up at the end of December our own internal network engineering team. Completed their network for the federal tax interface for the project. So, with that I'm just going to, I'll have a brief comment and jimmy I want to ask if you want to have comments or observations from your perspective on the integrated tax system project.

Jimmy Godard: Sure. Thank you. Thank you, Ethan and jeff and thank you council, commissioners. It's, it is a pleasure to represent the technology oversight committee before the council today. As jeff mentioned I'll be providing a quick update on the integrated tax assistance for the fourth quarter 2020. We review the project, we seemed everything was good. It was on the scope of schedule and budget. Pretty much everything as you can see on the green, everything was green. I just wanted to highlight a couple of items. During the fourth quarter, they raided the project for the month of October. October as we reviewed the project, the project was green. When evaluated the first release, which involved stabilization and some of

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the deliverables. We prefer to it by r1 included, transition to the ongoing operation and the support. Continued monitoring on the rate of the staff adoption. The team started the second release for the project in September 30. And that also included items such as the new project that they were trying to on-board and completion of the program restructure. Now during the month of November, as the team was in transition from r1 to r2, during that stage, some of the activities were not ready for q.a. So the technology oversight committee did not provide assessment for the project in the month of November. And the month of December, we unfortunately did not meet. So, we did not conduct any assessment for the project as well. Nonetheless, the project team did release the 90-day post implementation report. And I mean it was fascinating. It was great news. We were very happy to read the report. As the report highlighted how the team overcame significant obstacles during the pandemic in the transition to teleworking to go live with only one month delay. The project was in completing the scope by February of 2021. Also identify several lessons learned. Regarding what worked well for the project and what they can improve on. There will be utilizing planning future. Some criteria we used for the assessment include budget. The project appears to have been established at an adequate level of funding. With appropriate contingency. So we do not see from the committee perspective we need to have any concerns there. The schedule i.t.s. Was scheduled to go live on August 17. The actual go live ended up being September 14, 2020. Now giving all of that occurred in the project, you have pandemic and furloughs. We all know the city was pretty much nonstop. And with activities. And we also did experience network outages. We believe the transition to a remote working environment midway through a project during testing. Even one month delay is amazing completion. We got the scope. The scope required by the city was included at go live in several portions of the scope were moved to post go live to reduce the risk. That included the enhanced service districts, the federal taxpayers information. And the Spanish version of the Portland revenue online. So, the vendor is under contract to implement the remaining scope. And all the post go live scope is on track to be implemented as agreed by both parties. We also had user adaptation to the new system that went successfully. In October 2020, the team conducted a former adoption that surveyed 89% of the respondents from that survey. Either agree or mostly agreed that they can use the i.t.s. To perform their jobs. 89% is very high number. In the followup that was conducted with all the staff meeting on October 15, 37% of the user rating the ability as proficient or super user level. So in summary, we like to represent our committee to express gratitude to the team for doing such a great job. We do not have any concerns at all regarding that project. Also want to highlight another project that we assessed

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last quarter. It was the pawn and the secondhand reporting software. The project description encompasses request for proposal for implementation of software that meets requirement for reporting system of the secondhand stores. The estimate annual cost was going to be \$65,000. We evaluated and pretty much had great discussion with mcmillan about the project. Our recommendation, we concluded that the project did not meet the criteria for the t.o.c. Oversight. We will be more than happy and we offered our assistance in the development of the r.f.p., the evaluation of the r.f.p. Responses and the contract terms. We also will be available to act in adversary capacity as -- advisory capacity as needed. That is my report of the technology oversight committee to the council. I would like to say thank you for the opportunity. And I would like to see if any of you have questions.

Baer: Thank you, jimmy. I appreciate your comments on that. Although we only had one project to report on we do have several that will be coming up fur the future t.o.c. Consideration. We hope the next quarterly report will include the new projects. This does conclude the report. We are happy to answer any questions you may have.

Hardesty: Thank you. I have one question. First, I just want to say it's always fabulous to see only green on a report back that you provide. So that makes my heart chuckle. The next thing i want to ask is how does a project get on your list? How does -- because we got one coming up. I want to know how do i get you fabulous people to make sure that you do it right?

Baer: Two ways. One council can direct a project be overseen by the technology oversight committee. But we have an internal process for review that we go through and an assessment on the risk and different risk levels. And it's a form that the bureau will fill out. They send it to us. We take a review and we do presentation to the t.o.c. Then the t.o.c. Would say yes, or no or some other variation in between.

Hardesty: Excellent. I have a project that we'll be sending your way that i think with your help I will have much more confidence in it.

Baer: Thank you.

Hardesty: Thank you.

Wheeler: Good colleagues. Any further questions on the item? I'm entertain a motion.

Hardesty: I move we accept the report as presented.

Ryan: Second.

Wheeler: Motion by commissioner Hardesty and second by Ryan. Keelan, please call the roll.

Clerk: Rubio?

Rubio: Thank you director baer and oversight committee and staff for all of your thorough work

on this report. I vote aye.

Clerk: Ryan?

Ryan: Yes. Thank you, director baer. Thank you ethan and jimmy. It's always good to see you. I was looking when this was established. In 2011. I'm really grateful we have this system in place. I appreciate commissioner Hardesty's question. That was the one i had as well. How do we get in the queue? You know, bachelors of arts credentialed person like me doesn't need to oversee details of the technology upgrade. We all know it can get us in trouble. So I'm grateful in the government we have a checks and balance and we have people, volunteers like jimmy who put a report together. Yeah, seeing high confidence and green for the budget completion and the stability is always satisfying. I was intrigued where we could improve. It would be nice to get details on that. And the office can reach out to you. Just to see your methodology. Anyway, all that said i vote aye. Thank you.

Clerk: Hardesty?

Hardesty: Aye.

Clerk: Mapps?

Mapps: Aye.

Clerk: Wheeler?

Wheeler: Under our unique form of government, it's incumbent on the city council to competently manage the city's enterprises including the complex technology projects. Such as, those that we discussed today. The frank truth is we can't do it without expertise from the community coming to the table and working with us and helping us highlight potential issues. This is also a tremendously positive example of oversight transparency and accountability as far as how we implement technology. All of us understand in the public and the private sector, large scale technology implementation programs are fraught with peril. There have been many examples over the years. It is this committee working alongside our bureau of technology services that helps make sure that we are steered clear of any potential pitfalls on technology. So I really applaud the work that this group is doing. I want to thank you all for your support of our efforts here at the city of Portland. I wish you well in the year ahead. We look forward to the next report. I vote aye. The report is accepted. Thank you. Next up is item 27. Back on the regular agenda.

Clerk: Approve application under the multiple-unit limited tax exemption program under the inclusionary housing program for Willis apartments located 1575 north Willis boulevard.

Ryan: Thank you. This is to consider approving the multiple-unit tax exemption. I'll turn this over

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for the staff for the presentation. Thank you for dory van Bockel from housing bureau for being here. Please take it away.

Matthew Tschabold: Good morning, mayor and the members of the council. Dory had a small flooding incident at her home due to the weather so I'm subbing in. I have the ever capable Cassie graves. So I will do my best.

Wheeler: Matt, identify yourself for the record, please.

Tschabold: Matthew Tschabold planning manager with the housing bureau. The plan for today's presentation is take a few extra minutes to go over the background and the structure of the city's inclusionary housing program given the new member of city council. And so, I will go ahead and give an overview of the background and the program. Then Cassie and I will jointly present and answer questions about the Willis apartments project. So, just to set the frame. I know many of you have seen this slide before. But when we are talking about who we serve in the city of Portland we use the area median income. This is to give folks a sense of who we are talking about and the sorts of jobs we are talking about. We talk about the 30% a.m.i. Or 30% of the median income or 60% of the median income or 80% of the median income. So it's good to ground that. Not everybody is fluent with the affordable housing terminology. So when we look at the city of Portland, and you know, I want to caveat this is a precovid data. So while the market is still, you know, in terms of the rent, still fairly constant. We know there have been increases and some reductions in rent depending on the area of the city. As far as where affordability is in the city for the 60% median income households you can see there are only three neighborhoods that are considered affordable. Given the last state of the housing report. For 80% median income households there are more neighborhoods. But still, much of the central city and northeast Portland is not affordable. We also look at affordability by community. We serve many communities across the city. This is the same assessment for the different communities. And what they are experience is like in the rental housing market in Portland. It's obvious but I guess I will flag we continue to see that much of the city is not affordable. [audio re-sync] as far as the inclusionary housing program, the state legislature lifted exemption on the mandatory inclusionary housing in 2016. The city of Portland pursued developing a program. The state had some policy frameworks that the city had to abide by. The city could not require affordability below 80% of the median income. The city had to provide a fee in lieu option for a developer to be able to pay a fee and get out of the requirement. And the city couldn't apply the requirement to buildings with the fewer than 20 units. So based on the public process with the stake holders and the community meetings and the panel of experts and hearing at the planning and

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sustainability commission and city council the city adopted the program with the policy framework that is outlined on this slide. One of the other requirements in the state statute was the city has to offer incentives and/or offsets to developers. So, across the program, across the city, the city proceeds density and height bonuses. It provides construction excise tax, system development charge exemption, property tax exemptions and the parking exemptions or reductions to help offset some of the cost associated with providing regulated affordable units. So, in the end, developer has several options they can choose from. When they are building a project in the city. They can choose to provide affordable units at 60% or 80% of the median income in the new development. They can pay the fee in lieu. They are also able to provide their units, the unit obligation off-site. By building the new units off-site or dedicating existing units off-site as affordable requirement for the number of the units or the percent of units is higher off-site. They have to be in the half mile or the same opportunity score to make sure that the neighborhood opportunity is the same. We have reasonable equivalency requirements that apply as well. So where are we to date? We are coming up on being four years in. The city adopted the program in February of 2017. We are coming up on February of 2021. So thus far we have projected minimum of the 1100 regulated affordable housing units produced by the city's inclusionary housing program. You can see some basic breakdown and we have more information if folks want it as follow-up. About 687 units at the 60%. The voluntary 60% a.m.i. Level. 384 at the mandatory 80% level. 70 units that are not yet determined because many of the projects are still going through the permitting process. Then just to give council a picture of what the rents look like, you on the right side is average monthly rent breakdown of a new construction unit versus the average market unit, versus the city's regulated 80%. And the 60% units. This is a nice map. Because people like maps of where the buildings are. The buildings are buildings that are actually in permitting or permitted and the arrows are the projects in some preapplication, early assistance or the land use reuse stage. So, one thing i want to mention because I know in the fall, commissioner Hardesty and commissioner Ryan and mayor wheeler, we talked about this. There were some concerns and I think you may see some similar issues or concerns in this project around reasonable equivalency. So, we are in the process now that we are past the holidays of updating the administrative rules. To increase to propose changing the administrative rules to increase the reasonable equivalency requirement from 90% of the square footage of the average unit to 95% in response to feedback we got from city council in the fall. In addition, there were some concerns that when developers choose to reconfigure their application from units in to the larger bedroom units, we were noticing that some projects had

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all studios in one bedrooms and affordable or two affordable four bedroom units. Commissioner Hardesty, I know you expressed concern. So we will be changing the rules to state that in order to be eligible for that reconfiguration option, there has to be at least one market rate unit of two or more bedrooms to reconfigure with the three bedrooms. And at least one market rate unit with the three bedrooms to reconfigure with four. That is in response to feedback we got from city council. This process, these will be proposed rule changes i want to emphasize. We go through a public process when we propose rule changes and that includes 60-day, at least a 60-day window for public comment, a public hearing. We compile the feedback we received and we'll review it with the director and also the housing commissioner, commissioner Ryan. Before any final decisions are made on the updated rules.

Hardesty: Can I stop you, matt, before you move forward? I have a question about the reconfiguration. So I just want to know is the affordable unit size bedrooms going to be equivalent to the bedroom size for the market rate?

Tschabold: The unit size, we are increasing that reasonable equivalency from 90 to 95%. Currently there is nothing in our rules or the city's building code or the zoning code -- well, there is minimal code guidance how big the bedrooms have to be. We are happy to also as part of this process look at reasonable equivalency of the bedrooms. To make sure that we are not having somebody that has a market rate unit with, you know, maybe 120 square foot bedrooms and the affordable unit with 70 square foot bedrooms. We can look at that.

Hardesty: I highly recommend if you are making changes that you add that. What we have seen come in front of us has been in my mind criminal in how small the bedrooms are that are supposedly for the affordable units. So any changes that requires equivalent bedroom size because the reality is we should not be reducing the size of the family units for people who are poor. Just because they're poor. They should have the exact equal size square footage.

Tschabold: Thank you, commissioner. We will look at that, as part of the rule-making process and what is possible with the rules and we'll follow-up.

Hardesty: All right. Thank you.

Wheeler: Any further question -- sorry. Did you have more presentation? I'm sorry, matt.

Tschabold: No. It's okay. Just a quick overview of the project now that I spoke about the programs. So a quick overview of the project. This project is a five-story residential only property. In north Portland. It's a 44-unit apartment building and so while the obligation for the developer was to only provide around four units at 60%, the developer has opted based on the business model to provide all of the units at regulated for 60% of the median income in exchange for the

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various tax and fee and the property tax exemptions we are offering. I won't spend too much time on this slide. Unless there are questions. Again, this is just to give folks a sense of the rent discount. So there is a rent discount for both the studio rents and the three-bedroom rents compared to the market rate. We do this test to make sure that the affordability is discount to the market. I can say that the rent discount when you talk about the life of the units, the 99 years of the required affordability far exceeds the total discounted value for the ten-year property tax exemption. So with that, I am happy to answer any questions.

Wheeler: Colleagues, any further questions? Any public testimony on this item, Keelan?

Clerk: No one signed up for this item.

Wheeler: This is an emergency ordinance. Please call the roll.

Clerk: Rubio?

Rubio: I want to thank Matthew for this informative presentation. You also want to acknowledge the diligent work of the housing bureau staff on this project over time and it's great to hear about the upcoming changes in an effort to be responsive to the community's needs. We are all aware of the city's significant affordable housing shortage and the urgency to create more supply. And then this point is especially driven home in light of yesterday hacienda c.d.c. Recent hire where we have no units to spare when it comes to the availability. Thankfully all residents are safe. I'm told by fonseca and in hotels at the moment. So we are glad things are moving forward there. I'm supportive of the commitment work with the community-based organizations committed to creating more housing for low-income Portlanders. I appreciate that this project has been considered to afford all 44 units to include in inclusionary housing. I hope to see more projects like this and those with everyone deeper affordability to reach communities facing the financial hardships. Especially during the pandemic. I vote aye.

Clerk: Ryan?

Ryan: Yes, thank you, matt, for stepping in. I also for giving context to the program. It's complicated. There are a lot of codes that we manage. Your proposals going forward are strong and I look forward to partnering with you. So that we can maneuver what feels like a lot of the challenging restrictions at times. To make this, to bring more common sense to this equation. The Willis apartment brings a total number of the private sector building and the approval pipeline to 111 restricting the minimum, restricting the minimum of 805 units in an otherwise market rate development. We are making progress. I vote aye.

Clerk: Hardesty?

Hardesty: Thank you, matt. I really appreciate you putting that power point together. Because I

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know how difficult it is to track what we do around the affordable housing projects. I would appreciate you forwarding that via e-mail so you'll have it. I also appreciate the fact that you are looking at being responsive to the concerns that this council has raised about equity around size of the units. And who gets access to the units. I strongly encourage you to actually fight and advocate for equity when it comes to sizes of bedrooms. Because you are poor doesn't mean you need less space. I'm happy to vote aye for the project and i look forward to the continued work to make sure that we are creating units that are safe for low-income people to live in. Thank you.

Clerk: Mapps?

Mapps: I want to thank matt for stepping in and giving a great presentation and i want to congratulate all the staff, commissioner Ryan and the developers for bringing these new affordable housing units online. It's a real model project. I appreciate your work. And look forward to what you have in the pipeline. I vote aye.

Clerk: Wheeler?

Wheeler: I vote aye. Ordinance is approved. Thank you. Good presentation. Next up, item 28, please.

Clerk: Authorize new construction financing in an amount not to exceed \$17,454,910 for an affordable housing project to be developed by cathedral village partners limited partnership or a related northwest inc./catholic charities affiliate.

Wheeler: Commissioner Ryan?

Ryan: Yes. I'm delighted to make this report. The cathedral village development is the fourth Portland housing bond project that combines Portland housing bureau capital funds with the funding for supportive services from the joint office for homeless services. To provide housing for the most vulnerable residents. We want to thank the co-developer, related northwest and the catholic charities for bringing this project forward to increasing housing opportunities for the low-income families and individuals. Including the communities of color and immigrants and refugees and people experiencing homelessness in a time of great economic uncertainty. The cathedral village project will help to meet critical needs of the residents in st. Johns neighborhood of north Portland on a site close to numerous amenities including the st. Johns farmers market. Full service grocery, transit options and schools. I will now hand this item over to the staff for presentation. I believe molly rogers is here. Take it away, molly.

Molly Rogers: Thank you, commissioners and mayor wheeler. For the record I'm molly rogers, deputy director of the Portland housing bureau. I want to make sure that the power point is working here. I am realizing -- are you able to see it?

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Ryan: Yeah, the screen is up, molly. The first page. First slide.

Rogers: Great. I'm trying to get in the slide view. It's not working for me this morning. I will just proceed with the slides as is. I'm excited to join you this morning to describe our latest affordable housing project. That will be funded by the voter-approved Portland housing bond called "cathedral village." I'm joined by steph kondor with related northwest and travis phillips with catholic charities. Since 2017 when the Portland bond went in to effect, we have 12 projects with 1,490 units. That have been either created or are in the process of being created. Which is the equivalent of housing over 3,000 people. When excellent, the 12 projects will exceed by 15%, 190 units the initial commitment to fund 1,300 affordable housing via the Portland bond, including our additional goals of the deeper affordability at 30% of the area median income. Larger bedroom sizes. And permanent supportive housing. You can see on the map here, we have affordable housing projects --

Ryan: Molly, we can't see the map. We just see the first page. The introduction. So it's still on the first slide.

Rogers: Oh. Let me try this again, actually. And get to -- get there in one second. My apologies. It's hard to double multitask here.

Ryan: Everyone is rooting for you. No one wants to be in your shoes.

Hardesty: We have all been there.

Clerk: Molly, this is Keelan. We have staff in the clerk's office who could help run the slides if that would be helpful.

Rogers: That would be very helpful. Is there a way that you could do that, that would be great.

Ryan: Those tuning in, we are taking a break and now we are back. Look at that!

Ryan: Something is happening.

Rogers: I'll go to the second slide with the map.

Ryan: Ah!

Rogers: There we go. There is our map. So as you can see we have affordable housing developments funded by the Portland housing bond underway in various parts of the city. Cathedral village is the number four project in the corner with the circle around it. Two projects are already in operation, housing over 700 residents. Two more have already come to the city council for approval. One of those already in construction. And seven more slated to come before you throughout 2021. Cathedral village is the third project to come to the Portland city council for approval from the 2019 bond opportunity solicitation. If approved cathedral village 110 units will move toward construction as soon as it financially poses next week. Next slide.

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Cathedral village is a four-story new construction project at 8614 north Crawford street. 110 affordable units. In this schematic you can see that cathedral village will be in the St. Johns neighborhood. Tucked in underneath the St. Johns bridge. Related Northwest and the Catholic Charities are partnering together to bring the project to fruition. Next slide. Eight of the units are designated as permanent supportive housing to support those experiencing homelessness or are at risk of homelessness. 37 of the units will be -- 34% of them will be affordable to extremely low income household with the incomes at 30% of the area median income and below. That is equivalent of the right now, it's \$19,350 for a one-person household. Remaining 73 units will serve households under the 60% of the area median income and under. Next slide. The project will provide affordable housing up to the 263 people in the 110 across a variety of bedroom sizes. 56 units or the 51% of all the units are family size. Defined as two bedrooms or greater. Larger bedrooms. I know some of the commissioners have mentioned the desire to have larger family bedroom sizes. This particular project is exciting in that we can also offer a number of three bedrooms. All the opportunities will be restricted for 99 years for the Portland housing bureau with a regulatory agreement running with the restriction period by the housing bond. The bond requirements are just on for the 20 years but we will continue to maintain that for another 79 years after that. As affordable. Cathedral village will be constructed in accordance to the P.H.B. Green policy and earth advantage gold with the energy efficient features; such as, the lighting and heating and energy star appliances, and durable interior and exterior finishes and materials. The project will be solar-ready and electric vehicle ready. Construction and professional services for this project will meet and exceed the city's goals for the use of the Oregon state certified disadvantaged minority women, emerging small business or service-disabled veteran own businesses contractors and the sub contractors. This project is on bar to exceed the D/M/W/ESB targets and is looking at 35% for hard construction. And exceeding the professional services getting closer to 30% for those. Our goal is 20%. So they have done an excellent job here. Next slide. Service sub-subsidy for the eight permanent units come from joint offices of homeless services. They are providing 10,000 per household or the 80% total. Residents in the P.S.H. Units will receive the case management and the peer support through the Catholic Charities with a focus on housing stability and retention. They will also use a housing first model for the P.S.H. Residents. And pairing that with the case management, peer support, mental, income support, wellness and the social connections. Catholic Charities is also offering the financial empowerment, parenting, immigration, legal and the counseling services to all residents. As well as the agencies move-in 101. And housing 101 curriculum. The vibe of Portland

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is also providing on-site music classes for the children and the teens. Next slide. The total p.h.b. Construction financing up to \$17,454,910. That is leveraging an additional over \$20 million in other sources of capital financial, umpqua bank construction loan to turn in a permanent loan. Low-income housing tax credit offered by the oregon housing and the community services. With the private equity provided by red stone. There is also o.h.c.s. Weatherization funds, contribution from the developer, and other city exemptions for the project. Interestingly enough with the recent package from the congress, part of the package was including fixed rate for a low-income tax credit for the 4% type of the equity. We are seeing cost savings on the project as a result of that. Next slide. So today we are requesting city council to authorize the amount up to the \$17,000 to cathedral village -- \$17 million to the cathedral village partners limited partnership but first I want to introduce stef kondor as the vice president of related northwest to share more information about the cathedral village today.

Stefani Kondor: Thank you, molly. Mayor wheeler and commissioners. Cathedral village will mark the related northwest third affordable housing development project for the city of Portland. We are excited to partner with the catholic charities and buy pdx. Catholic charities bridges the long accomplished local experience as well as the expertise in serving the vulnerable populations, bipoc communities and families. Along with providing deeply affordable and living housing to cathedral park, st. Johns community as a nod to the neighborhood's history of the music with the longest standing jazz festival west of the Mississippi, we are working with the buy pdx to offer enrich programming with the music and the arts after-school program. We are really proud of this. In addition to the development team, complemented by the lmc construction who has done an excellent job to exceed the mwesb and we have a local architect that is known to build vibrant communities. We are appreciative of the support from the housing bureau and the city of Portland to help us deliver impactful housing units like the cathedral village project. So thank you.

Rogers: We are happy to entertain any questions.

Wheeler: Good. Colleagues, any questions on this item? Seeing none, Keelan do we have anybody signed up for public testimony?

Clerk: Yes, we have one person signed up. Travis Phillips.

Wheeler: Great. Welcome, Travis.

Travis Phillips: Welcome. Thank you, mayor wheeler and commissioners. I just want to take a moment to introduce myself. Travis Phillips director of the community development and housing for the catholic charities of Oregon. I want to note we have excited to work with the

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staff and related on this project. In addition to the catholic charities portfolio of the affordable rental housing across the state of Oregon and nearly 400 of those units within Portland housing bureau portfolio, we are excited for the development opportunity and excited to provide the services for the residents who will live in the units including the permanent supportive housing units. Very excited as well for the opportunity to help be solution to Portland's homeless crisis. With the permanent supportive housing units and really building on the work we are already doing in the portfolio and at women's village to ensure that the folks have the resources and the support they need to be stable and to really successfully graduate in to the permanent housing. So, very excited to be part of this project. And very excited to be codeveloper and the service provider here. Thank you for considering this today.

Wheeler: Thank you. Appreciate it. That completes public testimony. Any further discussion? This is an emergency ordinance. Please call the role.

Clerk: Rubio?

Rubio: I want to thank molly for the great presentation and also the Portland bureau housing team and especially the developers catholic charities and related northwest. I really want to appreciate them for joining forces and making this project a reality. Because this is what mission centered work looks like when we talk about helping the vulnerable. Community-based organizations and the developers focus on creating a pass out of homelessness and in to supportive environment are a significant part of the housing solution for the city. It's heartening to see the development projects like this with a mix of the multiple and the deep affordability that are built for families of today. That moves us forward toward the outcome. And also that are able to center the community's needs first and foremost. So I'm excited to see also that the project is gold certified and uphold the city's renewable energy goals as well. So congratulations, everyone. I'm excited to see this project when it's completed. I vote aye.

Clerk: Ryan?

Ryan: Yes, thank you, molly rogers. That was an excellent presentation. There is a lot to like about this project. It's a big step as we are taking as a city to provide affordable -- [audio re-sync] I vote aye.

Clerk: Hardesty?

Hardesty: I want to thank molly for the detailed presentation. Molly I would love for you to share the information about how this project was able to exceed the goals on the minority contracting. It continues to be a challenge for the city of Portland. I'm collecting stories of the success. So I'd love to actually have more info on how you are able to be so successful. I am

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excited about this project. The cathedral jazz festival is one of my favorite opportunities most summers. We haven't had it for a minute you but it will be back. And I'm also thrilled with the green standards that are built in to this property. I think it's going to be a model for what we do as we continue to build housing that people can afford to live in. I'm happy to vote aye.

Clerk: Mapps?

Mapps: Like my colleagues, I love this project. It's great to see some of the housing bond dollars get spent and turned in the housing that real people can afford. I love the service model here. I would like to thank staff and the community partners who have a great presentation and make the important project come together. I vote aye.

Clerk: Wheeler?

Wheeler: Yep. This is great. I want to thank everybody who had a hand in this. It's great to see that at a time when the people don't trust government, we are not only doing what we said we would do, in terms of providing good stewardship of the Portland housing bond but we are exceeding promises that were made to the voters who supported this. I vote aye. Ordinance approved. Believe it or not our last item for this morning, second reading item number 29.

Clerk: Authorize a competitive solicitation and the contract with the lowest responsible bidder and provide payment for the construction of the northwest Portland sanitary sewer extensions project number e11128 for an estimated amount of \$1,020,000.

Wheeler: Colleagues this is a second reading. We have already heard a presentation on this item. We have had opportunity for the public input and testimony. Any further discussion on this item? Please call the roll.

Clerk: Rubio?

Rubio: Aye.

Clerk: Ryan?

Ryan: Aye.

Clerk: Hardesty?

Hardesty: Aye.

Clerk: Mapps?

Mapps: I'm going to vote aye. I also want to thank everyone over at the bureau of environmental services for putting together this really exciting project to make it easier for the real everyday Portlanders to upgrade their sewer systems. I vote aye.

Clerk: Wheeler?

Wheeler: Aye. It's adopted. Colleagues, we are adjourned. Thank you, all.

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At 10:35 a.m., Council recessed.

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January 14, 2021 2:00 p.m.

Wheeler: January 14th, 2021 meeting. Please call the roll. [roll called].

Wheeler: Under Portland city code and state law, we're holding this meeting electronically. All members are attending remotely by video and teleconference. The city made several avenues available for the public to listen to the audio broadcast of this meeting. The meeting is available to the public on the city's YouTube channel. The public can provide written testimony by e-mailing our council clerk at Portlandoregon.gov. We're taking these steps as a result of the pandemic and the need to limit in-person contact and physical distancing. The pandemic is an emergency that threatens the public health safety and requires us to meet by electronic communications. Thank you for your ongoing patience and flexibility and understanding as we manage through this to conduct the city's business, without -- or hear on the roles on order and decorum from our legal counsel. Good afternoon.

Liny Rees: Good afternoon. Participating council meetings, you may sign up in advance with the clerk's office for communication to speak about any subject. You can sign up for public testimony on resolutions and first greetings and ordinances. There will be information about how and when to sign up occurring meetings. The testimony should address the matter being considered at this time. When testifying, please state your name for the record. Your address is not necessary. Please disclose if you're a lobbyist. If you're representing an organization, please identify. The officer determines the length of testimony. Individuals have three minutes to testify unless otherwise stated. Disruptive conduct, shouting, refusing to conclude your testimony when your time is up or interrupting other's testimony or deliberations will not be allowed. If there are disruptions warnings will be given that further disruptions may result in the person being put on hold or ejected from the electronic meeting. Please be aware that all meetings are recorded.

Wheeler: Very good. First the city attorney will make some announcements about the hearing.

Liny Rees: This is an evidentiary hearing. This means you may submit new evidence to the

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council I support of your arguments. I'm first going to describe the order of testimony today. First staff will explain the process since councils remand last year. Next the design commissioner will present the recommendation of the design commission, then the applicant will present their report and have ten minutes to do so. Supporters of the project will have 3 minutes each to testify. Followed by the appellant who will present their testimony for ten minutes, supporters will have 3 minutes each. The applicant will have rebuttal for three minutes and the appellant will have three minutes. First. Let me finish. For an evidentiary hearing there are guidelines for council today. To submit evidence into the record, any letters or documents should be given to the council clerk. Similarly, original of any materials must be given to the council clerk including powerpoint presentations to be sure they become part of the record. Any testimony should be directed to the approval criteria which staff will identify or criteria related to the central city planning code. Staff will apply the applicable criteria in their staff report. You must raise an issue with enough information for council an opportunity to respond to the issue. You will be precluded if you do not adhere to this. Applicant must identify constitutional challenges to the approval, if you fail to do so or raise additional issues the applicant will be precluded from bringing actions for damages. Both the applicant and appellant are both participants and have the ability to raise any issues during the hearing.

Wheeler: The council held hearing on this appeal on August 20th and September 16th 2020. Staff continued this appeal to allow further review of the proposed development the design commission. After two design committee meetings in October and November the commission has forwarded a revised recommendation to us. We are here today to hear from the design commission staff and interested parties. Hopefully, to reach a tentative decision since we last heard this matter, we have two new members on the city council. It is my understanding that commissioners Rubio and Mapps have reviewed the record in this matter and intend to participate. Can you please confirm that you have reviewed the record?

Mapps: Yes, I have,

Rubio: Yes, that is correct.

Wheeler: We also need to read the conflicts and ex-parte contacts that may have arisen on this matter. Do any members of council care to disclose a conflict of interest.

Mapps: About a year ago, I met with representatives from the pearl in design and they shared with me their concerns about this project. I believed that happened in December of 2019.

Hardesty: I do not have any conflicts of interest.

Wheeler: Do any member of the council have any new ex-parte contacts outside of the hearing

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to declare? Does anyone have any questions? Linly, I do not believe Mapps have a conflict.

Rees: I agree

Wheeler: Keelan can you confirm no one has raised their hand?

Clerk: That is correct

Wheeler: Thank you. And any members of the council made any visits to the site involved in the matter that they have not already declared? Very good. Do council members have any other matters that need to be discussed before we begin the hearing? Not seeing any. Therefore, we will get in the meat of the hearing with the staff report, approximately five minutes.

Art Graves: Well, mayor and city commissioners, thank you. Before I screen share, just like to say a little bit. The last time you saw the project was August 20th or September 16th, 2020. And in the latter hearing you chose to remand it back remand it back at suggestion of the applicant. A few of the commissioners sitting here were in support as presented. There was feedback from other commissioners requesting additional responses to broadly speaking, the following key aspects of the applicable design guidelines, those being context, pedestrian realm and the masking, sculpting and setbacks. It was seen by the design commission on October 22nd and November 12th, 2020. From these meetings the design commission, the applicant made the following alterations to the building responding to meeting the guidelines. From context, to respond to guidelines and experience the base and middle and top expression, it is found in the historic district, the middle of the north and west elevations have been set back an additional foot from what was previously approved. The top portion of the building has been set back additional two feet from the elevation. The middle mass of the tower has been further sculpted, being lowered by one level to further identify the building. Regarding pedestrian realm, what council suggested about additional setbacks for the ground floor of the north and west elevations design commission noted that the character of the Pearl District, its buildings with ground floors extending to the property line. With this the design commission felt the previously approved design which set back the ground floor storefront was a stronger response to guidelines. Can there be projections? The lower canopies have been increased a foot and a half, six inches to six feet and canopy projections have been increased from 5.5 to 6 feet. Setbacks, as previously mentioned, the middle of the north and west elevations have been set back a foot. The top has been recessed an additional two feet on each elevation. And the mass in the middle has dropped down an additional level from the top on both north and west elevations. With this, wanted to provide a very quick kind of reminder or refresher of the -- of the site and the zoning. So again the program overview, this is a 20 -- 23-story tower, 250 feet tall. Roughly, 160 hotel

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rooms and 111 studio units. It is located at the north east corner of the lot. So, to the west is northwest 12th and north is flanders. To the left is the historic district, that line is showing the historic district. Areas in blue are what we call contributing to the historic district and yellow are noncontributing. Zoning, it is -- as i mentioned, it is in the central city plan district. It is in the -- it is -- its base zone is central employment and it has a design overlay. The floor area ratio, the f.a.r. is 6-1 base with additional bonuses which the applicant took advantage of, allowing it to go to what it -- what it is now, which is approximately 18.7 to 1 and then the height, the base height allowance is 100 feet. Taking advantage of bonuses allowed by the code could extend up to 250 feet which is what is proposed. The approval criteria are the central city fundamental design guidelines and the river district design guidelines. This is showing a process of land review and where we are in that process. Then to -- to kind of further illustrate the -- the -- the history of this project, the procedural history, this came in in april of 2019 and it had gone to design commission hearing four times essentially, concluding on january 16th with an approval. It was appealed shortly after that in february. The pink area in the middle is showing essentially the the -- the time when it has been -- it has been in its appeal period, it was setback a number of times due to covid and remailing and so on on september, again, it went to city council in august and then september remanded back to design commission in october and november and here we are in city council hearing number three in january. So with that, alternatives are deny appeal, deny the appeal and uphold findings but with revisions to the proposal that have modifications findings or conditions or grant the appeal and deny the application. I can -- i can be happy to take questions. It not, we have a design commissioner who is here to speak to the commission.

Wheeler: Any questions at this point. With that then, thank you for that presentation. We'll hear from the representative of the design commission. Seven minutes.

Shandra Robinson: Thank you very much. My name is shandra robinson. I'm a member of the commission. I'm here to present our recommendation from the november 12th, 2020 hearing to council. Thank you for having me here. It is -- it is quite an honor. So to begin, i wanted to remind folks that design commissioners are private citizens and volunteers and we take our positions seriously. We do the work because we love portland and we want to contribute to remaining a vibrant and beautiful city. I personally grew up in portland and has watched it grow. I'm honored to be a part of the process and allows us to review what gets built in the central city. We're not meant to redesign projects entirely, but rather we suggest changes that will be made that will improve the response to the three tenants of design, context, public realm and party and

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permanence. Every one will have different levels of success at different guidelines. What we look for is some level of balance. Some projects are really successful in one area and still meet guidelines in others and are maybe less accessible. With this remand, it -- it allows the design commission an opportunity to make additional alterations to the approved design based on council's direction at that time. And there -- there has been significant input that led to these noticeable alterations because we had seen it in multiple design advice requests and land use reviews. The Hyatt Place project is one we've seen many times and we made suggestions and we feel it has improved significantly. Some initial things we saw, we pushed very hard on. Initial iterations of the design at D.A.R. has had a much larger blank walls, fewer windows, less glazing. The base, middle and top were less defined which meant it didn't respond to the context around it as well. There were sort of the west elevation had fewer massing shifts on it and the north elevation was pretty flat. It didn't have as many balconies. Those were at residential level not hotel level which made it seem uneven. The base of the building was a single story expression. Then this revised design, it responds more to the context in that -- in that -- in the datum that I'm going to just try to -- to write here. The datum that you see is really allowing it to -- to respond to other buildings in the area across, right, across the street at other locations and previously it doesn't extend as much there. In this new version of the design, which we saw in November, there were changes made to the height up here and I don't know if the yellow reads very well. I'll scribble it in. Changes made there and here. As mentioned, these planes were pushed back further than they were. It created different massing expression. It was limited more than before and responded better to context which was really important to mention. So sometimes I think it is different to look at the tall building in the area where other buildings are smaller and understand how that fits in the context. You really have to think about the future context. In the future there will be bigger buildings here. If the zoning code allows it, then the design commission role to really massage the building to make it respond better. Some things that were improved were here at the corner. Previously the entry was not at the corner and so one of the design guidelines is -- is building a strong corners that are interesting and sort of dry activity. It responded really well in that sense. In the previous review of city council, one of the comments really was that in this location perhaps the setbacks could be deeper. What is really important in the Pearl District is that the streetscape is really active and vibrant. Part of that is having the compression in that space where there are people and retail spaces and restaurants with tables and things close together. That creates a lot of activity because it makes the spaces interesting. Those are things that we -- we -- that we held on to. We didn't want that to get deeper. That

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draws the activity further away from the street and pushes it back into the private space of the building and part of the life of the city is keeping that out to the forefront. We thought that was important. We liked the masking shifts that pushed back these planes and made it a little more interesting. This is a little bit -- there's a greater difference between the face of the -- of the sort of concrete panels at the base and the metal panels at the top. Thinking back to when we first saw this project, you know the base of the building which is this whole area down here, it didn't -- it wasn't as balanced as it is now. It made it seem like it had less of the tri-part type design that art just mentioned where the base is strong and you see the middle and top. Through this design process it has been sculpted further. I think it has been very successful in making those improvements and make the response better to context. And then sort of thinking about -- about kind of all of the things that we look at, you know, the central city design guidelines and the river district is design guidelines. We're always looking at all of these things, right, we're looking at -- it emphasizing portland themes and enhancing and embellishing and identifying the areas and reinforcing the special areas and in guideline a it contributes to a streetscape that is successful here. They're better able to incorporate art and water features at the ground level area. Previously there weren't any. Now they have them in this area and there's a water feature in the wall. It is sort of the parkview. We think they did a good job of that. There's active intersections and it is identified. And differentiating the sidewalk level buildings, and you see cp8 and really -- really emphasizing the base of this building is really what has helped that a lot making sure they have active uses from the ground floor and you're not looking into a space that is quiet. Instead it is retail space and active. That's really what is important to maintain the pearl district is active. And designing for coherency is guideline c5. That's a really important guideline, you need to be able to look at a building and understand the design of it, right? So you understand there's these planes on the other side of the building that pop out from the rest of the tower and that happens on -- on -- on the west and north elevation and previously in the design and this was less glazing. This is some reasons why the design commission approved this project for the second time and that's because it meets the design guidelines and it -- it -- when it came back to us on the remand, it simply was doing a better job even than it had been before. I think -- i think what is important to consider again, is that every building is going to be different and is going to have a different response to the guidelines. I think that something that the next designers of a tower in the pearl can learn from is the pearl district neighborhood is involved and they care about the design of the buildings in their neighborhood. Every designer that comes through there needs to pay attention and -- and listen and make changes to this -- to the design,

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as soon as they can so they make sure that the neighborhood sees the building as an asset to the neighborhood. I think that -- that this process is coming back into council will help designers in the future understand how important that is. That's all I have. If you have questions, I'm happy to answer and thank you for having me.

Wheeler: Thank you for being here. We appreciate it. We appreciate your additional work on this. I'll have more to say on that later. Thank you, colleagues, any questions. And Shandra, while we got her here? Very good, next we'll hear from the applicant. Approximately ten minutes, please.

Gary Larson: All right. I'm Gary Larson. We have our screen up. We begin now. Mayor Wheeler and commissioners, good afternoon. I'm Gary Larson with Altech Design. We're here to present design modifications made in response to city council comments and presented to the design commission on remand. And our land use attorneys are here to respond. As made in the staff report and the presentation, we will provide a brief review of the design changes approved by the design commission since the last council hearing. Our primary objective in the remand process has been provided -- design changes that respond to directives from council. The result is an improved project that continues to satisfy the applicable guidelines that serve as approval criteria for this review. We examine the guidelines and the character of the neighborhood, again looking to insure a project clearly responsive in the context and fully in compliance with guidelines. The design modifications resulted in the design commission's unanimous recommendation to approve the project. It has been in design for two years. The events are listed on the left. It has been thorough and thoughtful and beneficial. Throughout this time we received guidance from the design commission and neighborhood input from PDNA and BDC staff assistance. With this focused effort, the design has evolved and become stronger and more responsive with each iteration to make sure that the city has an excellent and contextual building. As noted the multiple building changes responding to directives by council and their decision to remand the project and presented those changes to the design commission for their review. As you see here, I show the previously approved design. What we heard from city council is consider the following. In setbacks on streets facing the walls from the middle and top and further reduction from the massing and improve to the public road and address specific guidelines. Here's what we did. For the first review hearing we created a package of three differing ideas that explored each in the form of context and massing. From this we created a directive for the neighborhood context and further identified and celebrated the unique elements for the Pearl neighborhood. Denial is based on a three part context. The building

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should provide a distinct base middle and top and each differentiated from the other. The tri-part context is the design approach suggested by -- by the guideline a5-1-1. This concept we developed to shape the building's form to visually reduce its mass. Our proposed design incorporates from the commission. Middle setback, three feet from the property line and the design was two feet. The top and northwest corner are setback seven feet and previously at five feet. The corner slide in the middle was lowered by one floor from the previously approved design. Canopies were extended six feet, and reaching four and five feet. The ground level storefront remains setback. Three from six, and in the previously approved design, the design presented in the first remand hearing and increased the setback along flanders. They considered that too great and would not generate the immediacy of the sidewalk life. They specifically concluded that the ground floor setbacks should remain the same. Finally the hotel entrance at the northwest corner is set back 7 feet. Previously this was five feet. Well, these may seem like modest changes solely on the review of the numbers, as you see in the current slides, these changes have meaningful impact on the overall appearance and massing of the building. The actual reduction of the building's mass is over 5,000 square feet. This image displays materials extending twentyfive blocks surrounding the site. It shows a mix of -- of exterior materials, concrete, stucco and brick share, short and tall and varied materials and details. And they have comfortably set in the location and have very much contributed to the context. Here are views further demonstrating the district diversity. South on 13th avenue. The building fits comfortably in this scene. At center we see one building using concrete and glass and middle panels. In the right view, three buildings, old to new, all stand within one block of each other. This shows the visual richness of the neighborhood. Here we see various ages. Constant columns and bays and variety of glazing solutions and canopy designs. There's a unifying and anchoring quality seen. We use these same elements to make recognizable neighborhood connections at the base of the hyatt building. These images show interior activity spilling on to the sidewalks in the public realm. Scenes like this and throughout the area demonstrates charm and appeal. This creates community and a sense of being part of it. This is the previously approved design. The following images show the modification to setbacks and matching proposed that will produce effective response to council directives. The proposed design here shows further setbacks from two to three feet for the middle and from five to seven feet for the top. This realm lowering the corner slide is available by one floor on all four sides of the building. This view of the previous design is looking west along flanders. This shows lowering the line in the middle reduces the building mass. We show the previous design along east along flanders from the historic district. This

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shows the proposed design. The setback modifications and lowering the middle corners line positively decrease the mass and scale of the building. This is the previous design at the base of the building. The proposed design as seen in this view. The additional setback has added emphasis to the strength of the base. This is a particularly important part of the building with which to establish solid connection to the neighborhood context. The design of the base takes cues from neighboring buildings in terms of height and columns and detailing. The height responds to the concept seen frequently and per data line of three or four stories consistent with other buildings in the area. In addition, the carving of the northwest corner and top respond to similar solutions in the immediate neighborhood. Now a look at the public realm. The building facade at the street defines the public realm. The sidewalk itself includes a walk-in zone and street trees and additional area at the street's intersection. The full setback will open and separate this important street corner. The first floor, glazed forefront walls and bring interior activities to the street. The double high storefront and equal base by bold columns increase strong base and robust detailing seen earlier. And a night view shows building internal activity on display to pedestrians that will spill on to the sidewalk in a setting and adding to the street life so characteristic of the pearl. This view shows the public realm. The storefront setback provides space adjacent to the walking zone to accommodate three practical walls and -- and -- and chairs and tables that will continue -- will continue to contribute to the life of the street. This was an important factor for the design commission in rejecting the increased setbacks proposed on remand. This last image shows the building on a congenial sunny afternoon. This reinforces a commitment to create an inner city density and provision in the 2035 plan achieved through appropriate and responsible and exciting design consistent with the city's history and support for quality design and permanence and contextual responsiveness. Thank you very much. We're happy to answer any questions you may have.

Wheeler: Thank you. Appreciate the presentation. Colleagues, any questions at this point? Seeing none, we will hear from supporters of the project. Keelan will call your name. You have three minutes each for your testimony.

Clerk: We have one person signed up. Kathleen O'Donnell.

Wheeler: Very good. Welcome.

Kathleen O'Donnell: Hi, good afternoon, everybody. I know this is just a reiteration but the concerns from the -- from the pearl neighbors of integrity and design is less about the look of the building at this point but its functionality as it pertains to people going along the street trying to drive with a bike way on one side and the lack of parking for anybody accessing the building,

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especially the hotel part and no available parking anywhere in the region. So we're concerned about the congestion. I know that's not in the mandate of the design part, but it seems to be the elephant in the room.

Wheeler: Does that complete your testimony?

O'Donnell: That completes my testimony.

Wheeler: Clear and to the point. Appreciate it. Next up we will -- Keelan, that's the last individual who would like to speak? I think the testimony was self-evident but this is the space for supporters of the project if there are any?

Clerk: I believe everyone else signed up is in support of the appellant.

Wheeler: Very good. I realize it is confusing. So we live with it. Appellant, you're up and the appellant has ten minutes.

Carrie Richter: Thank you. Can you hear me okay?

Wheeler: Loud and clear.

Richter: Great. My name is Carrie Richter. Good afternoon, honorable mayor and commissioners. I am the attorney representing the Pearl Neighbors for Integrity of Design. I have a short slide presentation that I want to run through quickly. I know you all have read the record. If you have haven't gone to see the models that are at Bureau of Development Services, this is a photograph of one of those models and it's the only scale model in the record. No other sightline renderings of the proposed tower from the historic district exist. What this model shows is that this building is seven stories taller than any other building within the neighboring three blocks. It is 21 to 22 stories taller than the buildings in the historic district shown in the foreground of this picture. This remarkable disparity cannot be papered over or mitigated or made compatible by application of the design guidelines that match what the design commission has decided works, for a 10 to 16 story building. I think you heard the applicant say that there's short and tall buildings, which is true, but there's no building that is 23 stories tall. In order to approve this application, you must find that this project identifies an area's special features and qualities by integrating them into the new development. That's guideline A5. I don't believe there's any dispute over what these special features include. Mr. Graves talked about the historic district right here, located half a block away. What I haven't heard talk much about is the Flanders bike way, a dedicated greenway that will connect Naito Parkway with northwest Portland and it is the existence of this greenway that forces all of the traffic for this project -- that this project demands on to 100 linear feet of northwest 12th avenue. These service demands will be dictated by 160 hotel units and 111 residences. In addition to building height, this tremendous density served by

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one side of the building is absolutely unprecedented. As mentioned, all new -- all new development must include those special design components that make an area unique as determined within three blocks, rather than requiring this applicant to conduct a survey and provide detailed context modeling, I will note that the survey that the applicant has showed did not show three blocks, it showed two blocks from the subject site. They talk about things that you can find anywhere in the city. And in fact, the Benson Tower bears a striking resemblance in its tower design to the subject site with some modest setbacks to create some sculpting. Many -- many balconies and the like. The only issue addressed was obligation to provide greater setback at the middle and top of the building. An additional one-foot beyond what was before the council before at the middle and two feet for the top. What this slide shows is that this two feet setback at the top and one foot at the bottom is nowhere wide enough to integrate with the character of the district. Here you can see the Gregory and the Elizabeth on the left side, both of these buildings are further away from the historic district and the depth of those setbacks, you can see tables, umbrellas, and chairs. People can sit out there and that activates the street. These are examples that the applicant used in their testimony as you can see from the slide on the left to show context but all of those buildings have setbacks and a greater depth than what is, what was proposed here. As for the top of the building, even the applicant appears to concede that the design of the top is most similar to buildings located outside of the district. Wells Fargo and Standard Insurance. It is the top of this building that is going to be most visible from the historic district and it is the top of this building that is the most discordant, that does not reflect the district, and that is a guiding of A5. There's no question this design is better, but I think the Pearl Neighbors for Design Integrity's position is that it doesn't go far enough. It doesn't reflect unique elements of the district enough. Moving on to consider the bikeway and this is something that I did not hear any discussion of on so far. This design completely fails to integrate or accommodate the bicycling into its design. You received from testimony from Mr. Ross, a bicycle commuter who lives in the Pearl explaining that using an elevator to access bicycle parking is unique and will be cumbersome to get much use. He said the design illustrates, quote, "An utter lack of concern for the convenience and safety of people who ride." As evidence, take a look at the streetscape rendering. The renderings, they just show an excerpt of that is in this photo. There's no cyclist shown. If they shut their eyes, they won't have to acknowledge the bikeway. But this is not what the guidelines require in terms of designing a building that accommodates the significant special features of the district. Oregon Smartgrow testimony states this is, quote, "ideal for mixed use development with a range of housing affordability as it is served by

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significant public transit investments. Light rails, street car, bikeways, greenways, and is exactly the type of project that the Central City 2035 envisions and encourages. Ms. Baldwin is right, but this site has all of the characteristics and it is because of this amazing level of public investment that that this particular design is so wrong. This city gets no inclusionary housing from hotel units. For 271 units, only 17 or fewer will be affordable or more likely the applicant will make payment under the affordable housing fund, realizing essentially no affordable units on a location that we all agree represents a site so suitable to accommodate that. Bikeways need to encourage those that have bikes through a building design that encourages bikes. Not all mixed-use buildings are the same. And although the site is ground zero for good for alternative transportation, this design is not. The south Pearl is unique in that development must be scaled to safely accommodate all modes. Design B2 requires as much where it says all development must protect the pedestrian. So whereas you heard testimony that we want to have compression in the public realm, we don't want too much compression. Reducing all of the service demands on this building to 100 feet is essentially too much compression. The lack of bicycle amenities coupled with no off street parking or loading will force all of the valet, ride share, and deliveries to block off traffic, creating dangerous conditions for pedestrians. Refusing to include any off street vehicle accommodation was a design choice and thus the consequences of that choice are directly relevant to this review. If the Design Commission could conclude that locating valet parking internal to the project for the Pearl-Marriott resident's inn was inappropriate and should be located on the street, it can and must do the exact opposite here where there's unrefuted testimony that this level of density cannot be safely accommodated along 100 feet of street frontage. Guidelines 8A8 and B4 require the provision of public stopping and resting places. We have submitted evidence to show that new buildings provide these places and even ones for the [indiscernible]. These benches were not provided as part of this project. All of these guidelines along with those raised by Pearl Neighbors for Integrity and Design throughout the project exist to protect the high design quality and livability of the Pearl District. The Hyatt design, particularly its tower, is unremarkable and doesn't reflect the character of the 13th Avenue Historic District. The only testimony in the record from cyclists is that this design will not encourage use of the adjacent the bikeway. The unprecedented level of vehicle demand on such limited street frontage will block the travel lane endangering pedestrians and cyclists. As Commissioner Hardesty so aptly noted at the last hearing, the Council must acknowledge that people have cars. The corollary that I would add is that even if you don't own a car, people rely on cars. Particularly tourists who will use this hotel and seniors

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who are attracted to the pearl district. The city cannot close its eyes and pretend this doesn't exist. In sum, this project demands too much. Too much activity on a site that lacks adequate capacity. This applicant had choices to protect pedestrians. Could have chosen larger family size units to reduce demand, could have eliminated the hotel and replaced it with an office building that would better share the limited road capacity and frontage. These are choices that the applicant did not make and must make in order to satisfy the design guidelines. For these reasons, I urge you to uphold the appeal and deny the application. My apologies for going over a bit little. I'd be happy to answer any questions.

Wheeler: Very good, thank you. Colleagues, any questions?

Wheeler: And I do not see any at this juncture. Thank you for the presentation. Next up we will hear from supporters of the appellant. In other words, if what you just heard was something you support, this is your time to speak. Three minutes each. Keelan will call your name and let you know when three minutes is up.

Clerk: First up, we have Rita Silen.

Wheeler: Welcome.

Rita Silen: Can you hear me?

Wheeler: Loud and clear.

Silen: Thank you. Mayor wheeler and City Council members, my name is Rita Silen and I have lived at 416 northwest 13th Avenue in the historic district for 21 years. Thank you for allowing us to express our opposition to this 23 story mixed-use development which meets the guidelines without considering livability or vehicular risks. Just because we can do something does not mean we should do it. While legal according to code, specifically the 2035 plan which was passed when life was very different, the overarching public policy or effects on livability of a community that this development will have on citizens have thus far never been given serious consideration. Setbacks and water treatments don't affect livability or vehicular risks to pedestrians and cyclists. 271 units, that's hotel and apartments, with no parking facilities and not even valet parking. At a time in national and local history when Amazon, and UPS, grocery deliveries and others are at all-time high with no hint of future reversal. The congestion of people, autos, and bicycles is seemingly ignored. Yes, we need more housing in Portland. And in the Pearl. Sure. Affordable housing. The Pearl is home to 7 low-rise buildings devoted to affordable housing of good neighbors. Let's encourage on this site of another low rise affordable housing building. In the South Pearl alone, there are presently 2 major Mill Creek apartment developments with over 500 apartment units of which less than 20 percent are leased in spite of

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significant financial incentives, maybe these could be convertible to affordable housing units for families facing eviction. And these buildings have impressive parking facilities, getting cars off the street. The Akoya with 291 units offers 223 vehicle spaces. The Gossamer with 204 units, offers 145 vehicle spaces. Outside the Mill Creek developments, the Rodney, also new, with 230 units offers 206 vehicle spaces. There has never been an application for a development in the Pearl for a building with more than 60 residential units that did not offer onsite parking except the Hyatt Place development on a corner lot with only one street access. I respectfully ask you give practical consideration to this development and how it will affect every citizen, young and old, resident and tourist, who enjoys the Pearl District in general, and the intersection at 12th and Flanders, specifically. And I ask you to uphold the appeal and deny the application. And I thank you for your time.

Wheeler: Thank you.

Clerk: Next up we have Joseph McGee.

Wheeler: Welcome.

Clerk: Joseph, are you able to unmute?

Joseph McGee: Hello?

Wheeler: Yes, now we hear you.

McGee: I'm so sorry. So did my time start now?

Wheeler: Now it starts.

McGee: Thank you. Good afternoon, my name is Joe McGee. At the last hearing on this issue, Commissioner Ryan said his initial reaction was that this building was better suited to the North Pearl District. And Commissioner Hardesty said that her gut reaction was it wasn't a good fit for the site. Those reactions were spot-on and consistent with the reasons so many of us oppose this development. Neither 12th nor Flanders is much bigger than the average residential street. The Hyatt Lawson project would plant 271 vertical residences at the small crossroads. That same intersection is the midpoint of the long planned, much anticipated Flanders greenway that will connect the waterfront with the west hills and include the new 10 million dollar Flanders crossing bridge which will be lifted into place over I405 next weekend. The bridge is just three blocks away from the Hyatt location. The greenway and bridge have continually been touted as part of a safe, low stress passage for cyclists and pedestrians by PBOT and many electronic and written communications over many months, safe and low stress, the words of PBOT. To allow a vehicle intensive megastructure to be built at this intersection will potentially destroy or at least greatly diminish the promise and intent of these long planned and long-awaited public

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investments. Where is the City's commitment to vision zero? What about the many words routinely offered up about pedestrian and cyclist safety? Remember, it's the actions that matter, not the words. If this project gets built, I predict there will be a lot of legitimate public outrage when people realize what choices were made that compromised their community infrastructure assets by placement of a traffic magnet at a critical intersection on the greenway. I also think the city faces potential liability when there are injuries or deaths as a result of allowing an overly intensive use at this greenway intersection with foreseeable impacts on safety. I call on you to be good stewards of our public investments and to put our interests above those of out of town developers, pushing the outer limits of zoning rules and site capacity without regard for neighborhood impacts and safety. Let's not be so desperate for development that we end up with something that doesn't solve our urban problems but only compounds them. The mayor likes to call this a marquee project, but calling it that doesn't make it one, it's just repeating developer hype. This is just another generic high-rise, I think it will end up being seen as a marquee mistake. Post-pandemic, cities will have more and bigger challenges than ever before. The South Pearl is one of the city's greatest strengths. If ever there was a time to play to your strengths and not undercut them, this is it. I urge you to decline to approve this project that does not enhance the public good, it detracts from it. Surely we can do better. Thank you for your time.

Wheeler: Thank you.

Clerk: Next up, we have Patricia Cliff.

Wheeler: Welcome.

Patricia Cliff: OK, can I be heard?

Wheeler: Yep, loud and cheer.

Cliff: Great, thank you. I like to start by congratulating you on your election. I'm sorry. I like to start by congratulating you on your elections and wish you good health and much success in dealing with the multiple challenging issues facing the City of Portland and the country at this time. I come to you today as resident of the South Pearl and the president of the Pearl Neighbors for Integrity and Design, an affiliation of residents and business owners promoting livability and historic preservation, affordable housing and quality design throughout the Pearl District. For 2 1/2 years, residents of the Pearl have in large numbers articulately and vehemently voiced their valid objections to the proposed vibrant city's Hyatt Place and loss of residence development to the design commission, the Bureau of Development Services and the City Council at prior hearing. I trust you and your staff have been apprised of these so I will limit myself to saying that

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PNID concurs with all of the objections raised by the legal counsel and those raised who have individually articulated their own strong opinions. During this 2 1/2 year period, there has been no attempt by the developer to engage PNID or the community in any meaningful reduction in the height or density of this out of context, super tall editive with two distinctly different primary uses, a 160 unit hotel and 131 studio and 1 bedroom small bedroom apartments with no onsite parking on a 10,000 square foot site. In the intervening two years, 2 1/2 years since the project was first reviewed by the design commission, much has changed, making this development even more unsuitable for this location than when it was originally proposed. Since March 2020, with the onset of covid-19 and the lock down resulting in the increased rate of viral infections, many distressed businesses have failed, especially the local restaurant and retail businesses. The physical destruction of downtown by out of control political demonstrations has spilled over into south pearl. At the beginning of 2021, our formerly wonderful city finds itself in a state of turmoil. A daily humanitarian crisis brought about by the growing homeless population, increased street crime, shootings and homicides. The highest number of traffic deaths in 25 years, boarded up and graffiti covered retail stores and under used, often vacant office space along with the devastated tourist industry with many shuttered hotels and a 30 percent occupancy rate of those that struggle to remain open. All of these factors have led to a seriously diminished livability factor with formerly happy urban dwellers fleeing further from the inner city to the suburbs leaving behind a large number of unrented studio and one bedroom market rate apartments while the growing need for family appropriated affordable housing remains unaddressed. The philosophical question that I would like to pose to the City Council today concerns the role that the new city government, how the new city government sees itself playing in this vastly changing urban environment that we are experiencing. Will the city government bend to the demands of real estate developers who are nonresponsive to the needs of the community as previous administrations have done or will the serious public policy health issues and livability concerns of their constituents take preference. As many issues which plague Portland and other cities in this pandemic period, I concur with Fareed's insightful remarks, those using the pandemic to make long overdue changes will rebound, those that handle the crisis badly will get mired in a downward spiral. When the cities decline, most often do so for the same reasons that countries decline, bad government and mismanagement. Not some broad structural trend against cities. It is my greatest hope that Portland's newly elected government will take this to heart and give serious thought to livability and public policy issues affecting the residents of this district and city wide which should be weighted above the purely pecuniary

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interests of an out of town developer who has chosen to push the outer limits of zoning to the detriment of the community. Thank you for the attention to the matter. I request you deny the developer's application.

Wheeler: Thank you.

Clerk: Next up, Carolyn Wheatley

Wheeler: Welcome, Carolyn.

Carolyn Wheatley: Am I on now?

Wheeler: Yes, we can hear you.

Wheatley: Hello. Congratulations, thank you. I live directly across Flanders from the entire Flanders section of this proposed, I'm on the 4th floor of McKenzie. I have sent letters regarding the nightmare transportation that residents see in the neighborhood. Now as a result of this pandemic I'm even more concerned about not just traffic congestion but people congestion. When I -- we do know, we talked about empty spaces and high rises and so on. You're asked not to just consider the hotel but the 11 to 12-story apartments at the top of the building from the 11th, the 22nd floor and way above the ground, not easily reached fast with no green spaces. We know that density now is an issue. We know that social distancing is an issue. So I'm asking you how can these people stuffed into those floors, those units with narrow halls and narrow stairways with 11-23 stories above the ground, access the ground if they need to, try to stay alone, try to isolate in the elevator. They have separate entrance and separate elevator. It would be very difficult to ever be completely alone in that situation. Where do they go? I've done the math on this. In the neighborhood here, we have over 600 people within 50 to 100 feet block of five condo and apartment buildings. 600 people with four underground parking garages with many hundreds of cars too. You add that to 1700 people and -- I mean to 1300, 700 plus 600, you have 1300 residents in and out everyday, and 24/7 hotel guests. Let's add several more categories. Number one is visitors to the residences every day, give it another hundred. Restaurants customers in the proposed restaurant hotel give another maybe 50. Bicycles, scooters, wheelchairs, pedestrians, walkers all trying to move through a one block area and on the new bikeway. Bicycles will cut across. They won't even use it at some times which defeats the original purpose of the smooth bikeway. This building will take the sun from this area five hours a day. So it starts to turn it into a dark canyon along the greenway. If you add up visitors and restaurants, bicycles, maybe 100 a day. Now you have patrons all here at the street level. Give it maybe 100 people shopping here. They're having trouble finding parking and our businesses are suffering. Then you add the big one, the commercial traffic. Of all the drivers, the mail, the UPS,

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FedEx, Amazon, and also the laundry trucks, cleaning trucks, and the moving vans, you're talking about maybe another 100 people a day sitting in deliveries and takeout orders. When you add that up, I actually come up with 1,750 people on this corner within 50 feet for those of us who are directly across from the front door and up to a block, going east and west, so I ask, at this moment police, fire trucks, ambulances use this street, and they absolutely couldn't. So thank you for listening to me. That's my primary concern. Tourism, the U.S. is down, business is down. The future is home work units. It is not little tiny apartments and it's not crowding it. Our governor gets upset about 50 people at one place, what is going to happen with 1,750 people every day? Thank you for listening to me. It is the wrong building and the wrong time and absolutely the wrong site. Thank you.

Wheeler: Thank you.

Clerk: Next up we have Toby Travis.

Wheeler: Good afternoon.

Clerk: Next we have Rosemond Graham.

Rosemond Graham: Yes, can you hear me?

Wheeler: Yep, we can hear you, you sound loud and clear.

Graham: I'm Rosemond Graham and I live in pearl. I've seen many things change in the 15 years that I've lived here. I think the South Pearl and the Design Commission should help to retain its sort of special character of small independently owned shops and businesses and art galleries, cafes, restaurants, and bars. The Pearl attracted me when I moved here because it reminded me of Georgetown area in Washington, D.C., the city I lived in for over 30 years. The Pearl has changed in those 15 years, increasing rents have driven out some stores. But new redevelopment makes it much, much harder for independent businesses to stay in the area. I think you should encourage and help retain that kind of special area of the South Pearl. Specifically why not the 300 block? I think you've been told it is a very short block. The garage is two buildings, the 16-story Casey condo and the 12-story Oakwood apartments open onto 12th. To add a 12-story hotel with additional 11 stories of studio and one bedroom apartments all with entrances on 12th avenue will create a terrible congestion. Especially since Flanders is becoming a bikeway and especially with no underground parking. So again, I say just because you can issue this permit, it doesn't mean you should. I'm not against development or tall buildings but this is not the place for one. Thank you.

Wheeler: Thank you.

Clerk: The last person signed up is Ezra Rabie.

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Wheeler: Welcome, Ezra

Ezra Rabie: Okay. Got me?

Wheeler: Yes.

Rabie: Okay. City commissioners, honorable Mr. Mayor. My name Ezra Rabie. I'm a physician with a medical specialty degree from the American Board of Preventive Medicine. I subspecialize in the field occupation and environmental medicine. I wrote a letter to you previously which was incorporated in the records regarding my objection to the Hyatt project on medical safety grounds. The central point was that by stacking and packing as many people per square foot as possible, as proposed, creates a cauldron of super spreader potential. That warning is all the more frightening with the recent dramatic increase in morbidity and mortality of covid-19. Now complicated by more strains were to add further stress to resources and society in general. In my previous testimony I ask that you take a step back and consider current building codes and regulations to accommodate and mitigate such a cotangent risk. One cannot ignore the simple scientific fact that a major shortcoming of increasing density is its greater susceptibility to disease spread. This is not a new concept. In fact, zoning laws have been around for over 100 years, largely with the idea of prevention of disease in mind. There's still hope if we heed the risk and get ahead of the potential disease threat starting now. As I speak to you today there are already land use laws and local zoning initiatives afoot around the world. For example, China has embarked on a massive planning effort just outside Beijing imbedded around the fundamental principle of social distancing and mitigation of disease spread. How? By substantially increasing the square footage allocated to common areas such as elevators, hallways, stairwells, lobbies, fitness rooms, and cafeterias. To further control disease transition, they've incorporated such building materials as nonporous hardwood floors, sorry, hard floor. Unlike carpeting which could contain viral particles for days. In addition reconfigured HVAC ducting, fresh air intake, and improved filtration systems are being implemented. Such things as automatic doors, voice activated elevators, cell phone controlled hotel room entry, hands-free light switches, and temperature controls also add a measure of safety. We learned some very hard lessons this past year. It is incumbent upon us not to let time run out on furth prevention by taking proactive, rather than reactive steps. We must be patient and thoughtful in how we design and implement our new urban footprint without rather than moving forward with old and outdated standards with which this Hyatt project was unfortunately conceived. In addition, we must rethink the risk/reward calculation of progressive urban density. Portland has been a leader in innovative architecture and forward planning for a long time. Let's not relinquish that position. Your vision

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will ultimately determine the viability of the city we want and surely community safety would be at the forefront of all of your decisions. In that light, I request that you deny this petition. Thank you very much.

Wheeler: Thank you.

Clerk: That completes testimony.

Wheeler: Very good. This is an opportunity then if the applicant would like to make a rebuttal to any testimony that was put into the record, the applicant has that opportunity at this time.

Renee France: Good afternoon, my name is Renee France. I'm land use council for applicant and will provide the rebuttal. I have a short amount of time so I'm going to move very quickly here. I'm happy to answer questions at the end. Note again, that there's single a single approval criteria for the application that is pending before you today and that's compliance with the applicable design guidelines. Much of the testimony provided was not related to those design guidelines. I would also note that most of the recommendations of things that could or should have been done differently relate primarily to density and use on the site and not to design. The appellant's representative noted that there are currently no buildings that are 23 stories tall in this area. And that is true in the pearl. And that's because there was an increase in the heights permitted through the central city 2035 project. This -- this building is consistent with those increased heights. And this is the exact type of dense multi-model development envisioned by the central city 2035 plan. I would also note that the guidelines did not require incorporation of the bikeway. I do believe that the design commission found this building activates the Flanders street bikeway. But the level of interaction that is indicating that the appellant has indicated is required by the guidelines is not supported by the guidelines themselves. As I said the design commission found that the design provided along Flanders with an active cafe area will provide activity to that area in a way that doorways would not. I would also note that those in opposition both raised concern that there would be no onsite parking and argued that it is vehicle intensive use. While not directly related to the design guidelines I do note that not providing parking will encourage alternative modes of transportation that is ideal along the bikeway and greenway and will facilitate efficient use of existing parking in the area for those that do travel to the site by -- by motor vehicle. In closing, you have before you a project with uses allowed outright in the zone that satisfies all development standards and has undergone many many revisions through a multi-year design review process and that the design commission has twice unanimously found complies with the applicable design guidelines. For these reasons and for the other reasons identified in voluminous the record of this case, we respectfully request that

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you deny the appeal and affirm the design commission's recommendation following remand.

Wheeler: Thank you. Unless anybody has questions right now, we'll move right into the apparent rebuttal if they so choose. They have three minutes.

Richter: Thank you, again, for the record, my name is Carrie Richter. I represent Pearl Neighbors for Integrity in Design. Just to wrap up, I think that what the applicants have said is that we've satisfy the design guidelines and I think that our response to that is -- you, this application does not, because it asks too much. It asks too much of a site that cannot accommodate it. I want to point out guideline again A51 says reinforced special areas enhance the qualities that make each area distinctive. The bikeway makes the area distinctive. And the improvements, the provision of a cafe verses providing windows does not do anything to the bikeway, particularly because there's no short-term bicycle parking onsite. So, my friends when I'm a resident there cannot park so that we can enjoy the cafe together. And that's what violates guideline A51. A51-1, says design buildings which provide unified monolithic tripartite composition, base, middle, top with distinct corner lines to acknowledge the historic building fabric. The top has to acknowledge the historic building fabric because that's the part you can see from the historic district. Guideline A. Excuse me, B2 says "protect the pedestrian". The obligation here is protection. You must define what it means to "protect a pedestrian". And compression at the levels that the testimony presented today does not protect the pedestrian in any sense. Commissioner Robinson talked about context as an obligation to look at future context. I would say respectfully say to her, it is not the future context, it is the context today. It is the values that the Pearl district is known for today. We have to reflect that. We cannot just absorb this building because the zoning says that you get 23 stories. You get 250 feet but only if you satisfy the guidelines and this building, though, a better design does not go far enough to satisfy those requirements. So I'm happy to answer any questions that you may have, provide any clarification, and if not, I urge you to uphold this appeal and deny this application. Thank you very much.

Wheeler: Thank you very much. At this point I will ask if there's questions for staff before we close the evidentiary record. Does anybody have questions? Commissioner Hardesty.

Hardesty: Thank you, mayor. I did have a question for staff and in regard to -- to the question about -- about movement of bicycles. Right? We talked about the entry for residents. And I just wanted to see if staff wanted to respond to -- to that question.

Male: So commissioner, are you asking me about the response to the Flanders greenway or are you?

Hardesty: No, I'm sorry, so the building has separate entrance for residents and my

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understanding is that they will carry their bikes through that that separate entrance. And one of the people that appealed said that they did not think that it would be safe for residents to actually be able to maneuver around. Because I think they have to maneuver around a desk in order to get to the elevator.

Graves: So that's a great question. That -- that actually was a change that evolved in the design and commissioner Robinson may help me out with this. I'm trying to -- to remember some of the design iterations. Let me start by saying this, the response did -- the building did respond to the Flanders greenway early. And this is kind of building up to answering your question. One way it responded which was big and PBOC, who is also here, can attest to this as well. Is that initially the required onsite loading for the project was located off of Flanders. And so that you can argue had a number of kind of negative effects to that, that façade, that the pedestrian realm and the way it interacted with the greenway and so on. And so, that was moved around to 12th. So in an earlier design there was the residential entrance off of 12th, then if you're kind of magically floating south on that building elevation there was the -- the onsite loading, which had been moved over there from Flanders, and then there was a separate bike entrance and a lot of the feedback that we got because we all ride bikes and we bike commute, a lot of people pointed out early that that was a more uncomfortable situation, basically having those two entrances and having to cross that onsite loading. And so, it was really a direction that was it wasn't just kind of randomly sort of altered. It was a specific thing that was discussed. That entrance was incorporated in the pedestrian entrance so that -- basically cyclists could go in at one point, not have to cross that loading which was perceived as possibly dangerous. Other than that, carrying your bike in and going up or down in the elevator to -- for -- required onsite bike parking is a pretty standard situation. And again, Commissioner Robinson may be able to add a little polish to that.

Hardesty: Commissioner Robinson.

Robinson: I remember the same as you, the really big concern was having bicyclists cross a loading zone to get to a separate door and consolidating resident entry with the bike entry made more a lot more sense. It also eliminated some of the doors, right? This is a small -- it is a small lot. It is not a whole block, it's like a quarter of a block, so there's only so much elevation to get the uses in there. It was a better response to the design to consolidate some of those and instead of separate door for every use that was interior.

Hardesty: Thank you. I appreciate that. That was the only outstanding question that I had. Thank you.

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Wheeler: Very good. Colleagues, any other questions? We could move to discussion after we close the record. I want to make sure that if anybody has questions of staff, they have the opportunity to ask them now. Does anybody on the council have objections to me closing the evidentiary record before we move to discussion? Very good. Then the evidentiary record in this hearing is now closed. Council will accept no more oral or written testimony on this land use appeal. So with that I will call for council discussion and when -- when anyone is ready I'll also entertain a motion. So I guess I jump off just by way of council discussion. These land use hearings are always challenging.

Hardesty: Yes.

Wheeler: And they're challenging because people make great points. There's a balancing of the great points as people have heard that -- that -- that the work of the council during a hearing such as this is relatively narrow. There were a lot of issues that were raised, and many of which I empathize with and some I vehemently agree with that are best outside of a narrow land use hearing. I agree that this is a question about compliance with the applicable design guidelines. I want to thank the commission for actually taking up this issue again. I wouldn't give you a choice, we remanded it to you. I appreciate the spirit in which the commission dove into the project and -- and did additional work, Chandra, I want to thank you and your colleagues for taking that additional effort. I'm always mindful of the fact that you're not paid employees of the city of Portland, you're citizen volunteers and doing your best to bring your perceptions and expertise to the table to resolve these thorny conflict alongside of us. I was not involved in the iterations between when we remanded it and the product came back to the council, but my personal view is that you heard the council, you took into account the council's feedback and I just want to really reiterate that I appreciate that. I also want to acknowledge some of what was raised in the testimony. I was born and raised in the city. I remember the Pearl district was a gritty industrial zone. I remember trains running through the center of what today is a residential zone. The changes have really been -- remarkable and at the light of speed in that part of our city. I also want to acknowledge that constant change can be frustrating particularly for people living right there. And the Pearl district is very much evolving even as we speak. I think it is one of the greatest neighborhoods in this city and I think it will continue to be one of the greatest neighborhoods in the city, but it like every other neighborhood in the city, is going to continue to feel the pace of change. I always take the bigger picture look at this. I agree those who say this is as much, 2035 is really a question about the future. If we believe in protecting wilderness areas and believe the urban growth boundary and the idea that we have urban development inside

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and we can protect our -- our environment and our natural habitat outside that means the deal that we struck was increased density within the urban roads' boundary. Then the question becomes where you put that density. Nobody is saying I really really want height and density but the fact of the matter is we need it in order to maintain that balance between a livable environment and an affordable environment and accessible environment and protect what makes Oregon so amazing. For me, I made that decision during 2035 overtly that it would be in the central city core, our transit oriented corridors and our town centers. I'm also mindful of the fact that Oregonians and Portlanders love their historic architecture. One the great features about the Pearl district has been its protection and -- of buildings that are left. I mean let's be honest. A lot of them got demolished but a lot still there and they're protected and they should be protected. This is adjacent to but not in those particular areas and so we are mindful that it must comply with the design review guidelines. I appreciate the work that has been done. Not everybody will agree with me that they struck the right balance. People don't have to agree with me, but it is my personal belief they did. Part of the reason I supported 2035 and in fact -- and will be a proponent of 2035, is that I want to make sure Portland continues to be a real city. Accessible by everyone. I just got an announcement weirdly enough this morning, somebody saying they sold their \$3.4 million condo in the Pearl district. That's great. That means somebody about a \$3.4 million dollar condo in the Pearl district and will be moving into the Pearl district. There are still people coming and still people going. I'm mindful of the fact that this seems like a very odd time to be building a large anything given that the economy is at a near standstill, if you're talking about the built environment. But the building that will be here will stand for 100-plus years is my guess. We're talking about three generations forward in terms of what we do here. And the city is going to be a bigger city and anybody who -- who looks at the demographics predicts that Portland will continue to grow and will continue to be a good value proposition and an attractive place for people to live and work and to -- to come and -- a visit. And our city must too evolve to accommodate the reality of future growth. So it is not always well received, believe me, again, as somebody who remembers what Portland looked like in the 1960s, I thought growth was substantial in the 90's. Here we are you know, 25 years later and nobody could have predicted where the city of Portland would be today. So I believe that this -- this referral, this remand which has now come back to us is in compliance with all of the applicable design guidelines. That doesn't mean I think it is perfect. I haven't seen the perfect building. Maybe I've seen one or two in my life-time. It is not perfect. But I think they made a good faith effort to meet the design review guidelines. That's my perspective. Commissioner

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Hardesty, did you have a comment?

Hardesty: Yes, I did. I wanted to start by thanking the Design Commission for -- for actually doing a really deep dive after we remanded back to you. Really appreciate you doing that. I also want to appreciate the developer and making some additional changes based on what he heard at the city council meeting that we had in November I think it was. All of my dates run together now. But I think what is important is, I support what you just said, mayor, which is if -- if I was designing it I would probably make it look a lot different. I think that we're compelled to if it fits the rules and it's not outside of what the guidelines have been, I don't see a reason to not support it today. You know, and let me say that you know people are expressing concern about their neighborhoods changing and my whole two years on Council we talked about the R.I.P., the Residential Infield Project, which also will mean that many other neighborhoods will change as well. I -- I -- I kind of chuckled when I was hearing people say, well we have a pandemic so therefore we shouldn't be building small apartment complexes but I don't know if they've been paying attention, but we have small apartment complexes all over the city of Portland with people living in 500 square foot units. So I don't think that would be a reason why I would not support it. So Mayor, I wouldn't propose a motion that we support, we accept the -- the Design Commission's recommendation and -- and approve the application.

Ryan: I second that.

Wheeler: Let me go ahead and suggest some legal language just because I know our legal Council is very particular about this. So would it be fair to say that your motion is to deny the appeal and uphold the Design Commission's findings and conditions of approval. And legal counsel, is that the legal way of saying what Commissioner Hardesty put on the record?

Rees: Yes and I would couch it in the form of a tentative approval as it will come back for findings later.

Wheeler: So commissioner Hardesty makes that motion with a minor editing modification. Commissioner Ryan, was that you that you who seconded?

Ryan: Yes, it was.

Wheeler: Commissioner Ryan seconds. Any further discussion? So this is a tentative vote, meaning after we take the vote it will come back one more time to the city Council and we'll sort that out in a couple of minutes. Keelan, please call the roll.

Clerk: Rubio

Rubio: This has been a very dense and complex issue, and I want to appreciate all of the parties involved and the thorough presentations and information and numerous residents who have

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written and called and testified to this issue before I was here and my colleague Commissioner Mapps was here. The situation we're in, in as a precedent project also enabled us to reflect on how the process went and explore insights that may have surfaced to reflect if our policy application is in alignment with its intent. These insights are useful for the future. So I really appreciate the diligence of the applicant, the appellants and views of those who testified in support of this appeal and care very deeply about their neighborhood and the application of this policy here. I also want to thank the members of the design commission, like my colleagues before me, for your work on this as well and these commissions require significant amount of engagement and hours and commitment and we're so appreciative of your service. In reading and watching all of the available documents and information and tracking the progress of all of the suggested changes within the purview of the design review commission, evidence to me demonstrates that the requirements of the guidelines were met in this case and that the changes recommended were met to better meet the spirit of what our guidelines hoped to achieve. That said, I do agree about the number of issues that were raised that need to be looked at that fall outside of the scope and we need to insure that is in alignment to other city's plans and other pedestrian issues and concerns that have been set forth prior to the project. As a new member of council, I commit to working very closely with Commissioner Ryan and his bureau and also my colleagues and other bureau leadership about these other outstanding issues and insure public engagement on these areas of concern moving forward. So I vote aye.

Clerk: Ryan?

Ryan: Yes. First of all, thank you, design commission and staff. Also, the many many people who have -- have written in and -- and have testified. The design commission reviewed the project against the central city fundamental design guidelines and the river district design guidelines, and the project meets those guidelines. I appreciate the points made by the appellants, especially not fitting into the landscape is -- is -- of the adjacent river district. Yet the design meets the design requirements and I do encourage developers and architects to look closely at their designs and how they fit into the neighborhood and I do support this at this moment. I vote aye.

Clerk: Hardesty?

Hardesty: I want to also appreciate both the appellant and the -- and the -- I guess opponent is the appropriate other side of this project? I appreciate when people lay out what the issues are very directly. I was greatly appreciative that both sides were willing to go back to the Design Commission and see how they could help make this project better. Is this a perfect project? No.

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Is this a project that's been in the pipeline for almost two years and has checked all of the boxes the city requires? Yes. I agree with Commissioner Rubio however, if we think that we are giving too much then -- then heaven forbid I say this, but maybe we will look at do we need to rethink whether or not that height is in fact too high. I don't know the answer to that. I do know it was hotly debated and that was where we ultimately landed. But I think we will learn from this project and maybe that will inform whether or not we have the appetite to go back and revise the rules that we have put in place. I vote aye.

Clerk: Mapps

Mapps: I want to thank everyone who presented today. This is a dense and important project. Before I cast my vote, I want to a second to explain my vote, especially as a new member of the council, one thing I realize is my colleagues and I wear many different hats. Sometimes we have administrative tasks and sometimes we have legislative challenges and sometimes we have our judicial responsibilities. Is I understand what is happening here today, what's before us, and my role in this process is essentially a judicial and the question is not. Mingus, can you make this building better? Instead the question is Mingus, does this project comply with design guidelines. I want to -- want to reassure all of the neighborhood folks that I have heard your concerns. This project is challenging. It is a 23-story tall building in a low slung historic neighborhood. There's no parking. And I think there is no question that this building will have a huge impact on the character of the neighborhood. These are really important concerns, but I think that the question before us as Council today is slightly different especially before us today is does the height place proposal comply with design guidelines? Frankly the evidence that I've seen today suggests that yes it does. This does, I want to point out, leave us with a paradox and a puzzle. We have a building which complies with our design guidelines, but at the same time that raises deep concerns amongst residents. I think as a city Council, we should be sensitive to that. I see no way not for me not to vote in favor of this proposal because it complies with guidelines. But I also would urge my colleagues and all of the city planners on this call to think about whether or not the design -- the guidelines are working the way we hoped they will. That's why I hope that we can continue this discussion as we take up the design overlay zone amendment project in the future. Mayor, what I hope we can do is to ask a question about how we go about -- about balancing the principle of smart growth while also respecting the character and mobility of our communities. I pledge my commitment to participate in that discussion and taking it seriously. I hope we've learned something from this project and can use it to make the whole city better. That's why I'm voting aye.

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Clerk: Wheeler?

Wheeler: I vote aye. I gave my speech earlier. The council has voted 5-0 on the tentative basis to deny the appeal and uphold the design Commissions findings and conditions approval. At this point I would ask the Council Clerk and city attorney; do we have a date and time certain for this matter to return for adoption of finding?

Rees: We do, mayor. I conferred with the representatives of both parties ahead of time and we decided to come back on February 10th at 9: 45 a.m. for adoption of findings. The applicant will begin that process and be will be back to you in just under four weeks.

Wheeler: Excellent. Thank you and thank you to everybody that testified today. Appreciate it.

Wheeler: Next item this afternoon is a proclamation, item number 31.

Clerk: Proclaim January 18th, 2021 to be Martin Luther King Jr. Day.

Wheeler: This is a time of both reflection as well as action. I think we can all agree we're living in a different moment in history than dr. King experienced in the 60s yet we're witnessing many same truths that dr. King eloquently shared decades ago, race still remains a predictor of how long and how well someone lives in the united states. Our nation's foundation of injustice shapes many public and private systems and structures. Those systems and structures support and sustain inequitable outcomes, especially black people. As we learned from dr. King's sermons and his marches, we must find ways to come together to create a better future for all of us. As dr. King said so eloquently, hate begets hate. Violence begets violence. Toughness begets a greater toughness. We must counter the forces of hate with the power of -- of love. It is up to all of us to dispel fiction with fact, to use words and not weapons, and to be driven by love rather than hate as we carry out our shared future together. We must be purposeful as we work towards creating lasting change. I certainly begin this new year more determined than ever, than ever for everyone, to be part of the change, to be part of this important evolution. We all benefit when we succeed in achieving dr. King's legacy. And we all benefit from -- from the vision and work of the civil rights movement that he helped to build and lead. It is our opportunity to build on this legacy together. At this point I ask my colleagues if they have remarks that they would like to make and then -- then commissioner Mapps will read the proclamation on behalf of the council.

Wheeler: Looks like you're up. Commissioner Hardesty. Right on the deadline. Thank you.

Hardesty: I think they were just all waiting for me to go first. I know this routine. Let me just say that dr. Martin Luther king's birthday has always been a day on. It is normally a day I start my day at the scanner breakfast acknowledging the good work of many community based organizations

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and many fabulous students who are seeking higher education. Then i would go to the program that -- that -- that traditionally, well it moved a lot but -- but the last decade or so it has been at hyland church at northeast Glisan and 62nd. Of course this year, because of covid, we won't be meeting in person for those events but those events will continue to take place. I've also spent my dr. Martin Luther king jr. Day and this is what I found most exhilarating is talking to young people and reminding them that young people have always been at the forefront of every movement that we had in this country and they have been able to go places that their parents could only imagine. So for me it is important, especially this dr. Martin Luther king jr. Birthday is to really reflect on his -- on his message and his work around nonviolent direct action. I'm a child of his era. I grew up believing in nonviolent direct action and speaking truth to power in a way that was nonviolent. What we've seen over the last year has clearly shown that the work of dr. King has not been completed. Just before his death dr. King shifted his focus to a laser focus on economic prosperity. That was a good move. Unfortunately, he died before he was able to realize that dream. What covid has taught us is that every single system we have is flawed. Every single public system we have has racially disparate outcomes. It is ironic for me to as i look at what happened at the capitol last Wednesday and looked back and reflected on the civil rights marches that I watched on -- on the new color tv when i was a kid, really really reinforced for me why people that look like me died for the right to vote. Why people looked like me died to be able to live in whatever neighborhood they wanted to live in and why people that looked like me wanted to get an education. The fact that even today your health outcomes are determined by your race. This lets us know how much work is left to be done. And so in honor and recognition of this decades and decades of nonviolent direct action I'm recommitting myself today to continue that tradition that I've learned my entire life. It won't be different but recommitment to nonviolent direct action to fundamentally change racist institutions so they work for us all. Thank you.

Wheeler: Commissioner rubio. Commissioner Hardesty. Commissioner rubio.

Rubio: Thank you. Thank you for reading the charge on bringing this important proclamation before council and I'm very honored to be here for this today. I'm also very proud to be here for a testament of dr. King's legacy where so many of us have not only been students of his example but hit real be where we are because of the movement for justice that continues to this day. For many of us, our parents and grandparents are part of the story that enables us to be here and the events of the past week and the past year have told us we must continue to push for the changes that we want to see, to acknowledge the council role that white supremacy has played

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in the institutions in order to truly become a truly inclusive and representative nation and community that values the experiences and liberations, liberation of every person and in particularly the liberation of black lives. Words of dr. King are -- are more than ever before and and i double down on my commitment to racial and social justice and i want to thank the mayor and commissioner Hardesty and commissioner Mapps for bringing this forward but also acknowledge you commissioner Hardesty for not only your leadership on this council for racial justice but also your advocacy in the community long before your time on council. So it is an honor for me to sit here as the first [indiscernible] commissioner in the city's history and to participate in this important proclamation and especially in the times of change.

Wheeler: Thank you.

Ryan: Thank you, colleagues and thank you for bringing this proclamation forth and allowing opportunity to reflect on the legacy of martin Luther king jr. And i appreciate listening to commissioner Hardesty talk about how one spends a stay when you lived in Portland for a long time. I was -- I was bouncing around and thinking of different locations of the celebration after the breakfast that we would attend. This year I'm focusing on two things, personally, when I think of a day on and respect for the life and legacy of martin Luther king. One is impact that covid has had on the students throughout our region and city. And by previous roles before the council I would focus quite a bit on racial equity with education, really looking at those gaps and every summer we -- the summer learning loss is real. Those with a lot of resources at home tend to be just fine and those that -- that live in conditions that don't have access to technology and enrichment and the private resources suffer. So because they're not seeing their teachers every day and the good teachers, they tend to fall behind. Ever since covid began I can't stop thinking about the children, many of color and poverty in conditions at home that are not allowing them for keep pace. That worries me. I don't think that gets enough attention. That's why I bring that up today. The second one is similar to what I've been hearing from the other colleagues, that's a real focus this year on nonviolence. That was the legacy of martin luther king who studied gandy and i can't think of a better time for us here locally and nationally to give that civility an opportunity to really be lifted up. We're going to agree to disagree. We get to do it with tension and dialogue. The recent acts of violence and darn right selfish behavior when someone does not have your peer point of view is -- is really concerning. So i just hope that as we lean into an inauguration week that is coupled with martin luther king day about every four years, this is such an important year for us to demonstrate how much we all uphold nonviolence as a way of doing our action and making our point of view. I'm grateful to be a part of a diverse city council. It is an

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honor to work with all of you and it is I'm grateful we took a moment and reflected upon the life of dr. Martin luther king at this time.

Wheeler: Thank you. At this point we turn it over to commissioner Mapps for any comments and plus he'll do the honor of reading the proclamation on behalf of all of us.

Mapps: Thank you Mr. Mayor. I appreciate this opportunity to speak and to read this important proclamation. Here's why. Martin luther king's birthday is deeply personal to me. I'm on council today because of the sacrifices made by dr. King. Portland was founded 169 years ago and in all of that time only four black people been elected to Portland city council. I'm one and Hardesty is another and Charles Jordan. At emergence, it is how far we come and how much work is left to be done. And in addition I'll point out that 92 years after martin luther king's birth his message of nonviolence is more important than ever. Recently, our nation and our city have been transformed by violence. Just a few days a mob stormed and captured our nation's capital leaving five people dead. I'll remind everyone that something similar happened just last month in our state -- our state capitol and now here in Portland on nearly nightly basis they break windows and tag buildings and use vial ilns in order to achieve their political aims. Let me be clear. I support everyone's right to protest. That's part of my job as city commissioner. I want to thank everyone from the bottom of my heart who is out there demanding civil rights and justice and I'm literally here today because of your commitment for social justice. But at the same time I want to ask people that commit acts of political violence and vandalism to please stop. Violence is not helpful. It hurts. It fuels more violence and the only way to break the vicious cycle is to choose peace. Portland and colleagues join me in celebrating dr. King's life and his legacy, peace. With that i like to read the following proclamation. Whereas dr. Martin luther king jr. Devoted his life to advancing equality and social justice and opportunity for all and challenged all Americans to participate in the never ending work of building a more perfect union and whereas dr. King's teaching and continued to guide and inspire us in addressing challenges in our community and whereas the king holiday and the service act enacted in 1994 designated the king holiday as a national [indiscernible] of volunteer service and charged with leading this effort and where as since 1994, many Americans have been inspired by dr. King to help their communities on the king holiday and whereas serving on the king holiday is an appropriate way to honor dr. King, meet local and national needs and bring citizens together and strengthen our community and nation. Whereas the king day of service is the only federal holiday commemorated as a national day of service and offers an opportunity for Americans to give back to their communities on the holidays and make an ongoing commitment to service throughout

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the year and whereas 2020 showed us that we have not yet realized the teachings of dr. King and his goal of creating an equitable society and whereas the pandemic of 2020 shows us racial inequality shows up in economic outcomes and all levels of government. And whereas the protests of 2020 called for a reimagining of community safety, a more just and equitable police force and a greater degree of police accountability. And whereas the law enforcement response to the insurrection that took place in our nation's capital on January 6th, 2021 proves the inequitable treatment of law enforcement to communities and whereas the city of Portland today reaffirms our commitment to the teaching and principle of dr. King and we encourage all Portlanders engaging for a more just Portland and whereas with all of this in mind, we call on all Portlanders to hold accountable to the dream of dr. King and the resolution of this council passed on June 17th, 2020 where the council commented, quote, to being -- committed to being, quote, anti-racist institution and continues to prioritize and address anti-blackness and celebrating black resilience within the city's workforce and the entire community and now I, Mingus Mapps, city of roses hoar by proclaims January 18th, 2021 to be martin luther king jr. Day and encourage all residents to observe the day. Thank you.

Wheeler: Thank you for reading that. We appreciate it. We have a second proclamation as well today. Keelan, can you please read item 32.

Clerk: Proclaim the second week of January 2021 to be Slavic and eastern European heritage week.

Wheeler: I'm proud to bring this which celebrates our community members that enrich our collective Portland home. This year for the first time, we're going to hear the proclamation read in English and Russian. I introduce Natasha from the police bureaus community service division and thank you for being here. Please take it away.

Natasha Haunsperger: Good afternoon, mayor. Thank you mayor for introducing me. I'm a founding member of the team and the advisory council. It is part of diverse empowered employees of Portland and this is a fourth annual proclamation. They're proud to take a moment to honor members of the Slavic and eastern European community in the Portland greater area. We're here to give attention to our diverse community. We have speakers that will share their stories. I will start with my story and introduce the other two speakers right after.

Haunsperger: Thank you for recognizing a honoring Slavic and eastern European communities. This week is important to me. I reflect on the past. I continue to define myself and come to terms with my cultural growth and identities. I promise I won't sound like war and peace. However, it is exceptionally challenging to present my community of the yugo slav republics without mention

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of the history. I was borned and raised in Yugoslavia. It translates to south slav. However, it was an ethnic union comprised of other identities quite fixed until 1991, the nihad civil war and their -- their conflict and genocide. For your awareness, many yugo slav families came here as war refugees seeking safety and civility. You welcome them. Thank you for that. It is somewhat ironic that it wasn't until I immigrated to Portland in 2001 in my late 20s that I became acutely aware of my heritage. It took a period of many colors of nostalgia for the vacancy in my heart and mind and a longing for the known at home. It is a typical human response to long for food and regional cuisine and traditional family meals and gathering which remain in the focal point of my memory. It is longing for walking down a street and going to the cemetery with my mom to pay tribute on all soul's day and celebrating two easters and Christmases. What I'm proud the most and grateful most about my culture and heritage is the life experience and the ability to successfully navigate to reveal a sociopolitical environment surviving civil war teaches you skills. It teaches you wisdom and guidance to better understand human nature and conflict and so much more appreciate value and fight for peace and unity and tolerance. My heart is beating faster than airplane lands in Croatia, I have a feeling of returning to Portland and my life here. Visiting my home is a matter of celebrating and reliving the past but coming back is acceptance of my presence and my future. Coming back reminds me of shared values, goals and dreams and vulnerabilities. All I can do is apply my life experience as police officer in hopes that we persevere at turbulent times and come together in creating a pathway for unity. I'm grateful to slavic house and the council to allow me learn and grow and experience many slavic many traditions and keep the fan burning. Thank you for listening. Next speaker is miss alexander. She's auditor from the city auditor's office and member of the team.

Wheeler: Thank you.

Alexandra Fercak: Mayor wheeler and commissioners, my name is alexander fairchuck, thank you for having me here today to represent the communities. I have devoted my career to local and state government. I worked for the auditor in Portland and before that i served in the secretary of state audit's division. I evaluated a variety of public services ranging from justice at the state to the allocation of cannabis tags and even short-term rental industry here in Portland. I have served on the board of the association of government auditors and strongly in support of government transparency and accountability. This is a long way from the totalitarian and oppressive government from where I was born. My mother had the courage and determination to leave the country with my younger brother and I. The government considering immigrating a crime, that meant we could not return or even visit our relatives. After receiving assistance from

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an immigrant organization and living in immigrant refugee camps, we settled in Switzerland. We didn't receive asylum there. We decided to go to the United States. In 1986 with assistance of immigrant organization, we boarded a plane that was full of eastern European immigrants and we made it to Portland. Arriving in Portland we only had a couple of thousand dollars, two pieces of luggage and we did not speak English. At that time it was ergo. And the check interred provided by them helped us get settled. This was a challenging time as you might imagine. Having an organization like this helped us and it was an enormous benefit for our family. I want to say this proclamation today and the city's empowerment team are important because they acknowledge our cultures, our stories and our contributions to the city and the community. Thank you city council and the city for celebrating these communities. Thank you for making Portland a sanctuary city and I'm thankful to organizations like ergo that work to insure that all immigrants are supported and safe in this city. I want to take this opportunity to actually publicly thank my mother since without her courage I would not be here today working for the city of Portland auditors. Thank you for having me.

Wheeler: Alexander, thank you for telling us your story. That's awesome. And a shout out to your mom is priceless. We're so -- so proud to have you as part of the city team. Thank you.

Fercak: Thank you.

Haunsperger: Please allow me to introduce Mr. Andre Sergio. He's a member of the refugee organization and Slavic and eastern European advisory council.

Andrey Georgiyev: Thank you. Good afternoon, Ted Wheeler and the commissioners. It is a wonderful opportunity to be here with you this afternoon. My name is Andre' as mentioned. I'm also a -- I'm a local business owner in Portland, Oregon and I run a food cart that serves dumplings in Portland. Love it here. United States is the land of opportunity. My family migrated here in 1996 from Ukraine. The reason for the migration was to find better life and opportunities in religious speech and really to live the life that -- that my parents and my grandparents really wanted to live. Back in the Soviet Union, I was born in 1989, which was after the fall of -- of -- of the communist regime in the Soviet Union and my grandpa used to -- to -- to back in the day live in the Soviet Union and he was an educated man. He was an engineer by trade and because he -- he converted into Christianity and -- and started having beliefs different than you know the -- the communist party and he resigned from the communist party, they didn't allow him to get high paying jobs. As engineer he had to -- to switch jobs every often because the director would come to him and say, sorry we can't get you in the position because we got a letter from the higher ups, we have to let you go. He had to move to a different town, within several weeks

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they would get a letter and he would leave to a different job and so on. He would constantly switch jobs. Entrepreneurship wasn't an option. If you bid entrepreneur you were considered a speculator and they would put you to jail for that. There's a lot of reasons why my family lived here. This is truly the land of opportunity. I'm so thankful to be here in the united states of America. You know, when we just moved, my dad actually got his first job thanks to erco. They had a panel there, new -- new -- new -- so -- you -- new people would come in there and they would help him find a job. It is so cool. It turns out that I'm serving on -- on the Slavic and eastern European center this and it is an honor to pay that forward and help other people. I want to thank city commissioners and the mayor for making Portland such a beautiful city and so open for -- for the diverse cultures here and we have the Slavic community from 150 to 200,000 people here and we're grateful and thankful. Thank you so much.

Wheeler: Thank you. You mentioned you were on a food cart. Don't hesitate to give a shout out here, that's allowed.

Georgiyev: Pal many pal many and we're located at madison, and tenth.

Wheeler: What is the specialty?

Georgiyev: We make Ukrainian dumplings. So dumplings with meat and then with vegetarian and -- and the most famous soup which is borsch.

Wheeler: Absolutely, awesome. Great. Thank you so much for sharing that with you. With us, sorry. You already knew about it. We didn't. Very good. Natasha that completes your invited guest list, is that correct?

Haunsperger: Yes, sir. There's only reading in Russian and English.

Wheeler: Very good. I'll allow the council to make remarks and I'll read the proclamation in English and we have a guest that will read it in Russian. First I'll ask my colleagues, looks like commissioner Mapps has his hand up.

Mapps: Thank you to everyone presented here today. I'm delighted that the community has recognized Slavic and eastern European heritage month here. This is very important to me and let me tell you why. The story is part of the American story and part of the Portland story. You know, America is a nation of immigrants and Portland is a city of immigrants. It is important to remember the original inhabitants of the Portland metro area were native-Americans. The rest of us are newcomers. Remarkable city. Over time great contributions. We should check out the soup cart downtown. If you haven't been there, please investigate and explore a -- a Russian food store on division. Good neighbor's market on 82nd. Russian elegant food on 101st on gleeson and southeast 11. All great for a community. You should check them out. I also like to

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acknowledge all of the good work done by organizations in Portland that have worked with our neighbors with roots in eastern Europe. In particular, I very much admire the work that our staff over at the office of civic life and the police bureau have done in reaching out to the Slavic community. I also like to acknowledge and celebrate the work done by the city of Portland Slavic empowerment team and of course erco and Slavic and eastern European center has made contributions to the community. Indeed one of my sadnesses at this moment is one thing we do this time of year is attending heritage celebration. Unfortunately because of covid I do not believe that will be happening this year. I think there's an online virtual event. There's some parts that may always clarify that. Look for that online on Thursday January 28th at 6 p.m. And i think there may be food and entertainment and auctions and what not. Most of all, join me with in celebrating this week. Try something. [speaking foreign language]. Happy new year. Thank you.

Wheeler: Thank you. We hope that's what it meant too.

Wheeler: Next up we have commissioner Hardesty.

Hardesty: Thank you, mayor. Thank you Natasha and alexander and Audrey. I appreciate all of andrew's, appreciate all of you presenting today. And commissioner Mapps is absolutely right. I would be eating good food and listening to fabulous music. We would be at erco and creating community. I've done that many years and I feel like it is all brand new again because of how welcoming everyone is and how -- how beautiful the young people look when they have -- they have on their clothing on for the dancing. I think we've done a good job of really embracing the cultural -- the cultural differences that we have that actually make us unique and celebrating in a very multi-cultural and multi-ethnic way. I look forward to meeting in person and not in the boxes anymore. I just want to say I know, Natasha, you've done great work with the -- with the -- with -- with this committee, with this community over the users years and it has been wonderful watching how deep those relationships have become. So I'm greatly appreciative of the work that you do and that you're able to bring to your job. It is -- it has been wonderful watching the evolution of this process. Thank you.

Wheeler: Thank you commissioner Hardesty. Rubio.

Rubio: Thank you. Thank you. Thank you for bringing this important proclamation to council today. I'm honored to support the proclamation and advising the tremendous contributions of your community and the growing community and making up 14 percent of Portland's population and vital to build communities together. As a daughter and grand daughter of immigrants key priority for me is to support and promote inclusive policies and work and partnerships that help immigrant and refugee communities thrive. I also want to acknowledge

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that the tremendous growing leadership and civic engagement that -- that I witnessed in your community and the great work of organizations by erco and others that strengthen the fabric of Portland and really have shown up in important ways as we move through the work of building a community together. In my previous goal at Latina network, we had the opportunity to work with your community in many settings and always appreciated that experience and the contribution about building intracultural relationships together. Thank you for your contribution and it is an honor to honor you today.

Wheeler: Thank you commissioner rubio. Commissioner Ryan.

Ryan: Thank you, mayor, colleagues. I have some -- some prepared remarks, almost everyone has covered them at he's twice. I am absolutely hungry after listening to this presentation and want to say Natasha and Alexandra and Andre', it was your stories. Thank you for telling your stories and talking about your mothers and those that came before you and thank you for making home in Portland. Just rich to hear what Portland is like because you and your families decided to take your -- in some unrest and very difficult circumstances you found Portland and we're a better city because of it. I'm moved by your stories and I haven't had borscht soup in so long. I lived in new york city in the 80s before you were born Andre'. Man I sure enjoyed it. And besides knowing it is getting close to dinner time, I celebrate the Slavic heritage month and I do hope that a lot of us will tune into the virtual celebration on the 28th because I am learning that -- that -- that those virtual celebrations do matter and they allow us to fill a connection at this important time. Thank you for being here. Aye.

Wheeler: I'll read it in English and fortunately we have tamara to read it in Russian. So I'll go ahead and read it in English. Begin. Whereas Slavic and eastern European Americans are one of the important largest communities and 150,000 people in the greater Portland area and Slavic and eastern European citizens can trace their ancestry. Different languages, dialects and cultures and histories. Whereas the city of Portland has many employees and Slavic team that works to make a more inclusive workforce and whereas the empowerment team shares culture and language and art with city employees through celebrations and displays and performances and whereas the slavic empowerment team works with diverse organizations including immigrant and refugee community organization and Portland state university Russian flagship program and Portland [indiscernible] and Portland [indiscernible] and sister city association. Slavic advisory council and coalition of advisory councils to the Portland police chief's office and whereas Portland is a welcoming and inclusive and sanctuary city that celebrates its growing diversity. Whereas, the city of Portland is proud of its relationship with all of the members of the

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Slavic and eastern European community and will continue to support their professional and economic advancement. Therefore I, Ted Wheeler, Mayor of the City of Portland, Oregon, City of Roses, do hereby proclaim the second week of January 2021 to be Slavic and Eastern European Heritage Week in Portland and encourage all residents to observe this week. Thank you. And Tamara, why don't you read the proclamation in Russian for us. Thank you for being here.

Tamara Burkovskaia: [speaking a different language].

Burkovskaia: Thank you.

Wheeler: Thank you for reading that. We appreciate it. Thank you for your testimony and helping us to put this together for this important celebration. Thank you all. With that, colleagues, after a very productive and celebratory afternoon, we're adjourned.

At 4:25 p.m., Council adjourned.