

Testimony to City Council (11/15/95) Concerning The OSE Plan -

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BARBARA CLAR
CITY CLERK
BY Louise Cody
RECORD OR

I live within a block of the landfill site at 155 th near SE Main This testimony is for all the neighbors who signed the park acquisition petition in 1994

As long as 30 years ago the 20 acre gravel pit (now a landfill site) was considered as a future park by residents of the Parklane neighborhood The owner at one time had stated that to them

February 1994, when the neighborhood received the OSEP alternatives, they were horrified at the proposed R2 multi-family zoning for the landfill site even though the property is currently zoned R7 as is the surrounding subdivision

The site is completely isolated from major transit streets, it is in the interior of a well-established residential neighborhood, next to a primary and middle school already filled to capacity, and adjacent to a small park (Parklane) where in the 60's residents raised money for and built a playground themselves

In the spring of 1994, 123 residents signed a petition for park acquisition at 155 N of SE Main which was given to Doug Warren and the Park Bureau

A meeting between Doug and the neighborhood and the Park Bureau was set up The Park Bureau subsequently contacted the owner regarding a possible land swap for the landfill site, but there was no agreement probably because the proposed R2 then and the R2.5 now makes the land too expensive for the Park Bureau to buy

One of the goals of the OSEP is to acquire parks in park deficient areas Hazelwood, Wilkes and Centennial neighborhoods are all park deficient in this general location, and the light rail corridor is about 1/2 mile away 3000 housing units are proposed around 148th Ave in the OSEP A large park could serve these people

I am requesting zoning that will facilitate the Park Bureau obtaining this land at the most economical cost Residents have requested R7 zoning retained both to the Planning Commission and City Council

Five Neighborhood Associations signed a statement for park acquisition at the landfill site which was submitted to the Planning Commission

The neighborhood has spoken loud and clear in opposition to R2.5 housing at the landfill site, and in favor of their long standing dream, a park

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WRITTEN TESTIMONY FOR SUBMITTAL TO
PORTLAND CITY COUNCIL
(THE OUTER SOUTHEAST COMMUNITY PLAN)

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BARBARA CLAR, AUDITOR
CITY OF PORTLAND OR

TO MAYOR VERA KATZ
MEMBERS OF CITY COUNCIL

BY _____

FROM FRED MICHAEL
SECRETARY/TREASURER
FREEWAY LAND COMPANY - 7945 NE Alberta, Portland, OR 97218
NOVEMBER 16, 1995

My name is Fred Michael, of 7945 N E Alberta, Portland, Oregon 97218 I am Secretary/Treasurer of Freeway Land Company which owns land in Outer Southeast Portland I am also a member of the Foster Area Business Association, the 82nd Avenue Business Association, and the Outer Southeast Portland Business Coalition I have been actively involved with the planning process and have worked with members of the planning staff as well as the Lents Neighborhood Association The efforts of all those who have participated is to be commended and in general has produced a plan that should be supported by those who live in and have an interest in Outer Southeast Portland

Deficiencies in the plan and areas of concern were voiced at the hearings held November 8, 1995 and November 15, 1995 before City Council I am especially concerned about the Johnson Creek Plan District amendments, pages 148 to 162, which were introduced relatively late in the planning process and received very little discussion or comment in any of the meetings held on the Outer Southeast Community Plan

The addition of Section 33 535 110, Springwater Corridor Standards, has a significant effect on all those property owners who abut the Springwater Corridor It appears to me that this change is of such significance that each property owner should have received notification of this addition to the Johnson Creek Basin Plan District and its inclusion in the Outer Southeast Community

To my knowledge there was no discussion of the impact of removing forty (40) feet of usable land along the entire length of the Corridor This is removal of almost an acre for every one thousand feet (1,000) of Corridor and the Corridor extends for several miles through the Outer Southeast Community There was a lot of discussion during work shops and meetings with the Planning Department and at public hearings about the necessity of increasing density and providing zoning for housing, yet this provision removes acres of residential zoned property from use

WRITTEN TESTIMONY
CITY COUNCIL
OUTERSOUTHEAST COMMUNITY PLAN
FRED MICHAEL
FREEWAY LAND
NOVEMBER 16, 1995
PAGE 2

There was no discussion of why the cost of landscaping should be borne by adjacent property owners when the Corridor itself is one hundred feet (100) wide and contains more than adequate area for planting and landscaping within the Corridor itself. It would seem preferable to have the landscaping within the Corridor because it could be a uniform planting and would take up the space within the Corridor presently taken by blackberry bushes and weeds. This issue is significant enough that this section should be removed from the Outer Southeast Plan and discussed as a separate amendment to the Johnson Creek Plan District after giving notice to all of the adjacent property owners.

Section 33 535 120 - Transfer of Development Rights is a new section that pertains to the transfer of rights only for single family housing developments. Transfer of development rights should apply to all zones, not just residential zoning.

OREGONIANS

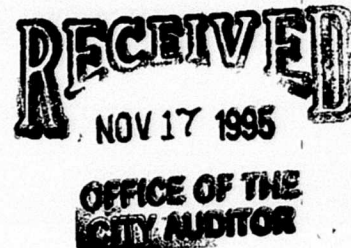
I N A C T I O N

Legal Center

35464

November 17, 1995

Mayor Vera Katz
 Commissioners Earl Blumcnauer, Charlie Hales,
 Gretchen Kafoury, and Mike Lindberg
 1220 SW 5th Ave
 Portland, OR 97204



Transmitted By Facsimile

Subject: Plan Amendment Request On Preparation of Ordinance and Resolution and Implementing Outer SE Plan and 11 Subordinate Plans

Dear Mayor Katz and Commissioners:

I represent Shelley and Ralph Radmer owners of property located at 15440 SE Francis Street on the North side of Powell Butte in Portland. This property is included in the Recommended Outer Southeast Community Plan ("Plan"), the property is on Section Map 3446, which is on page 269 of the October 12 draft of the Plan. The Plan would change the current zoning on the Property from R7 to R5 and impose a R5c designation on approximately one acre of the property.

The Radmers have objected to the imposition of the conservation overlay on their property at every opportunity. In May, 1995 the Planning Commission officially declined their request to drop the overlay. See the attached Amendment Request Response.

On November 15, 1995 the City Council held a hearing regarding the preparation of ordinance and resolution adopting and implementing the Outer Southeast Community Plan and 11 subordinate plans. I appeared on the Radmers' behalf to comment upon and object to the conservation zone on their property. The purpose of this letter is to confirm and supplement those objections and comments, and to submit those objection in writing.¹

By way of background, the Radmers' property is approximately three acres. Their home is on the northeast portion of the property; the balance of the property is zoned R-7 and a portion of the property contains a stand of mature Douglas Fir trees.

In November, 1994 the Radmers were prepared to harvest their trees, they had obtained the only requisite permit from the state (at that time the City did not require any permits for cutting trees). When neighbors complained about the potential loss of trees, the City council decided it wanted to stop the Radmers from cutting the trees, and notified the Radmers on November 23, 1994, requesting erosion information from the

¹As a threshold matter, the first objection is that the Radmers never received any notice of the City Council's November 15 meeting regarding the Plan. It is inconceivable that a property owner, particularly one who has officially objected to the Plan previously, was not notified of a public hearing on a matter that will so drastically affect the use of her property.

Mailing address P.O. Box 230637 Tigard, OR 97281-0637

Street address: 8255 SW Hunziker Road, Suite 200 Tigard, OR 97223
 (503) 620-0258 FAX (503) 639-6891

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Radmers. While the Radmers gathered the information, the City Council enacted tree cutting and erosion ordinances that effectively prevented the Radmers from harvesting their trees²

In March 1995, the Radmers filed a lawsuit in Multnomah County Circuit Court against the City, Mayor, and Commissioners as a result of these actions. The lawsuit alleges, among other claims, inverse condemnation for the loss of the Radmers' ability to cut their trees, abuse of public office, and violation of the Radmers' substantive and due process rights and a request for declaratory and injunction relief.

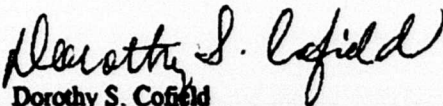
The Radmers object to the imposition of the conservation zone on their property for several reasons. First, a conservation overlay will severely restrict their ability to harvest their trees and develop their property as currently zoned, resulting in a loss to their investment-backed expectations.

Second, the conservation designation will adversely affect the fair market value of their property. As the Radmers have filed the lawsuit alleging inverse condemnation, seeking the fair market value of what they lost at the time of the issues giving rise to the lawsuit, any change in the zoning and fair market value under the Plan will adversely affect the lawsuit and cause unnecessary confusion in the damages issue. Likewise, if the Radmers prevail and the court determines that the Radmers are entitled to harvest their trees, and had been entitled to harvest the trees since November, 1994, it would be unjust and unnecessarily confusing if the Radmers then had to face the conservation overlay restrictions.

In short, the City should not adopt any conservation overlay affecting the Property pending the outcome of the Radmers' lawsuit.

Thank you for your attention to this matter. Please call me if you have any questions.

Very truly yours,



Dorothy S. Confield
Director of Legal Affairs
Oregonians In Action Legal Center
Attorneys for Shelley and Ralph Radmer

Encls As Stated

cc. Harry Auerbach, City Attorney
Clients

²The Radmers applied for a tree cutting permit under the new ordinance, but were denied the permit. They appealed the denial and lost the appeal.

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CITY OF
PORTLAND, OREGON
 BUREAU OF PLANNING

Charlie Hales, Commissioner
 David C. Knowles, Director
 1120 S.W. 5th, Room 1002
 Portland, Oregon 97204-1966
 Telephone: (503) 823-7700
 FAX (503) 823-7800

5/25/95

Dear Amendment Requester:

The Planning Commission has taken tentative action on the amendments requested to the Outer Southeast Community Plan and Map, the Outer Southeast Business Plan and ten outer southeast neighborhood plans. Enclosed is the amendment request form on your request with their action noted. See the box labeled **Planning Commission's Tentative Action**.

Approve means that the Commission has tentatively approved your request and has directed staff to incorporate it into the Recommended Plan.

Revise means that the Commission tentatively made modifications to the plan based on your request but not the specific change you requested.

Drop means that the Commission has not approved your requested amendment.

An Amendments Document with the Planning Commission's tentative actions on all the amendments will be available at the Planning Bureau by June 5. Several other requests will be included that have been made since the hearings on the proposed plan that might affect zoning. They are:

The 100-year floodplain There is the possibility that the current zoning will not be changed during this planning process. The Bureau of Environmental Services (BES) has indicated that there might be concern about increased development within the 100-year floodplain. At this time, however, BES has submitted no specific request for revision to the proposed zoning.

Areas within 1/2 mile of MAX light rail transit stations

The Planning Commission wants to consider upzoning some areas within 1/2 mile of light rail transit stations. This means that proposals to increase residential densities in some areas will be made. The Commission also has asked that amendments be made to the plan making all commercial zoning transit supportive within 1/4 mile of transit stations.

The Brentwood-Darlington neighborhood: Amendments proposing changes to the zoning have been tentatively approved by the Planning Commission. The Brentwood-Darlington Neighborhood Association Land

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Use Committee, Brentwood-Darlington Community Center Steering Committee, and ROSE Community Development Corporation submitted requests for zone changes along Flavel Drive, Duke, 52nd, 62nd, and 72nd.

A public hearing will be held on the amendments and tentative actions taken. Place, date and time are:

**Public Hearing on Outer Southeast
Community Plan Amendments**

The Portland Building, 1120 SW 5th,
2nd floor, Room C

Tuesday, June 20th, 1995
3 p.m. to 7 p.m.

You are welcome to testify at this hearing or send a letter about your response to the Commission's tentative action on the amendments. The last day that written responses will be received is June 23, 1995. Written responses received after that time will not be considered.

After the public hearing on June 20th, the Planning Commission will hold a working session in July at which they take their final action on the plan and the amendments. Public testimony will not be taken at this meeting but you are welcome to attend and listen to the Commission's deliberations. Call after the June 20th hearing for the date and time.

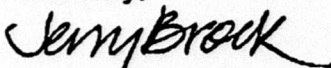
If you have any questions about this letter call either:

Barbara Sack at 823-7853 Ellen Ryker at 823-7896 Paul Scarlett at 823-7827.

Because you have participated in the Planning Commission's hearing process on the Outer Southeast Community Plan, you will be notified of the City Council Hearing on the plan that will take place this fall. The Adopted Plan is expected to take effect on January 1, 1996.

Thank you for taking the time to participate in the Outer Southeast Community planning process.

Sincerely,



Jerry Brock, Phd, AIA, AICP, Project Manager
Outer Southeast Community Plan

Outer Southeast Community Plan Map Amendment Requests

Map Amendment # 6

1/4 Section Map

3446

Requester(s) **Shelly and Ralph Radmer**

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Organization:

Location: **15440 SE Francis Street - north side of Powell Butte Park.**

Current Land Use: **Vacant**


Current Designation: **R7** Proposed Designation: **R5 & R5c**

Amendment Request: **Remove "c" overlay from the south part of site**

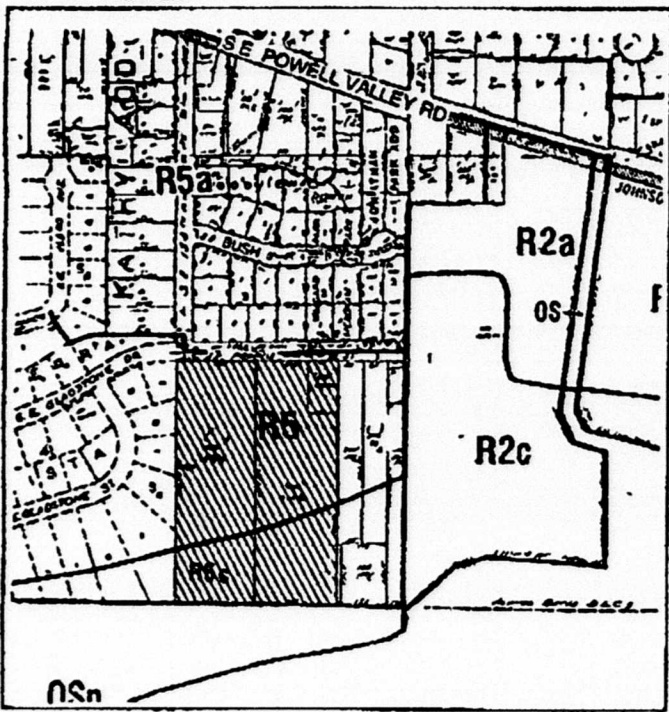
Planning Commission's Tentative Action:

Approve Revise Drop

x

Site: 

Discussion:



The ESEE Analysis completed on this site for the Outer Southeast Community Plan indicates that a portion of the site contains sufficient constraints and natural resources to warrant adding an environmental conservation (c) overlay. The "c" overlay allows development as long as mitigation criteria have been met.

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OFFICE OF THE
CITY AUDITOR

TO Mayor Katz and Portland City Council
FR Emerging Glenfair Neighborhood Association
DATE November 17, 1995

In the preparation for growth and accommodation for density there must be a consideration for the human side of things. Responsibility must be shown for those that already live here as well as a concern for those that might move here. We are well aware that our city is growing, and of the city's effort to manage that growth. However, we do not see the necessity of the city making enemies out of the people on the southeast side just to accommodate MAX. We feel there is a way to accommodate both sides. The issues are sharing, fairness and consideration for the families that bought homes here believing the character of their neighborhoods would continue.

We feel the city needs to give people in the area some positive answers. Answers that show the city is not doing the same thing to the people as it did with the Mount Hood Freeway project.

- 1) Take into consideration how many people can be employed along the MAX route
- 2) Take into consideration how many people can be employed at the terminal ends of MAX
- 3) Tell us how many living units will be necessary to house the difference between the vacancy rate we already have and the projected increase in area population
- 4) Plan for that population increase

We feel we have come up with a plan that meets the criteria for dense growth centered around MAX transit hubs and main thoroughfares. This plan will also maintain the continuity in the interior neighborhoods.

Our goals are to

- 1) Increase density in areas already utilizing multiple housing structures
- 2) Maintain the integrity of the single family dwelling areas
- 3) Focus growth on the main streets and perimeter area with special consideration to the MAX stations at 148th Ave and 162nd Ave

To accommodate both interests, we have devised a two step plan

- 1) To allow for the zoning on the perimeter areas as discussed with the Planning Bureau (see map). This area alone will accommodate 5345 living units if developed to it's full potential
- 2) When one-half (1/2) of the potential housing of the perimeter is reached, the second step will be triggered. This will allow for growth in the 'a' overlaid interior utilizing the type 2 Design Review Process as described in 33 405 090 of the Outer Southeast Community Plan

We believe if these steps are taken, growth in our southeast area will meet the goals of both the planning bureau and the southeast area residents.

Submitted by Jerry Ernst
w/one oversized map

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MAYORS OFFICE

FRANK A. BITAR & ASSOCIATES

BITAR BROTHERS INC.

Property, Builders & Developers

9828 EAST BURNSIDE, SUITE 200 PORTLAND, OR 97216-2330

Ph (503) 254-3080 • FAX (503) 255-1911

November 13, 1995

Portland City Council
C/O Gerald D. Brock,
Senior Planner, Outer Southeast Community Plan
Bureau of Planning
1120 SW 5th Room 1002
Portland, OR. 97204-1966

Dear Jerry:

Frank A. Bitar and Associates would like to go on record as opposing the proposed plan replacing the CG (General Commercial) with CS (Store front commercial) which is illustrated on Map 2938-2939 which is enclosed. The area is from NE Wasco to NE Pacific on the East and West side of NE 82. More specifically our properties are located on the East side of NE 82nd from Wasco to Hassalo further described as: Tax I.D. #'s and Legal description for each property as below.

- 48480-0010 Tax Lot # 1, Block, 1&10 Leebow Park
- 48480-0280 Lots 1-3 Block 2, Leebow Park
- 48480-0310 Lots 3-5 Block 2, Leebow Park
- 48480-0330 Lots 6-7 Block 2, Leebow Park
- 48480-0350 Lots 8-9 Block 2, Leebow Park
- 48480-0370 Lots 10, Block 2, Leebow Park
- 48480-0810 Lot 52, Block 2, Leebow Park

The reason for this request is that the businesses in this particular area are auto oriented, not transit in nature. I understand that the reasoning for this change is because of the transit stop which is below the overpass on 82nd. We should not lose sight that it is freeway oriented with ramps both East and West. The CS zoning does restrict uses that would normally be in the CG zone. We had no knowledge that this change took place from the proposed plan of February 1995 to the recommended plan to the recommended plan of October 1995. I have followed the proposed plan for many months besides being a member of the Outer Southeast Business Plan.

I sincerely hope you will retain the CG zoning in this area.

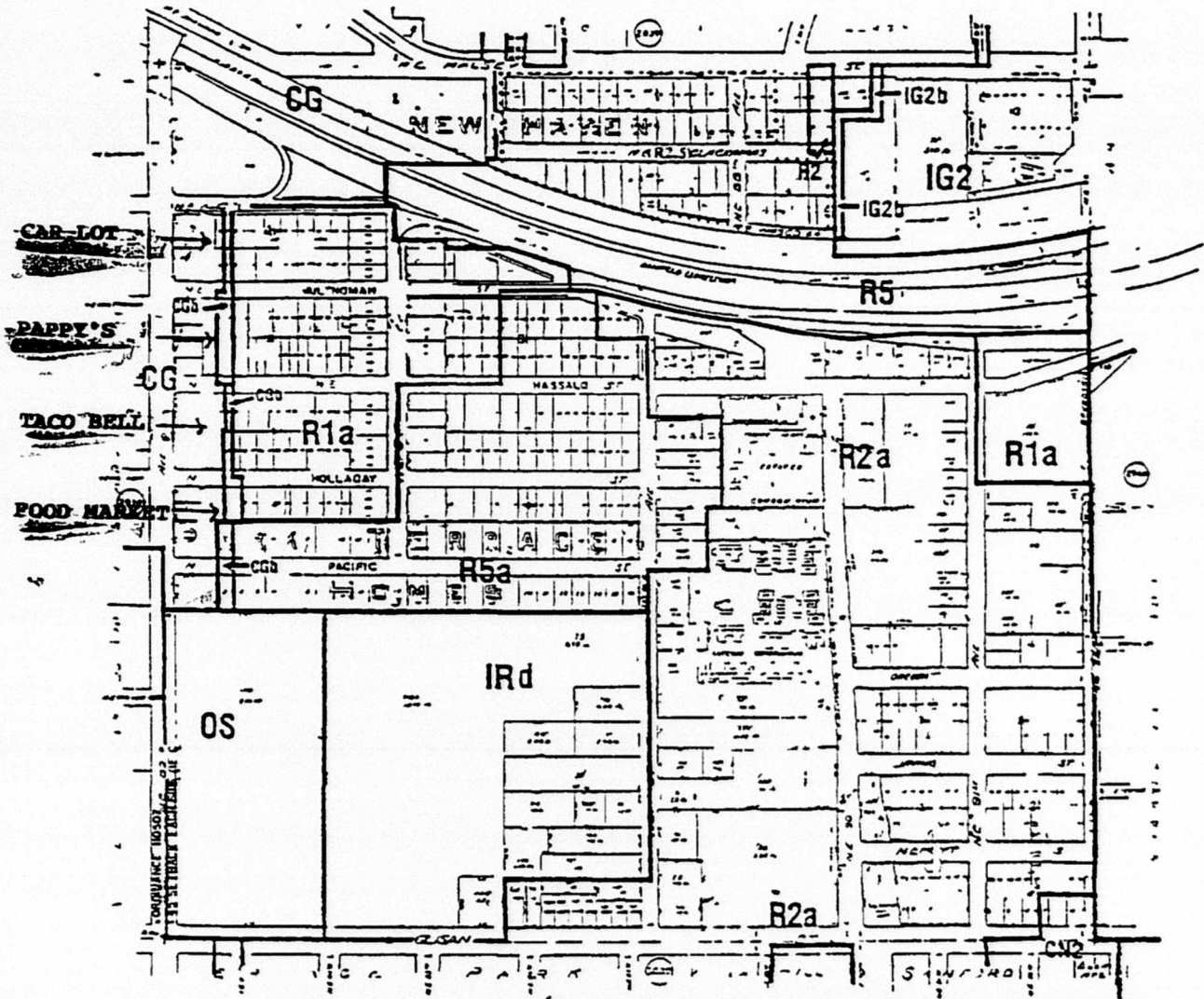
Most sincerely,

William F. Bitar

William F. Bitar
WFB/ch
CC: City Council Members

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CLERK
PORTLAND, OR

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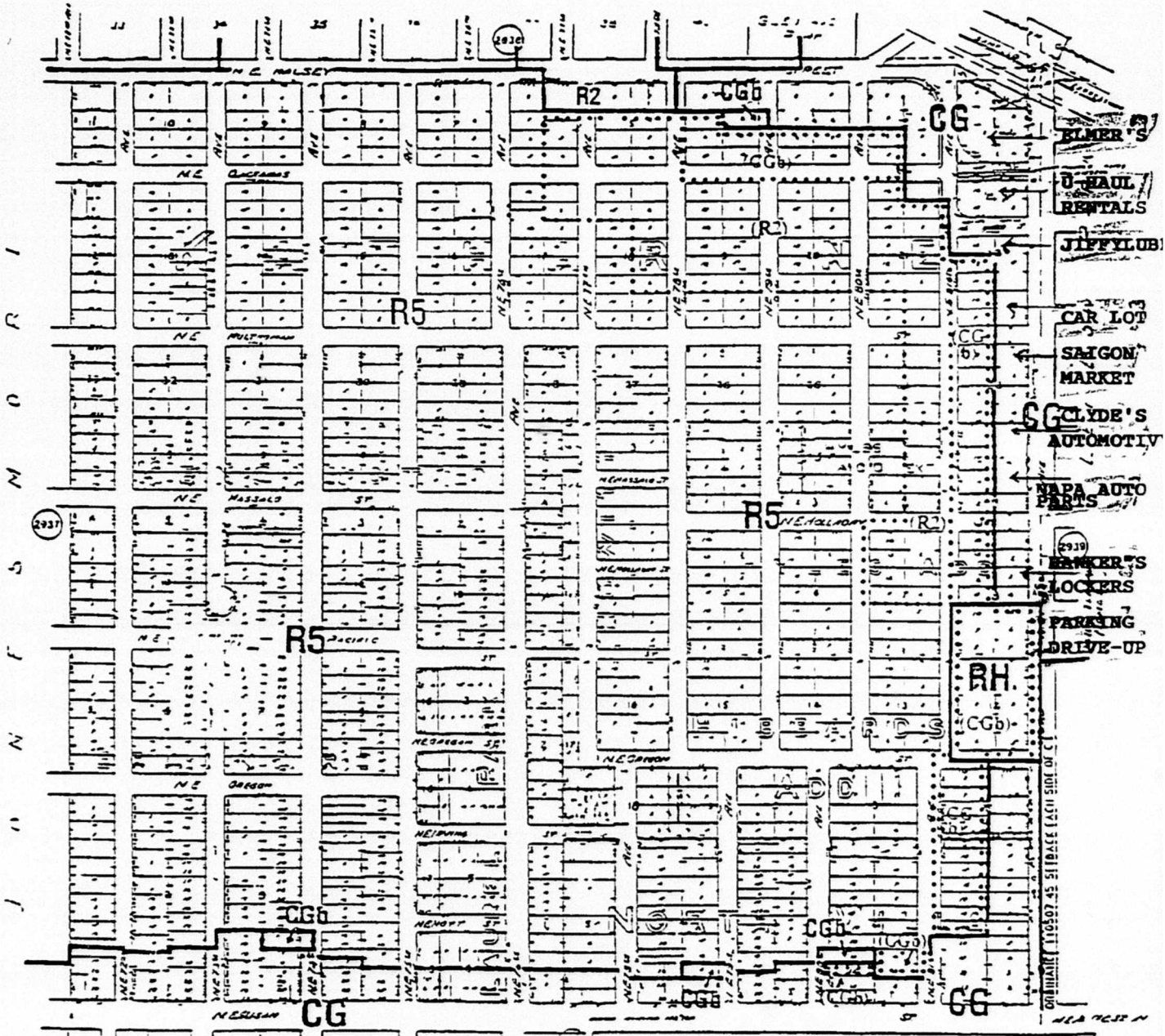
NW 1/4 Sec 33-1N2E

NOTE: Zoning designations are subject to change without notice prior to development of plans.

CITY OF PORTLAND BUREAU OF PLANNING		SCALE: 1" = 100'	
R5	Current Zoning	DATE: 1/91	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	2939	

ET 184

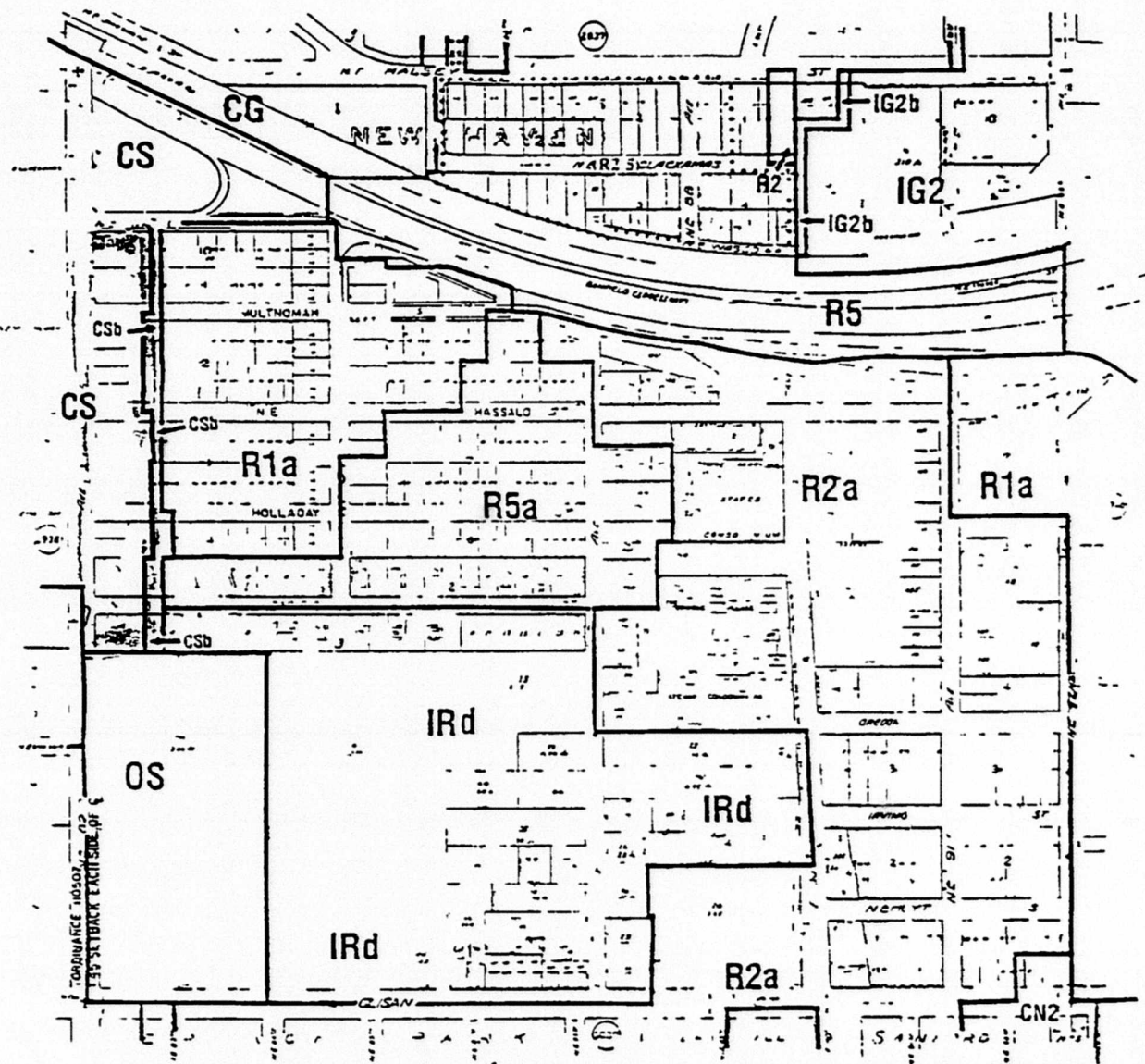
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NOTE: Zoning designations are subject to change verify zoning prior to development or sales.

R10	Current Zoning	DRAWING REVISED	1 91	CITY OF PORTLAND BUREAU OF PLANNING
.....	Maximum Potential	BASEMAP ACQUIRED	5 84	
.....	Zoning as per Comprehensive Plan	LEGAL DESCRIPTION	NE 1/4 SEC 32 IN 2E	
			SCALE IN FEET	2938

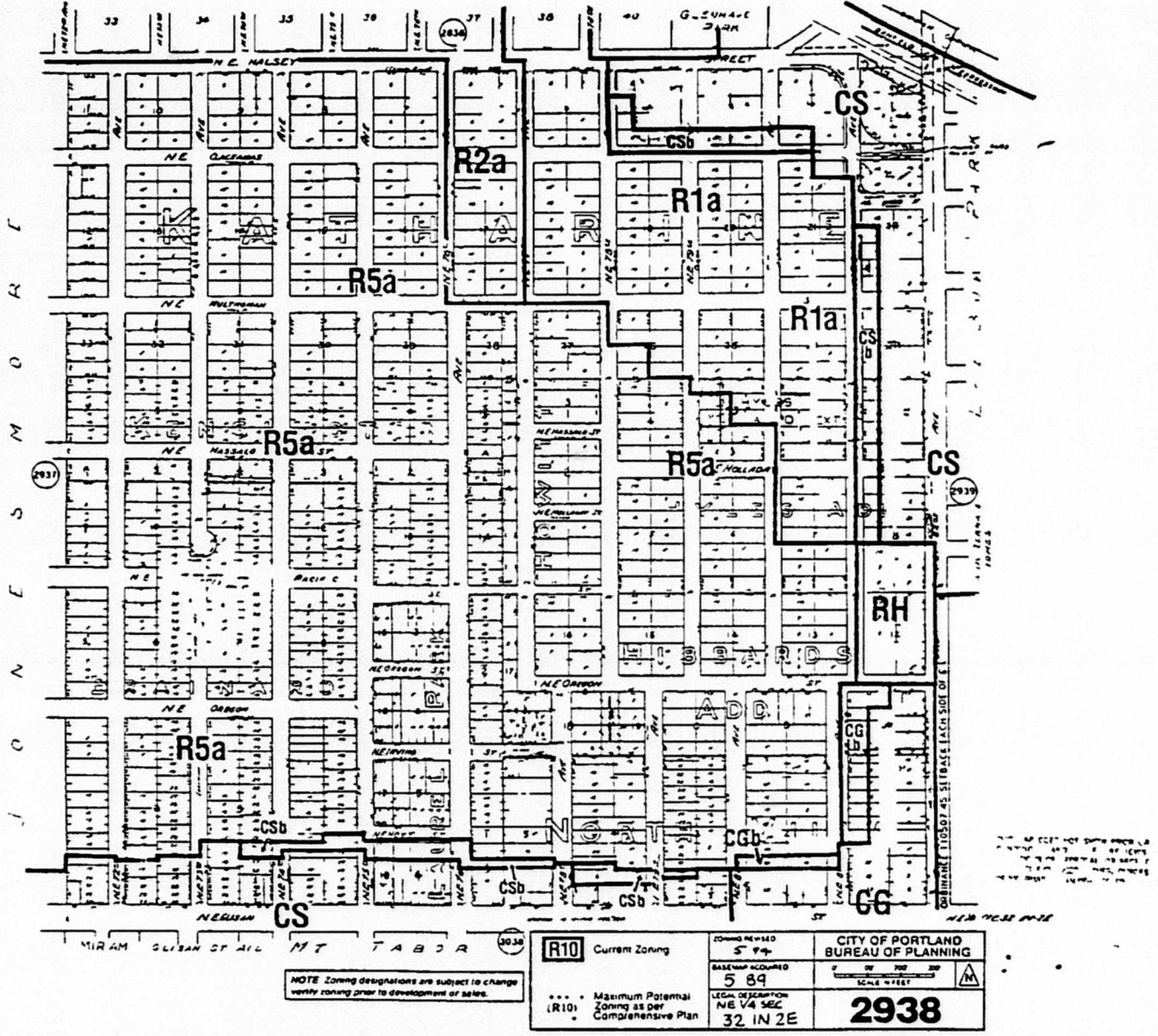
PROPOSED FEBRUARY 1995



NW 1/4 Sec 33 1N 2E
 NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales.

CITY OF PORTLAND BUREAU OF PLANNING		SCALE 1" = 200'	
R5	Current Zoning	EDITION REVISED 1/91	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	2939	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning
 October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

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04110

112 NE 133rd Avenue
Portland, OR 97230
November 7, 1995

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NOV 09 1995
MAYORS OFFICE

Mayor Vera Katz
Commissioner E Blumenauer
Commissioner C Hales
Commissioner G Kafoury
Commissioner M Lindberg
City of Portland
1220 SW Fifth
Portland, OR 97204

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BY _____
BETTY A CLARK
CITY OF PORTLAND OR

RE ZONING CHANGE - Northeast 130th Place, 131 and 133 Avenues

We the undersigned petitioners are OPPOSED to a zoning change in our area We request our zoning be RETAINED as R5

- o Our streets are not major surface streets and higher density housing will adversely effect the traffic pattern entering or leaving our area

The increase in the amount of traffic as a result of any higher density zoning is more than our streets can safely bear Conceivably this can mean additional cars daily on a street that narrows to barely twenty feet (20) in many places with no shoulder and no sidewalks

- o If you are looking at higher density housing with access to light rail, the actual station is OVER one-half mile from our streets

We want our zoning to REMAIN R5 Thank you

Sincerely,



Arlene M Kimura

cc Hazelwood Neighborhood Association

Enclosures

35464

<u>NAME</u>	<u>STREET ADDRESS</u>	<u>CITY/STATE/ZIP</u>
<u>Alvin K. Kerner</u>	<u>112 NE 133rd</u>	<u>Portland OR 97230</u>
<u>Elaine Bruce</u>	<u>235 NE 133rd</u>	<u>Portland, OR 97230</u>
<u>William D Morgan</u>	<u>209 N.E. 133rd</u>	<u>Portland OR 97230</u>
<u>Elen Morgan</u>	<u>209 N.E. 133rd</u>	<u>Portland OR 97230</u>
<u>Karen M. Allen</u>	<u>147 NE 133rd Ave</u>	<u>Portland, OR 97230</u>
<u>Nutcher Jewell</u>	<u>133 NE 133rd AVE</u>	<u>Portland, OR 97230</u>
<u>Shonda Moore</u>	<u>121 NE 133rd AVE</u>	<u>Portland, OR 97230</u>
<u>Robert G. Wilcoxon</u>	<u>121 NE 133rd</u>	<u>Portland OR 97230</u>
<u>Judy Howe</u>	<u>103 N.E. 133rd</u>	<u>Portland OR 97230</u>
<u>Anna Rowe</u>	<u>103 N.E. 133rd</u>	<u>Portland, OR 97230</u>
<u>Ella Mae Montis</u>	<u>15 NE 133rd ave</u>	<u>Portland, OR 97230</u>
<u>Kerry Erickson</u>	<u>221 NE 133rd Ave.</u>	<u>Portland, OR 97230</u>
<u>Mary D. Knopp</u>	<u>40 N E 133rd Ave</u>	<u>Portland, OR 97230</u>
<u>Hugh Schuchman</u>	<u>40 N.E. 133</u>	<u>Portland, OR 97230</u>
<u>JEFFREY SPRINGSTON</u>	<u>110-A NE 133rd AVE</u>	<u>Portland, OR 97230</u>
<u>IRENE SPRINGSTON</u>	<u>110-A N.E. 133rd AVE</u>	<u>Portland, OR 97230</u>

35464

<u>NAME</u>	<u>STREET ADDRESS</u>	<u>CITY/STATE/ZIP</u>
<u>Thursitki</u>	<u>406 NE 133rd</u>	<u>Portland, OR 97230</u>
<u>Jan DeLoes</u>	<u>434 NE 130 PL</u>	<u>Portland 97230</u>
<u>Gunny Clute</u>	<u>416 NE 130th place</u>	<u>Portland, OR 97230</u>
<u>Helen Chester</u>	<u>326 NE 130th Pl</u>	<u>Portland, Or. 97230</u>
<u>Arnold Bernard</u>	<u>256 - NE 130 Pl</u>	<u>Portland, Ore 97230</u>
<u>Marguerite Bernard</u>	<u>' " "</u>	<u>" " "</u>
<u>Laura Wilks</u>	<u>246 NE 130th PL.</u>	<u>PORTLAND, OR 97230</u>
<u>Dorothy Cole</u>	<u>218 NE 130th PL</u>	<u>Portland, Or 97230</u>
<u>Eileen Josephine Ireland</u>	<u>210 N.E. 130th Pl</u>	<u>Portland, OR 97230</u>
<u>Kate Anderson</u>	<u>154 NE 130th Pl</u>	<u>Portland, Or. - 30</u>
<u>Lena Martin</u>	<u>142 NE 130th PL</u>	<u>POD 97230</u>
<u>Gary Martin</u>	<u>142 N.E. 130th PL</u>	<u>PORTLAND CRE.</u>
<u>Don Welch</u>	<u>207 N.E. 130th PL</u>	<u>Portland, Or.</u>
<u>Ruth M. Citterman</u>	<u>221 NE 130th Pl</u>	<u>Portland, OR 97230</u>
<u>Klaus Citterman</u>	<u>221 NE 130th PL</u>	<u>Portland, OR 97230</u>
<u>Anil Kulkarny</u>	<u>253 NE 130th PL</u>	<u>PORTLAND 97230</u>

35464

<u>NAME</u>	<u>STREET ADDRESS</u>	<u>CITY/STATE/ZIP</u>
<u>Jackie Hopkins</u>	<u>330 NE 133rd Ave</u>	<u>Portland, OR 97230</u>
<u>Jose & Melvin Betancourt</u>	<u>348 NE 133 Ave</u>	<u>Portland, OR 97230</u>
<u>A. Clinton & Sheila Fries</u>	<u>13304 N.E. GLISAN ST</u>	<u>PORTLAND, OR 97230</u>
<u>Larry C. Heimbach</u>	<u>13324 NE Glisan</u>	<u>Portland, OR 97230</u>
<u>Lula H. Wheeler</u>	<u>13324 N.E. Glisan</u>	<u>Portland, Ore. 97230</u>
<u>Lillie F. High</u>	<u>13324 NE Glisan</u>	<u>Portland Or. 97230</u>
<u>Don & Pam Hoppaley</u>	<u>427 NE 134th Pl</u>	<u>Portland OR 97230</u>
<u>Dorothy H. Hoppaley</u>	<u>415 NE 134th Pl</u>	<u>Portland 97230</u>
<u>Debbie J. Jolly</u>	<u>333 NE 134 Pl</u>	<u>Portland OR 97230</u>
<u>Juanita K. Kenna</u>	<u>311 NE 134th Pl</u>	<u>Portland OR 97230</u>
<u>Richard L. Loring</u>	<u>304 NE 134 Pl</u>	<u>Portland, OR 97230</u>
<u>Patricia E. Dighin</u>	<u>308 NE 134 Pl</u>	<u>Portland, OR 97230</u>
<u>Erin & Linda Wood</u>	<u>404 NE 134th Pl</u>	<u>Portland OR 97230</u>
<u>Richard K. Kenna</u>	<u>322 NE 133rd</u>	<u>Portland 97230</u>
<u>Margaret Kenna</u>	<u>11</u>	<u>11</u>
<u>Sandra R. Rife</u>	<u>308 NE 133rd</u>	<u>Portland 97230</u>

35464

<u>NAME</u>	<u>STREET ADDRESS</u>	<u>CITY/STATE/ZIP</u>
<u>Jerry Lynn Vandenberg</u>	<u>251 NE 133</u>	<u>Portland OR 97230</u>
<u>Theresa A Vandenberg</u>	<u>" " "</u>	<u>" " "</u>
<u>LARRY Kruseel</u>	<u>401 NE 133rd Ave</u>	<u>Portland OR 97230</u>
<u>Richard A. Banta</u>	<u>415 NE 133rd</u>	<u>Portland OR 97230</u>
<u>Roy GANT</u>	<u>1322 NE 61st St</u>	<u>Portland OR 97230</u>
<u>Alvora L. Buckley</u>	<u>346 NE 131 Pl</u>	<u>Portland OR 97230</u>
<u>Thomas V. Carter</u>	<u>318 NE 131st Pl</u>	<u>Portland, OR 97230</u>
<u>Patty J. Carter</u>	<u>318 NE 131st Pl.</u>	<u>Portland, OR 97230</u>
<u>Roy Mallett</u>	<u>300 NE 131st Pl</u>	<u>Portland OR 97230</u>
<u>Eileen Mallett</u>	<u>300 NE 131 Pl</u>	<u>Portland OR 97230</u>
<u>Carrie Albin</u>	<u>236 NE 132nd Pl</u>	<u>Portland, OR 97230</u>
<u>James T. Miller</u>	<u>204 NE 131st Pl.</u>	<u>Portland, Ore. 97230</u>
<u>Alvin H. L.</u>	<u>144 NE 131st Pl</u>	<u>Portland, OR 97230</u>
<u>Ralph Ledbetter</u>	<u>130 N. E 131st</u>	<u>Portland, Ore 97230</u>
<u>Dorothy Ledbetter</u>	<u>130 NE 131st Pl</u>	<u>Portland, Or. 97230</u>
<u>L. L. Bell</u>	<u>110 N.E. 131st Pl.</u>	<u>Portland OR 97230</u>

35464

NAME

STREET ADDRESS

CITY/STATE/ZIP

D. J. Bell

1107 E. 131st Pl.

Portland, Or 97230

35464

Name

Address

Portland 97230

John Green
A

13250 NE GLISAN



34601

PINNACLE
REALTY MANAGEMENT COMPANY

35464

November 8, 1995

Mayor Vera Katz
City of Portland
1220 SW 5th Avenue
Portland, OR 97204

Re Zone Change
61st & SE Division
Portland, OR
Hermosa Park, Lots 1-4, Block 1
Multnomah County
Tax Acct # R-37880-0010

11655

RECEIVED
NOV 15 4 39 PM '95
BARBARA LLAN
CITY OF PORTLAND
NOV 15 1995
MAYORS OFFICE

Dear Mayor Katz

Thank you very much for the opportunity to request a zone change for the above mentioned property I apologize for not submitting this letter to you earlier I just read about the proposed "Outer Southeast Plan" and the City Council hearing tonight

I have a property with a split zoning at 6030-6042 SE Division, Portland, Oregon (zoned CS) and property at 61st and SE Division, Lots 1-4, Block 1, Portland, Oregon (zoned R2A) I would greatly appreciate it if you would please consider changing the zoning on the eastern portion of the property (lots 1-4) to conform with the CS zone on the western property (N 1/2 of lots 11 & 12)

There is currently a small neighborhood florist in the building who would like to expand, in addition to a small janitorial company who would like to move their office to the property

I am very excited about the proposed Outer Southeast Plan and how it will regentrify the neighborhood commercial store fronts

If you have any questions, please call me

Sincerely,

PINNACLE REALTY MANAGEMENT CO



Miles R Newmark
Designated Broker



Miles R. Newmark
Broker

cc City Council
Herb Newmark



621 S W Alder Suite 740
Portland Oregon 97205
Phone (503) 242 0011
Toll Free 1 800 488 4437 Fax (503) 299 6807

Outer SE Portland - Testimony

11/8/95

Gravett, Jerry & Beverly

Scheer, Donovan

Hancock, Guy (w\photos)

Moore, John

Hackathorn, Stan & Joan

Parker, Lawrence (w\attachment)

Levy, Sandra

Milligan, Jack (w\attachment)

Moe, John & Sally

Swanson, Grey & Rebecca (w\attachment)

Bauer, Linda

Investors Choice - Jeff Veenker

Brentwood Darlington NA - Mary Davis

Fry, Peter -- for Paul Bieker (w\attachment plus large oversized exhibit)

Vail, Spencer - (w\attachment)

Bitar, Bill (4 maps)

Glenfair NA - Jerry Ernst

Riek, Marvin - letter dated 9-8

Holt, Howard - Mill Park NA

Cooley, Molly

Portland Metro Soccer Club

Cvetko, Mark - Mill Park NA

Gemelli, Mildred C

Rossi, Paulette

Centennial Community Assoc Amendments

Hazelwood NA - Sharon Owens

11/15/95

Rossi, Paulette

Outer SE Business Coalition

Ball Janik (Bob Stacey for Village Properties)

Dickinson, Richard and Tamra

Buck, Robert L (w\oversized map)

Rhoads, Gerald and Amy

Riel, Marvin (copy of letter to Ellen Ryker)

Pinnacle Realty Mgmt - Miles Newmark

Trasher, Ron

Centennial Community Assn 1

Bicknell, Shirley

OHS Foundation - Al Zimmerman (w/photos)

O'Donnell Ramis - Pamela Beery

Head, Bob (w/attachment)

35464

Rose Community Development Corp
Dickinson, Richard & Tamara
Holt, Mavis - Mill Park NA
Outer SE Portland Business Coalition
Helfrich, Jim - Village Properties (zoning map)
South Tabor NA - Robert Fredrickson

11/17/95

Introduction to prior submission by Centennial Community Group (submitted by Louise Cody)
Emerging Glenfair NA - Jerry Ernst
Opp, Rose Marie (4 submissions)
Cody, Louise
Michael, Fred - Freeway Land Co
Oregonians in Action - Dorothy Cofield
Blatt, Alice - Wilkes NA
Rose Community Developmt

Tape and
DOCUMENT SIGN-OUT SHEET

35464

ITEM Number _____ ITEM Description _____
AGENDA DATE 1826 _____

NAME Lyn Wilson PHONE 7896
COMPANY Planning PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
REPRESENTING _____

DATE 11/21/95 Est. Return Date ?

SIGNATURE Lyn Wilson
COUNCIL SIGNATURE _____

oversized map submitted by Jerry Ernst 11/17/95
for Emergency Glenfair WA as part of Outer SE
Plan -

Last Agenda # 1826

35464

RECEIVED

NOV 17 1995

MAYORS OFFICE

11784



COMMUNITY
DEVELOPMENT
CORPORATION

November 14, 1995

Portland City Council
Vera Katz, Mayor
1220 SW Fifth Avenue
Portland, OR 97204

RE Outer Southeast Community Plan

Dear Mayor Katz and Commissioners,

Following are recommendations regarding zoning for properties that ROSE Community Development Corporation intends to develop as well as three comments about the Plan's housing policy

SE 104th and Holgate

ROSE has an active purchase offer to acquire a property on the northwest corner of 104th and Holgate. ROSE is jointly developing the property with Northwest Housing Alternatives, another nonprofit housing developer. We propose to build 60 units of senior housing along with a badly-needed new facility for the Lents Loaves and Fishes Center. This property is currently zoned general commercial - CG and is proposed for storefront commercial - CS. We propose that the CG zoning be maintained to allow us more flexibility. The surrounding properties do not have a storefront character, nor are they likely to in the foreseeable future.

SE 60th and Duke

ROSE is working with the Neighborhood Pride Team (NPT), an emerging community development corporation focused on quality employment in outer southeast. NPT has identified a building near 60th and Duke they would like ROSE to renovate housing, offices and an employment skills center. In one year, NPT's volunteer training programs have already outgrown their current location, donated space in a nearby church. The Brentwood-Darlington Neighborhood Association Land Use Committee is very concerned that the Plan does not promote economic development in their community and specifically requested that this location be zoned neighborhood commercial - CN. This request was rejected by Planning staff and the Planning Commission. Planning staff's most recent advice is to go ahead and apply for a conditional use. What is the purpose of devoting three years to a long-range plan, only to have your needs ignored and to be faced with a time-consuming and expensive conditional use permit? The site is adjacent to other CN zoning that could easily be extended to include this site. ROSE and NPT request CN1 zoning for this site.

Eligibility of community-based nonprofits to receive density bonuses of the "A" overlay

Large portions of the ROSE neighborhoods are proposed for the "A" overlay allowing density bonuses to owner-occupied residential properties. I propose that community-based nonprofits are just as concerned about quality property upkeep as owner-occupants and should be allowed the same density bonuses. Vacant developable property is a scarce resource and community-based nonprofits such as ROSE can get more "bang for the buck" if, for example, we are able to build well-designed duplexes in R5a zones. Otherwise, because most of the new housing ROSE develops is rental housing, we are unable to take advantage of the density bonus. This proposal represents a relatively painless way to meet the Livable City housing goals in outer southeast

Allow detached accessory units in the "A" overlay zones

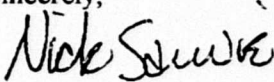
As proposed, the "A" overlay zone allows only attached accessory units. In many cases, especially neighborhoods with alleys, conversions of detached garages make the most sense. ROSE agrees with Portland Community Design's proposal to allow detached accessory units in the "A" overlay zone.

Concerns about Bureau of Environmental Services development restrictions

Three years into the Plan process, BES announced a development moratorium in the Johnson Creek basin. The Johnson Creek basin covers a huge portion of outer southeast and BES's unilateral action throws a huge roadblock in the way of our community's revitalization goals. I participated in the Plan's Technical Advisory Committee and the BES representatives never said a word about this moratorium. Again, what is the purpose of doing a long-range plan if City bureaus will not work with the community to meet mutual goals? BES's actions are particularly frustrating because most people acknowledge that the problems in the Johnson Creek basin were brought on by over-building in Gresham, yet the low-income communities in southeast Portland have to pay the price.

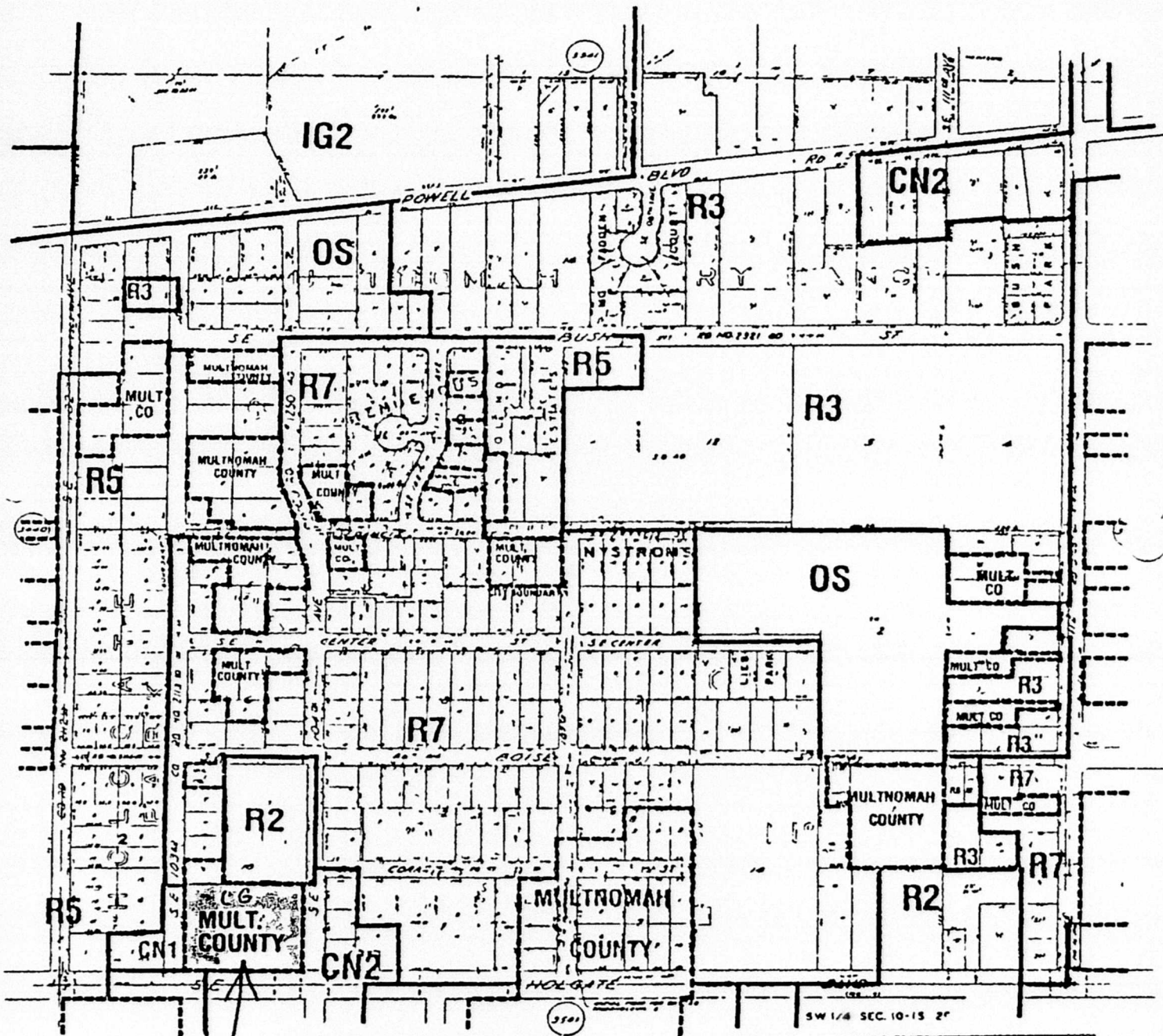
Thank you for the opportunity to comment on the Plan. If you would like to discuss further any of these issues, please feel free to call me at 788-8052.

Sincerely,



Nick Sauvie
Executive Director

35464



NOTE: Zoning designations are subject to change
 pending zoning prior to development or sale.

annexed to City of Portland. Zoning
 revised 7/92 to present Zoning CG
 (General Commercial)

CITY OF PORTLAND • BUREAU OF PLANNING

R5	Current Zoning	SCALE 1" = 200'
(R5)	Maximum Potential Zoning as per Comprehensive Plan	FORM REVISED 1/91
		3441

7/84

9-92

copy of Faxed material

RECEIVED
NOV 22 5 15 AM '95
CLERK AUDITOR
CITY OF PORTLAND OR

OREGONIANS

I N A C T I O N

L e g a l C e n t e r

BY _____

November 17, 1995

35464

Mayor Vera Katz
Commissioners Earl Blumenauer, Charlie Hales,
Gretchen Kafoury, and Mike Lindberg
1220 SW 5th Ave
Portland, OR 97204

Transmitted By Facsimile

Subject Plan Amendment Request On Preparation of Ordinance and Resolution and Implementing Outer SE Plan and 11 Subordinate Plans

Dear Mayor Katz and Commissioners

I represent Shelley and Ralph Radmer owners of property located at 15440 SE Francis Street on the North side of Powell Butte in Portland. This property is included in the Recommended Outer Southeast Community Plan ("Plan"), the property is on Section Map 3446, which is on page 269 of the October 12 draft of the Plan. The Plan would change the current zoning on the Property from R7 to R5 and impose a R5c designation on approximately one acre of the property.

The Radmers have objected to the imposition of the conservation overlay on their property at every opportunity. In May, 1995 the Planning Commission officially declined their request to drop the overlay. See the attached Amendment Request Response.

On November 15, 1995 the City Council held a hearing regarding the preparation of ordinance and resolution adopting and implementing the Outer Southeast Community Plan and 11 subordinate plans. I appeared on the Radmers' behalf to comment upon and object to the conservation zone on their property. The purpose of this letter is to confirm and supplement those objections and comments, and to submit those objection in writing.¹

By way of background, the Radmers' property is approximately three acres. Their home is on the northeast portion of the property, the balance of the property is zoned R-7 and a portion of the property contains a stand of mature Douglas Fir trees.

In November, 1994 the Radmers were prepared to harvest their trees, they had obtained the only requisite permit from the state (at that time the City did not require any permits for cutting trees). When neighbors complained about the potential loss of trees, the City council decided it wanted to stop the Radmers from cutting the trees, and notified the Radmers on November 23, 1994, requesting erosion information from the

¹As a threshold matter, the first objection is that the Radmers never received any notice of the City Council's November 15 meeting regarding the Plan. It is inconceivable that a property owner, particularly one who has officially objected to the Plan previously, was not notified of a public hearing on a matter that will so drastically affect the use of her property.

Mailing address P O Box 230637 Tigard, OR 97281-0637

*Street address 8255 SW Hunziker Road, Suite 200 Tigard, OR 97223
(503) 620-0258 FAX (503) 639-6891*

Radmers While the Radmers gathered the information, the City Council enacted tree cutting and erosion ordinances that effectively prevented the Radmers from harvesting their trees²

In March 1995, the Radmers filed a lawsuit in Multnomah County Circuit Court against the City, Mayor, and Commissioners as a result of these actions. The lawsuit alleges, among other claims, inverse condemnation for the loss of the Radmers' ability to cut their trees, abuse of public office, and violation of the Radmers' substantive and due process rights and a request for declaratory and injunction relief.

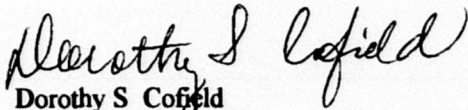
The Radmers object to the imposition of the conservation zone on their property for several reasons. First, a conservation overlay will severely restrict their ability to harvest their trees and develop their property as currently zoned, resulting in a loss to their investment-backed expectations.

Second, the conservation designation will adversely affect the fair market value of their property. As the Radmers have filed the lawsuit alleging inverse condemnation, seeking the fair market value of what they lost at the time of the issues giving rise to the lawsuit, any change in the zoning and fair market value under the Plan will adversely affect the lawsuit and cause unnecessary confusion in the damages issue. Likewise, if the Radmers prevail and the court determines that the Radmers are entitled to harvest their trees, and had been entitled to harvest the trees since November, 1994, it would be unjust and unnecessarily confusing if the Radmers then had to face the conservation overlay restrictions.

In short, the City should not adopt any conservation overlay affecting the Property pending the outcome of the Radmers' lawsuit.

Thank you for your attention to this matter. Please call me if you have any questions.

Very truly yours,


Dorothy S. Cofield
Director of Legal Affairs
Oregonians In Action Legal Center
Attorneys for Shelley and Ralph Radmer

Encls As Stated

cc Harry Auerbach, City Attorney
Clients

²The Radmers applied for a tree cutting permit under the new ordinance, but were denied the permit. They appealed the denial and lost the appeal.



CITY OF
PORTLAND, OREGON
 BUREAU OF PLANNING

Charlie Hales, Commissioner
 David C. Knowles, Director
 1120 S W 5th, Room 1002
 Portland, Oregon 97204-1966
 Telephone (503) 823-7700
 FAX (503) 823-7800

5/25/95

Dear Amendment Requester

The Planning Commission has taken tentative action on the amendments requested to the Outer Southeast Community Plan and Map, the Outer Southeast Business Plan and ten outer southeast neighborhood plans. Enclosed is the amendment request form on your request with their action noted. See the box labeled **Planning Commission's Tentative Action**.

Approve means that the Commission has tentatively approved your request and has directed staff to incorporate it into the Recommended Plan.

Revise means that the Commission tentatively made modifications to the plan based on your request but not the specific change you requested.

Drop means that the Commission has not approved your requested amendment.

An Amendments Document with the Planning Commission's tentative actions on all the amendments will be available at the Planning Bureau by June 5. Several other requests will be included that have been made since the hearings on the proposed plan that might affect zoning. They are:

The 100-year floodplain. There is the possibility that the current zoning will not be changed during this planning process. The Bureau of Environmental Services (BES) has indicated that there might be concern about increased development within the 100-year floodplain. At this time, however, BES has submitted no specific request for revision to the proposed zoning.

Areas within 1/2 mile of MAX light rail transit stations

The Planning Commission wants to consider upzoning some areas within 1/2 mile of light rail transit stations. This means that proposals to increase residential densities in some areas will be made. The Commission also has asked that amendments be made to the plan making all commercial zoning transit supportive within 1/4 mile of transit stations.

The Brentwood-Darlington neighborhood. Amendments proposing changes to the zoning have been tentatively approved by the Planning Commission. The Brentwood-Darlington Neighborhood Association Land

An Equal Opportunity Employer

City Government Information TDD (for Hearing & Speech Impaired) (503) 823-6868

Use Committee, Brentwood-Darlington Community Center Steering Committee, and ROSE Community Development Corporation submitted requests for zone changes along Flavel Drive, Duke, 52nd, 62nd, and 72nd

A public hearing will be held on the amendments and tentative actions taken Place, date and time are

**Public Hearing on Outer Southeast
Community Plan Amendments**

The Portland Building, 1120 SW 5th,
2nd floor, Room C

**Tuesday, June 20th, 1995
3 p.m. to 7 p.m.**

You are welcome to testify at this hearing or send a letter about your response to the Commission's tentative action on the amendments **The last day that written responses will be received is June 23, 1995.** Written responses received after that time will **not** be considered

After the public hearing on June 20th, the Planning Commission will hold a working session in July at which they take their final action on the plan and the amendments Public testimony will not be taken at this meeting but you are welcome to attend and listen to the Commission's deliberations Call after the June 20th hearing for the date and time

If you have any questions about this letter call either

Barbara Sack at 823-7853 Ellen Ryker at 823-7896 Paul Scarlett at 823-7827

Because you have participated in the Planning Commission's hearing process on the Outer Southeast Community Plan, you will be notified of the City Council Hearing on the plan that will take place this fall The Adopted Plan is expected to take effect on January 1, 1996

Thank you for taking the time to participate in the Outer Southeast Community planning process

Sincerely,



Jerry Brock, Phd, AIA, AICP, Project Manager
Outer Southeast Community Plan

Outer Southeast Community Plan Map Amendment Requests

Map
Amendment # 6

1/4 Section Map

3446

35464

Requester(s)

Shelly and Ralph Radmer

Organization:

Location.

15440 SE Francis Street - north side of
Powell Butte Park

Current
Land Use

Vacant

Current
Designation

R7

Proposed
Designation

R5 & R5c

**Planning Commission's
Tentative Action:**

Approve Revise Drop

x

Amendment
Request

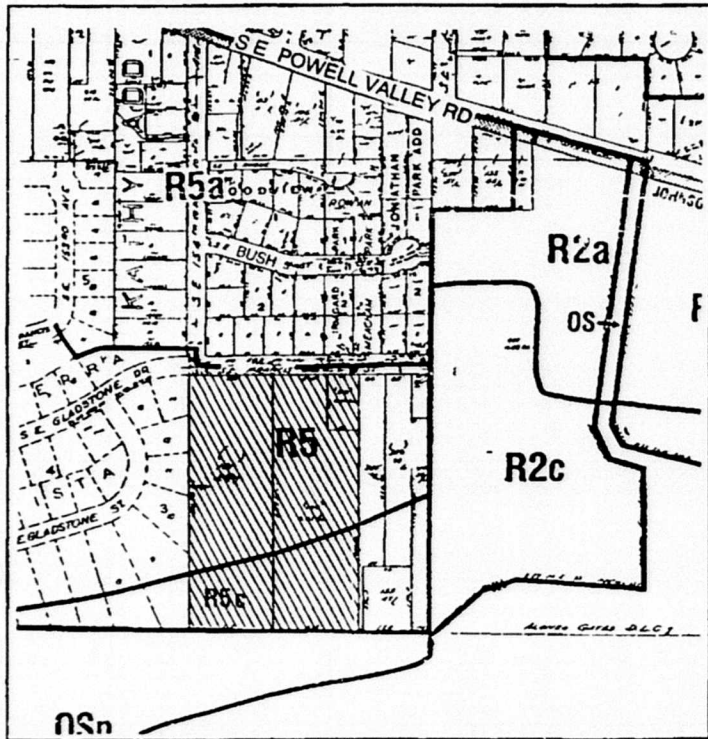
Remove "c" overlay from the south part of
site

Site:



Discussion:

The ESEE Analysis completed on this site for the Outer Southeast Community Plan indicates that a portion of the site contains sufficient constraints and natural resources to warrant adding an environmental conservation (c) overlay. The "c" overlay allows development as long as mitigation criteria have been met.



Hazelwood Neighborhood Association

OUTER SOUTHEAST COMMUNITY PLAN
TESTIMONY NOVEMBER 8, 1995

Submitted by
Sharon K Owen, Chair
1307 NE 111th Ave
Portland, OR 97220
503-253-5568

The Outer Southeast Plan and the Hazelwood Neighborhood Association

The Planning Process - For the past three years Hazelwood Neighborhood Association has participated in numerous public meetings and workshops, the Citizen Advisory Committee and in the interminable meetings that resulted in our neighborhood plan, all on behalf of the Outer Southeast Community Plan. There have been many compromises on the part of the City Planners, Planning Commission and the neighborhoods. The resulting proposed plan has received, with some provisos, the general approval of nearly all the neighborhood associations, including Hazelwood.

Density in General - We would be disingenuous if we stated that we were *pleased* about the degree of density increase represented by the Planning Commission's rezoning of our area. We have come to a position of "wait and see" about the alternative density "a" overlay which covers nearly every parcel in our area. The density increase "hit" for Hazelwood has been especially severe, since much of Hazelwood falls within the Light Rail Corridor from Stark to Glisan.

1/4 Mile Circles - While we recognize the need for increasing density and generally concur with the philosophy of major upzoning for residential areas along the Light Rail Corridor, we do not believe that drawing circles around the Light Rail Transit Stations was always a reasonable and practical procedure. Doing so does not take into consideration the traffic patterns of the neighborhoods, resulting in potentially inconceivable distances and times for access to the transit. It also does not address the housing stock and general character of the area, as to whether it is "reasonable and practical" to encourage re-development into multi-family and high density housing.

Commercial Hubs and the Gateway Regional Center - We are, however, delighted about the Gateway Regional Center designation. It will appropriately locate high density housing along with intense commercial development and meld this development with green space, transit and pedestrian friendly access. *One of the tenets of the Hazelwood Neighborhood Plan is that commercial development be concentrated in "hubs" or commercial centers.* The other side of the "hub"

concept is that the commercial area can be immediately adjacent to stable residential neighborhoods without intruding into the quality of life of the residents. It becomes essential to the planning to hold established neighborhoods inviolate in this process.

Requested Zoning Map Changes

There are eight specific areas regarding the zoning map with which we disagree with the Planning Commission to the point that we are bringing them to the City Council for change. In each case we have discussed our suggestions with Planning Bureau staff and received their input as to the effect of such changes on the overall potential for growth and the rationale used by the Planning Commission in making their determination. In four cases the Planning Bureau staff has apprised the Planning Commission of the proposed Hazelwood Amendments, but these issues arose subsequent to the final approval of the proposed plan by the Planning Commission. These requests were ones on which the Planning Commission had not taken a specific position, these instances will be indicated.

- Map 2941, Lorene Park Neighborhood from 104th east to 110th Ave, Proposed Zoning R2 5a [Map attached]

Request Return to the current base zone of R7, so that this area becomes R7a

Discussion [The Planning Commission was briefed on this item by Planning Bureau staff] This area north of Glisan is part of one of the nicest neighborhoods in East Portland, Lorene Park. It is outside the 1/4 mile transit station circle. It should not be segregated from the very fine neighborhood of which it is an integral part. (We are not protesting the R2 5a east of this area, which includes more modest housing stock.)

- Map 3041, Northwest corner, Proposed Zoning R1a [Map attached]

Request Lower the zoning to R2 5a, except for NE 105th, which should be R5a

Discussion There are a number of reasons, taken together which have prompted this request. First, referring to the above comments about the intrusion of commercial areas into established neighborhoods, although this neighborhood is within the 1/4 mile transit station circle, it is a specific example of those comments. It is

immediately adjacent to the Gateway Regional Center area and the current Gateway commercial area, albeit buffered by lots fronting both 102nd and NE Glisan. The housing stock is good to excellent (especially on NE 105th, where the houses closely resemble the ones in Lorene Park across Glisan--see attached photographs). It is not a neighborhood that will profit from the potential redevelopment of an R1 zone. In addition, there is a rather anomolous zoning pattern here, wherein the lower density R2a abuts Glisan with R1a on the interior, rather than along the transit street.

Secondly, while there is a pedestrian pathway that links the western side of the neighborhood to 102nd near the Transit Station, it is only convenient to the homes close by. Most of the neighborhood is not within an acceptable walking time to the Transit Station. There is no street or other outlet to the south that would serve the bulk of the homes for transit access.

■ Map 3041, Southwest Corner, Proposed Zoning R1a

Request Lower the zoning to R2.5

Discussion This neighborhood also lies within the 1/4 mile circle of a Transit Station. A look at the map clearly shows there is no outlet to Burnside from the neighborhood. It is not an appropriate area for high density housing that relies on Light Rail transit.

■ Map 3043, Northwest Corner, excluding properties fronting on Glisan, Proposed Zoning R1a [Map attached]

Request Lower the zoning to R5a

Discussion This neighborhood also lies within the 1/4 mile circle of a Transit Station. It is an established area of good housing stock (see attached photographs of area--note that it is under sewer construction). The only exit from the neighborhood south to Burnside is NE 127th, which is 1/4 mile from the Transit Station. The nearest home in the neighborhood is an additional 3 blocks north and the remainder of the homes are further still.

■ Map 3043, Northwest Corner, properties abutting Glisan, Proposed Zoning R1a

Request Lower the zoning to R2a

Discussion These properties were proposed by the Planning Commission as R2a in the earlier draft. While Hazelwood agrees they should be zoned higher than the residential neighborhood behind them, R1a is less appropriate than R2a, which is also proposed east of this area.

- Map 3044 and 3045, with the exception of the approximately 200' frontage on Stark, Burnside and Glisan shown on the accompanying map, Proposed Zoning R2a [Maps attached]

Request Area downzoned and returned to R5a

Discussion [The Planning Commission was briefed on this item by Planning Bureau staff.] This area is outside the 1/4 mile circle and portions are more than 1/2 mile from the nearest Transit Station (See also Discussion under the next item). To increase the density of this neighborhood is not reasonable or practical. Because there is vacant land and large lots, the area is already re-developing due to the R5 zoning, with several cluster plats of single-family homes on private streets.

- Map 3044, Intersection of 139th and Burnside, Proposed Zoning R2a

Request Zoning approximately 200' of each corner of the south side of the intersection CM, Mixed Commercial

Discussion [The Planning Commission was briefed on a version of this item by Planning Bureau staff.] 139th is the only crossing of the Light Rail tracks between 122nd and 148th. This MAX crossing was originally intended to be a station and was designed accordingly. The decision was made not to build the station, but this left the abutting neighborhoods a considerable distance from a Light Rail Station for transit access (since buses do not run on Burnside).

The proposed increases in density have not included concomitant commercial nodes or hubs to serve the nearby neighborhoods. Since this is the only crossing street, it seems logical and reasonable to include zoning that would encourage a commercial node. The Neighborhood has suggested CM as a zone which would blend the residential character of the nearby area with the commercial amenities that would serve it. The southeast and southwest corners of the intersection appear to be the only ones that seem likely to re-develop in the next 20 years.

- Map 3241, Gravel Pit at 106th and SE Division, Proposed Zoning R2.5a [Map attached]

Request R5a with a Open Space Comp Plan designation

Discussion [The Planning Commission was briefed on this item by Planning Bureau staff] This property has been discussed numerous times throughout the planning process It is adjacent to a current park and across the street from an elementary school The property's excavation is probably at least 20 years from being filled in However, the parcel represents an unparalleled opportunity to set aside park and recreational space for the future of the East Portland area This area is generally parks deficient at present and greater housing and population density can only exacerbate the present situation Therefore, this potential site must be preserved for the future

Outer Southeast Neighborhoods' Combined Testimony

The combined Outer Southeast Neighborhood Associations' Testimony is considered by the Hazelwood Neighborhood Association to be part of this testimony That testimony is vital to the concepts the neighborhoods and certainly Hazelwood promulgate The areas of recommendation and brief discussions follow

- Establish a design review process for all new development, especially near the Transit Stations, within the Regional Centers and areas around Main Streets

Design review will enhance the neighborhoods and the community in general Provisions can be made to maintain a "lean and mean" review process for development

- Create plans for open space acquisition and parks development
Create guidelines and regulations around residential development higher than R5 to assure planned recreational space and "green "

The Hazelwood Neighborhood Association's neighborhood plan has made this a central issue Appendix C contains suggested guidelines for design of commercial and residential developments exceeding four units We would like to draw your attention to the items pertaining to Open Space

- 1 e Use open space to create an aesthetically pleasing environment*
- 1 f Provide onsite exterior recreational space and facilities adequate for all types and numbers of residents In addition to providing important amenities, this will provide more privacy and noise protection for both residents of the development and those who live nearby*
- 2. For multifamily developments over four units, physically separate parking from children's recreational space*
- 3 Create recreational open space in single-family residential developments of more than eight units Ideally, this would be a minimum of one lot per eight units*

We view these four guidelines as especially important in helping to counter the double problem of insufficient parks and increased density

- Coordinate Land Use and Transportation Planning as part of the district planning process Involve Tri-Met and ODOT in the process

The City Council is the only body which can cause such joint planning to occur The bureaus themselves are handicapped by answering to different commissioners and have not been directed to collaborate It is inefficient as well as ineffective to separate these planning processes

- Use the five-minute walk analysis to determine pedestrian access to transit, especially near the MAX stations

This guideline has been used in the requests described above As previously noted, drawing a circle around the Light Rail Transit Stations without regard to traffic and circulation--i e , access--was not practical or reasonable in many cases

- Include Public Safety, Education and Human Services policies in the district and neighborhood plans

Such goals and policies have frequently been relegated to the "Advocacy Agenda" in neighborhood plans These areas create quality of life--they should be central to a City's planning processes

- Maintain existing zoning in stable, developed neighborhoods, avoid "blanket zoning "

One of the most frustrating aspects of the Outer Southeast Planning process (especially when the Planning Commission began its attempts to "get a handle" on the large areas involved) was the fact that there did not appear to be much attention paid to the character and condition of the neighborhoods "If they are close to a bus, they are now designated for intense, usually multi-family, development "

The argument has been that re-development won't occur until "the time is ripe " That attitude ignores human nature and the result will be a hodge-podge of construction and development Upzoning needs to occur where it makes sense and not solely because a neighborhood has 7000 sq ft lots or happens to have had a Light Rail Line built nearby

- Set a policy and clarify the status of neighborhood plans and the Advocacy Agendas which contain specific concerns that will not be adopted by the City

Expectations and policies regarding the neighborhood plans changed at least twice during the course of the Outer Southeast Plan This was extremely frustrating

As a member of the Title 34 Code Rewrite PAC, I have already heard discussion concerning confusion that has arisen around the Neighborhood Plans It is affecting not only the Southwest Plan and other neighborhood plans, but also the criteria for land divisions

Wilkes Neighborhood Inclusion in Outer Southeast

- Request Remove the portion of the Wilkes Neighborhood from the Outer Southeast Plan

Discussion The Hazelwood Neighborhood Association wishes to go on record as opposing in the strongest possible terms the continued inclusion of a portion of the Wilkes Neighborhood in the Outer Southeast Plan

First, the Planning Bureau violated the most express policy it had when the Outer Southeast area was determined "Only complete neighborhood associations would be included "

Second, due to the partial inclusion of the neighborhood, it was not feasible to prepare a neighborhood plan which would act as a guide in land use decisions in the future--leaving the neighborhood without the additional guidelines afforded the other neighborhoods in the Outer Southeast area--a clearly discriminatory situation

Third, as a member of the Citizen Advisory Committee for the Outer Southeast plan, I can vouch for the fact that Wilkes was not told they should participate (because they were still included in the Plan area) until at least 1 1/2 years into the process--another point of unequal and unfair treatment

Fourth, Wilkes clearly belongs to the Northeast and should be included in that planning process. The rationale that they are included because of the Light Rail Corridor was an afterthought because Hazelwood was included. The only reason that Hazelwood was included is that half of its territory is in Southeast. The inclusion of the area north of Burnside was uncomfortable for Hazelwood, since there are some differences in the character of the areas, which are now divided by the Light Rail

Including the small area between Burnside and Stark within Wilkes in the future Northeast planning process makes much more sense than including a similar area located in northeast--disconnected from the remainder of its neighborhood--being included in the current Southeast planning process. Please support the removal of Wilkes from Outer Southeast

November 15, 1995



35464

**TESTIMONY TO PORTLAND CITY COUNCIL
OUTER SOUTHEAST COMMUNITY PLAN**

PRESENTED BY OUTER SOUTHEAST PORTLAND BUSINESS COALITION

INTRODUCTION

Over the past three years, the Outer Southeast Business Coalition has invested thousands of hours of involvement in the development of the Outer Southeast Community Plan. The Coalition, comprised of representatives of the business associations and several neighborhood associations in Outer Southeast Portland, was created to enhance, encourage and market business opportunities in the Outer Southeast Portland area, lobby on behalf of existing businesses and business associations, encourage investment and re-investment in new and developing businesses, and act as a liaison between business and neighborhood associations. Members realized that, by focusing on the positive possibilities available to the area in the future, they would be in a good position to help direct the course of changes which might occur.

The Coalition has sponsored workshops for Outer Southeast businesses on the Community Plan, submitted extensive recommendations on the Community Plan to the Planning Commission, developed the Outer Southeast Business Plan as an element of the Community Plan, and, as discussed below, developed the Lents Area Action Plan. Through these efforts, it has rallied both business and neighborhood associations around a concept of an economically healthy Outer Southeast Portland and persuaded the Planning Commission to elevate the status of Lents to a priority area in the Community Plan. The Coalition and its member organizations are fully committed to remaining involved in planning for Outer Southeast Portland and to assisting in implementation of the Outer Southeast Community Plan.

To be candid, we began our involvement in this planning process with a high degree of skepticism and distrust toward a Planning Bureau-directed planning process. After release of the initial Plan Alternatives, that skepticism and distrust turned to frustration and anger, we expressed our complaints loudly to a number of you at that time. But we will be the first to admit that much has changed over the past 18 months. During that time, we have worked closely with a very cooperative Planning Bureau and Planning Commission and, as our testimony will indicate, the Coalition is in general agreement with many of the Planning Commission's recommendations. However, as indicated in last week's public testimony on the Plan, there are significant unresolved policy and site-specific zoning issues. We urge the Council to invest the time and energy to address and, to the extent feasible, resolve these

issues *before* adopting this Plan

Before presenting our testimony on the Plan itself, the Coalition would like to take this opportunity to publicly express our sincere appreciation to the Planning Bureau and Planning Commission for being interested in and responsive to our concerns and recommendations. In particular, we would like to acknowledge the personal efforts of David Knowles and Ellen Ryker. In addition, we want to acknowledge that our involvement in this planning process could not have occurred without the financial assistance of PDC in funding the technical assistance provided by the consulting firm of Cogan Owens Cogan. We owe a particular thanks to Commissioner Kafoury's office in helping us secure additional PDC funding after the initial PDC allocation so that we could continue to participate in the Plan adoption process.

This raises a recommendation somewhat outside the scope of today's hearing that we would nonetheless request that the Council consider. The PDC funding we received for consultant assistance has been extremely invaluable to our ability, as a volunteer business group, to participate in this process. Consequently, we recommend that similar funding assistance be provided by the City to business coalitions for future community planning efforts. Just as the City funds technical assistance and advocacy for neighborhood groups through the regional coalition offices, it should help fund the participation of the business sector in these long and complicated planning processes.

Finally, we would like to acknowledge the encouragement and financial support by the city's Bureau of Housing and Community Development for ongoing planning and community development in Outer Southeast Portland. As Mayor Katz announced at the August Lents Founders' Day Celebration, the Coalition has been awarded a three-year Targeted Area Initiatives Grant of up to \$35,000 per year in matching funds to develop a Master Plan and to undertake a variety of community revitalization projects for the Lents area. In addition, we have also more recently received a Community Initiatives Grant to assist in that community planning effort. This funding represents a significant and much appreciated action by the City to assist in restoring the economic viability and protecting the livability of Outer Southeast Portland. We hope and expect that the Outer Southeast Community Planning process is only the beginning, and not the end, of a long-overdue focus by the Council and city agencies on this section of the city.

The Coalition's testimony today will be presented by several Board members and address

- ◆ Outer Southeast Business Plan,
- ◆ Community Plan Vision and Policies, and
- ◆ Several overall process concerns and issues

We will be submitting separate testimony on site-specific zoning requests

OUTER SOUTHEAST BUSINESS PLAN

As previously noted, the Coalition has developed the Business Plan as a guide to economic development in Outer Southeast Portland. We are here today to request both your endorsement of this Business Plan and your commitment to making its implementation a high priority for the City.

As the Business Plan is a product developed primarily by the Coalition, with the exceptional assistance of Ellen Ryker, we offer only minor comments:

- ◆ The map of Opportunity Areas on pg 5 needs to reflect Lents Town Center and Gateway Regional Center boundaries as depicted in the Recommended Community Plan (p 52)
- ◆ The discussion of distinctive features for the portion west of I-205 (p 27) indicates that the area has a poor business image. While this may indeed be the prevailing impression, we believe that the business climate is improving through efforts such as this Plan and the Lents Area Action Plan. Consequently, we request that this statement be modified to read: "Although the area has been in decline, it is improving, both in appearance and in business climate, due in part to city, neighborhood and business planning and community development efforts."
- ◆ In the Action Chart for the Lents/Freeway Land Co Target Area (p 29), item L1 should be revised to read: "Prepare and implement a master plan for the Target Area." This would better reflect the current efforts to translate the vision prepared last spring and summer into a site-specific master plan. Also, PDOT should be added as an implementor.
- ◆ Advocacy Agenda item #1 (p 38) should be deleted. We are currently in the process of hiring part-time staff to perform this function.

An additional comment, which relates to both the Business Plan and other elements of the Community Plan and which will be covered in more detail later in our testimony, is:

- ◆ The lists of implementors of Business Plan actions are generally too limited; there are other agencies that should be included even if they are currently not inclined to step forward. For example, ODOT is absent as an implementor for transportation actions, PDOT is infrequently listed.

COMMUNITY PLAN PLAN PRINCIPLES AND POLICIES

Areas of Support

Again, we are in general support of the Planning Commission's recommended Vision, Principles and Policies for the Outer Southeast Community Plan. We specifically support

- ◆ Principles to encourage increased economic vitality in the Outer Southeast area
- ◆ Designation and development of Gateway as a Regional Center and Lents as Town Center
- ◆ Focusing employment at Gateway, Lents, along main streets and at nodes
- ◆ A Gateway-to-Airport light rail transit alignment, I-205 as a high capacity transit corridor from Gateway to Clackamas Town Center, and development of a Lents light rail station (Note we specifically support light rail along I-205)
- ◆ Maintaining existing zones where development patterns are not likely to change
- ◆ Increasing the depth of commercial zoning to full-block zoning where feasible
- ◆ Designating the Freeway Land Company property as a mixed-use employment center
- ◆ Creation of new open space, similar to Forest Park, in the undeveloped portions of the north side of Mt. Scott

Requested Policy Addition

Regarding recommended Policy Actions, under the Economic Development Policy (p 54), we request the following be added as a project. While the development of Gateway as a regional center is included, it appears that Lents has been overlooked

"Support the development of a Town Center at Lents as designated in Metro's 2040 Plan "

Areas of Concern

While supporting the bulk of recommended Plan principles and policies, we have lingering questions and concerns regarding the following issues

Johnson Creek Plan District Amendments (p 148-161)

Relatively late in the process, a significant expansion of the Johnson Creek Plan District was

proposed (p 148) While we have no objection to inclusion within the District of legitimate floodplain areas, we are concerned about the application of Plan District regulations to a large residential area and to additional commercial and industrial uses north of SE Foster Rd Inclusion within the District to protect natural resource values is one thing, subjecting all uses within the expansion area to onerous Plan District regulations is another

This concern is exasperated by the continual last-minute changes to Plan District regulations *without the benefit of adequate public review* The Plan District amendments before you today have not been previously circulated for broad public review (outside of this Recommended Plan) Rather, as we understand their genesis, they are compromise amendments developed by the Planning staff and the Bureau of Environmental Services (BES) in response to 11th-hour, wholesale amendments requested by BES We had been assured by the Planning staff that there would be a public process to review and comment on these amendments *prior to their final consideration by Council* This becomes especially critical when development is significantly impacted (e.g. 20-foot buffers for residential development abutting the Springwater corridor) without property owners being advised

We support the proposed provisions for the transfer of development rights and bonus densities However they are limited to single family housing developments, absolutely no incentives (only regulations) are offered to the other types of land uses within the District

Gateway Plan District Amendments (p 162-184)

As with the Johnson Creek Plan District, significant changes are proposed in regulations governing an expanded Gateway Plan District Again, we feel that these changes have not been adequately explained to the community and are concerned that a significant number of businesses will be unknowingly adversely impacted *Further discussion with the community on the implications of District expansion and these amendments is needed prior to their adoption*

We are unable to support the recommended Plan District expansion and ordinance amendments primarily because of their lack of flexibility For example, the amendments would prohibit a number of the types of the businesses that are currently operating in the area, e.g. vehicle repair and drive-throughs Exterior display and storage would also be prohibited Surface parking would be limited to 50% of a site's area or 40,000 sq ft, whichever is greater These are arbitrary limitations that we fear may restrict the ability to expand existing businesses or to attract new businesses to the area

The Planning Commission has recommended that housing be required in C and EX zones within the District in order to introduce the concept of mixed use As a requirement versus incentive, this provision is a significant citywide policy that deserves broad public discussion rather than "slipping" it in in the final Recommended Plan

Finally, we cannot support the blanket application of the "t" Transit Overlay Zone to an

expanded Plan District without further community discussion of the implications of this action. While such an overlay may be appropriate for transit stations, we do not believe that it should be applied to the entire Plan District as it would unduly restrict the types of uses permitted.

Other Issues

The Plan proposes that a large area to the east of I-205 within the Gateway Plan District Area be acquired for park development (p. 68). While we strongly support additional parks in the area, we are concerned about how this acquisition can be accomplished without adversely affecting existing businesses. Again, we do not believe that property owners and businesses in the area have been adequately advised of this proposal and its implications.

Finally, we request that supplemental compatibility standards be made available as an alternative to formal design review in all commercial areas with a design overlay.

LENTS AREA PLANNING

The Coalition, as part of its involvement in the Community Plan process, has been working with business and neighborhood associations, regional, state and local agencies, individual businesses, and other interested parties to develop a collective vision and action plan for the Lents area. Three visioning exercises have been conducted to date. The first, co-sponsored by PDC and BOP in January, attracted over 50 persons (including representatives of federal, state, regional and city agencies). One of the products of this exercise was agreement to create a broadly-representative committee to continue the visioning and planning process. The second exercise in February identified a variety of elements for inclusion in a short-term Action Plan for the area. At the third meeting, a program for preparation of a Master Plan was developed. Due in large part to these efforts, the Coalition has recently been awarded grant funding by BHCD to develop a Master plan and to conduct a variety of community development projects for the Lents area.

The Coalition strongly supports the Plan's proposed approach to the Lents/Freeway Land Company area and, specifically, the following:

- ◆ Designation of a Lents Town Center subarea and the Freeway Land Company property as a mixed-use employment center
- ◆ Designation of pedestrian districts on both sides of the I-205/Foster interchange,
- ◆ Designation of the northern 2/3 of Lents as a "distressed area" so that new construction and housing rehabilitation are eligible for limited tax abatement
- ◆ A combination of EG and IH zoning for the Freeway Land Company site

- ◆ On the west side of I-205, EX zoning along SE Foster between 82nd and 86th, CG zoning along Foster between 86th and 91st, EX zoning along Foster between 91st and I-205

On the east side of I-205, EG zoning along Foster between 99th and 104th

- ◆ Increased multi-family housing densities in proximity to Foster Blvd commercial areas and along I-205

The most important action that can be taken through the Plan is to recognize the need for additional, site-specific planning for the Lents area. This is the first area within Outer Southeast being targeted for intensive, site-specific planning as a byproduct of the Community Planning process. With this in mind, the Coalition requests *recognition of this area as the highest priority for additional planning, capital investment, development assistance and other government services within the Outer Southeast planning area*. The designation of the Gateway area as a Regional Center provides it automatic regional and local attention. The Lents area, on the other hand, has been the subject of a variety of localized planning studies in the past, but with minimal investments and improvements to show for these efforts. Without targeted energies and resources, it is feared that the Plan proposals for the area will join these other documents on the shelf.

As discussed, the Coalition is engaged in a broadly-based community planning effort for the Lents area. In order for that effort to be meaningful and successful, we will need to have the flexibility to amend the Plan designations and zoning for the area that will be adopted with this Plan. To that end, we request that the Council include in the Plan a directive to the Planning Commission to initiate those the process for public review and Council approval of Plan amendments and zone changes needed to implement the completed Lents Area Master Plan. Without such a commitment to being flexible in terms of the Plan designations and zoning currently being applied to the area, the master planning effort will be meaningless and a potential waste of the city's (BHCD) own money.

MISCELLANEOUS ISSUES

Johnson Creek 100 Year Floodplain Zoning Moratorium

During Planning Commission deliberations, BES came forward with a request to impose a moratorium on any zone changes within the 100-year floodplain. We testified at that time and repeat here our concern that considerable effort has been expended over the past three years to identify appropriate zoning in the Plan area, with numerous compromises and trade-offs. A moratorium on zoning within the floodplain has never been discussed with affected neighborhood and business associations and property owners. *Absolutely no justification for such a moratorium has been provided*.

Implementors

Much of the Plan implementation appears to be driven by the "willingness" of agencies to be listed as implementors. If this is a *comprehensive planning effort*, it should address all aspects of the functioning of Outer Southeast Portland. We recommend that the Council identify appropriate implementors and let these agencies argue against participation, versus allowing self-elimination.

A related concern is the deferral by the Portland Department of Transportation (PDOT) to the Regional Transportation Plan (RTP) as an excuse not to include a number of transportation improvement requests submitted by neighborhood and business associations. The irony is that the Transportation Planning Rule (TPR) is cited as the rationale for much of the Plan, yet identification of specific transportation improvement projects is unacceptable because of a preference to defer to future transportation planning projects, such as the RTP.

Advocacy Agendas

Appendixed to the Business Plan and the various neighborhood plans are lists of actions requested for inclusion in the Plan by the Coalition and neighborhood associations. These items have been relegated to this non-status with minimal, if any, explanation as to their inappropriateness for Plan inclusion. Significant frustration was vented at the Planning Commission hearings about the perceived arbitrariness of delegating community requests to these "agendas." This issue, however, is simply illustrative of a larger frustration that the Plan before you today is not a "community plan", but rather a city-imposed plan with community input solicited.

Excessive Commercial Zoning

Repeatedly during the planning process, we have heard it asserted that there is excessive commercial zoning in Outer Southeast Portland. This assertion has served as a defacto directive to the Planning Bureau to propose significant changes in commercial zoning throughout the planning area. However, at no time has the community been provided information to support this assertion or been asked to engage in a dialogue as to its validity.

Difficulty of Volunteer Participation

Finally, we feel compelled to note the onerous burden placed upon citizen volunteers to effectively participate in this planning process. In addition to the sheer volume of materials, our participation has been frustrated by significant last-minute revisions to proposed regulations, a lack of comprehensible maps to illustrate proposed Plan designations and zoning, inconsistent distribution of materials, and no explanation of how individual businesses and property owners may be affected by proposed changes. We have had the luxury of professional consultant services to assist us in participating in this process. We are convinced that most businesses and property owners in the area are completely unaware that

they may be affected by this Plan. The reason for this is not by any means lack of notice, rather it is the sheer difficulty in tracking a complex, three-year process from beginning to end while trying to earn a living, raise a family, etc

CONCLUSION

In conclusion, we wish to reiterate our appreciation to the Planning Bureau and Planning Commission for their encouragement and support for our participation in this planning process and for their responsiveness to our requests. Key points in our testimony today that we wish to stress include

- ◆ Funding assistance be provided by the City to business coalitions for future community planning efforts
- ◆ Significant last-minute changes have been proposed for the Johnson Creek and Gateway Plan Districts without the benefit of adequate public review. We are unable to support the recommended Plan District expansions and ordinance amendments due to their lack of flexibility and potential adverse impacts on the expansion of existing businesses and the attraction of new businesses to these areas
- ◆ Request that the Lents area be recognized as the highest priority for additional planning, capital investment, development assistance and other government services within the Outer Southeast planning area
- ◆ Request that the ability be provided to readily amend the Plan designations and zoning being applied by this Plan during development of a Master Plan for the Lents area
- ◆ Inclusion of additional agencies as implementors
- ◆ Need to simplify the process for effective citizen participation

We look forward to the finalization of this planning process, recognizing that the true work begins with adoption. We appreciate this opportunity to appear before you today and are available to further discuss any of these issues.

35464

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DAVE RA CLARK JUNIOR
CITY CLERK

BY: _____

October 29, 1995

Portland City Council
C/O Cay Kershner, Council Clerk
1220 S W 5th Avenue Room 202
Portland, OR 97204

RE: Proposed Outer Southeast Community Plan

This letter is in response to the recommendation to rezone our property located at 5806 S.E. Center, Portland and several other properties in our neighborhood from R2.5 to CGb We have been told that by rezoning the property to commerical zoning would enhance more businesses to come on to Foster. Where our properties are located it seems likely that one of the reasons for rezoning to commercial would be to make for additional parking. We feel that the following justifies not rezoning our properties.

1. The property located to the south of our property which is directly behind us, 58th and Gladstone, is a manufacturing shop which does not service retail customers. This property does not need additional land for parking.

2. The property located to the southwest of our property which is across the street from us, 58th and Foster, is a moving and storage business and does not service retail customers. This property does not need additional land for parking

3. The property located to the west of our property which is also across the street from us, 58th and Center, is a four plex which has its own parking

In addition we (home owners) would love to see business's on foster road flourish as much as they would (Foster business's & the City) but for them to better serve customer's and the neighborhood they themselves will need to clean up their business's and different types of business's will need to be brought into the neighborhood

Thank you for giving this rezoning request a second look.

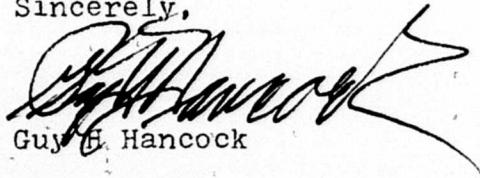
Stan & Joan Hackathorn
STAN & JOAN HACKATHORN
5806 SE Center
Portland, OR 97206

35464²

In summary, I believe the proposed 101' x 80 foot commercial zone acting as a buffer to the planned low density Multi-dwelling unit development is an ideal use of this lot, and fits in well with the neighborhood and will enhance the livability of the residential development in the area. I have enclosed some photos which will give you a better perspective on my zone change request.

Thank you for considering my request.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy E. Hancock", written in a cursive style.

Guy E. Hancock

Now **35464**, 1995

Portland City Council
C/O Gay Kershner, Council Clerk
1220 S. W. 5th Ave, Room 202
Portland, Oregon 97204

Re: Hearing on Nov. 8th on OUTER
SOUTH COMMUNITY PLAN

RECEIVED
NOV 6 9 59 AM '95
BARBARA CLARK EDITOR
CITY OF PORTLAND OR
BY _____

S.E. KELLY ST. FROM S.E. 122nd to S.E. 120th
S.E. 120th BETWEEN S.E. KELLY & S.E. TIBBETTS
S.E. TIBBETTS ST. FROM S.E. 122nd to S.E. 120th

Dear Sir:

Attached herewith is MAP No. 3342 on which the Bureau of Planning has set forth their recommended zoning. On this map, the residences in our circle of S.E. Kelly St. from S.E. 122nd to S.E. 120th, up S.E. 120th between S.E. Kelly & S.E. Tibbetts, and S.E. Tibbetts from S.E. 120th back to S.E. 122nd are recommended to be zoned R5a, both sides of the streets. I FULLY AGREE WITH THIS ZONING PROPOSED BY THE BUREAU OF PLANNING AND RECOMMEND THAT THE PORTLAND CITY COUNCIL ACCEPT THEIR RECOMMENDATIONS. I feel that the families in our circle will be very pleased with the recommended R5a zoning.

This same map recommends that the area north of our circle, covering S.E. Woodward Street and S.E. 120th and S.E. 121st, be zoned R5a. I am told that the families in that area were also asking for the R5a zoning. I'm sure they will also be very pleased.

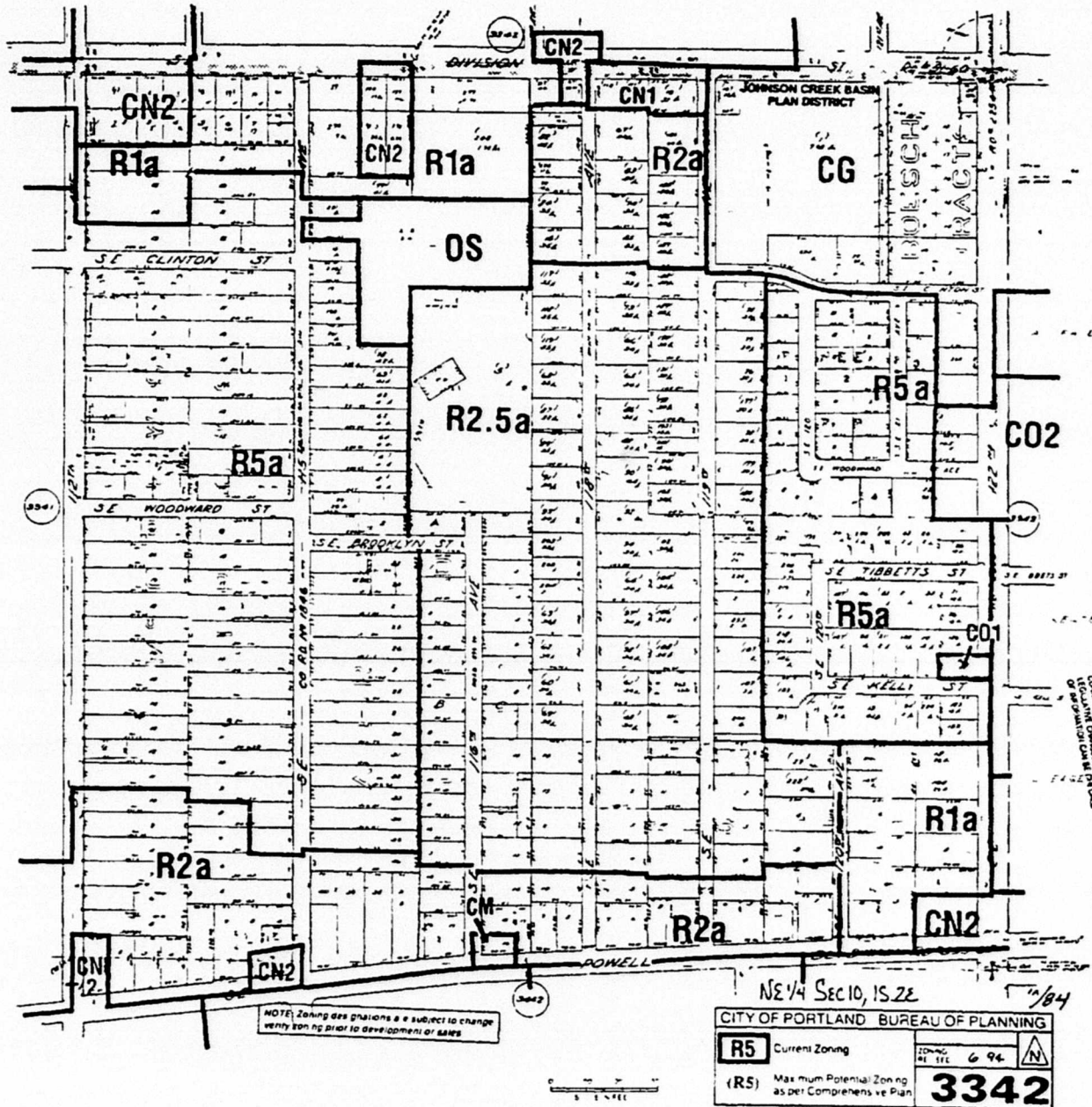
We met with the Bureau of Planning many times in the past 18 months and they listened to our concerns. Please thank the BUREAU OF PLANNING FOR THEIR RECOMMENDATION of R5a zoning in our area.

Best Regards,

Lawrence V Parker

Mr Lawrence V Parker
12007 SE Kelly St
Portland, OR 97266 1045

35464



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning
 October 1995

Attachment to
 Lawrence V. Parker
 11/1/95

35464 #1803

OCT 27, 1995

Planning Bureau

① support Centennial Amendments
to the outer Southeast Plan

① line to support R7 to the
the 30+ acre land fill adjacent to
Harold Oliver School or made into
a park.

Thank you

DENJAN S. SCHEER
15300 S.E. MAIN
PORTLAND ORE 97233

PRECINCT 4338

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RA CIVIL DIVISION
CITY OF PORTLAND

B'

35464

11716 S.E Lexington St
Portland, Or 97266

RECEIVED
(503) 761-7485
OCT 30 11 13 AM '95

BARBARA CLARK, JUNIOR
CITY CLERK - PORTLAND OR

BY _____

Portland City Council
c/o Cay Kershner, Council Clerk
1220 S.W 5th Ave., Room 202
Portland, Or 97204

I will not be able to attend the public hearings on the Outer Southeast Community plan scheduled for Nov. 8 th and Nov 15,1995 as I will be out of state on business, but I would like to submit this written material for the City Councils consideration

I recently purchased a piece of property from the estate of Annie Lucille Karger located at 12938 S.E. Foster Road, Portland, Or. 97236 Legal: LAMARGENT PK PLAT 2 TL 5200 Lot 21 Map 3643. The lot is approximately 101' x 329' - 31,934 sq ft.

I am writing to request an alternate zone change for that property from the one being recommended to the City Commission by the City Planning Department. The Planning Department is recommending a R2a for the entire 31,934 sq. foot lot. I am requesting that the 101' x 80' part of the lot facing Foster Road be zoned NEIGHBORHOOD COMMERCIAL with the remaining 101' x 249' to the south be zoned R2a as the Planning Dept. recommends.

The reason for my request is that the adjoining properties to the west of mine along Foster Road are zoned Neighborhood Commercial to 128th ave. Second, the Foster Food Market is built right on the property line next to the front of my lot. Third, the heavy traffic on Foster makes the existing house less than desirable as a residence. Fourth, the existing house sits on the NE corner of the lot close to Foster Road, with ample room for off street parking on the west side of the house. The existing house is far better adapted to a commercial use as a small office building or neighborhood beaut.y/barber shop etc. than it is as a residence.

If the zoning is changed to R2a on the southern 101' x 249' part of the lot I plan to develop a duplex apartment complex on that portion of the land. The 80 foot commercial area to the north would serve as a buffer zone between the apartments and the noise from Foster Road.

34601

11316 #1803

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NOV 03 1995
MAYORS OFFICE

Oct. 31, 1995

City Council
1220 SW 5th Ave.
Portland, Or 97204

Hon. City Council Members:

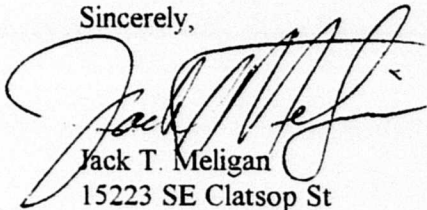
My name is Jack T. Meligan. I own lot #134 (please see enclosed map) located at 4231 SE 136th Ave.

I will not be able to attend the Nov. 8th meeting but would appreciate your consideration of the following:

I am requesting my zoning be changed to R2. The lot immediately north is proposed R2. The lot immediately south is proposed to remain R10.

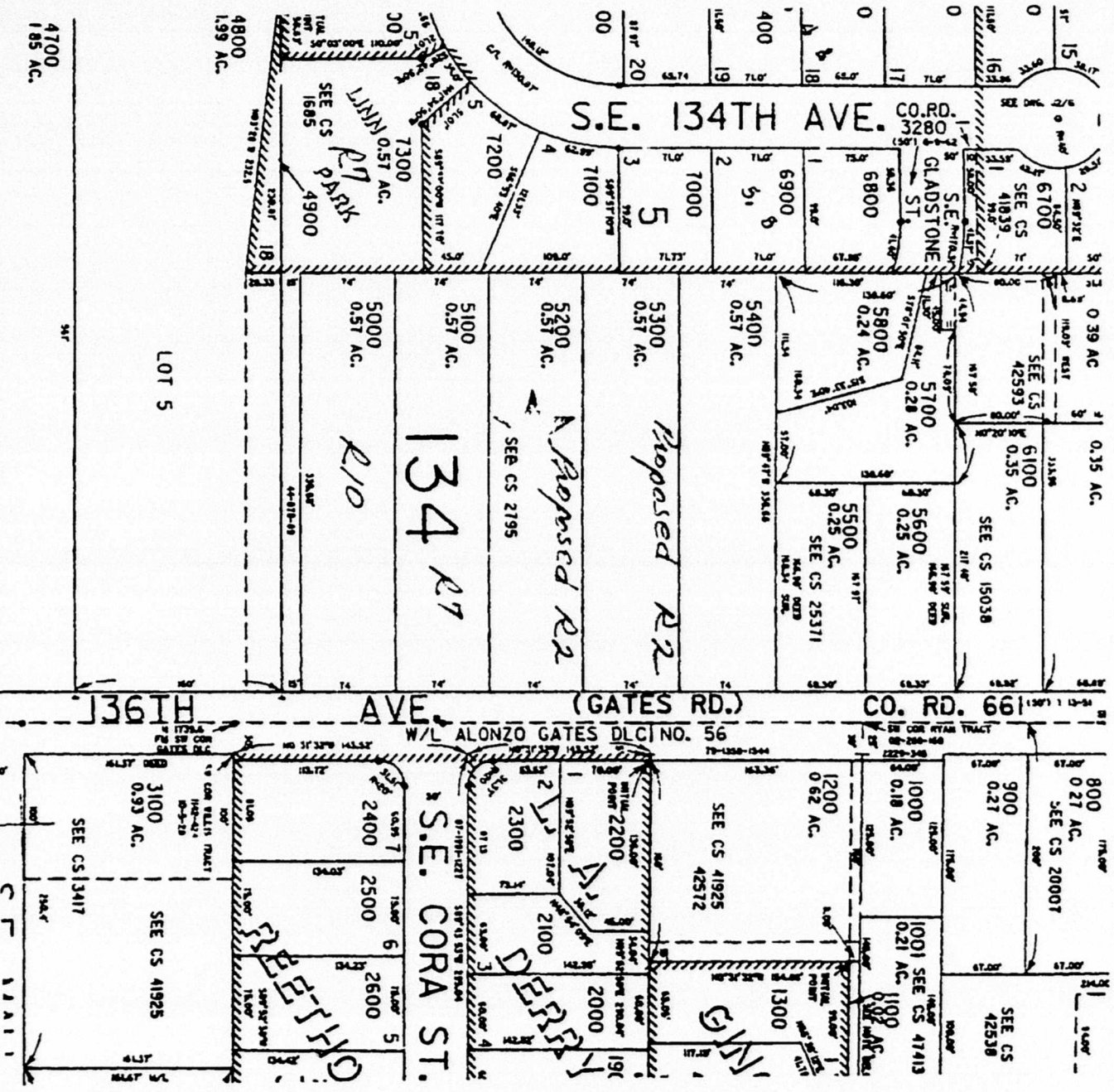
I am in the process of purchasing the lot immediately north. If both lots were to be zoned R2 it would enhance future development.

Sincerely,



Jack T. Meligan
15223 SE Clatsop St
Portland, Or 97236

35464



Submitted by Jack Milligan
11/3/95

JOHN AND SALLY MOE
1140 NE 152ND
PORTLAND OR 97230
(503)253-2175
FAX (503)253-9961

35464

Cay Kershner, Council Clerk
Portland City Council
1220 SW 5th Room 202
Portland, OR 97204

November 4, 1995

Dear Cay,

We are writing this letter as written testimony to go on public record in reference to the outer SE Plan

We are very concerned about the zoning changes surrounding the MAX corridor, especially the area around 148th between Stark and Glisan We feel the proposed changes are too dense, especially where there are existing neighborhoods involved

We realize the ultimate goal surrounding the MAX light rail is to accommodate a large number of dwellings that will use MAX and reduce traffic flow in the city We are concerned that the plan will involve upzoning existing neighborhoods We will thereby be mixing high density multi-family dwellings with established single family neighborhoods, thereby changing the entire ambience of these neighborhoods We feel that existing neighborhoods should not be upzoned There are plenty of empty lots immediately surrounding the light rail path that can be turned into these high density multi-family dwellings Please leave our existing neighborhoods alone Those of us that live in East County would like to protect the "country feeling" that we have maintained for so many years Please target your high density development to the empty lots in the area and leave the existing structure of our residential areas alone

Here are a few other key points we would like to express

- 1 Notification should be given to property owners in the area of any zoning requests, especially those involving upzoning
- 2 Again, do not upzone existing properties in established neighborhoods
- 3 Property owners who are on boundary streets should be grand fathered to protect them against having their property taxes being raised as their neighbors homes are developed into multi-plexes thereby raising property tax base and sometimes forcing existing neighbors into selling "just to be able to pay their property taxes"
- 4 Help ensure safety in our neighborhood against problems created by the MAX rail platforms Have a highly visible police presence in these areas Monitor ALL MAX stops with vides cameras

Thank-you for reading our concerns Please help us to maintain safe and quality neighborhoods in the East County area

Respectfully,

John Moe
Sally Moe

John and Sally Moe



35464

November 3, 1995

City Council
City Hall
Portland, Oregon 97204

Re Outer Southeast Community Plan
SE 99th and Glisan

Dear Council Members

I represent Mr Dave Boland the owner of certain property on NE Glisan between 99th and 100th and his real estate broker, Mr Robert Hildebrandt Their property, shown on the attached maps, is legally described as Lots 1,2,3,4 and 43 ,Block 2, Lewis Park and Tax Lot 226 Section 33 T1N R2E (1/4 sec map # 3040)

Mr Hildebrandt has been actively marketing this property for the last four years He has responded to over 150 inquiries None of these inquiries turned into offers to purchase The primary reason is that prospective purchasers wishing to develop at the RH density did not follow through when it was pointed out that the zoning allowed only one parking space for each four units would be allowed Simply put, a 100 unit apartment could only have 25 parking spaces

The property to the south of the my clients' site is an existing cellular telephone facility This property also has an approved Conditional Use for an enlarged facility According to the owners, it is not for sale This severely limits my clients' ability to increase the size of their holdings and therefore limits their development options

Property to the south is zoned RH and the plan before the Council continues that zoning pattern

What is changing in this area is the prior CO2 and CG zones are being changed to CXd to allow for more intense future commercial and residential development (See Gateway Regional Center Action Chart) This is clearly shown in comparing the attached map labeled map 1 with that of map 2, the zoning proposed by the Planning Commission

Boland-- 99th and Glisan Site
November 3, 1995
Page 2

We request that this CX zoning be expanded to include the above referenced property. It would provide my client with the additional development options envisioned for this area. Such an expansion would not adversely limit development potentials in the RH zone south of the cellular facility nor would it adversely impact the convalescent home on the southwest corner of NE 99th and Glisan.

Thank you for your attention to this request.

Very truly yours



Spencer H Vail

encl 2 maps

(to replace testimony submitted 11/8/95

35464

The fact that density increases are even being considered in **ESTABLISHED** single family neighborhoods is a betrayal of the trust that voters placed in you when you were elected. To allow an apartment unit to be built in an established single family residential neighborhood is not acceptable. To not only allow but to encourage a great many apartment buildings to be constructed in single family neighborhoods is an absolute gross betrayal and a stinging slap in the face. If the tables were turned and we decided it would be fine to put apartment units all around your home, to devalue it and to add crime, traffic and taxes how would you feel? Our neighborhoods were established as single family neighborhoods. Would you feel as comfortable in increasing the density in say Eastmorland as you seem to be here in our neighborhoods? We have worked **HARD** for our homes. It is morally wrong for **ANY** governmental agency to reduce the fruits of our labor into dust in our hands. This is **AMERICA** many here in this room have fought in various wars to insure the sanctity of our homes. To insure the sanctity of **YOUR** home. Many have died in the cause. How can you even **CONSIDER** the dissolution of our peaceful neighborhoods when other more reasonable solutions are at hand? We have attempted to accommodate the Bureau of Planning and have dealt in good faith with them only to find we were taken advantage of and

35464

seriously used and mislead

As responsible citizens we realize the growth problem, in itself, is not your fault. As responsible citizens we are willing to participate in a equitable solution. In addition, we realize the pickle we are in with regard to light rail. Again, as responsible citizens we want to do what we can to help modify the situation, but NOT at the expense of our homes or the personal well being and security that we have worked for all of our lives. Instead we offer a measured and tenable approach. Please listen to my friends and neighbors here tonight, and examine our submittals to the Planning Bureau with your own eyes.

35464

- 1 An immediate moratorium on any construction in the interior sections of the corridor area
When the status of the entire area is determined and passed by council, then lift the moratorium
2. Be aware of the serious problems in Tacoma caused by blanket zoning Consider the living units that have been added to our neighborhood since annexation. Do not allow construction to over build demand or services
- 3 Increase the density first on **UNDEVELOPED** land along the boarder streets of the 1/4 mile Max Corridor The boarder streets being 148th, 162nd, Stark, Burnside and Glisan.
- 4 Leave the developed lots inside the boarder streets as they are These are established neighborhoods with tall trees and pleasant quiet narrow streets
- 5 When currently undeveloped lots become largely developed consider again the living units that have been added to our neighborhood Do not allow construction to overbuild demand or services.
- 6 If it is determined that additional density is required, build only single family and duplex homes on the undeveloped lots within the established neighborhoods Do not allow construction to overbuild demand or services
- 7 If after step #6 additional density is required, allow flag lots to be established from lots excceding 15,000 square feet for the construction of single family and duplex homes Do not allow construction to overbuild demand or services
7. That a highly visible police presence occur on the boundary streets.
- 8 That the boundary streets receive frequent attention by cleaning and maintenance departments
- 9 A slow and steady approach is required **NOT** blanket overlays Growth is expected from now on It is not productive to zone for and build apartment units for 20,000 people this year even if it were possible Prudence tells us to take it one step at a time Builders and developers have testified before the Planning Commission and the City Council that the area cannot economically deal with a sudden influx of rental units There are not enough people currently living here to fully occupy existing dwelling units
10. The last question on this list quite possibly should be the first on your list Who benefits? Where is it written that we must sacrifice our money, homes and life style for people that do not even live here Maybe never will? So why the rush to increased density? MAX

With regard to Max why not try some new approaches to rider ship before resorting to drastic solutions? Here are some ideas

- A That Metro install surveillance cameras at the Max stops to deter crime and drug dealing That panic buttons be included in the surveillance net That Max stations and approaches be well lit
- B Put a conductor in each Max car to insure order, particularly in juvenile passengers
- C Install air conditioning or at least add vents The windows don't open.
- D. More frequent service during peak hours

35464

- E. Continuous loop cross town feeder bus service Who is going to walk 1/2 mile in the rain with hands full of packages or kids when they can drive?
- F Lower monthly pass rates When reading the sign on Tri-Met busses it is very difficult to believe that they are really keeping 219 cars off the road when they run around most of the day nearly empty
- G There is no place to go on Max except downtown and little shopping or services along the way
- H The thought that bicycle riding, walking and mass transit will work in the outer county is a myth It works reasonably well in the inner city area because distances traveled are usually measured in blocks In the outer county it is miles This is Oregon Except in the three months of summer weather is usually inclement There are not very many people that are stout enough to walk or ride their bikes a few miles in the cold pouring rain to work or elsewhere.

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GLENFAIR ASSN
JERRY BRNST

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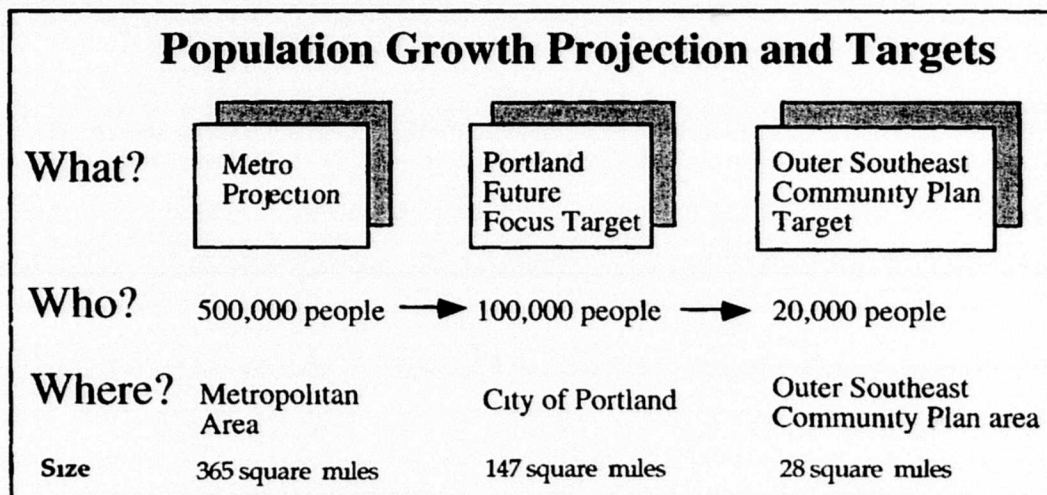
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Housing Unit Projections and Population Growth

Why did we decide to plan for 20,000 people moving to outer southeast by 2015?

Outer Southeast Community planning staff set a target for population growth in the plan area over the next two decades early in the planning process. It is to accommodate 20,000 new residents. This target was derived from the goal set by Portland Future Focus of attracting 100,000 new residents to the City of Portland in that time period. Portland Future Focus set this goal because Metro has predicted that half a million people will move to the area over the next 20 years. To prevent sprawl at the edges of the metropolitan area and to prevent Portland's share of population and jobs from declining, a goal was set to attract one-fifth of this growth. Since outer southeast is roughly one-fifth of the city's land area, planning staff decided that outer southeast should accommodate one-fifth of the 100,000 new residents.



Why do we need 14,000 new housing units in outer southeast by 2015?

Planning Bureau staff determined that 14,000 new housing units are needed to house the current population plus 20,000 new residents in outer southeast in the year 2015. Dividing the desired 2015 population by expected average household size gave staff the number of housing units needed to accommodate this growth in population. Average household size for 2015

was calculated using Metro's projections published in their 1994 Regional Forecast for the Portland-Vancouver Area for population and number of households in outer southeast census tracts

Average household size is expected to decline in outer southeast over the next 20 years. Shrinking average household size is projected because this has been the trend for several decades and the population is aging. Both 1990 and 2015 average household sizes are larger in outer southeast census tracts than for the City as a whole. In 1990, average household size was 2.57 persons per household in the outer southeast census tracts. In 2015, it is projected to be 2.31 persons per household.

Housing Outer Southeast Residents in 2015

Current residents	121,290
plus	
new residents	+ 20,000
equals	
the 2015 population	141,290

Needed housing = $\frac{141,290 \text{ people}}{2.31 \text{ persons per household}} = 61,165 \text{ housing units}$

Additional Housing Units Needed

61,165 housing units needed
- <u>49,300</u> existing housing units
11,865 additional housing units needed
+ <u>2,446</u> vacant units for a 4% vacancy rate
14,311 new housing units

Obviously, more housing is needed for the 20,000 new residents. What is not obvious is that more housing is also needed for the existing number of people in outer southeast because they will be living in smaller households in 2015. Fewer people, on the average, will be living in each housing unit. Outer southeast has had an average vacancy rate of 4% for several decades. If no housing units are vacant, housing prices and rents will become prohibitively high. Therefore, staff has allowed for a 4% vacancy rate. Planning staff rounded the 14,311 housing unit figure off to 14,000. This means that slightly less than 4% of the units would be vacant.

What are the 14,000 housing units needed for ?

These are needed to house both new residents and the current number of residents in smaller households

20,000 new residents need	8,658 housing units
121,290 current residents need	52,507 housing units
A 4% vacancy rate requires	<u>+2446 housing units</u>
Total units	63,611 housing units
Minus existing housing units	<u>-49,300 housing units</u>
New housing units needed	14,311 housing units
	52,507 housing units
The current number of residents need	<u>-49,300 housing units</u>
	3,207 additional housing units

What do the housing unit projections tell us?

Making housing unit projections is a way of estimating how our recommended zoning changes will affect construction of new housing. Since the outer southeast plan area is underdeveloped and in some places undeveloped east of I-205, the amount of housing in the area is expected to increase even if the zoning stays the same. The recommended plan changes the amount of housing construction that can be expected.

- **It is projected that the Recommended Outer Southeast Community Plan will lead to the construction over 14,000 new housing units.** This is about one additional unit per acre over the amount of housing that currently exists in outer southeast.
- **Changes in the Comprehensive Plan designations and zoning increases the amount of housing likely to be built by about 5,900 housing units.** Under current zoning patterns, it is estimated that only enough housing will be built to house about 8,660 more households.
- The effect of changes is a decrease minimum lot sizes for single-family dwellings and increasing the amount of land on which attached single-family, and multifamily housing can be built.

Potential Buildout

At the end of the 20 year span of the Outer Southeast Community Plan, most of the existing housing and other buildings, it is assumed, will still be standing. Planning staff estimates that **only 45% of the available land that can be built on will be built on in the next 20 years.**

- Under current Comprehensive Plan designations, the percentage change in the number of housing units over the next 20 years is estimated to be 17%,
- Under recommended designations, 30%, the percentage change in the number of housing units over the next 20 years

How many units would be built in each neighborhood?

Following are summaries of potential housing unit projections under existing and recommended designations. These are units in all residential designations and in commercial and employment designations.

Potential Housing Units by Neighborhood under Current and Recommended Comprehensive Plan Designations

Neighborhood	Total Size in Acres	Existing Housing Units	Current Comp. Plan			Recommended Comp. Plan			Difference in % change
			Added Housing Units***	Total Housing Units	% Change	Added Housing Units	Total Housing Units	% Change	
Brentwood-Darlington	1,033	4,285	473	4,758	11%	697	4,982	16%	5%
Centennial	1,509	6,895	662	7,557	10%	924	7,819	13%	3%
Foster-Powell	417	2,709	62	2,771	2%	237	2,946	9%	7%
Hazelwood	2,071	7,008	1,106	8,114	16%	2,062	9,070	29%	7%
Lents	1,707	6,163	822	6,985	13%	1,295	7,458	21%	8%
Mill Park	549	2,421	279	2,700	12%	422	2,843	17%	5%
Montavilla	940	6,190	305	6,495	5%	796	6,986	13%	8%
Mt. Scott-Arleta	389	3,010	66	3,076	2%	275	3,285	9%	7%
Pleasant Valley	2,565	1,037	2,352	3,389	227%	2,908	3,945	280%	53%
Powellhurst-Gilbert	1,836	6,250	1,783	8,033	29%	3,544	9,794	57%	28%
South Tabor	390	2,630	80	2,710	3%	133	2,763	5%	2%
Wilkes	166	NA	255	0		837	837		
Unclaimed				0		0	0		
Multnomah County	358	NA	168	168		171	171		
Clackamas County	371	NA	248	248		294	294		
TOTAL		48,598	8,661	57,004	17%	14,595	63,193	30%	10%

* Existing units for Wilkes and unclaimed Multnomah and Clackamas County are not available. 49,300 total housing units is the estimated total in the plan area.

Conclusions:

- The least developed neighborhoods - **Powellhurst-Gilbert** and **Pleasant Valley** have the greatest increase in potential units under both existing and recommended designations. Both have a large amount of vacant land and underutilized large parcels that could be redeveloped.
- The largest neighborhoods - **Powellhurst-Gilbert, Pleasant Valley, Hazelwood** and **Lents** have the greatest number of potential units.
- **Hazelwood** and **Wilkes** have the most gains in units around the MAX light rail stations. The portion of Wilkes in the plan area is within the 1/4 radius of two light rail stations.
- The largest percentage change is in **Pleasant Valley**. This neighborhood is largely undeveloped so the percentage change in number of housing units for both existing and recommended designations is very high, 227% for existing and 280% for recommended. No factor was added in to take the environmental zoning into account. Environmental zoning may constrain the amount of development in this neighborhood.
- The second largest percentage change is in **Powellhurst-Gilbert**. A percentage increase of 57% in the number of housing units is projected over the next two decades under the recommended designations. This neighborhood has the second largest amount of vacant land or large underutilized parcels. Less land is environmentally constrained here than in Pleasant Valley although current zoning has been retained in areas of the 100-year flood plain. R1 and R2 designations have been applied along streets with transit service or planned transit service - 122nd and 136th Avenues and Holgate and Powell Boulevards. The greatest increase in Multi-Dwelling designations is on both sides of 122nd Avenue, a Major Transit Street that should have frequent bus service in the future.
- The oldest, smallest, most densely developed neighborhoods - **Foster-Powell, Mt. Scott-Arleta** and **South Tabor** have the least number of potential units. These neighborhoods have little vacant land and almost all land is already subdivided into small lots.
- Under existing designations, housing units would increase 17% to 8,660 units, under recommended designations, 30% or **about 14,595** units. The percentage change has increased 13% because of the recommended changes in Comprehensive Plan designations.

What are the differences between the Proposed and Recommended Plans?

- In most neighborhoods, the number of units projected to be added under the proposed and recommended zoning did not change much
- In **Wilkes and Hazelwood**, the number of units added because of upzoning around the light rail station areas is sizable. **Hazelwood gained 246 new housing units** and **Wilkes gained 598 housing units**. The portion of Wilkes in the plan area is in the light rail corridor and much of the area is within 1/4 mile of two light rail stations
- **Brentwood- Darlington** gained about **82 housing units** because of requested upzonings along Duke and Flavel Streets
- **Centennial** now is projected to have **136 less new housing units** than under the recommended plan

Maximum Buildout: What is the increase in housing opportunity?

Maximum buildout measures increases or decreases in housing opportunity. To calculate maximum buildout, it was assumed that all land is cleared and available and will be completely built out. Maximum buildout is never expected to occur and is not a prediction of what will be built. It indicates how much (theoretical) opportunity to construct housing is increased or decreased by changes to the zoning or Comprehensive Plan designations. Comparing the maximum buildout for the same amount of land under two sets of zoning designations gives us the increase or decrease in housing opportunity. Housing opportunity is the percentage change between the two maximum buildout figures. The formula is

$$\frac{(T^2 - T^1)}{T^1} \times 100 = \text{Housing opportunity}$$

T¹ = Housing units under existing zoning
T² = Housing units under recommended zoning

City Council adopted a **Community Planning Benchmark** in 1994 relating to community plans and housing opportunity. This benchmark was adopted two years after the start of the Outer Southeast Community Plan. For this reason, it was not included in the objectives for the Outer Southeast Community Plan that appeared in the Process document. The benchmark is

"Increase Portland's existing housing potential by 10% city-wide by YR2004/2005 through changes in the application of Comprehensive Plan Map designations and zones "

"Housing opportunity" means the same thing as "housing potential". **Each time a community plan is undertaken for an area, then, housing opportunity must be increased by 10%.** Meeting this benchmark is not related in any specific way to accommodating 20,000 new residents. It is related generally in that the City wants to increase residential densities so that population growth can be accommodated in the its boundaries.

We have increased the overall **housing opportunity in outer southeast** by almost **29%**. This is amount we needed to increase it to create the conditions that would most likely result in over 14,000 new housing units being built.

Peter Finley Fry, AICP

Willamette Block, 722 SW 2nd Avenue, #330, Portland, Oregon 97204, (503) 274-2744, Fax (503) 274-1415

November 8, 1995

35464

The Honorable Vera Katz
Mayor, City of Portland
1220 SW Fifth Avenue
Portland, Oregon 97204

RE: Requested Change in Outer Southeast Plan

Dear Mayor Katz

My client recently became aware of the Outer Southeast Plan. Normally, I would dissuade a client from suggesting a change at this late date. However, their proposal is consistent with the plan and will provide additional housing in an appropriate area.

We are requesting that you change the plan for 1859 & 1917 SE 122nd (Deilashmutt & Oatman's Little Homes Subdivision 1 Lot 11 & 10 E 265' of N 1/3 of) (map number 3242) from the proposed CO1 to R1a. We are requesting R1a because it is the appropriate zone for the apartment building we propose. We have provided a site plan of our proposal.

This site makes sense for housing due to the adjacent park and excellent transit on SE 122nd. The property to the north, east, and south is proposed for R3a. The property to the west is a park and proposed for OS. R1a is completely consistent with the proposed surrounding zoning.

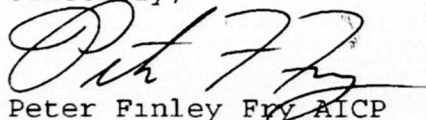
This change further reinforces quality housing in this area. The commercial zone was placed on the property due to an existing use, not the use that the owner intends for the property.

The change is consistent with the Recommended Outer Southeast Community Plan Subarea Policy VI Suburban Neighborhoods - Enhance established suburban neighborhoods by improving connections to transit and shopping, **reinforcing transit**, providing new open space and **focusing new development on infill and opportunity sites**. Our request implements the following objectives:

- 2 Increase the density of areas that are currently zoned multifamily on streets with transit service. **Locate higher densities on streets with more frequent transit service.**
- 3 **Redevelop large vacant or underused "opportunity" sites for higher density housing.**

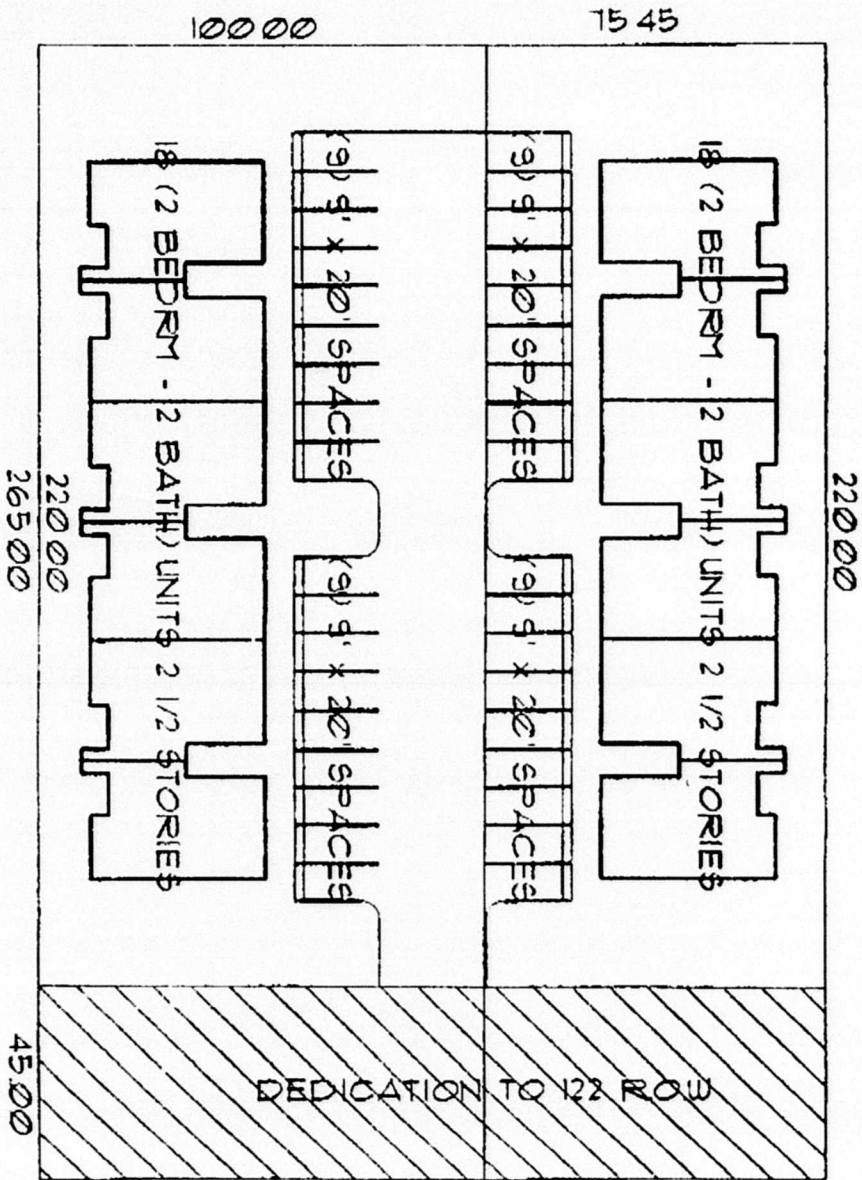
Thank you for the opportunity to participate.

Sincerely,



Peter Finley Fry, AICP

35464



SE 122ND AVENUE

APPLICANT PAUL BIEKER
OWNER. 4322 S.E. 182ND AVE
PORTLAND, OR

(503) 666-5544

OUTER SOUTHEAST COMMUNITY PLAN TESTIMONY

NOV 8, 1995 TO CITY COMMISSIONERS

1 In hearings before the city planning commission, neighborhood association leaders listened to one another's lists of concerns and found several common themes regarding livability issues and additional density. The East Portland Neighborhood Coalition co-hosted a meeting with Southeast Uplift of neighborhood representatives to review a list of concerns and formulate recommendations regarding implementation of policies and goals addressed in the Outer Southeast Community Plan. Written testimony was drafted and circulated among the member neighborhoods of both coalitions to review and adopt or amend. The Brentwood-Darlington Neighborhood Association Board of Directors supports the testimony as an appropriate reflection of our concerns and interests as citizens.

2 Two issues that will specifically affect Brentwood-Darlington's future livability are neighborhood commercial zoning and/or mixed use zones and bus transit services linking the neighborhood to existing and future light rail as well as existing and future bus routes. In the Brentwood-Darlington Neighborhood Plan, the location and type of commercial zoning along the neighborhood collector streets was not adequately addressed. Last minute changes occurred along SE 52nd out of miscommunication, fear, and lack of consensus in the vision for that and other commercial areas' future. Currently, there is no commercial center for the neighborhood, leaving it splintered and dependent on other local retail options. While a master plan may not be developed, the need for economic development in Brentwood-Darlington is worth at least a footnote in the Outer Southeast Community Plan and will be one of the key issues that will segue into an update of the neighborhood plan.

Another key issue is the lack of adequate bus transit services. The proposed zoning map for the Outer Southeast Community Plan shows a sizable hole in the 1/4 mile service delivery area along the southern boundary of Brentwood-Darlington. While no one expects increased services tomorrow or even next year, planning for the expansion of bus service to an area targeted for a significant level of investment from the city and county seems like a rational way to protect that investment. Alternate modes of transportation for Brentwood-Darlington go beyond the density v. livability issue of tomorrow, if affects the cost of living issues this neighborhood must deal with today. Again, a reference to the need for

increased bus transit connectivity is worthy of a footnote

3 Finally, the city may wish to consider an additional review of the future use of open space owned by the city on Foster Road near the Foster Drive In site. The area that encompasses the old Zenger farm, Springwater Corridor, and Beggars Tick may require a special study area status in order to allow the Bureau of Environmental Services to develop a master plan for flood plain control and water quality management.

P S Notification of property owners of zoning changes. Timing is everything. However, if the publication of the Brentwood-Darlington Bulletin, published in November, March, and July, coincides with a need to distribute information, it is at your service. Neighborhood meetings are regularly held the first Wednesday evening of each month, 7 pm, Lane Middle School, 7200 SE 60th. Meetings during summer months may be rescheduled.

Mary Davis, President, Brentwood-Darlington Neighborhood Association
774-2008(w), 8225 SE 63rd, 97206

INVESTOR'S CHOICE, INC.
Real Estate Services

35464

SEPTEMBER 25, 1995

BUREAU OF PLANNING
PLANNING COMMISSION
BUREAU OF ENVIRONMENTAL SERVICES
1120 SW FIFTH AVE
SUITE 400 & 1002
PORTLAND, OR 97204

SUBJECT PROPOSED ZONING FOR LOTS 4600, 4700, COMMONLY KNOWN AS.
13230 SE CORA & 4343 SE 136TH

DEAR JERRY, RICHARD & CATHRYN

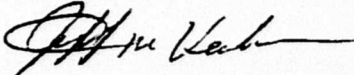
DURING THE PAST 80+ YEARS THAT LOT 4600 HAS BEEN UNDER THE SAME FAMILY OWNERSHIP THIS PROPERTY NEVER HAS SEEN FLOOD WATERS FROM THE JOHNSON CREEK CORRIDOR NOR WHAT WAS CALLED HOLGATE LAKE

LOTS 4600 AND 4700 ARE APPROXIMATELY 2 MILES FROM JOHNSON CREEK AND ARE EQUAL IN ELEVATION. BOTH PARCELS ARE FLAT WITH LOT 4600 BEING ZONED R7 AND 4700 ZONED R10

THE OWNER OF LOT 4600 WOULD PROPOSE THAT THE R7 ZONING BE UNIFORM AND CONTINUOUS ALONG THE SOUTHERLY BOUNDARY OF LOTS 4600 & 4700 OUT TO 136TH AV THIS WOULD CHANGE THE ZONING OF LOTS 4700, 4800 AND A FEW OTHER LOTS JUST TO THE NORTH.

WE BELIEVE THIS CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE JOHNSON CREEK CORRIDOR DUE TO ITS OWN HISTORY. PLEASE RECONSIDER THE BOUNDARY LINES AS LOT 4600 IS IN THE PROCESS OF PURCHASING LOT 4700 FOR A COMBINED DEVELOPMENT IN 96. PLEASE RESPOND

SINCERELY,



JEFF M. VEENKPE
BROKER

CC, JERRY BROOK
RICHARD MICHAELSON
CATHRYN COLLIS



November 3, 1995

City Council
City Hall
Portland, Oregon 97204

Re Outer Southeast Community Plan
SE 99th and Glisan

Dear Council Members

I represent Mr Dave Boland the owner of certain property on NE Glisan between 99th and 100th and his real estate broker, Mr Robert Hildebrandt Their property, shown on the attached maps, is legally described as Lots 1,2,3,4 and 43 ,Block 2, Lewis Park and Tax Lot 226 Section 33 T1N R2E (1/4 sec map # 3040)

Mr Hildebrandt has been actively marketing this property for the last four years He has responded to over 150 inquiries None of these inquiries turned into offers to purchase The primary reason is that prospective purchasers wishing to develop at the RH density did not follow through when it was pointed out that the zoning allowed only one parking space for each four units would be allowed Simply put, a 100 unit apartment could only have 25 parking spaces

The property to the south of the my clients' site is an existing cellular telephone facility This property also has an approved Conditional Use for an enlarged facility According to the owners, it is not for sale This severely limits my clients' ability to increase the size of their holdings and therefore limits their development options

Property to the south is zoned RH and the plan before the Council continues that zoning pattern

What is changing in this area is the prior CO2 and CG zones are being changed to CXd to allow for more intense future commercial and residential development (See Gateway Regional Center Action Chart) This is clearly shown in comparing the attached map labeled map 1 with that of map 2, the zoning proposed by the Planning Commission

Boland-- 99th and Glisan Site
November 3, 1995
Page 2

We request that this CX zoning be expanded to include the above referenced property. It would provide my client with the additional development options envisioned for this area. Such an expansion would not adversely limit development potentials in the RH zone south of the cellular facility nor would it adversely impact the convalescent home on the southwest corner of NE 99th and Glisan.

Thank you for your attention to this request.

Very truly yours



Spencer H Vail

encl 2 maps

MESSAGE TO THE PLANNING COMMISSION

My name is Mildred C Gemelli and I own the property located at 16710
S E Division Street

My property has been zoned CG Commercial General since 1961 and I want
it to remain zoned commercial

Since the beginning of the public hearings I have ask time and time again,
verbally and in writing that my property remain zoned commercial I am
again requesting it remain zoned commercial

I hope someone

~~Person~~ is listening to me

The latest plan is to zone my property mixed commercial and residential
allowing for 50 percent commercial and 50 percent residential If my
property was located in high density population areas like downtown
Portland, or downtown Gresham, or in the Northwest part of Portland, or in
the Hawthorne District this may make sense My property is off of Division
Street which is a very busy highway with little or no foot traffic No one
shops on foot along Division Street now, nor will they in the future
Businesses and homes on Division Street are spread out and require space
for parking simply because no one can walk to a grocery store or other retail
outlet without driving because of the great distances between stores Two
story mixed retail and residential are non existent on this part of Division
Street Introducing a CM zoning will not change the current demographics

Next to my property is a ~~Bob Brown~~ *Geo Schwab* Tire Store Can you imagine people
wanting apartments above that store Or apartments above a McDonalds or
Burger King or Rose Moyer Theaters on Division Street I think not Stores
require high traffic counts, long hours of operation and weekend business to
survive in today's economy Residential mixed with commercial is not
practical or a good business decision for this location on Division Street

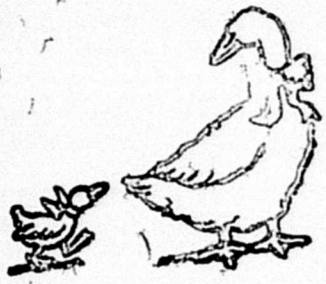
I have lived on Division Street since 1948 My deceased husband started
two businesses on Division Street, both very successful, and both still in
business I believe I have the experience, knowledge, freedom and right to
know and maintain the zoning that is best for the community and for me

I am again requesting that my property remain zoned commercial.

Thank You

9-8-95

Portland City Council 35164



a few weeks ago I was
 jury duty. I went next door
 & talked to Ellen Pyker, chair of the
 S.E. community Plan. She suggested that
 my lot #2 R7A & lots R1A #1
 should be R1A with the same
 zoning. This would make a better
 development. She suggested that
 I should present this request at
 this hearing. This property is located
 on 122nd & Lincoln #1 approx 140x145,
 #2 approx. 80x125 next to #1 on
 Lincoln. Thank you for your time
 & consideration. I need to develop
 this property in the near future
 need the income as 4th of 5 kids
 heading for college & I'd like to
 retire. Please notify me of your decision.
 Have enclosed map for your use. Too
 good planning.

Sincerely yours,
 Marvin O. Kiel

Marvin O. Kiel
 3329 N E 128th
 Portland, Oregon
 253-2994

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8 1995

Mill Park Neighborhood Association

Mill Park Neighborhood Association would like to have it put on record that our present boundaries were established in 1987. I was one of the original petitioners at that time.

Our boundaries on the north is Stark on the south it is Division on the east it is 130th & on the west it is 1174 Cherry Blossom ~~Dr~~ Drive & 102 back to Stark.

Howard R. Holt

Vice Chair of M.P.N.A.

car #6

35464

NOV 8 1995

The plan for Brentwood Darlington was adopted in 1991. Since that time, a major revitalization effort has taken place in the neighborhood. Now, in fact, a large area of the neighborhood has been designated a target area by the Bureau of Housing and Urban Development. A group of many area agencies has been working hard on a plan for economic revitalization of our area. The proposed Outer S E Plan is not flexible enough to accommodate the many creative ideas for small scale economic development and job skills training that are currently emerging in what is called The Marshall Plan.

Here are some vital needs of Brentwood Darlington that are not addressed in The Outer Southeast Plan.

1. In accordance with the goals of both the Portland Development Commission and the Bureau of Housing and Community Development, there is major interest in establishing business incubators and training workshops in our neighborhood. There is no allowance in current zoning plans for such places. The non profit organizations interested in starting such ventures are run by volunteers. We do not have the time and resources to ^{spend on} filing for separate conditional use permits for every project. There is need for designating several areas as CN1 or CN2. Suggested areas would be ~~along~~ ^{52nd St,} along Flavel near 52nd St, along several sections of 72nd and on Duke Street between 60th and 72nd.

2. The Neighborhood Pride Team wishes to purchase the large building at 6126 S E Duke. We would convert it into a skills center, office, meeting space and workshop. It is a terrible eyesore now, and we do not think we should have to go to the trouble and expense of filing for a conditional use permit when our proposed use is so clearly compatible with the existing uses of the area.

3. As government and private funding arrives in Brentwood Darlington, there will be increasing need for office space in the area. The current plan does nothing to address this need.

4. Many of the residents we hope to encourage to seek employment or start home businesses do not have cars. They need to be able to walk to village style shopping areas. They also need another bus line to serve the southern part of our neighborhood.

Summary: The vision of Brentwood Darlington has changed a great deal since its plan was adopted in 1991. The positive energy in the Neighborhood is leading to a much more cohesive village-like atmosphere. The plan for our neighborhood needs to allow much more flexibility because we are changing and expanding so rapidly. The current plan actually is often counterproductive, in that it ties up valuable volunteer energy in haggling over conditional use permits. I suggest that the Planning Bureau should consult with its forward ^{looking colleagues at} the Bureau of Housing and Community Development and PDC, so that they ^{Outer S.E. Plan} could contribute to their positive efforts rather than erecting roadblocks to them.

Molly Cooley
Molly Cooley

Page 300

3736

NOV 8 1995

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Mill Park Neighborhood Association recommended plan

Amendment to page twelve paragraph 1

Current version:

which reads "The boundaries of the recognized Mill Park Neighborhood Association are within the recognized Hazelwood Neighborhood Association Hazelwood has also prepared a neighborhood plan"

Proposed change, as the boundaries appear in the Mill Park Neighborhood Association by-laws:

The boundaries of the recognized Mill Park Neighborhood Association are Stark on the North, Division on the South, 112 and Cherry Blossom Lane on the West, and 130th on the East

We believe that this change is necessary to more correctly identify the boundaries of the Mill Park Neighborhood Association and to eliminate confusion

ALSO THE ELIMINATION OF THE OVERLAPPING BOUNDARIES DESIGNATIONS

MARK CVETKO CHAIRMAN
MILL PARK NEIGHBORHOOD ASSOCIATION
12134 SE GRANT ST.
PORTLAND, OR 97216-4061
256-5191

November 1, 1995

Portland City Council
C/O Cay Kershner, Council Clerk
1220 S. W. 5th Ave, Room 202
Portland, Oregon 97204

35464

Re: Hearing on Nov. 8th on OUTER
SOUTH COMMUNITY PLAN

S.E. KELLY ST. FROM S.E. 122nd to S.E. 120th
S.E. 120th BETWEEN S.E. KELLY & S.E. TIBBETTS
S.E. TIBBETTS ST. FROM S.E. 122nd to S.E. 120th

Dear Sir:

Attached herewith is MAP No. 3342 on which the Bureau of Planning has set forth their recommended zoning. On this map, the residences in our circle of S.E. Kelly St. from S.E. 122nd to S.E. 120th, up S.E. 120th between S.E. Kelly & S.E. Tibbetts, and S.E. Tibbetts from S.E. 120th back to S.E. 122nd are recommended to be zoned R5a, both sides of the streets. I FULLY AGREE WITH THIS ZONING PROPOSED BY THE BUREAU OF PLANNING AND RECOMMEND THAT THE PORTLAND CITY COUNCIL ACCEPT THEIR RECOMMENDATIONS. I feel that the families in our circle will be very pleased with the recommended R5a zoning.

This same map recommends that the area north of our circle, covering S.E. Woodward Street and S.E. 120th and S.E. 121st, be zoned R5a. I am told that the families in that area were also asking for the R5a zoning. I'm sure they will also be very pleased.

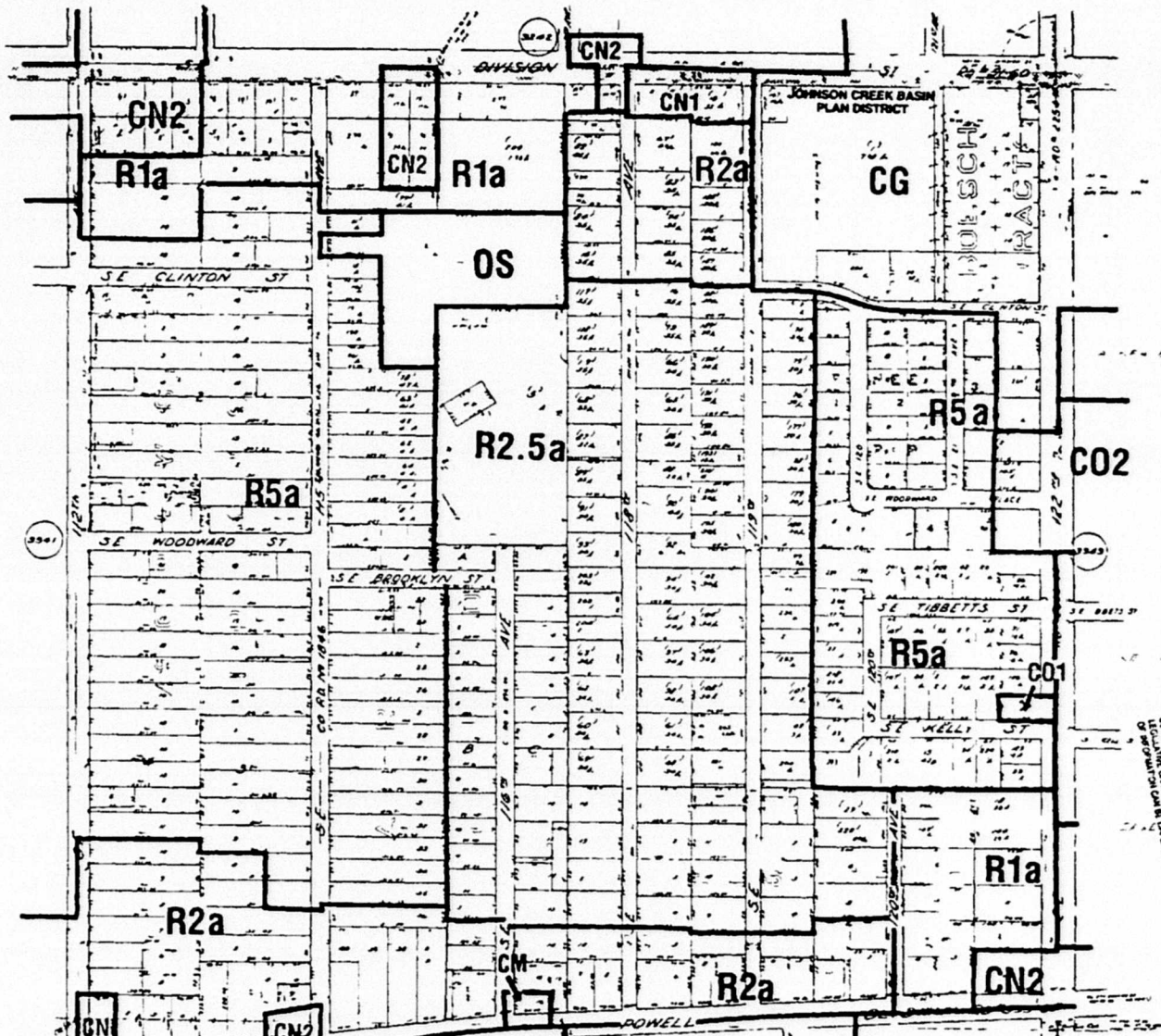
We met with the Bureau of Planning many times in the past 18 months and they listened to our concerns. Please thank the BUREAU OF PLANNING FOR THEIR RECOMMENDATION of R5a zoning in our area.

Best Regards,

Lawrence V. Parker

Mr Lawrence V Parker
12007 SE Kelly St
Portland, OR 97266 1045

This is A Copy of LETTER Mailed you ON Nov 1, 1995. We Agree with The Zoning Proposed ON MAP 3342 (ATTACHED) by The Bureau of PLANNING.



THIS MAP DOES NOT REPRESENT THE CITY OF PORTLAND'S OFFICIAL POSITION ON ANY MATTER. IT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FOR OFFICIAL USE, CONTACT THE CITY OF PORTLAND BUREAU OF PLANNING.

NOTE: Zoning designations are subject to change verify zoning prior to development or sales

NE 1/4 SEC 10, 15.2E 7/84

CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	ZONING DISTRICT 6-94	N
(R5)	Maximum Potential Zoning as per Comprehensive Plan		

3342



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

35464

Gregg Swanson
5812 SE Center St
Portland, OR 97206
(503) 775-2357

November 8, 1995

Portland City Council Members
c/o
Cay Kershner
Council Clerk
1220 SW 5th Ave
Portland, OR 97204

Dear Council Members,

I come before you to ask that you **not change** the zone class of our residence and the two lots adjacent to ours on each side, from **R 2.5 to CG-b**, as is planned

We have read the Outer Southeast Plan and the Foster/Powell Neighborhood Plan and agree with the guidelines and policies in general, however, the zoning change to our specific sites does not appear to be the best choice and is undesirable to us for the following reasons

(Refer to map at back of this letter)

- The existing businesses in closest proximity to our properties are not of the Store Front, Retail, or Mom & Pop type They have no foreseeable advantage or need for expansion onto our lots, for additional parking or physical expansion
 - 1) The commercial lots touching the south edge of our property lines are owned by a manufacturer with no retail activity and no likelihood of need to expand and already owns one more lot east of their existing building
 - 2) The structure of this building does not lend itself to conversion to a restaurant or any other form of store front business
 - 3) The two structures on the West side of 58th are an old three story wood building (owned by a local merchant and used only for storage) and an apartment bldg with its own parking (this whole block is already zoned CG)
- The businesses on Foster on the block (all CG) south of our block and most in line with our lots are a small auto repair shop with its own parking and a boat repair shop with a large yard The store front businesses on Foster are East of the boat repair, east of ours, and have Gladstone St behind them

- 1) Only one of these store fronts is a restaurant which might need more parking, the others are 2nd hand shops with little retail traffic
 - 2) All these businesses have room to expand to lots on the North side of their block (with the exception of the boat and auto shops) should their activity be profitable enough to warrant such
- The planned zoning change to our property, in our view, makes us unwilling participants in a gamble, a gamble in which the only thing at risk is our equity in our property and our hedge against inflation in the relative resale value of our property as a residence
 - 1) The only likely commercial use of our property is that of parking and, because of the CG-b specifications, access would only be allowed through 58th St or from Gladstone, across the lots South of us This would potentially devalue our property as a residence if only lots to either side were converted
 - 2) There is a very real potential for the combined effects of taxation practices, city land use or development codes, and relative commercial values to create a situation where our property will incur a greater tax burden but lose its potential to resell for its relative worth compared to neighboring residential property

In summary, it is our understanding that the planning bureau did not make a specific site by site analysis of the proposed zoning changes We are convinced that a closer look at our block and surroundings will reveal a better option, such as rezoning the entire Southern half of our block rather than penetrating deeper into the residential zone along center This option would better lend itself to, for instance, the construction of a modular screen wall, as needed, to further insulate the residential areas from the commercial areas as was done on the South side of Powell Blvd (as an example)

Sincerely,

Gregg and Rebecca Swanson

November 8, 1995

Mayor Vera Katz
City of Portland
1220 SW 5th Avenue
Portland, OR 97204

RECEIVED
NOV 13 4 54 PM '95
DANIELA CLAR
CITY OF PORTLAND, OR

Re Zone Change
61st & SE Division
Portland, OR
Hermosa Park, Lots 1-4, Block 1
Multnomah County
Tax Acct # R-37880-0010

Dear Mayor Katz

Thank you very much for the opportunity to request a zone change for the above mentioned property. I apologize for not submitting this letter to you earlier. I just read about the proposed "Outer Southeast Plan" and the City Council hearing tonight.

I have a property with a split zoning at 6030-6042 SE Division, Portland, Oregon (zoned CS) and property at 61st and SE Division, Lots 1-4, Block 1, Portland, Oregon (zoned R2A). I would greatly appreciate it if you would please consider changing the zoning on the eastern portion of the property (lots 1-4) to conform with the CS zone on the western property (N 1/2 of lots 11 & 12).

There is currently a small neighborhood florist in the building who would like to expand, in addition to a small janitorial company who would like to move their office to the property.

I am very excited about the proposed Outer Southeast Plan and how it will regentrify the neighborhood commercial store fronts.

If you have any questions, please call me.

Sincerely,

PINNACLE REALTY MANAGEMENT CO



Miles R. Newmark
Designated Broker

cc City Council
Herb Newmark

35464



November 8, 1995

To: Mayor Vera Katz and Portland City Commissioners

Re: Outer Southeast Community Plan

My name is David Nelsen. I live at 3546 NE 152nd Ave. in the Wilkes Community. I am here today representing the Wilkes Community Group. A small portion of our neighborhood, from 148th to 162nd and Glisan to Stark, has been included in the Outer Southeast Community Plan. It is the only partial community included, and we were not assigned a staff planner to assist with input. In fact, we were assured early in the process that we would be dropped from the Plan. An administrative decision was made to leave us in, but we were not notified until October, 1994. We have since been trying to get removed from the Plan.

We feel our entire Wilkes Community should be planned at one time. We have considerable undeveloped property which can be zoned for more appropriate densities, rather than placing the burden entirely upon this transit corridor portion of our community. The planners have used blanket zoning, rather than a more rational plan of picking strategic sites where density can be added without destroying existing mature neighborhoods. Minimum zoning is proposed at R-5, with approximately $\frac{1}{2}$ of the area R-2 or higher,

(over)

35464

CENTENNIAL COMMUNITY ASSOCIATION AMENDMENTS

City Council OSEP Hearing

November 8, 1995

**Bob Luce, Chairman
Centennial Community Association
3441 SE 174th Ave
Portland, OR 97236
503-761-5209
November 8, 1995**

Centennial Neighborhood Association supports the Outer SE Plan with these following amendments. Our belief is that these amendments are beneficial to the interests of both the city and the Centennial neighborhood and thus are a win win situation. They are a compromise, and they are workable.

These amendments are good for the city because they guarantee 1000 housing units over 20 years within the Centennial neighborhood. This is the approximate housing target of the Planning Bureau and Planning Commission.

The amendments also support development on major transit streets by placing a significant amount of multi-family density along existing or future major transit streets Division, Stark and Powell Blvd, but not on 148th and 162nd avenues where transit is not planned.

Most significantly, these amendments allow the neighborhood to participate and help plan for its own future growth and development with the city.

Because Centennial was not completely annexed until the summer of 1994, it was not a partner with the city in formulating the OSE plan during 1992 to February of 1994, nor could the neighborhood therefore share its future vision, present problems and needs with the city. For example, the need for parks and Centennial's vision of a park at the land-fill site (155th north of SE Main), and the protection of the north slope of Powell Butte was not considered.

We have been in the past critical of the OSE Plan and since February, 1994 have worked hard to provide input into it.

The following amendments are good also for Centennial because they try to protect most established residential neighborhoods, which are more than 1/4 mile from existing or planned major transit streets, from the impacts of growth. "Improving and protecting" residential neighborhoods is an objective of the Comprehensive Plan (objective 2.9, page 22). We had wanted to protect all established neighborhoods even those near major transit streets.

Most importantly, these amendments also try "to preserve and enhance" the established character of the neighborhood. This preservation is also an objective of the Comprehensive Plan (objective B, Page 95). The multi-family development in Centennial overall will be markedly increased, but in a design form and zone that is more compatible with the suburban nature of the neighborhood.

The amendments are as follows