

Below are zoning changes requested to the recommended Outer Southeast Community Plan map in the Centennial area. They support new multi-family development near major transit streets, protect established residential neighborhoods outside a quarter mile of major transit streets, and provide for development compatible with the character of the neighborhood.

Zoning Map Amendments

1. Rezone to R5a sites with current R5 and R7 zoning on the east side of 162nd north of Division to Lincoln.
2. Within the Suburban Neighborhoods Subarea, retain current zoning at locations more than 1/4 mile or a 5-minute walk from Stark, Division, or the north and south side of Powell, except area south of Powell behind Albertson's off 174th in the Centennial Neighborhood.
3. Rezone the Recommended R1a at 174th and Stark to R2a.
4. Rezone the Proposed R1a on 162nd south of Stark to R2a.
5. Within the Suburban Neighborhoods Subarea, rezone all Proposed R1 and R2 (new multi-family housing) which was formerly single-dwelling of any zone to R3.
6. Apply the "a" Alternative Design Density overlay, only to areas within 1/4 mile walk of Stark, Powell and Division within the Centennial neighborhood, except area south of Powell behind Albertson's off 174th.
7. The 20 + acre land-fill site (155th & Main) immediately adjacent to Harold Oliver School will be zoned R5 and be shown as a park acquisition site in the Outer Southeast Community Plan Vision Map.
8. Retain R7 zoning with the "c" environmental conservation overlay on a portion of the site, recommended for R5 and R5c between the north slope of Powell Butte, SE Francis St, and the recommended R2a and R7.
9. Within the Suburban Subarea in Centennial, maintain current R2 zoning.

The Comprehensive Plan designation will be the zoning which was approved for those sites by the Planning Commission during its deliberations between May and August, 1995. We identify some areas where we create a comprehensive plan designation for higher density, but we leave the existing zoning. The trigger for activating the Comprehensive Plan designations is embodied in two new objectives to be added to the Centennial Neighborhood Plan. They are

Centennial Neighborhood Plan Amendments

- 1 Add new Objective 6 to the Housing Policy of the Centennial Neighborhood Plan to read "Create 1000 new housing units in 20 years"
- 2 Add new Objective 7 to the Housing Policy of the Centennial Neighborhood Plan to read "If less than 500 new housing units are created in the Centennial Neighborhood within 10 years, the Bureau of Planning will upzone per the Comprehensive Plan designation." See Comprehensive Plan amendments below

Comprehensive Plan Map Amendments

- 1 Apply a Comprehensive Plan designation of R2 a to sites on the east side of 162nd north of Division to Lincoln
- 2 Within the Suburban Neighborhoods Subarea, apply as a Comprehensive Plan designation the zones shown in the *Recommended Outer Southeast Community Plan* to locations more than 1/4 mile or a 5-minute walk from Stark, Division, and the north and south side of Powell
- 3 Apply a Comprehensive Plan designation of R1a to the site at 174th and Stark which is recommended for rezoning to R2a
- 4 Apply a Comprehensive Plan designation of R1a to the site on 162nd south of Stark which is recommended for rezoning to R2a

Centennial proposes a method of implementing increased density zoning to ensure that Centennial will meet its share of the Bureau of Planning's Portland Housing Unit Projection (Portland's housing target) for the year 2015

Centennial will accept increased zoning as specified in the Comprehensive Plan Amendments 1 through 4, if Centennial has not grown 500 units in the ten years ending Dec 2005 in their current neighborhood territory. This date is halfway through the twenty year Future Focus Planning Period ending in 2015. Centennial requests that the zoning density increase will not be implemented if the Outer Southeast as a whole has not met half of their targeted goal of 14,000 or 7000 new housing units in that period. The purpose of this last condition is so that Centennial will not be penalized to meet a non-existent housing need resulting from a sustained depressed housing market

Other Amendments

1 Remove that part of the Wilkes neighborhood from within the OSEP

Reasons

- a It fragments their territory
- b They were not involved in the planning of the OSEP
- c The requirement of citizen involvement in a Comprehensive Plan was not met
- d They have no new neighborhood plan prepared
- e They wish to plan for their entire territory in the upcoming Outer NE Plan

2 Retain the currently zoned Commercial CG zone on Mrs Gemelli's land at 16710 SE Division (Map Amendment 22)

Reasons

- a The proposed CM (mixed commercial) is too restrictive and developers don't like it
- b The "Main Street Concept" plan for Division ends at approximately 164th Ave while Mrs Gemelli's lot is at 167th and Division, which is an auto-oriented strip Les Schwab Tire Center is across the street, a cycle shop is on her lot, and a movie theater is across the street CG is the more appropriate zone for auto-oriented areas CM works near MAX stations, but this property is over a mile from one

1826

Nov 14, 1995

Portland City Council
1020 S.W. 5th
City Hall, 97204

35464

Dear Mayor Katz & Commissioners

When we bought our house in 1959 we were told by developers there would be a park on SE Maen and where the gravel pit was. We didn't know it existed. Our Community Assoc. negotiated the small area that is there today, for a park. It needs to be bigger for this area. There's parks all around that gets more money and attention than our area. There's enough Apts & small lots. Children need a yard to play in too so I would

#2

hope you'd keep the lots, landfill
zoned as R-7.

Thank You

Shirley Bicknell

1419 S. E. 151st

Portland, Or., 97233

P.S. For many years we
put up with the gravel pit
noise, day & night. Some
of the kids in school
couldn't concentrate because
of the noise. Trucks going
in and out now is a
nuisance.



Oregon Health Sciences Foundation
1121 Southwest Salmon Street, Suite 200
Portland, Oregon 97205-2021
Phone 503-228-1730
Fax 503-228-9588

November 14, 1995

City Council
Portland, Oregon

RE Property located at 11030 SE Holgate
Portland, Oregon

To the Members of the Council

Oregon Health Sciences Foundation is the owner of property located at the above address. The property was received as a gift through a charitable remainder unitrust. The building located on the property was originally constructed as an office building in 1959, and has been continuously operated as such since its construction. A medical practice has been the primary activity at this site. This established use as office space is the primary and only use of this property. Because of its location and construction, this building does not lend itself to uses other than office space.

This building and location was properly zoned for such office space under the zoning regulations of Multnomah County. When the property was annexed to the City of Portland, it became a non-conforming use under the Portland zoning plan. This non-conforming status means that the owner would be unable to restore the building if it is damaged by fire or other means.

The Oregon Health Sciences Foundation, as owner, requests that the subject property remain in the appropriate zoning classification for office use - which will conform to the historic utilization and original zoning classification of the property.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Zimmerman", written over a horizontal line.

Al Zimmerman
Director of Planned Giving

Attachments

An independent, non-profit corporation
supporting Oregon Health Sciences University
and statewide biomedical research

Recycled paper ♻ Recyclable

November 15, 1995

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PLANNING BUREAU
1995 NOV 15 P 12 23



Portland City Council
1220 SW Fifth Avenue
Portland, OR 97204

RE Proposed zoning for the northwest corner of SE 104th and Holgate

Dear Mayor Katz and Commissioners,

ROSE Community Development Corporation, a nonprofit organization working to revitalize outer southeast Portland neighborhoods, has reached an agreement with Allan and Josephine Cohen, representing Holgate, Inc, to purchase a vacant property at SE 104th and Holgate, which Hogate, Inc owns ROSE is working in partnership with Northwest Housing Alternatives, an experienced nonprofit housing developer The plan is to develop a mixed-use building with 60 or more units of senior housing combined with a new meal center for Lents Loaves and Fishes Each of the nonprofit partners is tremendously excited by the potential for this project

Our understanding is that the proposed zoning for this parcel is CS—Storefront Commercial Together, as current and future owners of the property, we request that the current CG—General Commercial zoning be retained We believe the current zoning allows more flexibility to design a high quality project and that the surrounding development on SE Holgate is not now nor in the future likely to develop into the pedestrian character suggested by the Storefront Commercial zoning

We believe that the proposed mixed-use project is precisely in character with the goals of City Council and the Outer Southeast Community Plan The project will provide quality, high density housing affordable to low- and moderate-income households The proposed new Loaves and Fishes center will rescue our community's seniors from their current non-handicapped accessible location in the basement of St Peter's Church Perhaps best of all, the project will generate a multi-million dollar investment in one of Portland's most neglected communities

Thank you for your consideration of this request

Sincerely,

Nick Sauvie
ROSE Community Development Corp

Allan Cohen
Holgate, Inc, property owner

cc Jerry Brock, Bureau of Planning

Honorable Mayor and Council
City Counsel Chambers

Regarding Mill Park Plan

My name is Mavis Holt and I reside at 1235 S. E. 115th in the Mill Park Neighborhood. My position on the Outer S. E. Plan is Chairman of the Steering Committee.

In preparing this plan I wanted to move Mill Park Neighborhood out of the position of 2nd Class Citizen and to start to become the implementor for the Mill Park Neighborhood. In the past we have always had to deal with the situation of things in our neighborhood pertaining to Hazelwood and allowing them to speak for us, to do our land-use having the city work with them.

As a long time resident, I have known that Mill Park is very much a activist neighborhood and a trend setter. We have many people with creative ideas who have set the pace for the rest of East County.

Since we have been annexed our potential has not been realized as we had had to deal with the many problems brought about by overlapping boundaries and representative on the board of Hazelwood and the bickering has continued to the point where many people have given up because the continued fighting.

There are many things left out of our plan because we were not allowed to deal with things that pertain to Hazelwood. When I worked with neighbors to annex it was with the idea that we wanted to be able to say what our neighborhood would like. At least this is a start in the right direction.

Your truly,

Mavis Holt
Mill Park NA

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SITE SPECIFIC REPORTBY BOB HEAD6432 S.E. FOSTER RD

MAP # 3441 N.W. CORNER OF 104TH AND HOLGATE, PRESENTLY ZONED CG. THE RECOMMENDED PLAN IS FOR CS. ZONE. THE SITE 1.75 ACRES IS VACANT AND HAS A SALE PENDING RIGHT NOW. THE SITE WAS ANNEXED TO THE CITY ABOUT FOUR YEARS AGO. I'AM A MEMBER OF THE FOSTER BUSINESS ASSN., THE OUTER S.E. BUSINESS COALITION AND A REAL ESTATE SALESMAN WITH HANNA REALTY, INC., AT 65TH AND FOSTER RD. I HAVE WORKED WITH HAP S.E. MENTAL HEALTH NETWORK AND PRIVATE BUSINESS AND INVESTORS AND HAVE BEEN ABLE TO LOCATE PROPERTIES FOR THESE CLIENTS.

ROSE C.D.C. CONTACTED ME TO HELP THEM FIND A LOCATION TO DEVELOP A MAJOR DEVELOPMENT FOR SENIORS AND LOW INCOME RESIDENCES AND RELOCATION OF THE LOAVES AND FISHES INTO A LARGER HANDICAPPED ACCESSABLE FACILITY. LOAVES AND FISHES TELLS ME THEY COULD ACCOMMODATE MANY MORE PEOPLE IF THEY HAD A HANDICAPPED ACCESSIBLE BUILDING. KNOWING ROSE'S REQUIREMENTS I CAME UP WITH 3 LOCATIONS ALL ZONED CG. THE CG. ZONING WOULD GIVE THEM THE FLEXIBILITY THEY NEED FOR THEIR DEVELOPMENT. I BELIEVE THIS LOCATION IS A PRIME EXAMPLE OF AN OPPORTUNITY TO RE-VITALIZE A NEIGHBORHOOD AND BRING IN NOT ONLY NEEDED HI-DENSITY HOUSING BUT ALSO NEEDED BUSINESS DEVELOPMENT WHICH CAN BE DONE MUCH BETTER WITH CG THAN CS. ZONING.

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ALSO: I HAVE WORKED ON THE OUTER S.E. PLAN SINCE ITS
INCEPTION AND HAVE ENJOYED WORKING WITH THE PLANNING
STAFF AND BEING ABLE TO GIVE MY IMPUT INTO THE PLAN
AND TO SEE SOME OF MY IMPUT PUT INTO THE PLAN.

I WILL MOST LIKELY BE WORKING ON THE INNER S.E. PLAN
ALSO AND WILL BE LOOKING FORWARD TO THE CHALLENGE.
THANK YOU AGAIN.

O'DONNELL RAMIS CREW
CORRIGAN & BACHRACH

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JEFF H BACHRACH
THEODORE W BAIRD
PAMELA J BEERY
MARK L BUSCH
DOMINIC G COLLETTA**
CHARLES E CORRIGAN*
STEPHEN F CREW
GARY F FIRESTONE*
WILLIAM E GAAR
G FRANK HAMMOND*
KENNETH D HELM
MALCOLM JOHNSON*
MARK P O DONNELL
TIMOTHY V RAMIS
WILLIAM J STALNAKER

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Canby, Oregon 97013
TELEPHONE (503) 266-1149

VANCOUVER, WASHINGTON OFFICE
First Independent Place
1220 Main Street, Suite 570
Vancouver, Washington 98660-2964
TELEPHONE (360) 699-7287
FAX (360) 699-7221

PLEASE REPLY TO PORTLAND OFFICE

November 15, 1995

JAMES M COLEMAN
SUSAN J WIDDER
SPECIAL COUNSEL

ALSO ADMITTED TO PRACTICE IN WASHINGTON
ALSO ADMITTED TO PRACTICE IN CALIFORNIA

Honorable Mayor and City Commissioners
City of Portland
1220 S W Fifth Avenue
Portland, Oregon 97204

RE Public Hearing - November 15, 1995
Outer Southeast Community Plan

Dear Mayor Katz and Commissioners

I represent the prospective purchasers of property located on S E 104th and S E Division (10431 S E Division St) which is being considered for rezoning as part of the Outer Southeast Community Plan

I am writing to support the proposed designation of this property to General Commercial (CG), as currently proposed This designation is reflective not only of market trends in this developing area east of the I-205 freeway, but supports the transit function of S E Division The CG designation for this property was recommended by staff and approved by the Planning Commission as part of the Outer Southeast Community Plan document, and I urge your continued support as you consider this Plan today

Please enter this letter into the record of your proceedings, and thank you for your consideration

Sincerely,

Pamela J Beery
Pamela J Beery

PJB/acm

cc Dr Robert E Mack

Richard and Tamra Dickinson
13737 SE Ellis
Portland, OR 97236

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BARBARA CLARK, CLERK
CITY OF PORTLAND, OR

November 12, 1995

Portland City Council
c/o Cay Kershner, Council Clerk
1220 SW 5th Avenue, Room 202
Portland, OR 97204

Dear Portland City Council,

We are writing this letter in regards to the proposed Outer Southeast Community Plan. Overall we appreciate and agree with much of the intent of the proposed plan, as we see that it is better to think proactively in regards to Portland's anticipated growth. Unfortunately at this point in time there is much left out of the plan if it is to benefit our southeast Portland communities themselves, and a gross oversight concerning the instability of the land between the Gilbert Park School and Powell Butte in the event of an earthquake.

The recent draft of the Outer Southeast Community Plan comes in the form of a nice book full of well intentioned outcomes, replete with beautiful but presently unfunded little pictures. However, there is very little in the plan which is effectively immediately aside from zoning changes and the liberation of construction permit requirements. To liberate zoning to the year 2020 level without increasing the infrastructure (sidewalks, bicycle paths, social services, etc.) of our communities to support this growth could well degrade Southeast Portland. The City of Portland Planning Commission has made suggestions concerning increasing open space, enhancing our parks, and developing the Springwater Corridor. Yet these "action steps" are not generally planned within the next five years, and are dependent on other departments which are not under the jurisdiction of the Portland Planning Commission. This worries us.

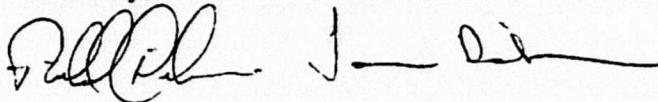
Environmentally, the plan stands on shaky ground. The Planning Commission has put thought into flooding and water quality as effect of overdeveloping the Johnson Creek floodplane. Still, we feel that the concern with future studies in this realm are intended to ascertain how much more development can be put in that area, instead of truly addressing how fragile that area is. **One severe concern that the Planning Commission does not mention, yet alone plan for, is the fact that Oregon Department of Geology and Mineral Industries identified the area between Gilbert Park School and the eastern part of Powell Butte as highly susceptible to the effects of seismic activity.** Please refer to this year's July 27th edition of the Oregonian for further details. It is ironical that the area along 136th is near the heart of this identified hazard, has little commercial or transit infrastructure at present, and yet much of this area is zoned to encourage R2 Multi-Dwelling and some commercial activity. There is plenty of ground in Southeast Portland which is more stable, and not as nearly susceptible to the effects of earthquakes.

Before this plan is adopted there are several additions that need to be considered

- The Planning Commission should thoroughly investigate the findings of the Oregon Department of Geology and Mineral Industries in regards to the unstable land between Powell Butte and the Gilbert Park School. This area should be developed cautiously, with R5 or R7 zoning replacing the R2a which is slated for the area at present. It is irresponsible to plan for this high concentration of people in an identified area of instability.
- There should be a concrete plan and funds set aside for the acquisition of more open space, developing more bicycle paths, improving the Springwater Corridor, augmenting social services, and in general developing the infrastructure so that it can sustain the intended growth. We want to attract people to this area, not have the city's poverty marginalized within it.
- For all construction to be approved by the Neighborhood Association which it is building within. This will prevent the proliferation of sub-standard housing, and act as a catalyst for community members involvement in local issues.

In the spirit of this plan we want to better prepare for the growth that Portland will experience in the 21st century. Yet, as it stands this plan is not enough. Please address the major holes mentioned above before this plan is adopted, and proudly be responsible for the outcomes.

Sincerely,

Handwritten signatures of Richard and Tamra Dickinson. The signature on the left is 'Richard' and the signature on the right is 'Tamra'. They are written in black ink.

Richard and Tamra Dickinson

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BARBARA CLAR, AUDITOR
CITY OF PORTLAND OR

BY _____

*This needs
to be answered
& then go to JM.*

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NOV 01 1995

MAYORS OFFICE

Ronald W Thrasher
9318 S E Hawthorne
Portland, Or 97216
Oct 5, 1995

City of Portland Mayor Vera Katz
1220 S W 5th Rm 303
Portland, Or 97201
Re zoning, sewer, etc

Dear Mayor Katz,

I am a much better procrastinator than letter writer I hope this letter is not too late to do what I would like it to There are several issues I would like to address in this letter and I would appreciate it if you would take the time to read it even if I do mix them together at times I feel the issues are closely related and if you take the time to read the entire letter I think you will see why I think this is so

The first issue is zoning It is my understanding that the zoning commission has proposed to change the zoning , between 92nd and I205 from Division to Stark, from R5 to R2 with a mixed commercial zoning on selected streets in between This would do the residences, the neighborhood, the schools, and the traffic flow a great injustice and harm A great injustice would be done to the residence of the area as most of the live here, as I do, because of the large lots and the quite almost country like atmosphere Changing the zoning to R2 would change the whole complexion of the neighborhood and not for the better That can readily be seen by taking a look at what the apartments on 96th just north of Division has done there is not enough off street parking and there is not enough room between the curb and the designated bike path for parking so the cars are parked out into the bike path This situation will become a greater problem as the rest or the apartments are completed as well as the five houses and what looks like a four plex that are under construction across the street This can also be seen where a four plex was put in, on a street with no name, you get to it from Lincoln off 92nd, only four off street parking spaces were provided (I thought the code required one and one half spaces per unit), so the residence park on the street Changing the zoning will make this the norm rather than the exception and parking will become a problem

The impact on the schools caused by changing the zoning to R2 will be extremely detrimental The schools are already filled to capacity and then some My children go to

M ✓

Clark school and the teachers are saying that already they don't have enough space, time, and help to properly instruct the children especially those that are having trouble learning. With the zoning change there is the potential for the population of this area tripling placing a much larger load on the already crowded schools and because of the way the politicians have treated measure 5 there is no money for expansion (there is also no room for expansion). You can see, therefore the adverse effect that this zone change would have on the children at a time when we need to be improving the quality of their education not hindering it.

The impact on traffic on 92nd would as well be very great as there is no mass transit available into this area. The closest bus is either on Division or Stark, which is not within a distance to most of the area that people would walk to, thus only the residence close to Division or Stark would, in all practicality, be able to use the mass transit system without at least using their car to get out of this area to the park and ride at mall 205 or the MAX transit mall. 92nd already handles a large amount of traffic and the zoning change has the potential of tripling the amount of traffic, in this area, on a street that is already has a traffic load at or near its capacity. In addition the speeds on 92nd are excessive (with a radar gun I clocked cars doing up to 50mph at the school zone during school hrs, however the average was about 40mph, posted speed is 30mph, 20mph in the school zone) and an increased traffic load would only aggravate this situation. The other problem the increased traffic load would cause is the hazard of getting onto 92nd from the side streets out of the area of the proposed zone change (92nd is the only way out of this area).

There is another adverse affect this zone change would have is on the environment. We will loose most of the green (grass and trees) that we now have. The city already has a problem with air quality and this will just aggravate it. A good example of this is on 96th just north of Division at the apartment complex I referred to earlier. That was a large grassy field and also had a large beautiful tree. The grass and tree (it wanes even necessary to remove the tree for their building) are gone and most of the landscaping is barkdust which does nothing toward putting oxygen back in the air. The zoning change will make this the norm as bark dust landscaping is much easier and less expensive to care for and the owners don't care if the children have grass to play on or not their biggest concern is the profit margin.

You can see why I am opposed to this zoning change. When I talked to the person at the Montavilla neighborhood association she said the association is opposed to the zone change but the city council said where shall we expand. I have some suggestions, one is the large lots in the Lauralhurst and Alameda areas, change the zoning there, there is also a large plot of land adjacent to beggars tick swamp off from Harold st that is vacant, there are many areas, closer in on both east and west sides of the city, that currently have better access to mass transit, and would have less adverse impact on traffic flow, that could be targeted for a higher population density.

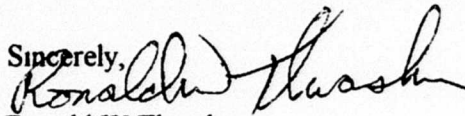
The other main issue I would like to address is the sewer. There are only two reasons that I see as to why the sewer was forced on us. One is to increase the tax base and land value and thus the amount of money the city takes in so the politicians (the only people I know of that can give themselves raises) can continue to give themselves salary increases. The other is to increase the base over which the cost of taking

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care of the combine sewer overflow problem so the cost to the property owners downtown, the people in the wealthier districts such as Loralhurst and Alameda is decreased. The sewer costs are too high now and will be even higher when the cost, for repairing a system that was broken when we were forced to hook up to, is determined.

The sewer cost and the zoning change, if it goes through, are forcing people such as myself out of our homes. I was born and raised in Portland and used to be proud to say "I'm a Portlander". With what Mr. Blumenauer and the bureaucrats are doing and trying or proposing to do to Portland I'm less proud to say that. This zoning proposal, made possible only by the installation of the sewer, that we didn't need, will lower the quality of living in Portland.

Sincerely,



Ronald W Thrasher

Property owner

P.S. I've been told that the Montavilla Neighborhood Association is against the zone change to R2 for the area East of 92nd. There are a number of areas around the city better suited for development. Redvelopment is Loralhurst. That is if you have the intestinal fortitude to step on rich people's toes.

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November 12, 1995

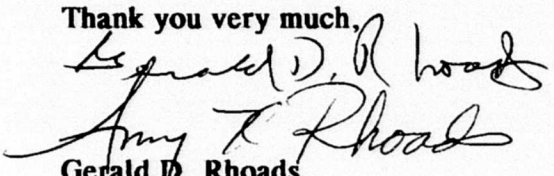
Portland City Council
c/o Cay Kershner, Council Clerk
1220 SW 5th Ave., Rm 202
Portland, Oregon, 97204

Ladies and Gentlemen of The Portland City Council:

This letter is to inform you that we are opposed to the proposed re-zoning of the Max Corridor . We are residents and property owners in the Wilkes Community Group. The area between 148th to 162nd and Glisan to Stark is included in the proposed re-zoning and we are very much opposed.

Please consider our position on this very important matter when making your decision.

Thank you very much.



Gerald D. Rhoads
Amy K. Rhoads
224 SE 155 Pl
Portland, Oregon, 97233

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CAY KERSHNER - CLERK
CITY OF PORTLAND, OR
BY _____

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November 15, 1995

Ms. Cay Kershner
Council Clerk
City of Portland
1220 SW 5th Room 202
Portland, Oregon 97204

Subject. Proposed outer southeast zone change

Dear Ms. Kershner,

The Buck family is requesting a zone change on lots 13200, 13300 and 13400 located on south east 142 and 143 and Division street Lot 13200 is currently zoned R7, lots 13300 and lot 13400 are zoned R1 The outer southeast plan as proposed by the City Planning is designed to be R10 These three lots are part of a site which includes adjacent lots 13500, 13600 and lot 13700 and are currently zoned EG1 also owned by the Buck family.

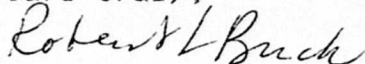
The Buck family has applied for a building permit on lots 13500 13600 and lot 13700 to construct a self service storage facility Plan check numbers BLD 95-04271A, 4275B, 427BC, 4280D, 4281E and 4282F City planning is requesting that these lots also be zoned R10 which would make the new development a non-conforming use. This would make it very difficult to retain financing for the project as Lenders don't like zoning conflicts We therefore request that lots 13500, 13600 and lot 13700 retain their current EG1 zoning.

We also request that adjacent lots 13200, 13300 and lot 13400 also be zoned EG1. These lots will be used in a phase II development of the self service storage facility

These lots are not buildable as R1A zoned lots because they don't meet the minimum lot dimension or size. Lot 13200 is less than 15'0" wide and 187' Lot 13400 is 29'0" wide and 161' long, lot 13300 is 46' x 66'. None of these will be buildable lots in the R10 zone. These lots are not usable by the owner And are not compatible with the vision plan of the outer south east community plan.

Enclosed please find the site plan for the Self Service Storage facility

Yours truly,



Robert L. Buck
570 NE Tomahawk Drive
Portland, Oregon 97217
503-283-3216

BALL JANIK & NOVACK
ATTORNEYS AT LAW
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TELECOPY (503) 295-1058

1101 PENNSYLVANIA AVE N W SUITE 035
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ROBERT E STACEY JR

November 14, 1995

Commissioner Charlie Hales
City of Portland
City Hall, Room 404
1220 S W Fifth Avenue
Portland, OR 97204

Re Amendment to Outer Southeast Plan

Dear Commissioner Hales

Ball, Janik & Novack represents Village Properties, which holds an option to purchase the Matterhorn Restaurant parcel and two adjoining lots ("the site") Village Properties requests that the Council revise the Planning Commission's Recommended Outer Southeast Community Plan to place the entire site in CG zoning and the General Commercial plan designation

If granted, our request will ensure that the Outer Southeast Plan recognizes the existing commercial use of the 10-lot Matterhorn Restaurant parcel, maintains the existing commercial zoning of one of the adjoining lots, and permits a one-lot (5500 square foot) expansion of commercial that will allow needed flexibility in redeveloping the site As described later in this letter, Village Properties' intention is to construct a Walgreen's Drug Store on the site following the planned closure of the Matterhorn this winter

A Existing Zoning and Use of Site

The site consists of twelve lots between Burnside and Couch streets on the west side of 82nd Avenue It includes the Matterhorn Restaurant and its parking lot (lots 1 through 5 and 16 through 20 of Hunters Addition), plus two lots to the west of the parking lot (lots 6 and 15)

The 10-lot parcel occupied by the Matterhorn and its accessory parking is in commercial use One of the two adjoining lots included in our request (Lot 15) is currently zoned CG The remaining lot (Lot 6) is zoned R2

We have attached three maps of the site and vicinity Map 1 shows the existing plan and zoning pattern, Map 2 shows the zoning proposed in the Recommended Outer Southeast Community Plan Map 3 shows our proposed zoning

The present zoning of the Matterhorn is confusing The restaurant building is located entirely on lots currently zoned CG (lots 19 and 20) or CGb (lot 18) (Please refer to the attached

Commissioner Charlie Hales
 City of Portland
 November 14, 1995
 Page 2

maps) However, the zoning applied to the parking lot and grounds is an odd mix The northeast portion of the site (lots 1 and 2) is zoned CG The northwest portion of the parking lot (lots 3, 4 and 5) is zoned R2, although lots 3 and 4 have a CGb plan designation On the southern half of the site, to the west of the restaurant building, Lot 17 is zoned CGb and Lot 16 is zoned CG

As a result of this zoning pattern, most of the restaurant's parking operates as a nonconforming use The Planning Commission's Recommended Outer Southeast Plan cleans up the zoning somewhat, but still leaves the northwestern corner of the parking lot in residential zoning It also downzones both Lot 16, the southwest corner of the parking lot, and Lot 15, which we plan to add to the parking area, from CG to R1

B The Requested Amendment

Essentially, our request is that the Outer Southeast Plan (1) recognize existing commercial zoning and commercial use, and (2) allow a 5,500 square foot expansion of commercial onto Lot 6 in order to facilitate vehicle circulation and parking on the site Our specific request for amendment of the Planning Commission's Recommended Outer Southeast Community Plan is summarized in the table below We are requesting plan and zoning changes on six lots, the easternmost six lots (1, 2, 3, 18, 19 and 20) are already appropriately designated CG in the Recommended Outer Southeast Community Plan

REQUESTED AMENDMENT

Lot	Current Use	Current Zoning	Current Comp Plan	Planning Commission Recommendation	Requested Amendment
4	Commercial	R2	CGb	CGb	CG
5	Commercial	R2	R2	R1a	CG
6	Residential	R2	R2	R1a	CG or CGb
15	Residential	CG	CG	R1a	CG or CGb
16	Commercial	CG	CG	R1a	CG
17	Commercial	CGb	CGb	CGb	CG

Commissioner Charlie Hales
City of Portland
November 14, 1995
Page 3

As noted in the table above, the only two lots not presently in commercial use are the lots we propose to add on the west side of the Matterhorn parcel. Lot 15 is presently zoned CG. Lot 6, north of Lot 15, is zoned R2. While we need Lot 15 in order to provide sufficient parking and circulation area, lot 6 is included in our proposal in order to provide an area for the City to apply the "b" overlay without impairing needed parking lot access from the northwest corner of the existing parking lot. If the entire 10-lot Matterhorn parcel is zoned CG, and you accept the Planning Commission recommendation to zone property west of the Matterhorn R1, lots 6 and 15 logically would be zoned CGb to provide a buffer between the parking and circulation system of our site and the residential zoning to the west. The needed parking lot access points (which cannot be located in the b overlay) would be on lots 5 and 16.

However, as we note below, it would make more sense to extend the depth of CG zoning along 82nd that is proposed south of Burnside (full-block to 81st, with the last 50 feet in the b overlay) to the area north of Burnside and Couch. This change would place the b overlay west of Village Properties' site, probably on lots 7 and 14. We are not authorized to speak for the other property owners that would be affected by this larger application of commercial zoning, we simply observe that it would be a cleaner, more rational zoning pattern. Our development needs can be accommodated by CGb zoning on lots 6 and 15 and CG zoning on all the lots east of them.

In support of the requested amendment, we offer the following observations:

1 Existing Commercial Uses Should Be Zoned Commercial

As noted above, four of the six lots for which we seek CG zoning are presently in commercial use as part of the Matterhorn Restaurant site. While there are valid reasons for trying to increase the amount of housing opportunity within walking distance of Burnside and 82nd, there are far better locations than existing commercial sites in commercial use.

The Outer Southeast Plan's Economic Development Policy seeks to strengthen the community's existing business districts. The specific objectives listed under the policy include the following:

- "1 Foster the revitalization of older business districts, including 82nd Avenue."

The Matterhorn fronts on 82nd Avenue. It is one of the oldest existing businesses along that stretch of 82nd, and is part of an important cluster of retail and service businesses. Revitalization of this business district should, at a minimum, include recognizing existing

Commissioner Charlie Hales
 City of Portland
 November 14, 1995
 Page 4

business sites by providing them with appropriate zoning, rather than requiring them to continue to operate as nonconforming uses. The split and fragmented zoning pattern of the Matterhorn site inhibits and discourages expansion and redevelopment of business.

2 Existing Commercial Zoning and Plan Designations Should Be Retained in Commercial Zoning

For the same reasons stated above, existing commercial zoning in the vicinity of 82nd Avenue should be retained if the City wishes to maintain and revitalize this important business district. Two of the lots included in our proposal--15 and 16--are presently zoned CG but are proposed to be downzoned to R1 in the Planning Commission recommendation. One of these lots is currently in use as part of the Matterhorn's parking lot. We hope this was simply an oversight and does not reflect an actual intention to downzone this existing business site. Again, lot 15, while not currently in commercial use, has been optioned by us for the purpose of expanding the development site. Its existing commercial zoning should be retained as well.

3 Sufficient Depth of Commercial Zoning Should Be Provided

Outer Southeast Community Plan Economic Development Policy Action Item 12 (Plan, p. 55) calls on the Planning Bureau to "increase the depth of zoning to 200' in certain locations along Foster Road and 82nd Avenue to allow existing businesses to expand." This concept of full-block zoning is particularly applicable at this site. The Planning Commission recommendation is that 82nd Avenue be recognized as an automobile-accommodating transportation corridor. Accordingly, except in the Gateway regional center, the commercial zoning applied along 82nd is CG, the City's most intensive automobile-oriented commercial zone. The depth of zoning in some places exceeds two blocks on either side of 82nd.

Automobile-accommodating commercial development requires significant site depth to permit separation of parking and circulation movements from the street system. This is particularly true along 82nd Avenue, a state highway. Both the Oregon Department of Transportation and the Portland Office of Transportation are seeking to limit and even to reduce the number of access points along 82nd in order to facilitate through traffic movement.

The Matterhorn Restaurant currently uses a curbcut onto 82nd to serve its parking lot, in addition to accesses from both Couch and Burnside. In any redevelopment of the site ODOT will undoubtedly seek to terminate this access, and will want access on Burnside and Couch to be sufficiently far west of 82nd to prevent stacking for turn movements from affecting 82nd Avenue traffic flow. These objectives can be met if access to the site can occur as far west as

BALL, JANIK & NOVACK

Commissioner Charlie Hales
City of Portland
November 14, 1995
Page 5

lots 5 and 16 In order for this to be possible, these lots (which are currently part of the parking lot) must be zoned CG, without a "b" overlay, and the "b" must be located farther west

4 The Proposed Depth of CG Zoning South of Burnside Should Be Continued North of Burnside

Finally, the Council could simplify this issue by extending the full-block CG zoning pattern south of Burnside to our site on the north of Burnside The Planning Commission has recommended CG from 82nd to 81st, a depth of over 300 feet, from Burnside south to Oak Street, where it merges with block-deep commercial zoning along Stark If this pattern were simply extended north of Burnside as well, commercial zoning would extend about 50 feet further west than our specific amendment requests This would create a far more logical and consistent zoning pattern in this area of 82nd

C Conclusion

Our request is modest recognize existing commercial use and existing commercial zoning Avoid downzoning commercial property or relegating it to continued nonconforming use status Finally, add a single 5500 square foot lot to the existing mix of commercial use and zoning in order to facilitate site layout consistent with efficient parking and circulation

We appreciate the opportunity to bring this issue to your attention, and look forward to working with you and Planning Bureau staff to achieve a workable solution

Very truly yours,



Robert E Stacey, Jr

cc Jim Helfrich, Village Properties
Michael Harrison, Bureau of Planning

35464

NOV 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 1124 Cherry Blossom ~~and~~ Dun & 102 back to Stark.

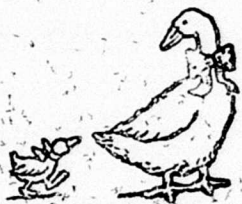
Howard R. Holt

Vice Chair of M.P.N.A.

Ellen C. Pyker
City Planner

1826

35464



COPY

Thank you for your time & information. I do not have the answers but I feel that working with you we can come up with what is best for the city & the development of this property. I liked your suggestion that the #7 lot should be #1 in the other S.E. Community Plan. I agree it would make a better development. I would like to request that you present this to the planning commission & at this late date to the Portland city council. I will also submit to Portland city council. Thanks for your time & thoughts.

Sincerely yours,

Marvin O. Rice

P.S. Hope a line on how things are going.

Marvin Rice
3329 N.E. 128th
Portland, Oregon
97230



Ellen C. Pyker
City Planner
1120 S.W. 5th, Room 1002

Number 10

Portland City Council
Public Hearing

November 8, 1995

35464

scraper

Outer Southeast Community Plan

Name

Janette Hartwig

Organization Represented (if any)

Neighbor Hood watch

Address

2421 - SE 156th

City

Portland

Zip

9723

Phone

260-3431

Do you wish to make a statement? _____ Yes

Yes

No

No

Element of the plan on which you wish to testify orally _____

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

35464

CENTENNIAL COMMUNITY ASSOCIATION
Amendment Requests to Portland City Council

City Council OSEP Hearing

Bob Luce, Chairman
Centennial Community Association
3441 SE 174th Ave
Portland, OR 97236
503-761-5209
November 15, 1995

CENTENNIAL COMMUNITY ASSOCIATION
Amendment Requests to Portland City Council

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Centennial Neighborhood Plan Amendments

Centennial proposes a set of amendments to provide for increased density in the neighborhood to ensure that Centennial will meet its share of the City's housing growth during the next 20 years. It is doing this in part by agreeing to many of the zoning designations recommended by the Planning Commission in the *Recommended Outer Southeast Community Plan*.

It is also supporting increased zoning in other areas as recommended by the Planning Commission if Centennial has not grown 500 units in the ten years ending December 31, 2005 in their current neighborhood territory. This date is halfway through the twenty year Future Focus planning period ending in the year 2015.

Centennial requests that this be done by giving certain areas recommended for higher density by Planning Commission a Comprehensive Plan designation. Centennial also requests that the zoning density increase not be implemented if the Outer Southeast as a whole has not grown by 7000 units, or half of its targeted goal of 14,000 new housing units. The purpose of this provision is so that Centennial will not be penalized to meet a non-existent housing need resulting from a sustained depressed housing market.

Housing Policy:

Maintain and reinforce the residential and suburban character of the Centennial neighborhood. Promote home ownership in Centennial. Support new single-family housing through infill.

Add a new Objective

6 Create 1000 new housing units in 20 years within the Centennial Neighborhood

Add new new actions to the Housing Action Chart

H6 If new housing unit production lags in the Centennial Neighborhood, on December 31, 2005, the Bureau of Planning will begin a process to implement the Comprehensive Plan designation. New housing production will be considered to have lagged if the following conditions exist.

- a Less than 500 new housing units are built in the Centennial Neighborhood between January 1, 1996 and December 31, 2005
- b More than 7000 new housing units are built in the Outer Southeast Community Plan area in the same period.

Implementor Bureau of Planning

H7 Establish Comprehensive Plan designations as identified by the Planning Commission in the Recommended Outer Southeast Community Plan on sites in the following locations

- a 162nd north of Division R2
- b Areas farther than 1/4 (1300') or a 5-minute walk from Division, Stark and Powell R5 and R2
- c 174th and Stark R1
- d 162nd and Stark R1
- e Single to multi-family in Suburban Subarea R1 and R2
- f Along Division R1
- g South of Powell between 142nd and 148th R5

Implementor Bureau of Planning

H8 Limit the application of the "a", Alternative Design Density overlay zone, to locations within 1/4 mile of Stark, Division and Powell, except south of Powell east of 158th where the "a" zone will also be applied to all areas zoned R2

Map Amendments

Introduction

This section identifies specific amendment requests. Each amendment request includes the following:

- 1 Background information
- 2 Location within the Centennial Neighborhood
- 3 Quarter Section Number(s)
- 4 Zoning map amendment request
- 5 Comprehensive Plan designation request

Map Amendments

<u>Site #</u>	<u>Amendment</u>
1	Zone the 20+ acre land-fill site immediately adjacent to Harold Oliver School R5. Also, identify the entire landfill site as a park acquisition site in the Outer Southeast Community Plan Vision Map. The site is currently zoned R7.
2	Zone the Recommended R5 and R5c area between Powell Butte and SE Francis Street to R7 and R7c. This site is currently zoned R7.
3	The Planning Commission recommended that all current R3 zoning be retained with the Suburban Neighborhoods Subarea. Two sites accidentally did not get changed. Zone those two sites to R3 and R3a.
4	Zone the Recommended R2a north of Division, south of Lincoln, and east of 162nd which is currently R5 and R7 to R5a, with an R2a Comprehensive Plan designation.
5	Within the Centennial portion of the Suburban Neighborhoods Subarea, retain current zoning at locations more than 1/4 mile (1300') or a 5-minute walk from Stark, Division, or the north side of Powell, except Map #1. Apply the Planning Commission Recommended zoning as a Comprehensive Plan designation on these sites. The current zoning on these sites is R7.
6	Apply the "a", Alternative Design Density, overlay only to areas within 1/4 mile or a 5-minute walk of Stark, Powell and Division.
7	Zone the Recommended R1a at 174th and Stark to R2a, with an R1a Comprehensive Plan designation. The current zoning on this site is R2.

Site #	Amendment
8	Zone the Recommended R1a on 162nd south of Stark to R2a, with an R1a Comprehensive Plan designation The current zoning on this site is R2
9	Within the Centennial portion of the Suburban Neighborhoods Subarea, zone all Recommended R1 and R2 (new multi-family housing) within 1/4 mile of Stark, Division and Powell which was formerly single-dwelling of any zone to R3 or R3a Apply the Planning Commission Recommended zoning as a Comprehensive Plan designation on these sites The current zoning on these sites is R7
10	Along Division Street, zone all Recommended R1a which is currently R2 to R2a, with an R1a Comprehensive Plan designation The current zoning is R2
11	South of Powell retain current zoning at locations more than 1/4 mile (1300') or a 5-minute walk between 142nd and 148th, with the exception of the Recommended R3 at 148th and Gladstone and other amendments Apply the Planning Commission Recommended zoning as a Comprehensive Plan designation on these sites The current zoning on these sites is R7

Quarter Sections

Quarter sections used are those in the *Recommended Outer Southeast Community Plan*. Each map identifies the changes being requested, by amendment number. Each map identifies Comprehensive Plan map designations. Comprehensive Plan map designations are those which were approved by the Planning Commission and are included in the *Recommended Outer Southeast Community Plan*.

**Centennial Community Association
Map Amendment 1**

Zone the 20+ acre land-fill site immediately adjacent to Harold Oliver School R5 Also, identify the entire landfill site as a park acquisition site in the Outer Southeast Community Plan Vision Map

Quarter Section 3146

Background Information

- 1 Current Zoning R7
- 2 Request by Centennial Community Association to the Planning Commission R7 with an Open Space Acquisition on the entire site
- 3 Planning Commission Recommendation R2 5a and Open Space Acquisition on the eastern portion of the site

Zoning Map Request to City Council:
R5 and Open Space Acquisition on the entire site

Comprehensive Plan Map Request to City Council: None

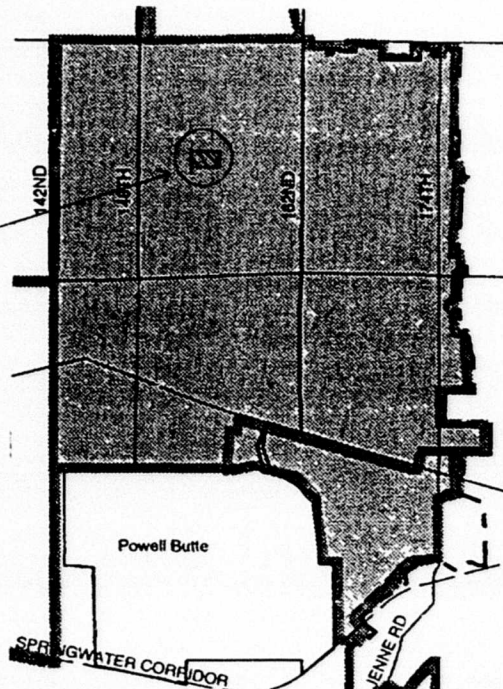
Changes Requested: See quarter sections on following pages

**Location within the
Centennial Neighborhood
(Approximate)**

Quarter Section
3146



Map amendment site location



Centennial Community Association
Map Amendment 2

Zone the Recommended R5 and R5c between Powell Butte and SE Francis Street to R7 and R7c

Quarter Section 3446

Background Information

- 1. Current Zoning R7
- 2. Request by Centennial Community Association to the Planning Commission R7
- 3. Planning Commission Recommendation R5 and R5c

Zoning Map Request to City Council: R7 and R7c

Comprehensive Plan Map Request to City Council: None

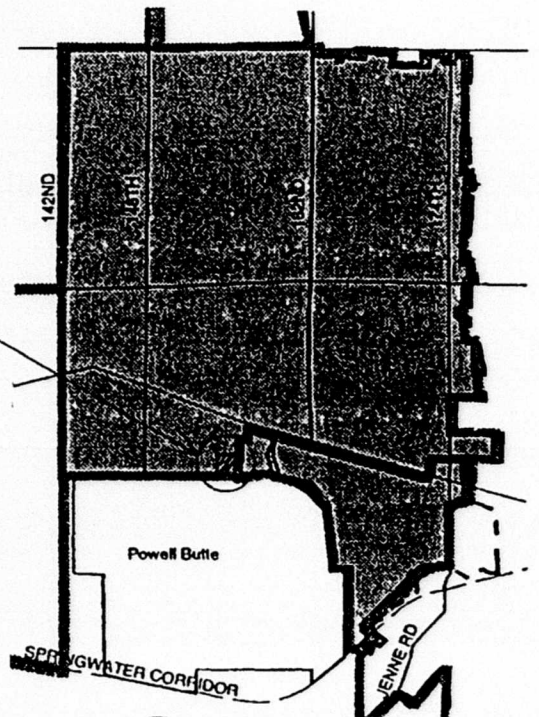
Changes Requested: See quarter sections on following pages

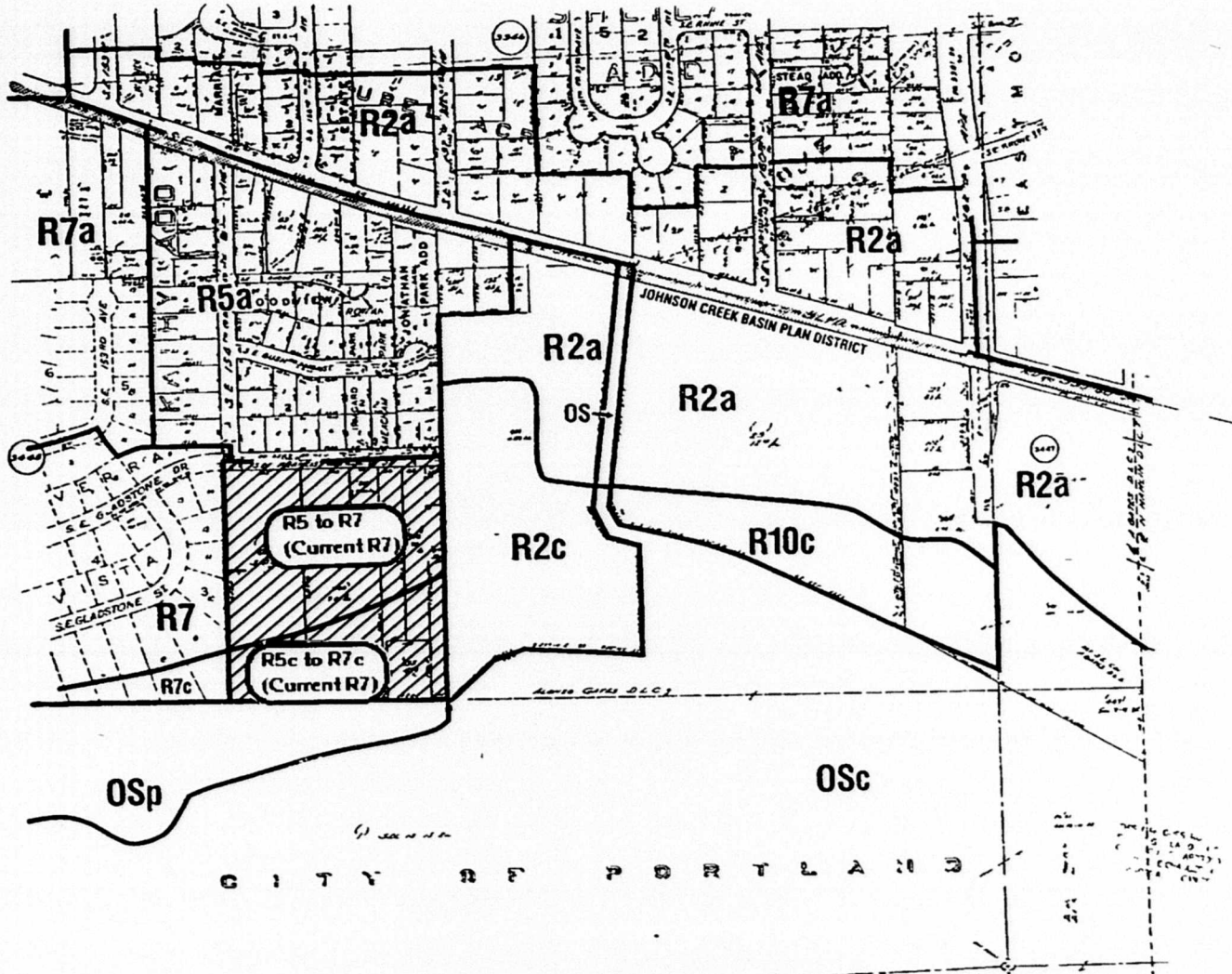
Location within the
Centennial Neighborhood
(Approximate)

Quarter Section
3446



Map amendment site location





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

R10 Current Zoning Maximum Potential Zoning 35 per Comprehensive Plan (R10)	ZONING REVISED	6 94	CITY OF PORTLAND BUREAU OF PLANNING SCALE IN FEET 0 100 200 300
	BASE MAP ACQUIRED	5 89	
	LEGAL DESCRIPTION	SE 1/4 SEC 12 15 2E	3446

Outer Southeast Community Plan
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 Designations & Zoning
 October 1995

**Centennial Community Association
Map Amendment 3**

The Planning commission recommended that all current R3 zoning be retained in the Suburban Neighborhoods Subarea. Two sites accidentally did not get changed. Zone those two sites R3 and R3a

Quarter Sections 3147, 3247

Background Information

- 1 Current Zoning R3
- 2 Request by Centennial Community Association to the Planning Commission R3
- 3 Planning Commission Recommendation R3 and R3a

Zoning Map Request to City Council R3a and R3

Comprehensive Plan Map Request to City Council: None

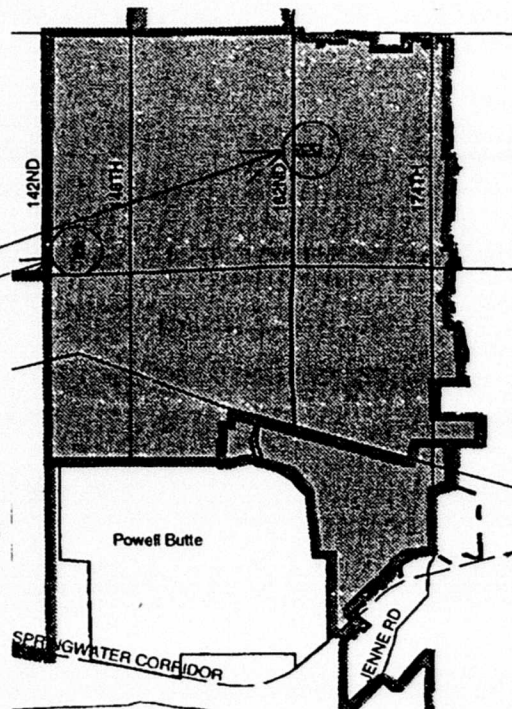
Changes Requested: See quarter sections on following pages

**Locations within the
Centennial Neighborhood
(Approximate)**

Quarter Sections
3147
3245



Map amendment site location

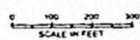


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R2a to R3^{*}
(Current R3)

THIS MAP DOES NOT SHOW FROM OR TO THE CITY OF PORTLAND. CITY OF PORTLAND.



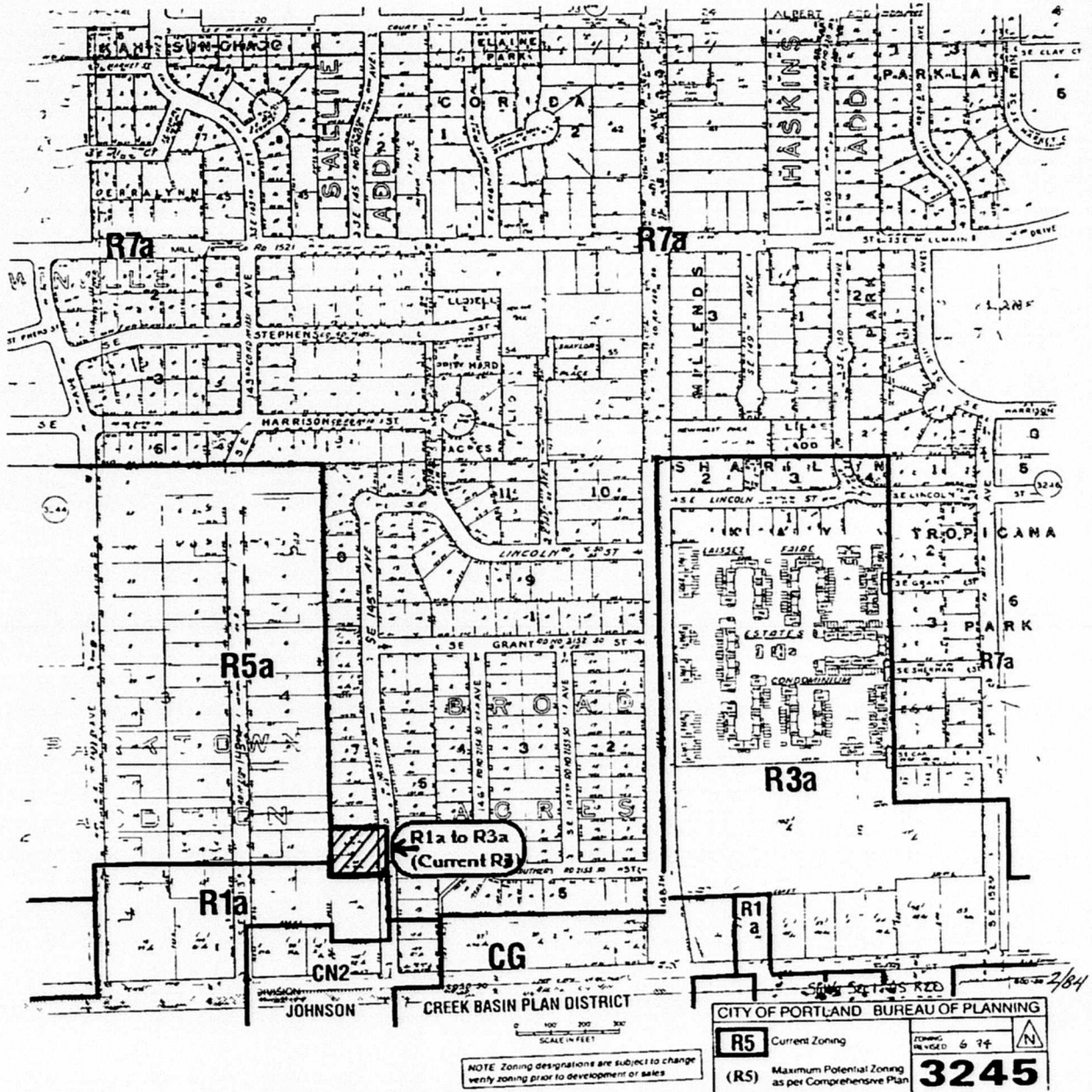
NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

NW 1/4 Sec 6, 1S 3E

CITY OF PORTLAND BUREAU OF PLANNING		10/84
R5	Current Zoning	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	795
		3147

* See also Map #6

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



THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS, CONDITIONS OF APPROVAL, OR RECENT LEGISLATIVE CHANGES. OTHER SOURCES OF INFORMATION CAN BE CHECKED.

Outer Southeast Community Plan
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October 1995

**Centennial Community Association
Map Amendment 4**

Zone the Recommended R2a north of Division, south of Lincoln, and east of 162nd which is currently R5 and R7 to R5a, with an R2a Comprehensive Plan designation

Quarter Section 3247

Background Information

- 1 Current Zoning R5, R7
- 2 Request by Centennial Community Association to the Planning Commission R5, R7
- 3 Planning Commission Recommendation R2a

Zoning Map Request to City Council: R5a

Comprehensive Plan Map Request to City Council: R2a

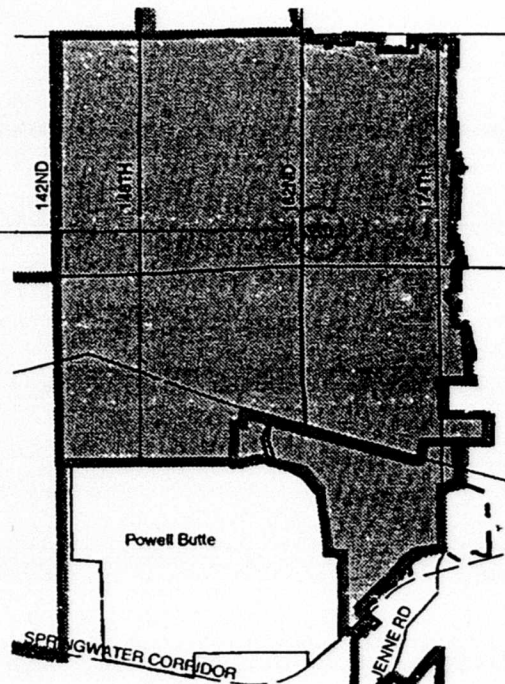
Changes Requested: See quarter sections on following pages

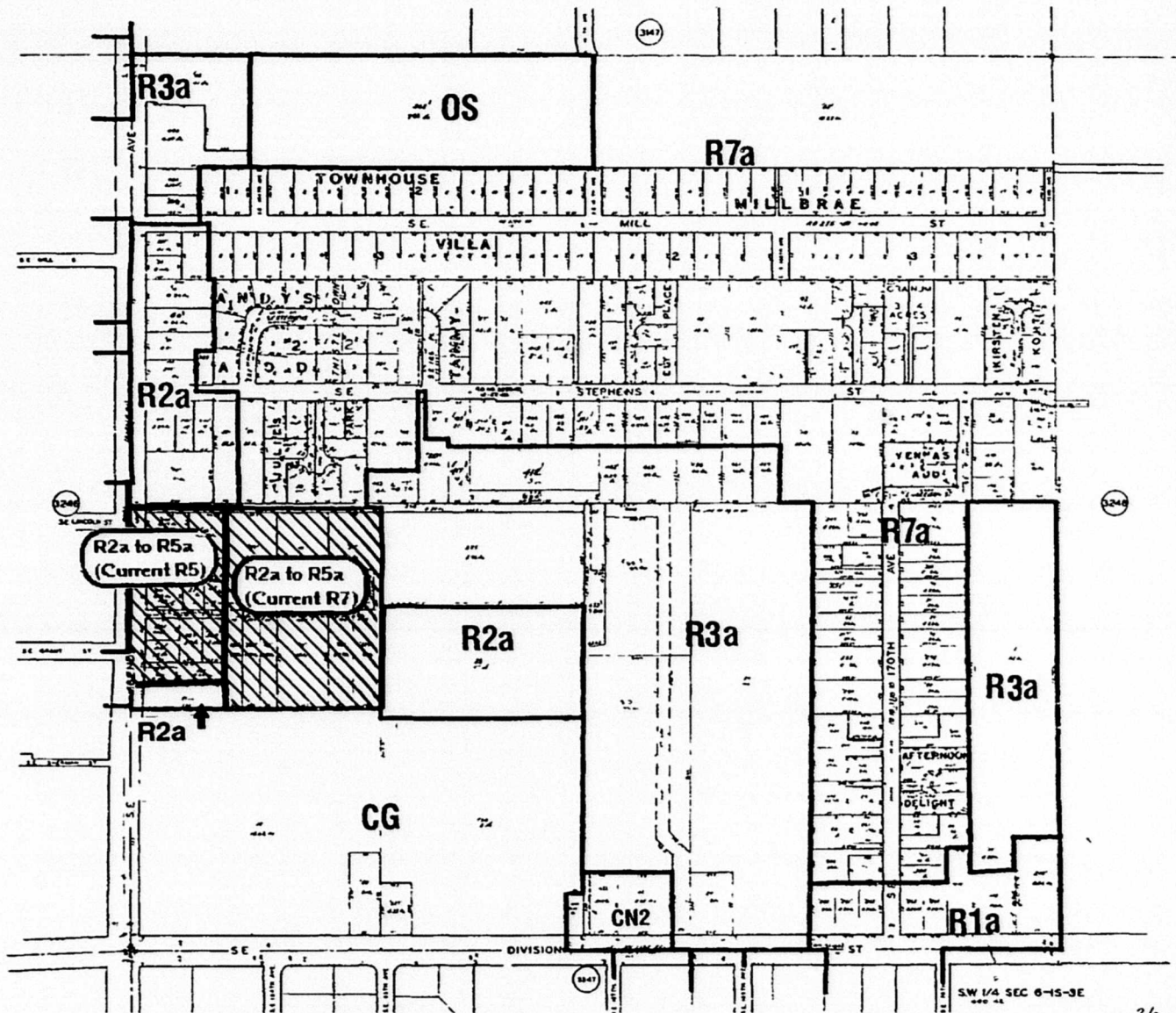
**Location within the
Centennial Neighborhood
(Approximate)**

Quarter Section
3247



Map amendment site location





THIS MAP SHOULD BE CHECKED PRIOR TO ANY DEVELOPMENT OR PENDING LAND USE REVIEWS. CONDITIONS OF APPROVAL OR RECENT LEGISLATIVE CHANGES. OTHER SOURCES OF INFORMATION CAN BE CHECKED.

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

CITY OF PORTLAND BUREAU OF PLANNING	
R5 Current Zoning	SCALE ZONING REVISED 6 94
(R5) Maximum Potential Zoning as per Comprehensive Plan	3247

2/82

**Centennial Community Association
Map Amendment 5**

Within the Centennial portion of the Suburban Neighborhoods Subarea, retain current zoning at locations more than 1/4 mile (1300') or a 5-minute walk from Stark, Division, or the north side of Powell except Map #1 Apply the Planning Commission Recommended zoning as a Comprehensive Plan designation on these sites

Quarter Sections 3145, 3146, 3147, 3245, 3247

Background Information

- 1 Current Zoning R7
- 2 Request by Centennial Community Association to the Planning Commission R7
- 3 Planning Commission Recommendation R5a and R2a

Zoning Map Request to City Council R7

Comprehensive Plan Map Request to City Council: R5a and R2a

Changes Requested: See quarter sections on following pages

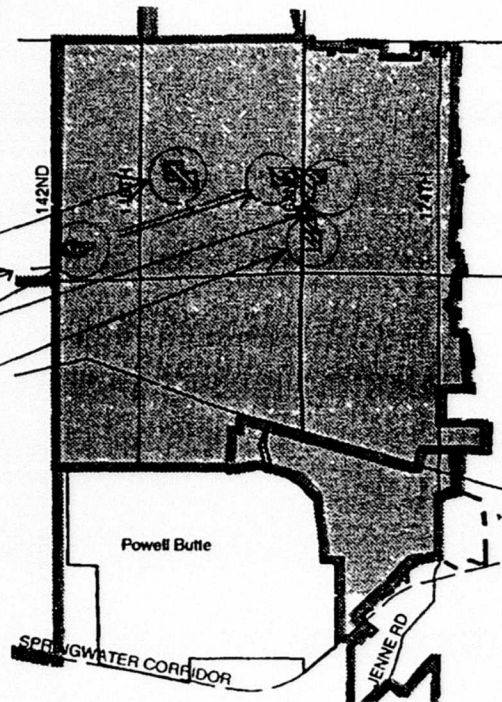
**Locations within the
Centennial Neighborhood
(Approximate)**

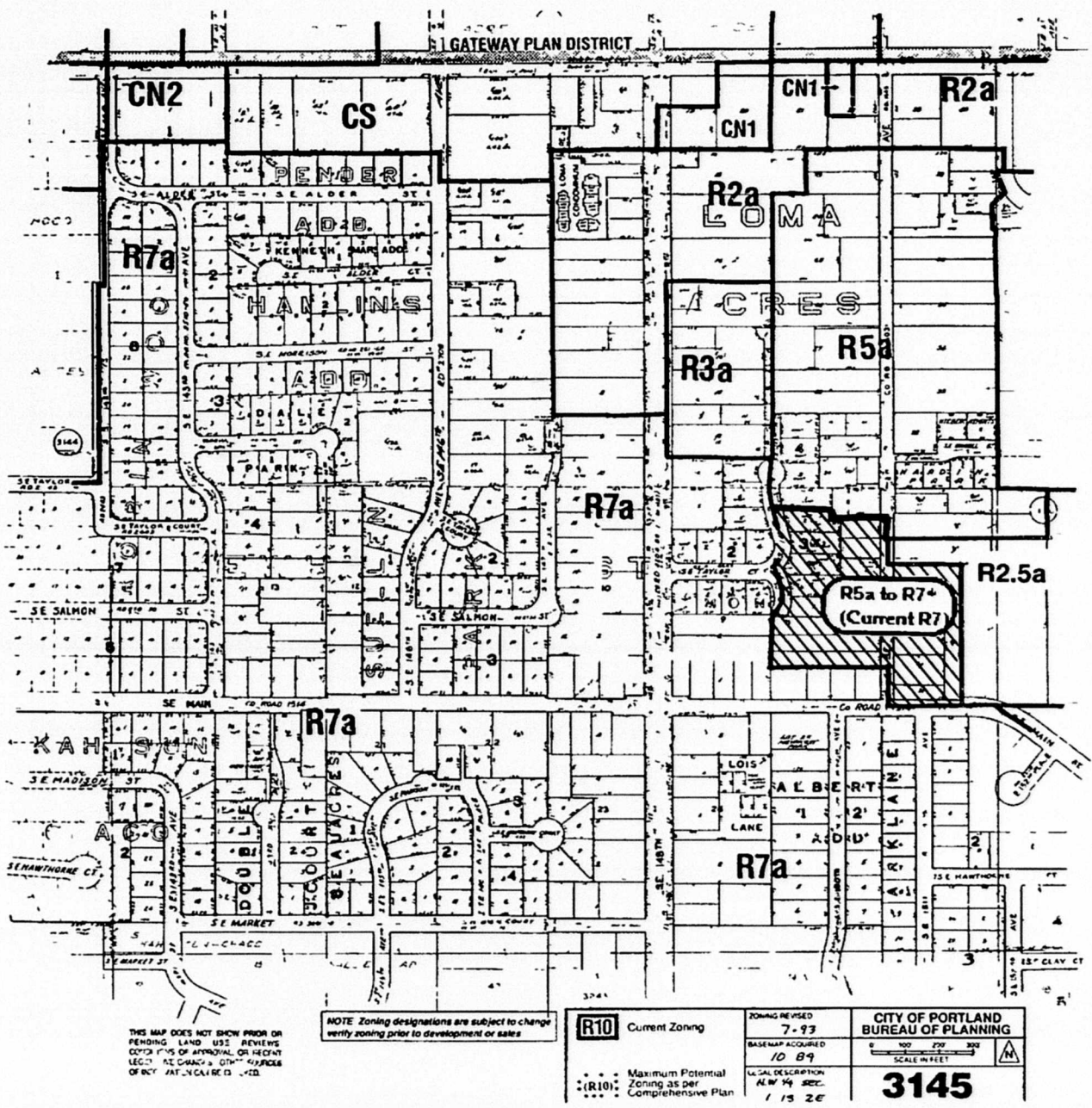
Quarter Section

- 3145
- 3146
- 3147
- 3245
- 3247



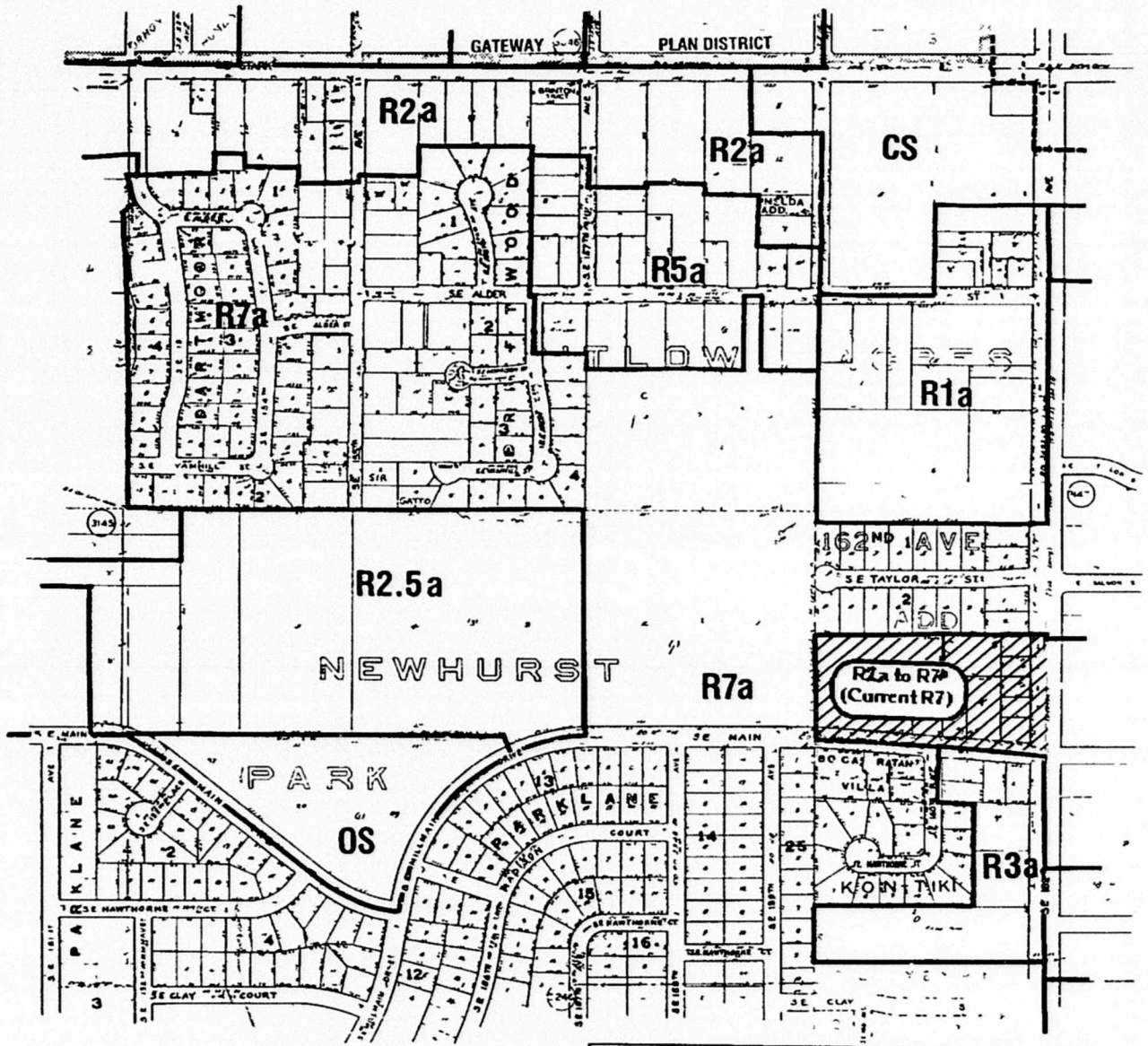
Map amendment site location





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

* See also Map #6



THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS OR YEARS OF APPROVAL OR RECENT LEC. 11-2-2004. OTHER SOURCES OF INFORMATION CAN BE OBTAINED FROM THE CITY OF PORTLAND.

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

R10 Current Zoning	ZONING REVISED 7 93	CITY OF PORTLAND BUREAU OF PLANNING
Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 10 84	
	LEGAL DESCRIPTION NE 1/4 SEC	SCALE IN FEET 0 100 200 300
		3146

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

October 1995

* See also Map #6

35464



NW 1/4 Sec 6, 15 3E

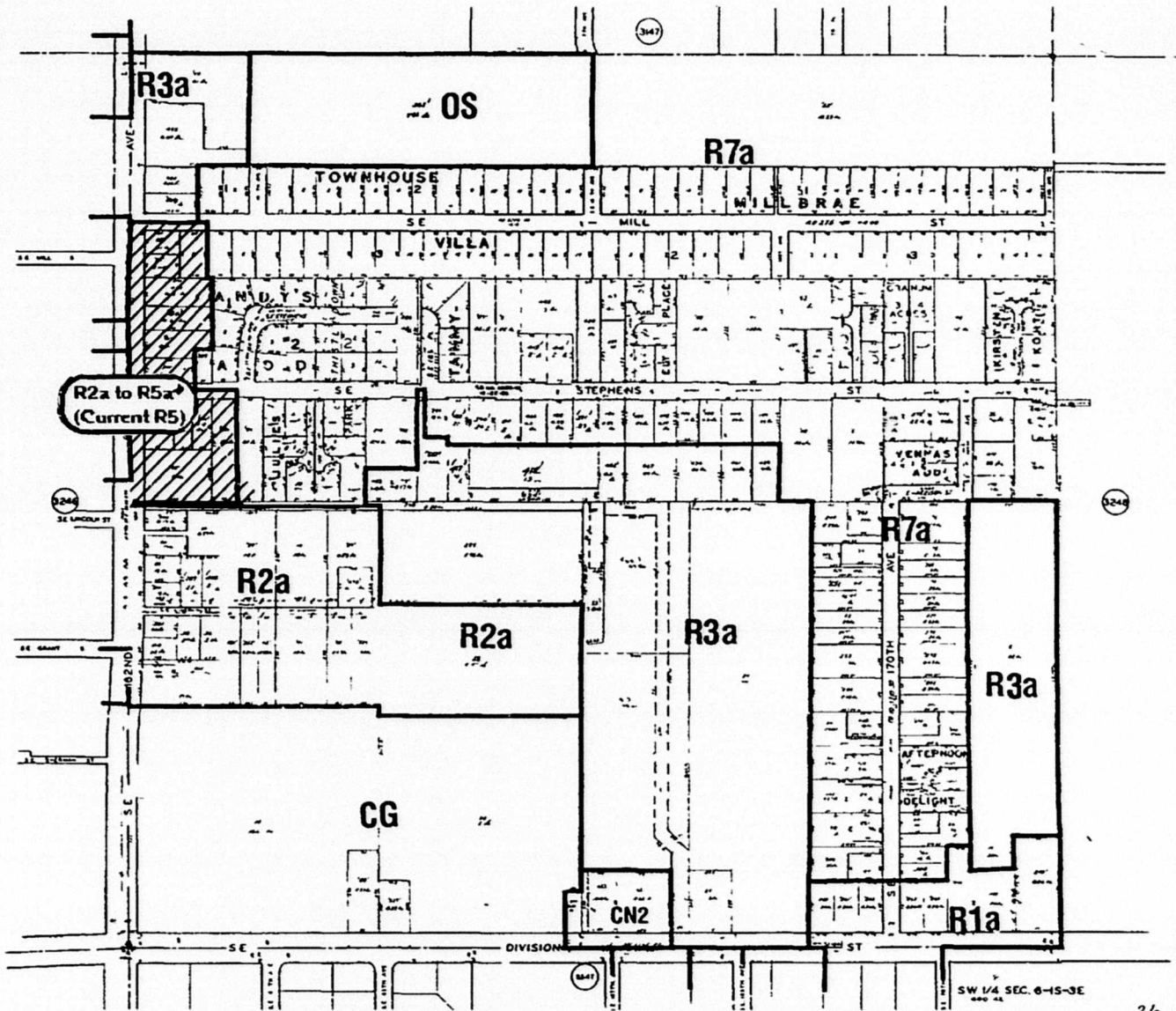
CITY OF PORTLAND BUREAU OF PLANNING		ZONING REVISIONS 7 95	3147
R5	Current Zoning		
(R5)	Maximum Potential Zoning as per Comprehensive Plan		

* See also Map #6

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

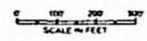
October 1995

35464



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



CITY OF PORTLAND BUREAU OF PLANNING	
R5 Current Zoning	SCALE ZONING REVISION 6 94
(R5) Maximum Potential Zoning as per Comprehensive Plan	3247

* See also Map #6

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

October 1995

**Centennial Community Association
Map Amendment C6**

Apply the "a", Alternative Design Density overlay, only to areas within 1/4 mile or a 5-minute walk of Stark, Powell and Division

Quarter Sections 3145, 3146, 3147, 3148, 3245, 3246, 3247, 3248, 3346, 3347

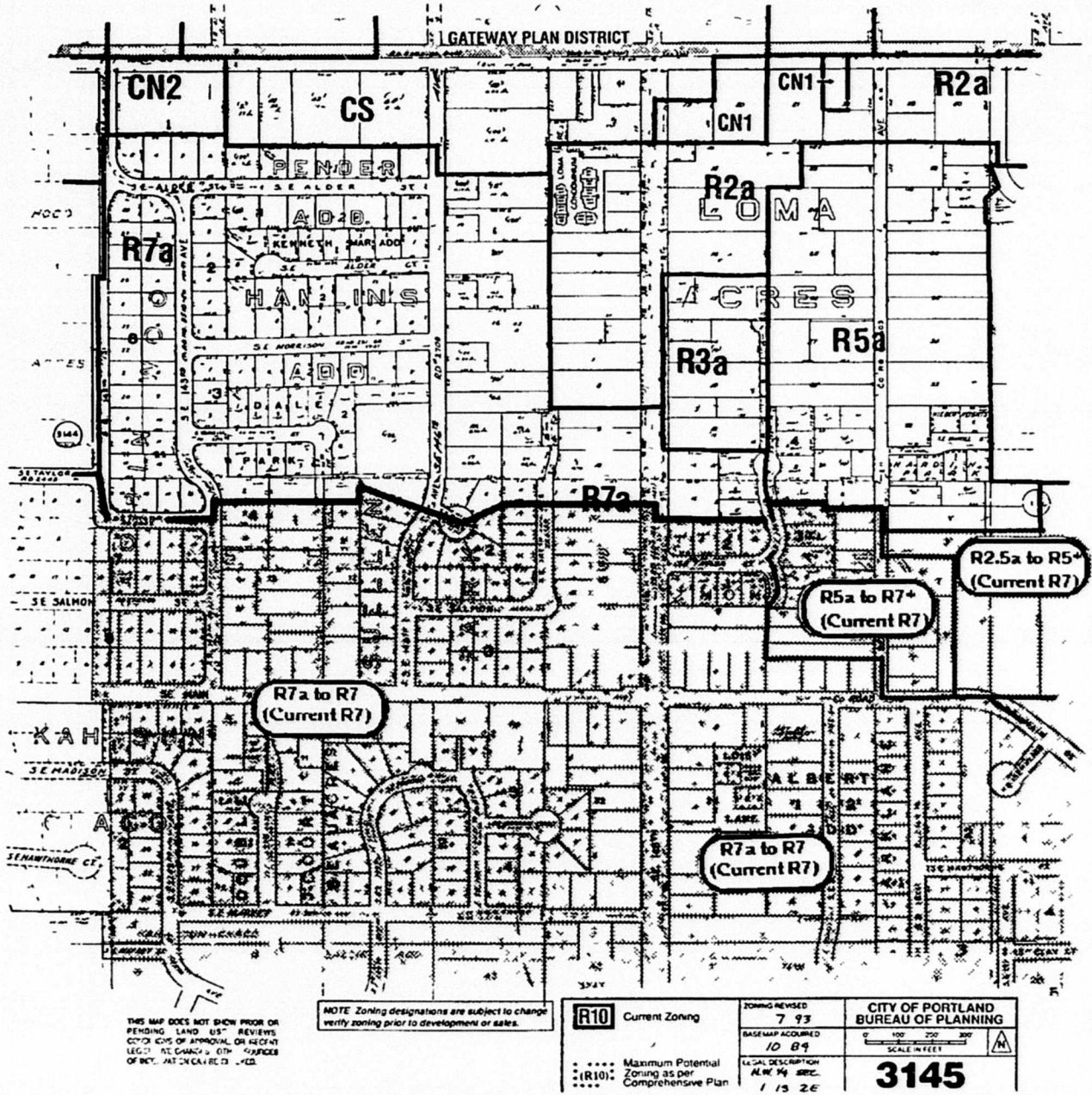
Background Information

1. Current Zoning Alternative Design Density Overlay on all sites within 1/4 mile of all transit streets
2. Request by Centennial Community Association to the Planning Commission Take "a" overlay off entire neighborhood
3. Planning Commission Recommendation Include "a" overlay on all sites within 1/4 mile of all transit streets

Zoning Map Request to City Council: Apply the "a", Alternative Design Density overlay, only to areas within 1/4 mile or a 5-minute walk of Stark, Powell and Division

Comprehensive Plan Map Request to City Council: None

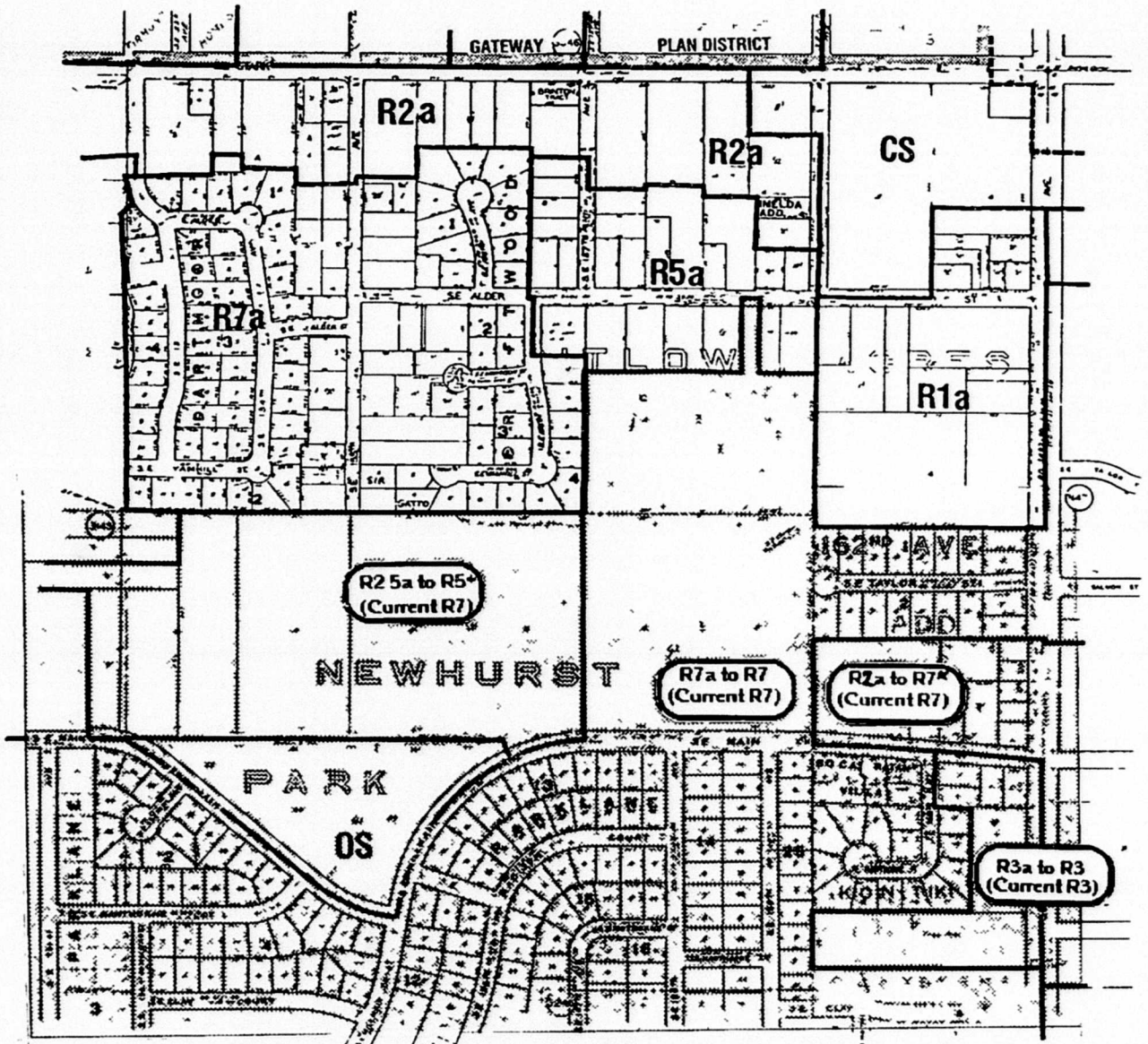
Changes Requested: See quarter sections on following pages



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

October 1995

* See also Maps #1 and #5



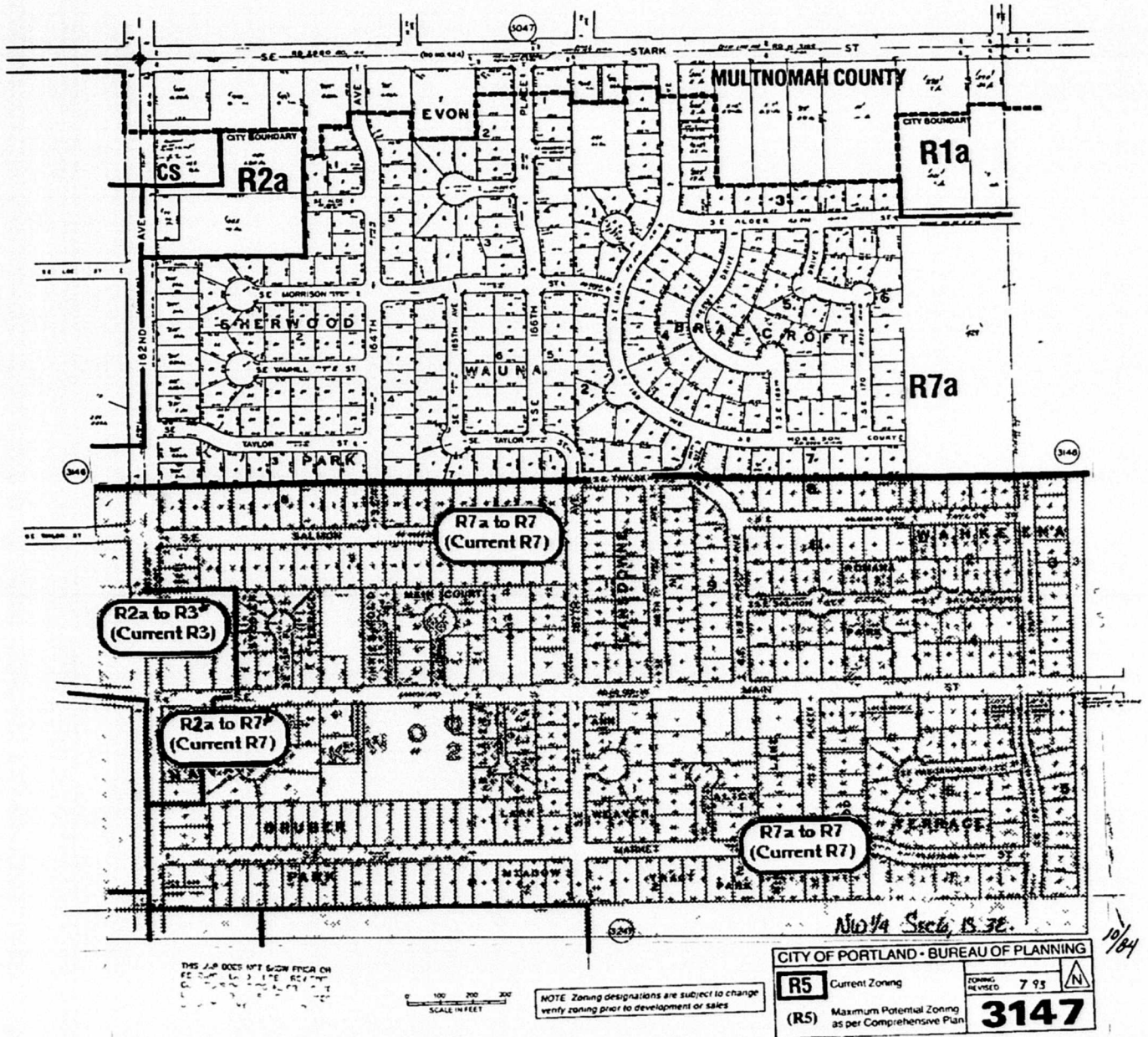
THIS MAP DOES NOT SHOW PRIOR OR
 FUTURE LAND USE REVIEWS
 OR MAPS OF APPROVAL OR RECENT
 CHANGES. OTHER SOURCES
 OF INFORMATION SHOULD BE
 CONSULTED.

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

R10 Current Zoning	ZONING REVISED 7 93	CITY OF PORTLAND BUREAU OF PLANNING
*** Maximum Potential Zoning as per Comprehensive Pla-	BASE MAP ACQUIRED 10 84	SCALE IN FEET 0 100 200 300
	LEGAL DESCRIPTION NE 1/4 SEC	3146

* See also Maps #1 and #5

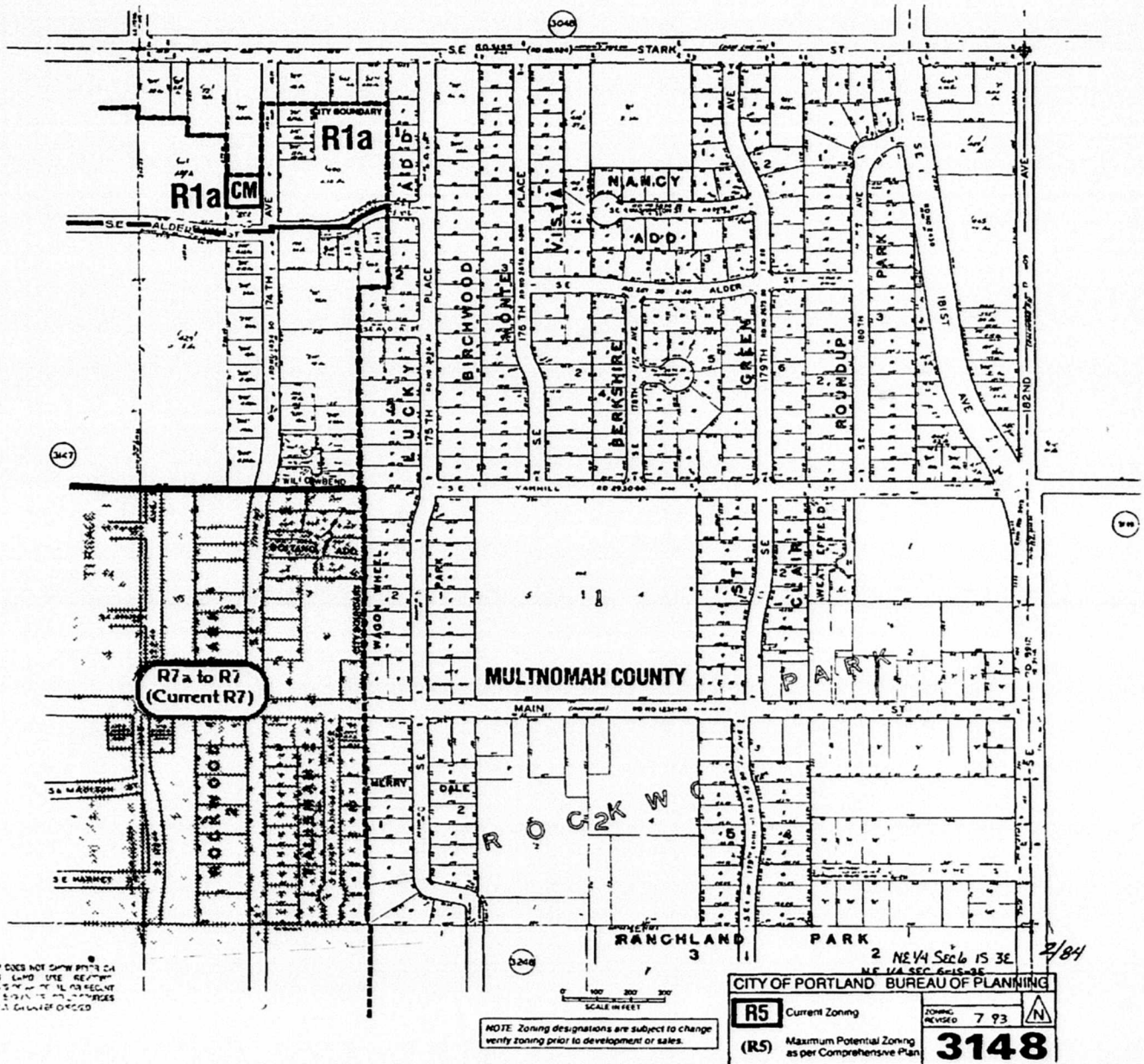
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning



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

* See also Maps #3 and #5

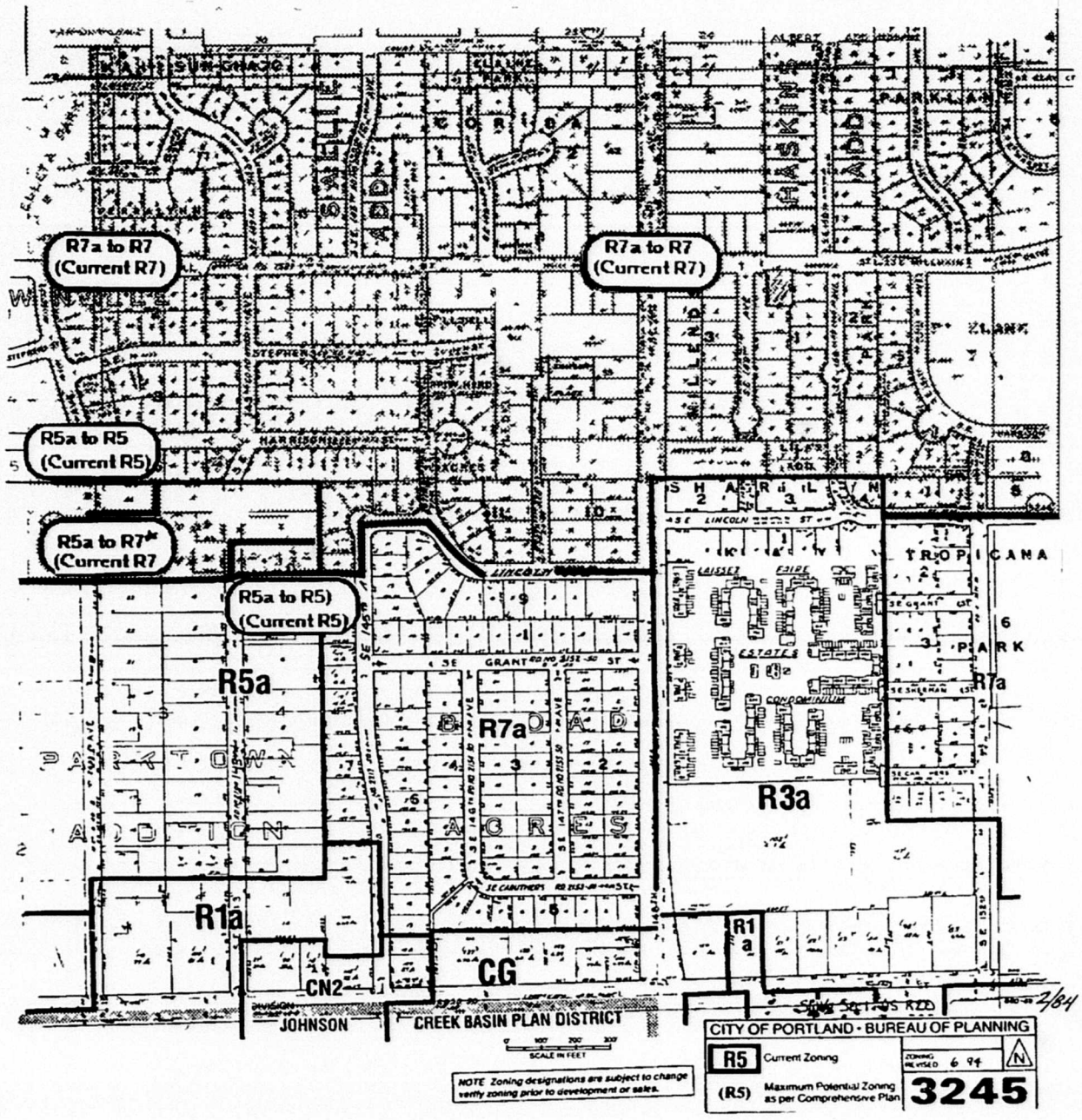
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THIS MAP DOES NOT SHOW THE CA
 FEEDING LAND USE RECOMMEN
 DATIONS TO BE MADE BY THE PLANNING
 COMMISSION. THE ZONING DISTRICTS
 OF THE CITY OF PORTLAND

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

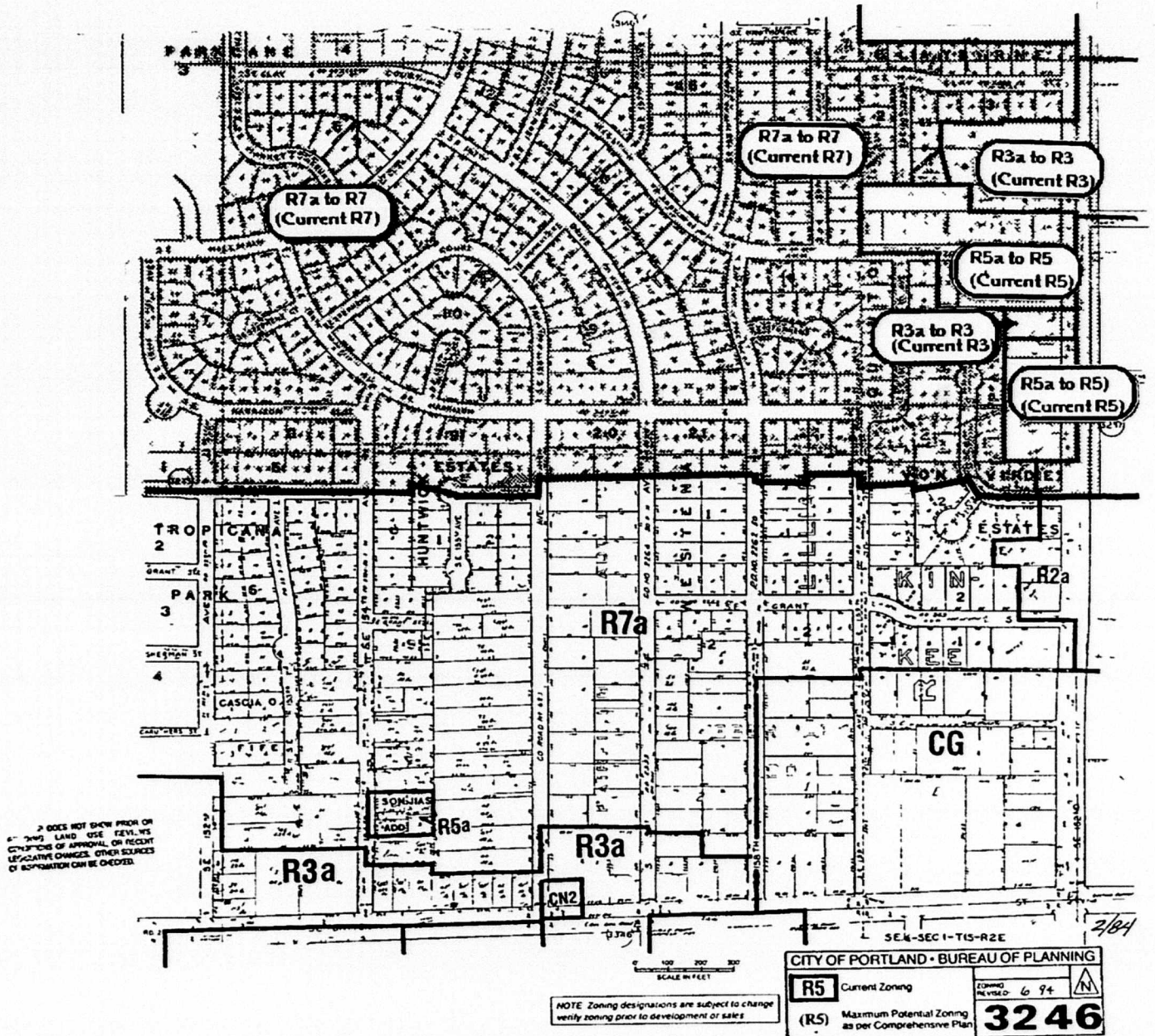
October 1995



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

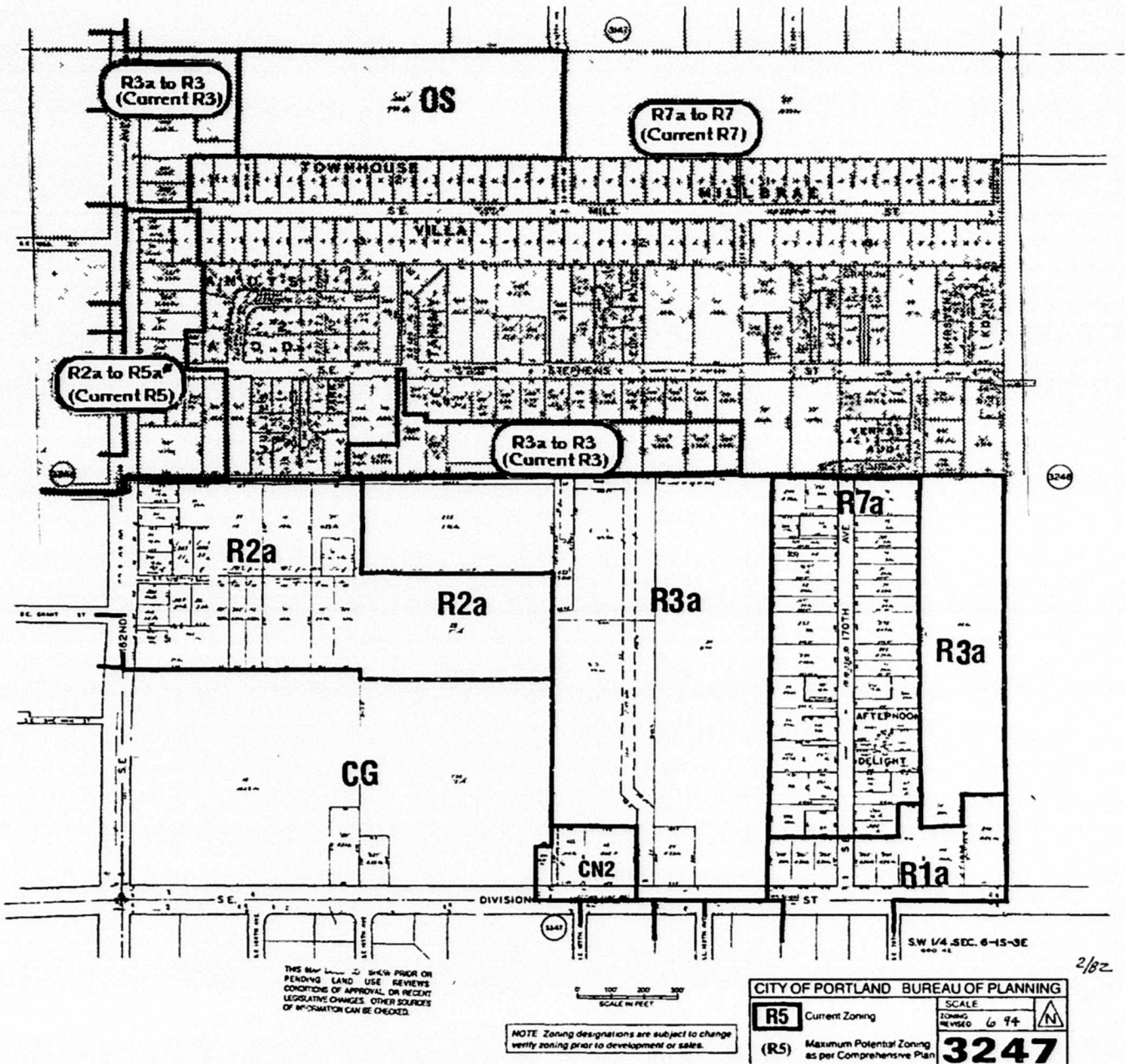
* See also Map #5

October 1995



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

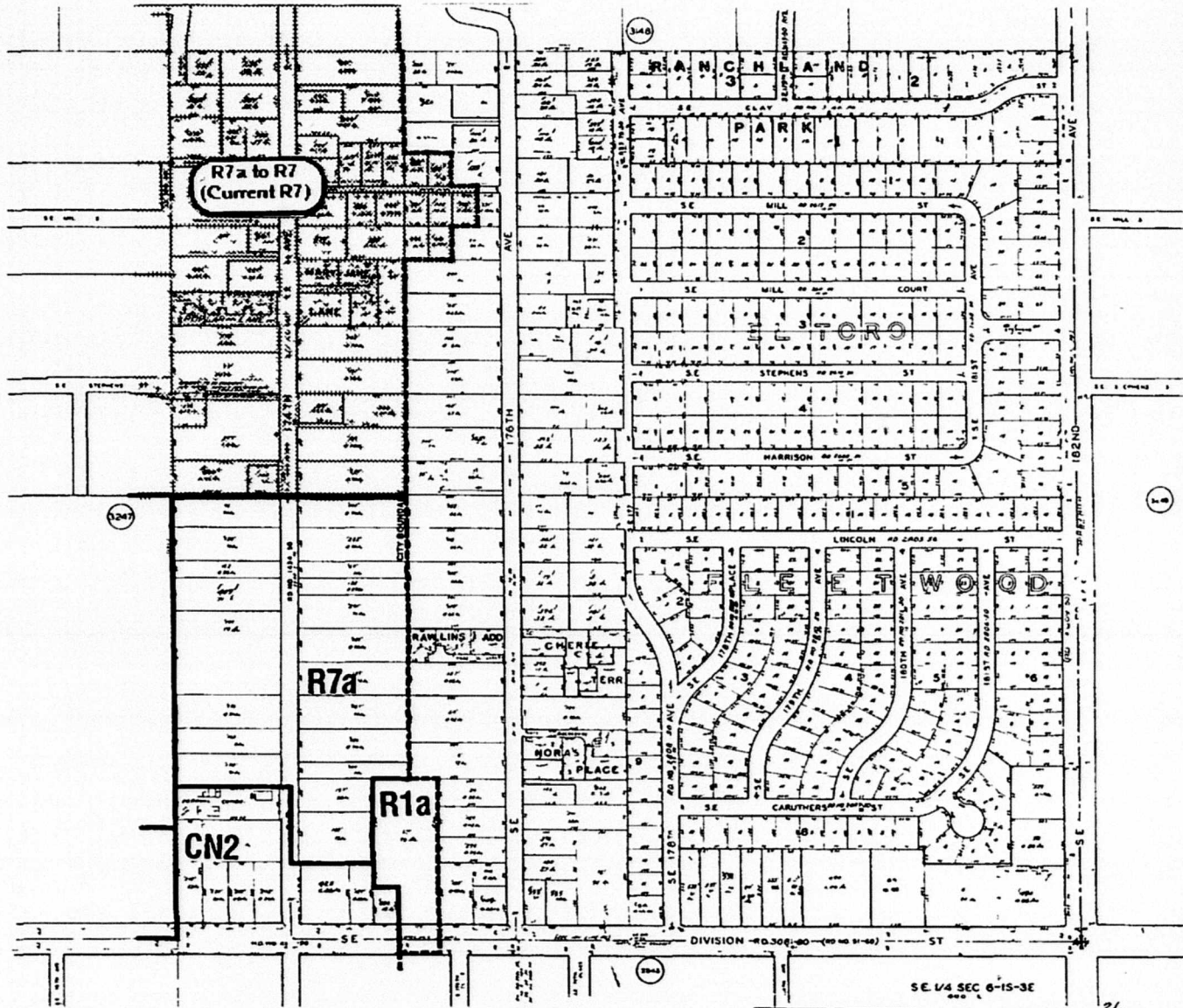
October 1995



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

October 1995

* See also Map #5



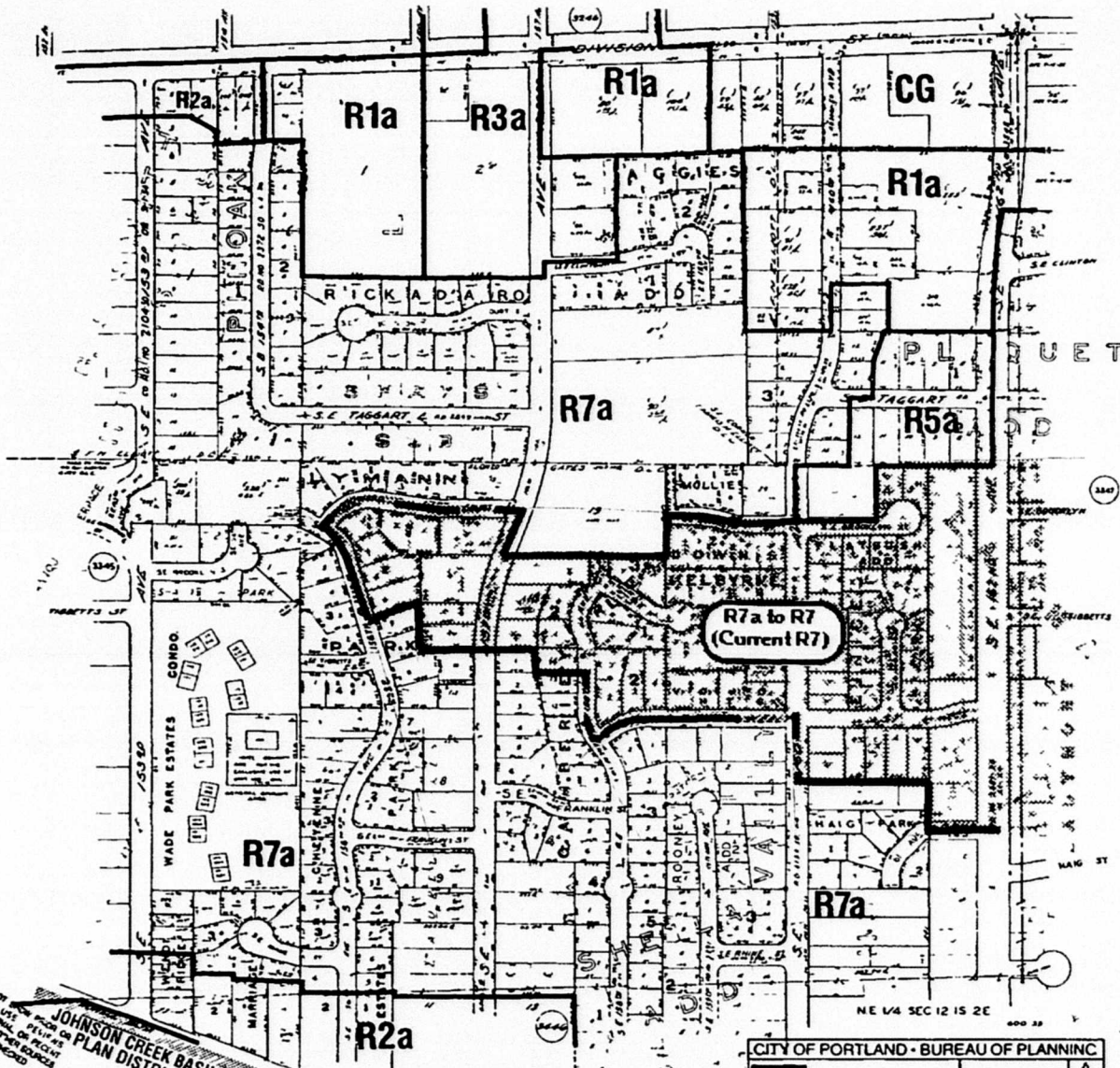
NOTE: Zoning designations are subject to change verify zoning prior to development or sales.

CITY OF PORTLAND - BUREAU OF PLANNING

R5	Current Zoning	ZONING REVISION 775
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3248

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

October 1995



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**JOHNSON CREEK BASIN
PLANNING DISTRICT**

NOTE: Zoning designations are subject to change without notice. Verify zoning prior to development or sales.

CITY OF PORTLAND - BUREAU OF PLANNING

R5	Current Zoning	REVISIONS REVISED 6 94	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3346	

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

October 1995

**Centennial Community Association
Map Amendment 7**

Zone the Recommended R1a at 174th and Stark to R2a, with an R1 Comprehensive Plan designation

Quarter Sections 3147, 3148

Background Information

- 1 Current Zoning R2
- 2 Request by Centennial Community Association to the Planning Commission R2
- 3 Planning Commission Recommendation R1a

Zoning Map Request to City Council R2a

Comprehensive Plan Map Request to City Council: R1a

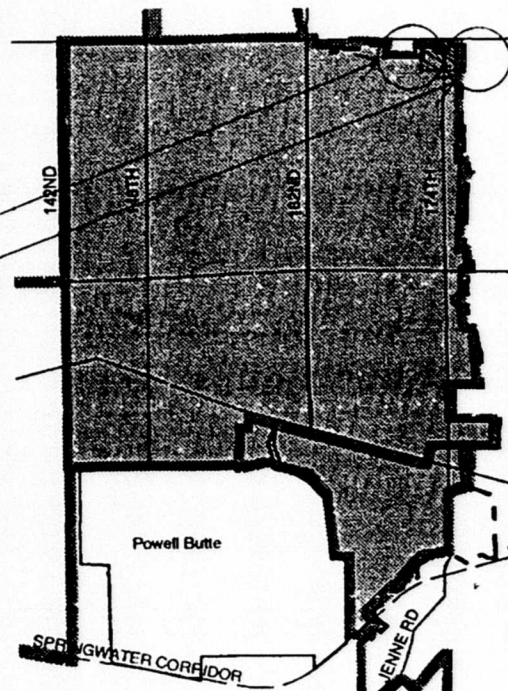
Changes Requested: See quarter sections on following pages . . .

**Location within the
Centennial Neighborhood
(Approximate)**

Quarter Section
3147
3148



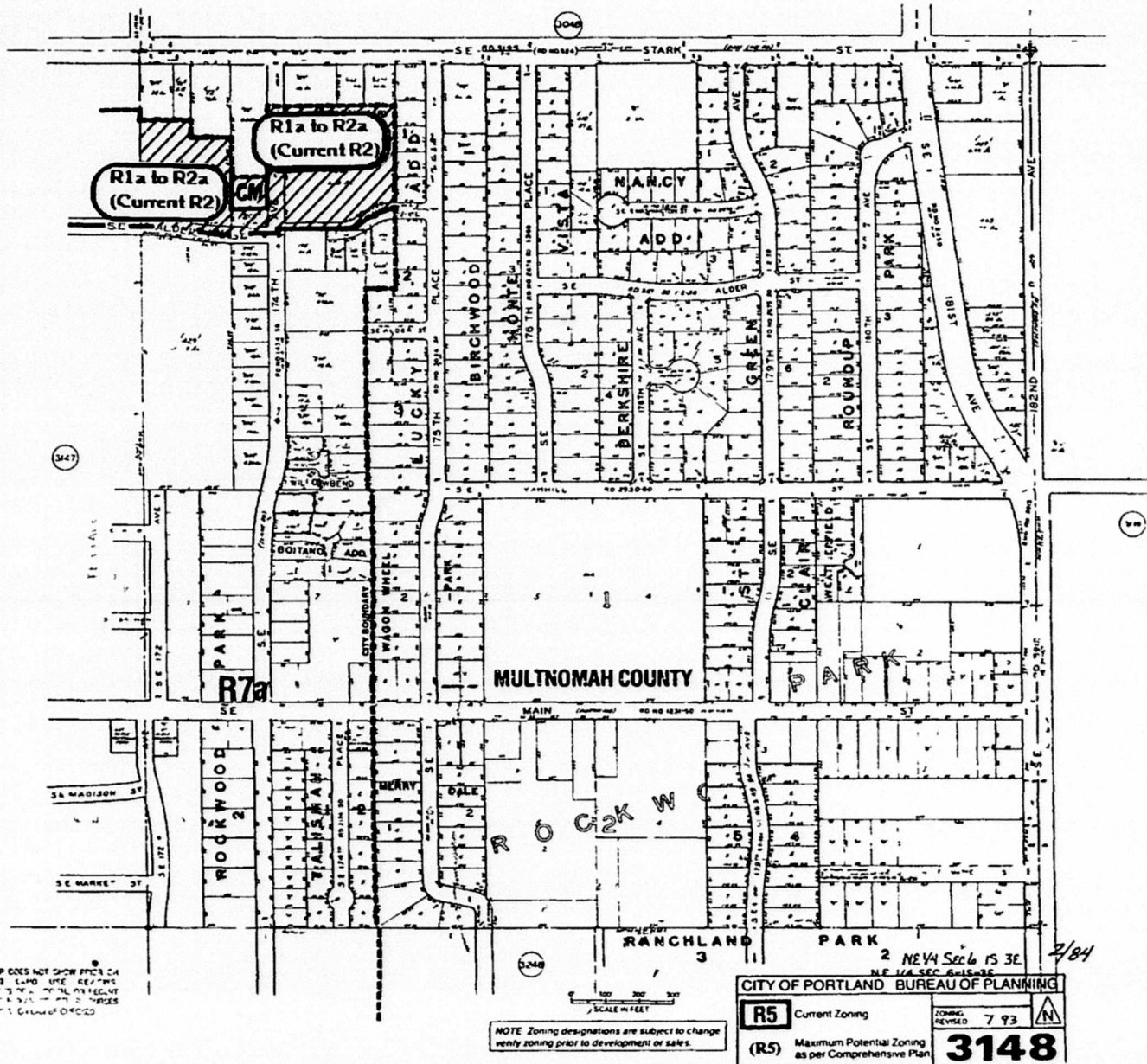
Map amendment site location





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

October 1995



THIS MAP DOES NOT SHOW PLOTS OR
 RECORDING LAND USE REVISIONS
 OR CITY OF PORTLAND RECORDS
 OF THE CITY OF PORTLAND

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

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

Centennial Community Association
Map Amendment 8

Zone the Recommended R1a on 162nd south of Stark to R2a, with an R1a Comprehensive Plan designation

Quarter Section 3146

Background Information

- 1 Current Zoning R2
- 2 Request by Centennial Community Association to the Planning Commission R2
- 3 Planning Commission Recommendation R1a

Zoning Map Request to City Council R2a

Comprehensive Plan Map Request to City Council: R1a

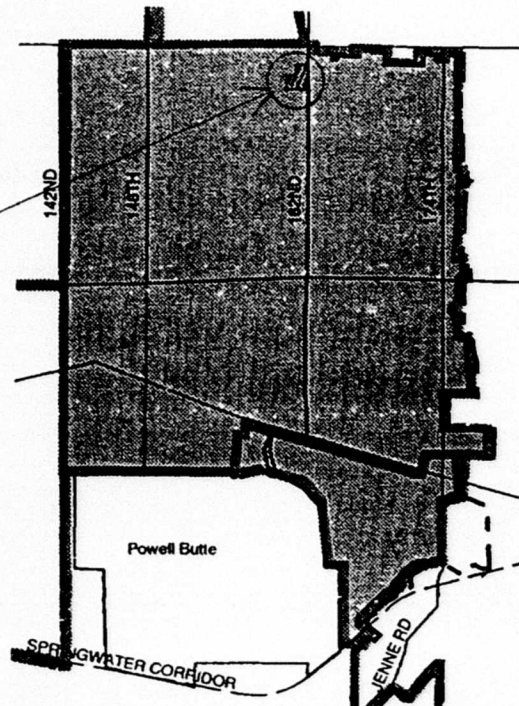
Changes Requested: See quarter sections on following pages

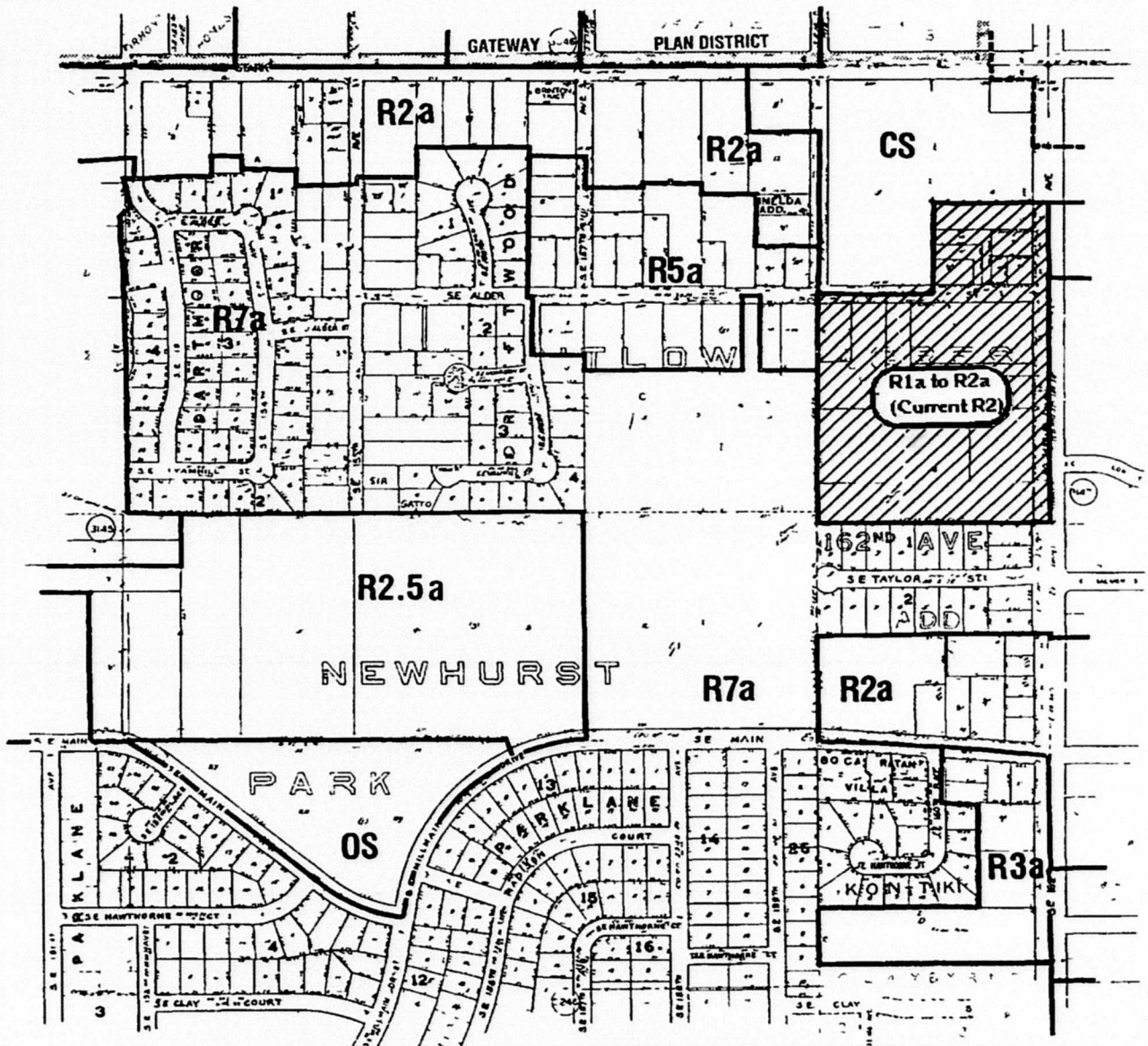
Location within the
Centennial Neighborhood
(Approximate)

Quarter Section
3146



Map amendment site location





THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS, CHANGES OF APPROVAL, OR RECENT LEGAL DESCRIPTIONS. CHECK SOURCES OR A LOCAL RECYCLER.

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

R10 Current Zoning .. Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED	7 73	CITY OF PORTLAND BUREAU OF PLANNING SCALE IN FEET 0 100 200 300 3146
	BASEMAP ACQUIRED	10 84	
	LEGAL DESCRIPTION	NE 1/4 SEC	

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

October 1995

Centennial Community Association
Map Amendment 9

Within the Centennial portion of the Suburban Neighborhoods Subarea, zone all Recommended R1 and R2 (new multi-family housing) within 1/4 mile of Stark, Division, and Powell which was formerly single-dwelling of any zone to R3 or R3a Apply the Planning Commission Recommended zoning as a Comprehensive Plan designation on these sites

Quarter Sections 3145, 3245, 3345, 3346, 3347, 3348, 3446, 3448

Background Information

- 1 Current Zoning R7
- 2 Request by Centennial Community Association to the Planning Commission R7
- 3 Planning Commission Recommendation R1a, R2a

Zoning Map Request to City Council R3 or R3a

Comprehensive Plan Map Request to City Council: R1a, R2a

Changes Requested: See quarter sections on following pages

Location within the
Centennial Neighborhood
(Approximate)

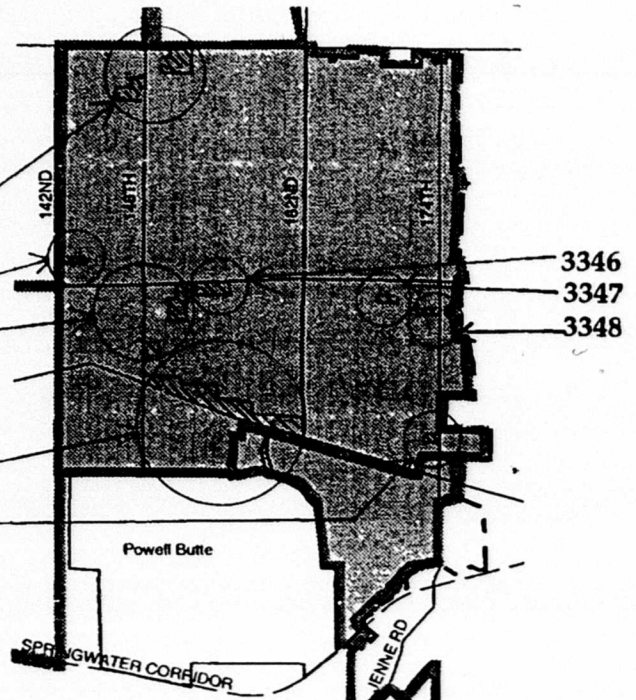
Quarter Section

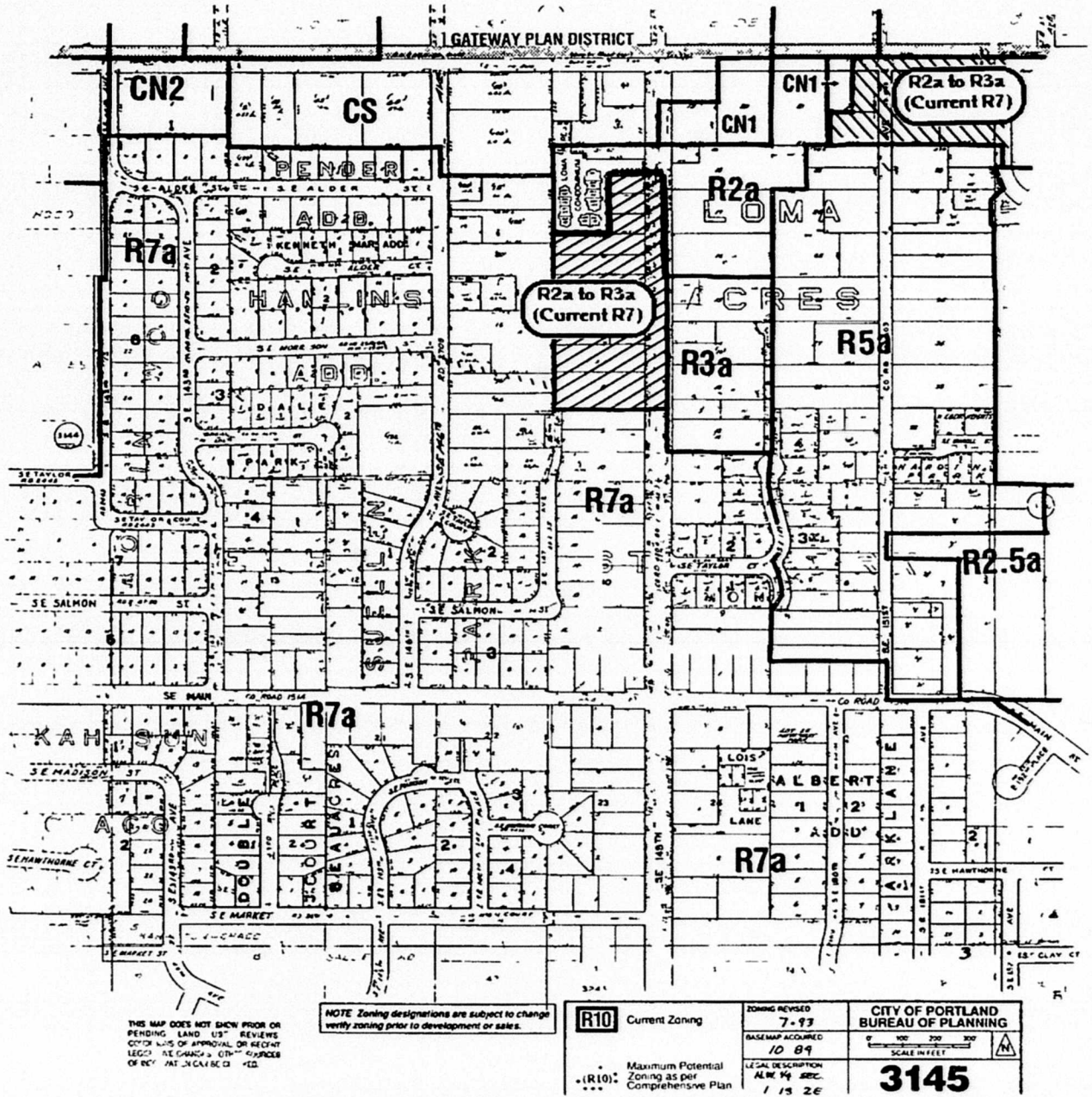
- 3145
- 3245
- 3345
- 3346
- 3347
- 3348
- 3446
- 3448

- 3346
- 3347
- 3348



Map amendment site location





THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS CITY'S MAPS OF APPROVAL OR RECENT LEGAL DESCRIPTIONS IN CITY'S OFFICE OF RECORD MAPS AND RECORDS

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

R10 Current Zoning
 Maximum Potential Zoning as per Comprehensive Plan

ZONING REVISED 7-93
 BASE MAP ACQUIRED 10 89
 LEGAL DESCRIPTION ALB 14 SEC. 1 15 2E

CITY OF PORTLAND BUREAU OF PLANNING
 SCALE IN FEET
3145

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

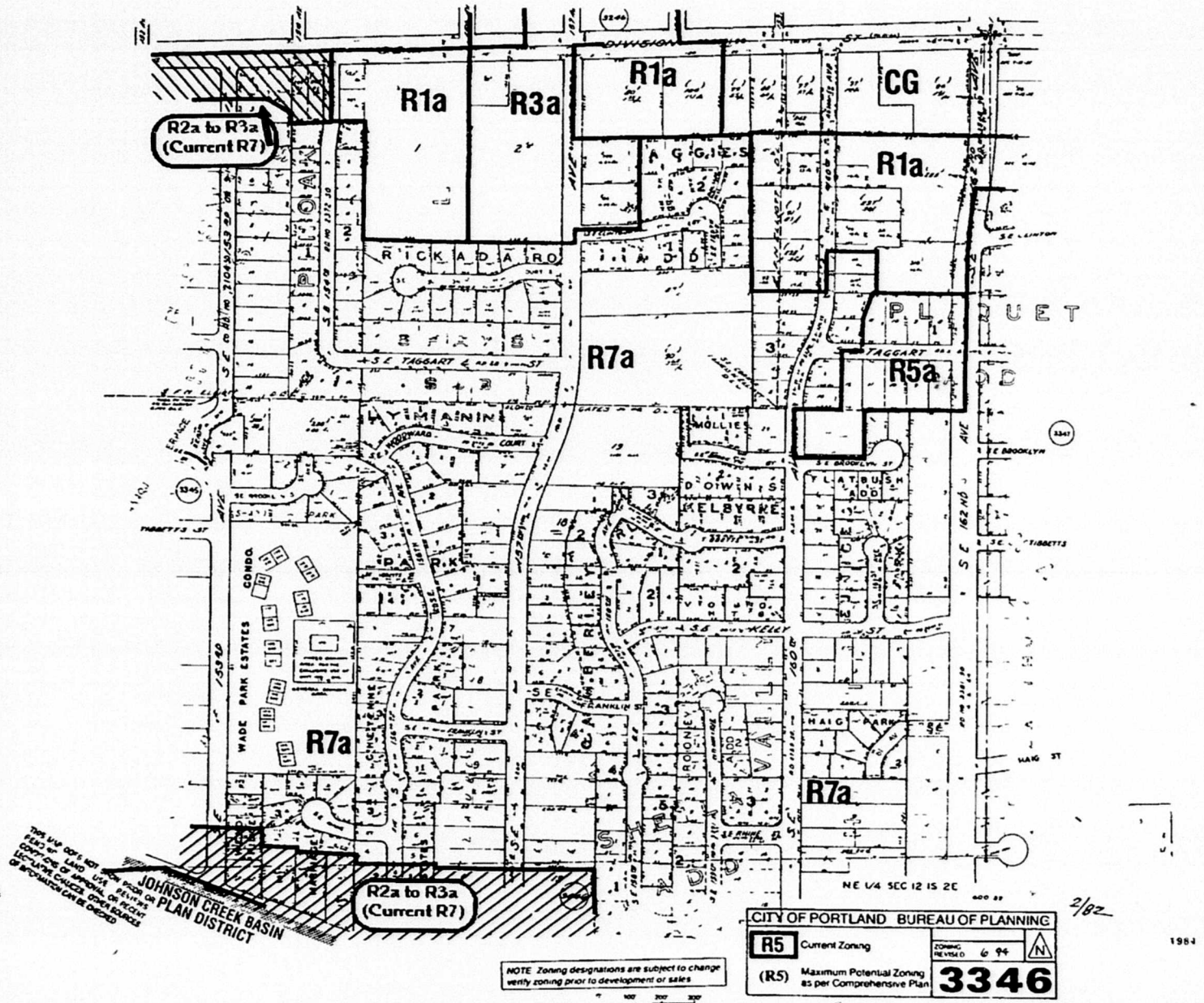
October 1995



THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS, CONDITIONS OF APPROVAL, OR RECORD LEGISLATIVE CHANGES. OTHER SOURCES OF INFORMATION CAN BE CHECKED.

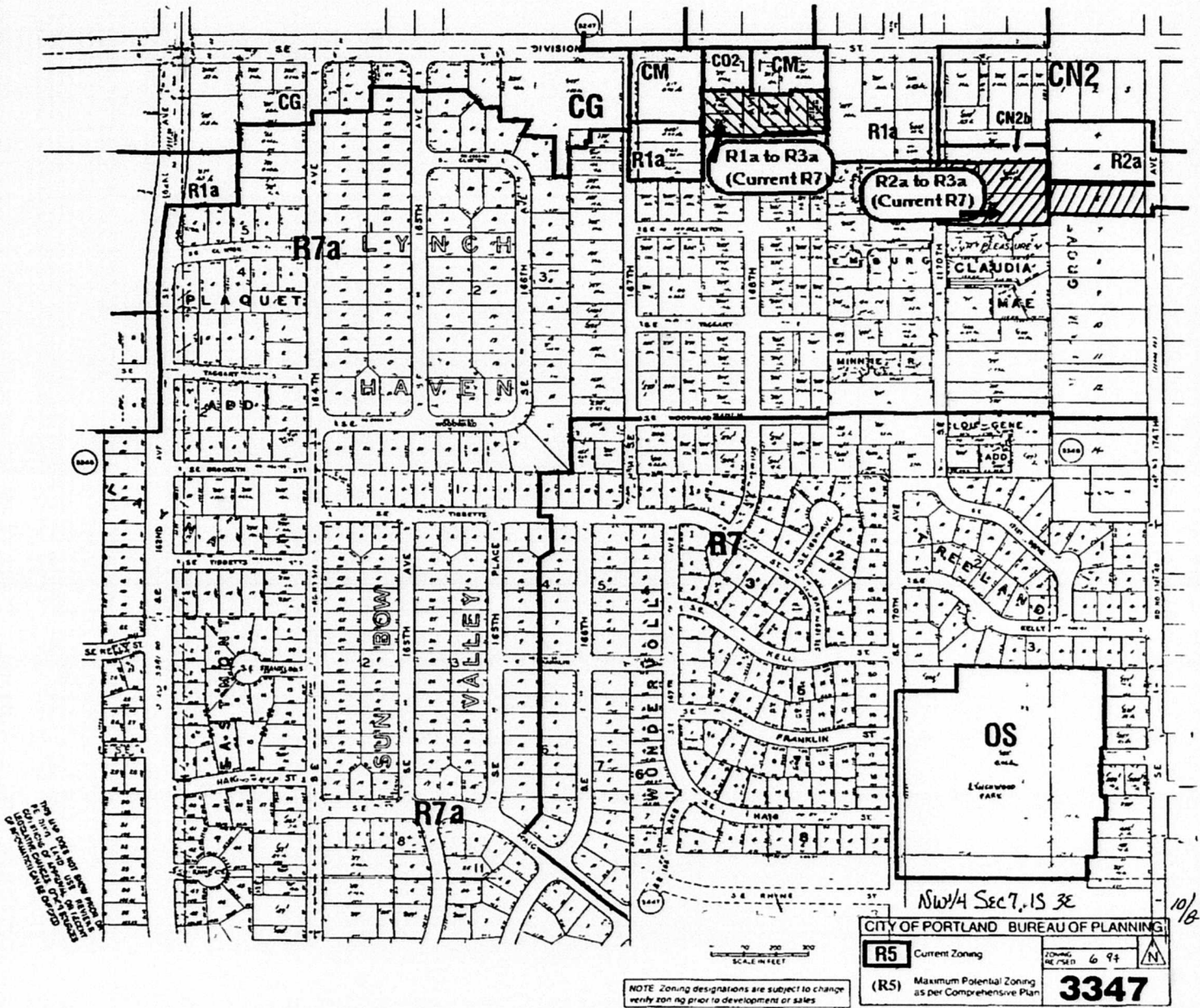
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



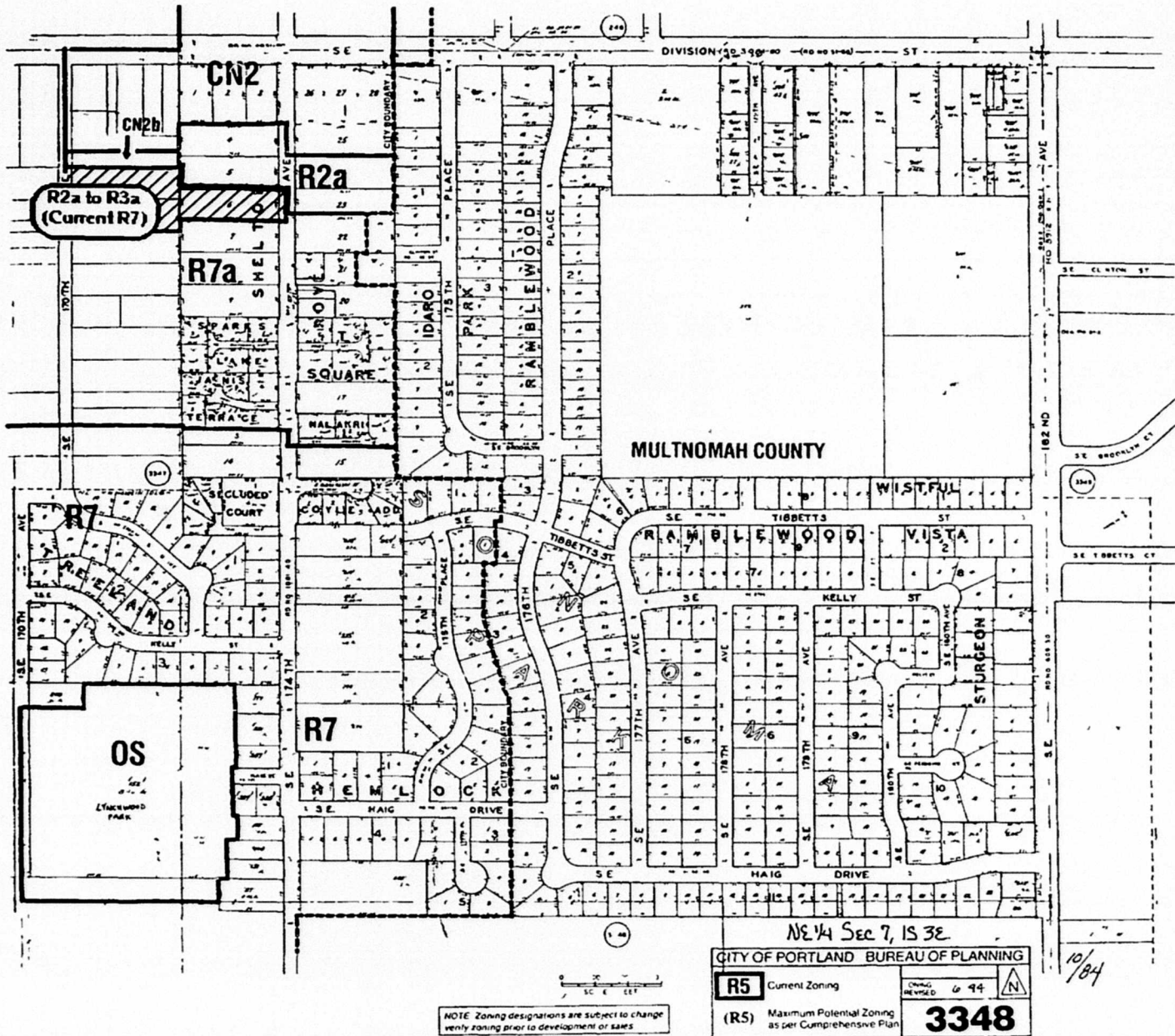
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



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

October 1995



THIS IS A PRELIMINARY PLAN
 AND IS NOT TO BE USED FOR
 ANY PURPOSES WITHOUT THE
 APPROVAL OF THE CITY OF
 PORTLAND.

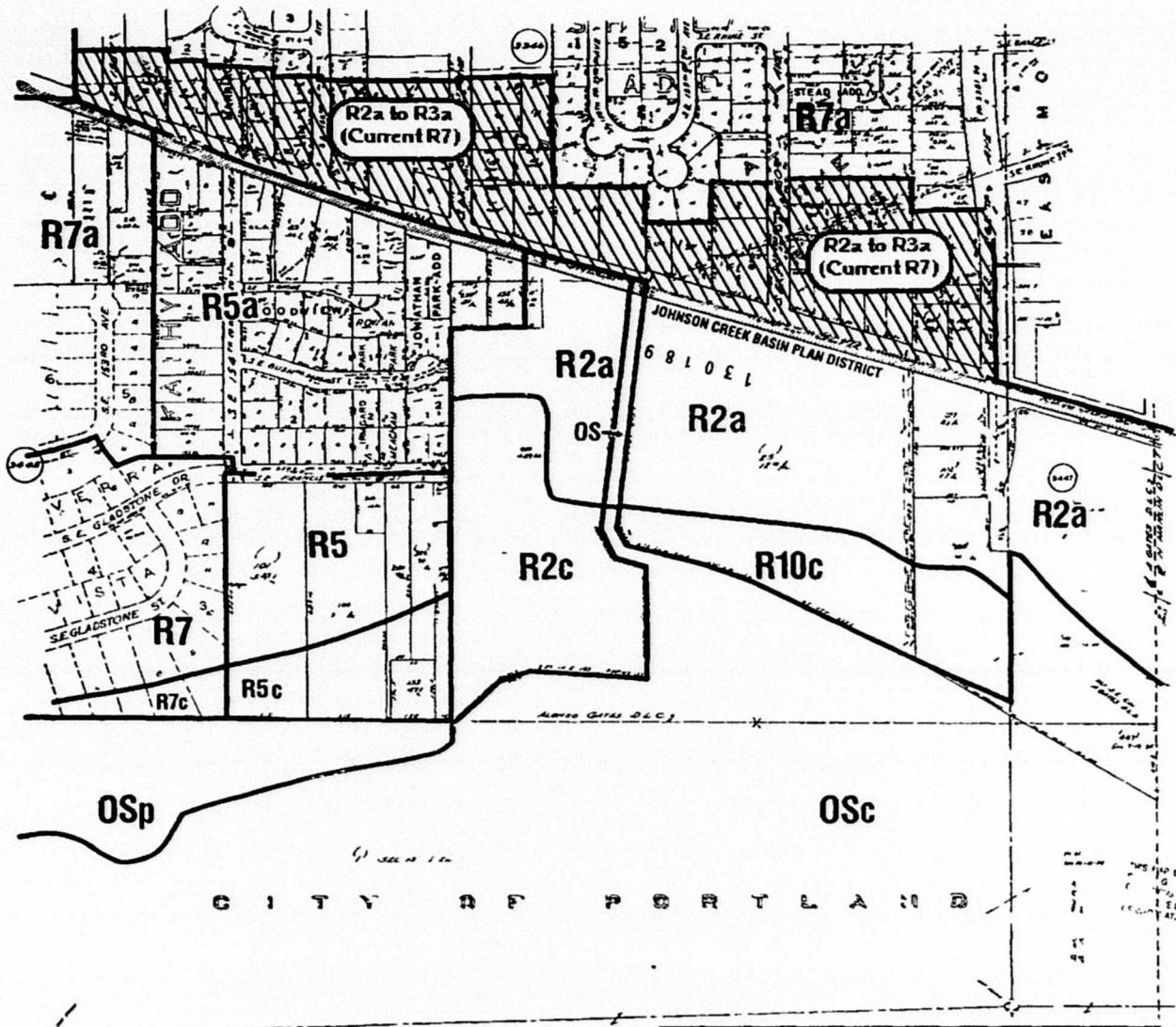
NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

NE 1/4 Sec 7, 1S 3E
 CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	CHANGING REVERSE 6 94 N
(R5)	Maximum Potential Zoning as per Comprehensive Plan	

3348

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



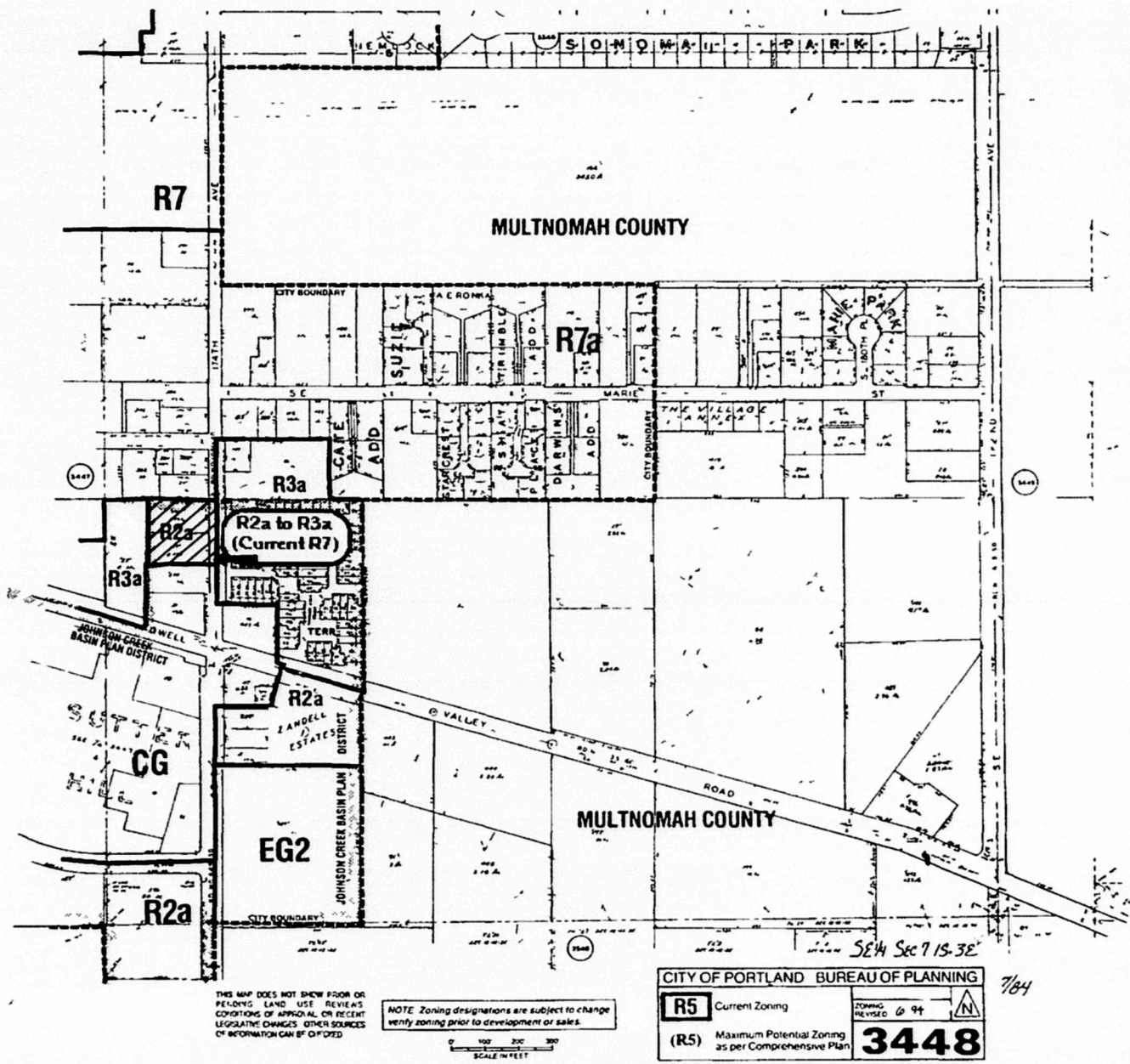
CITY OF PORTLAND

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

R10 Current Zoning	ZONING REVISED 6 94	CITY OF PORTLAND BUREAU OF PLANNING
..... Maximum Potential :R10: Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5 89	
	LEGAL DESCRIPTION SE 1/4 SEC 12 1S 2E	
		SCALE IN FEET 3446

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

Centennial Community Association Map Amendment 10

Along Division Street, zone all Recommended R1a which is currently R2 to R2a, with an R1a Comprehensive Plan designation

Quarter Sections 3245, 3248, 3345, 3446, 3447

Background Information

- 1 Current Zoning. R2
- 2 Request by Centennial Community Association to the Planning Commission Go back to current zoning
- 3 Planning Commission Recommendation R1a

Zoning Map Request to City Council R2a

Comprehensive Plan Map Request to City Council: R1a

Changes Requested: See quarter sections on following pages

**Location within the
Centennial Neighborhood
(Approximate)**

Quarter Section

3245

3248 →

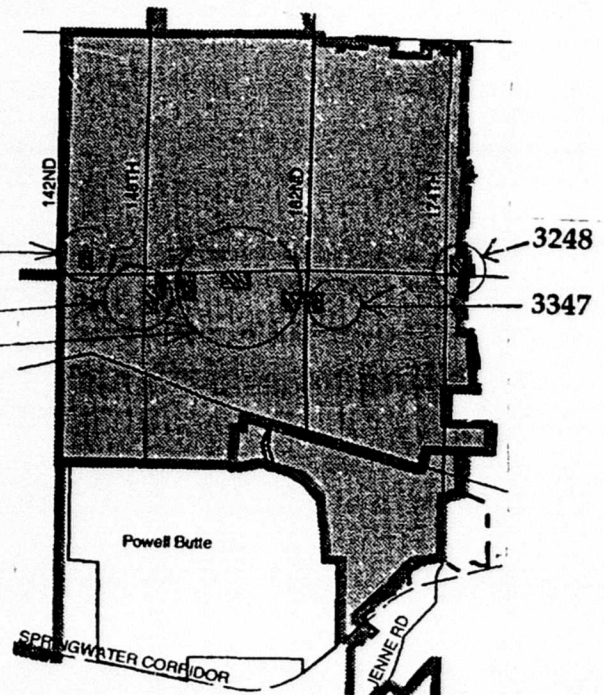
3345

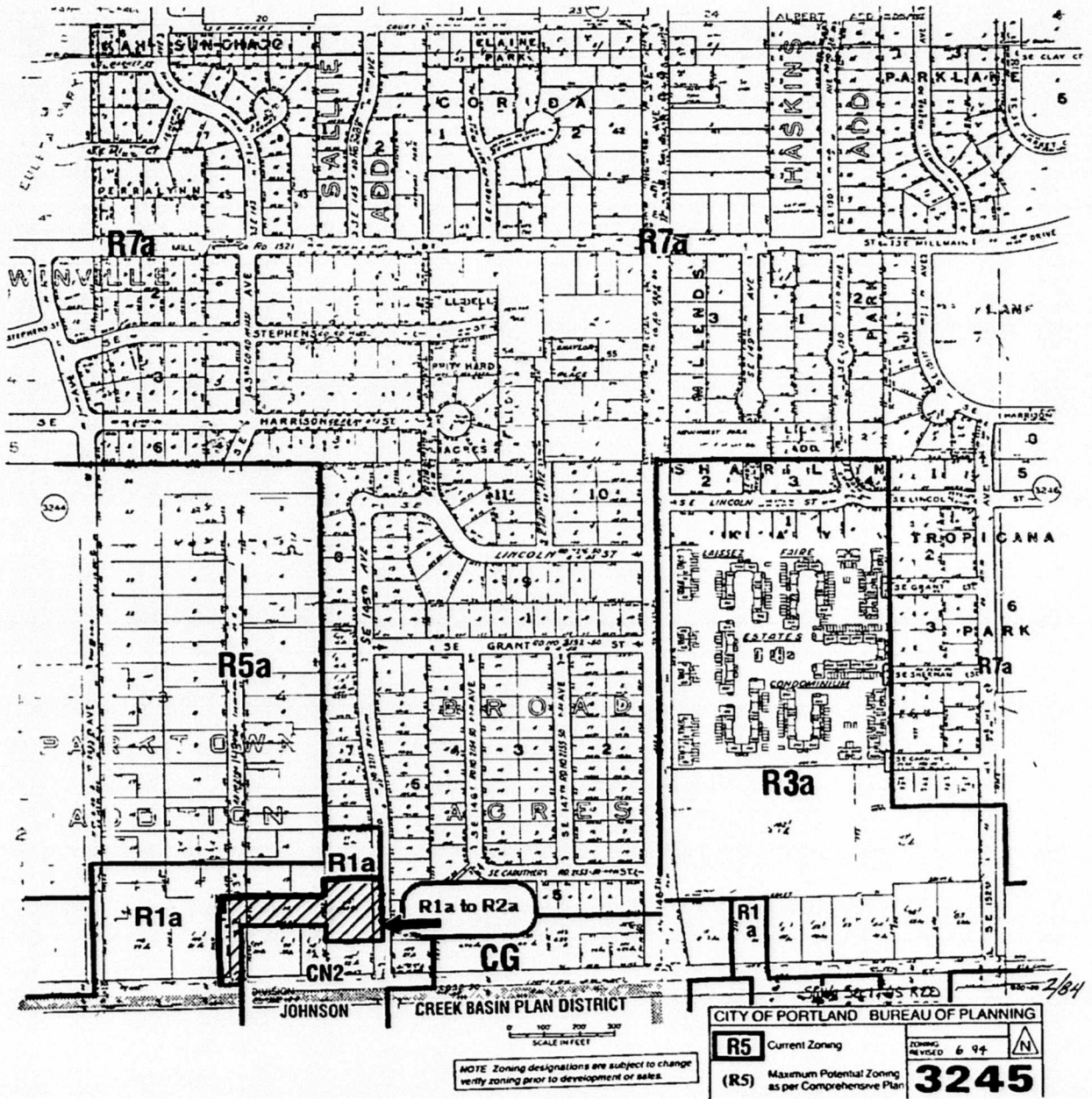
3346

3347 →



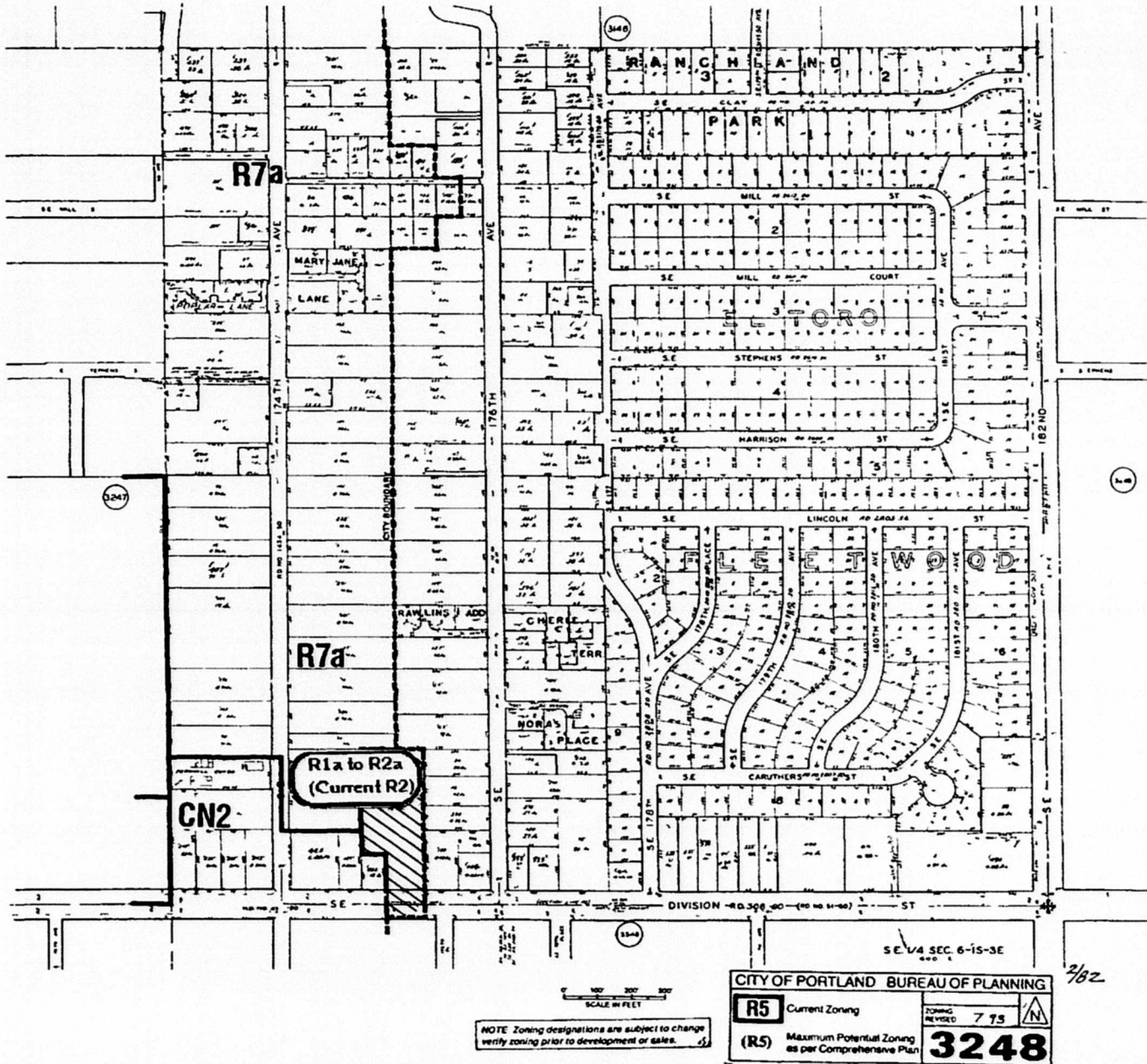
Map amendment site location





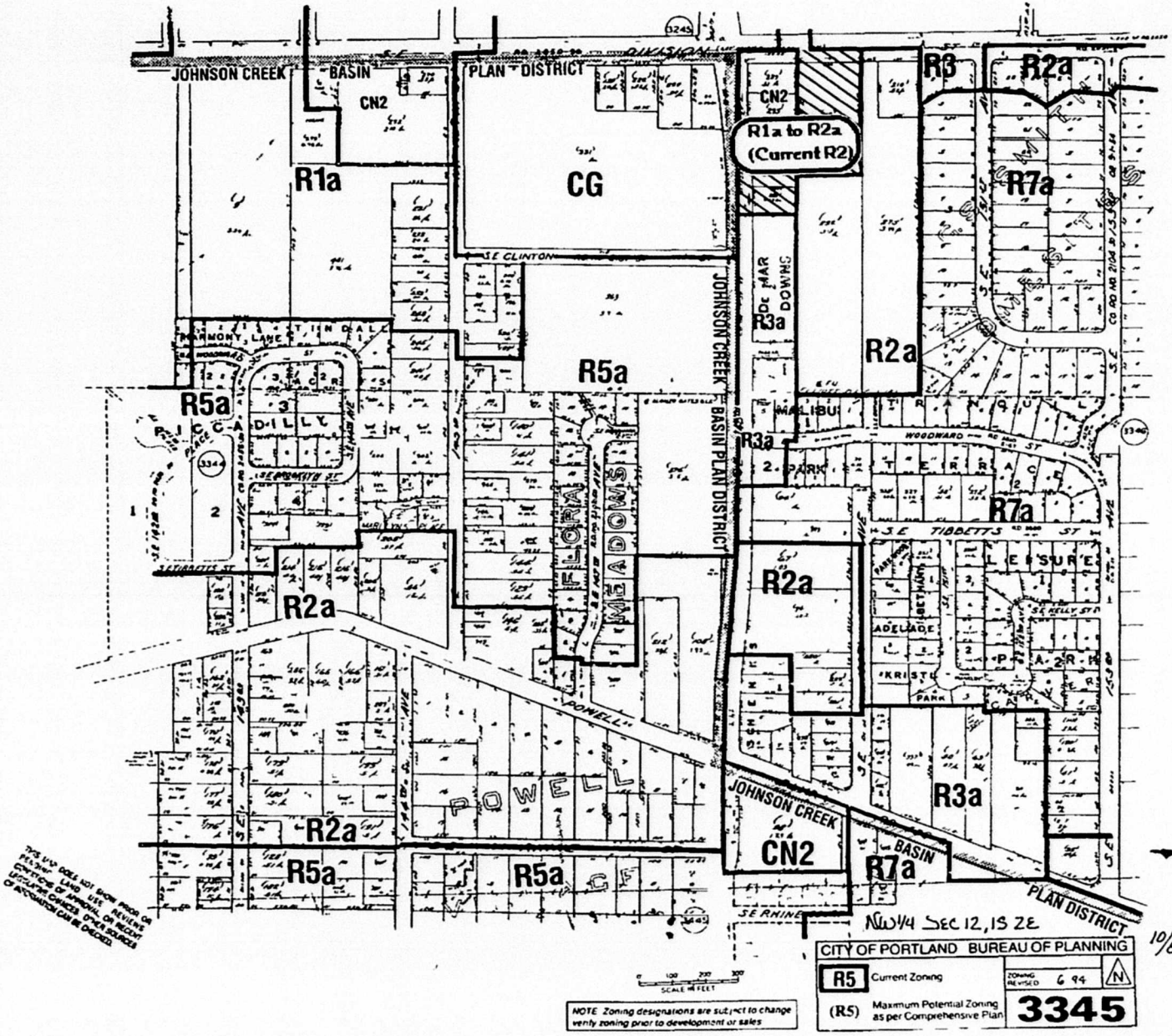
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



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

October 1995



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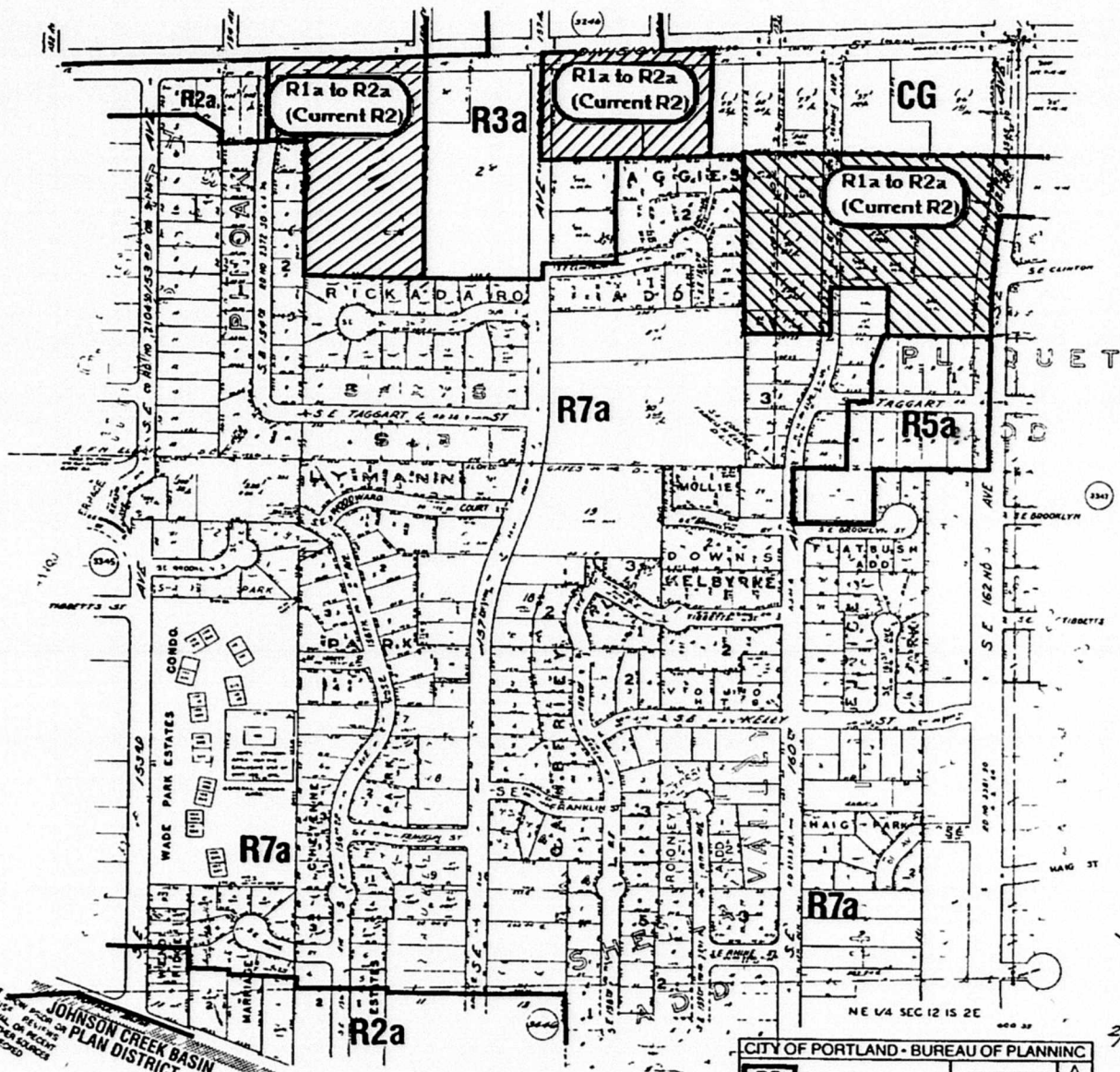
NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	ZONING REVISION 6 94	N
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3345	

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

October 1995



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JOHNSON CREEK BASIN PLAN DISTRICT

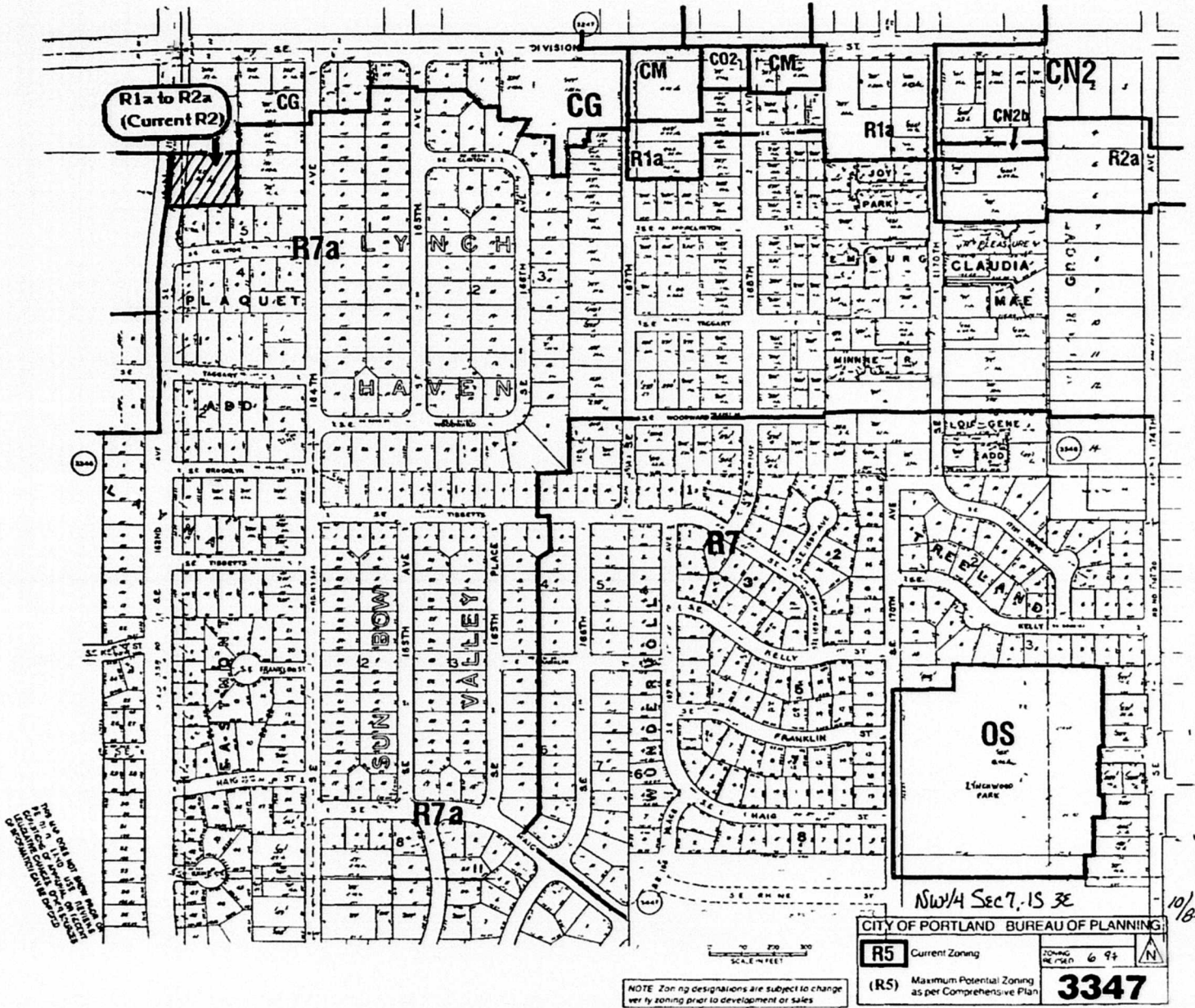
NOTE: Zoning designations are subject to change verify zoning prior to development or sales.

CITY OF PORTLAND - BUREAU OF PLANNING

R5 Current Zoning	ZONING REVISION 6 94	
(R5) Maximum Potential Zoning as per Comprehensive Plan	3346	

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

**Centennial Community Association
Map Amendment 11**

South of Powell retain current zoning at locations more than 1/4 mile (1300') or a 5-minute walk between 142nd and 148th with the exception of the Recommended R3 at 148th and Gladstone and other amendments Apply the Planning Commission Recommended zoning as a Comprehensive Plan designation on these sites

Quarter Sections 3445

Background Information

- 1 Current Zoning R7
- 2 Request by Centennial Community Association to the Planning Commission R7
- 3 Planning Commission Recommendation R5

Zoning Map Request to City Council R7

Comprehensive Plan Map Request to City Council: R5

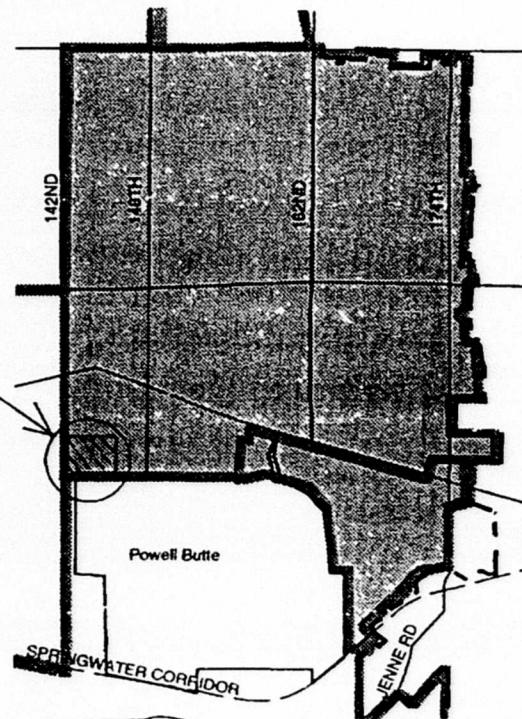
Changes Requested: See quarter sections on following pages

**Location within the
Centennial Neighborhood
(Approximate)**

Quarter Section
3445



Map amendment site location



35464

Richard Ross: I don't have any statement for the committee but I have been the transportation planner for the city of Gresham since opening day of light rail--and if you have questions about how Gresham has fared with light rail we'd be happy to answer those.

Chair: Any questions of either of the witnesses? Mr. Ross-- you might want to talk about--we had the Codys that talked prior to the lunch break--they were talking about changes of zoning potential around the transfer stations--you had indicated earlier to me before we started the second half how Gresham dealt with that--you might want to briefly talk about concepts you developed within your community

Ross: Yes--our light rail zoning was first adopted in the mid-80's before the line was open--and there was a significant amount of upzoning primarily on vacant or underutilized land--not necessarily on single-family properties--and we've been pretty careful to fine-tune that. We recently adopted a major new plan, and I think you got copies of that yesterday, called the Civic Neighborhood Plan--in the largest undeveloped site on light rail. It's west of Gresham City Hall, where we're building a 90,000 sq. ft. office building right at the City Hall station. That Civic Neighborhood Plan, which will have hundreds of thousands of feet of retail & office, and probably over a 1000 housing units, has been worked out with the nearby neighborhood association--all single-family neighborhoods--so that they have been there at our City Council and at regional hearings--supporting that Civic Neighborhood Plan--because we've tried to mix it so there's something in it for everyone--more urban amenities--more density, yes--but respect for the single-family neighborhoods around the stations. So I think it's important that we fine-tune those plans--and I can't advise the city of Portland to do that--but they heard the comments today.

Chair: Thank you. That area that you're talking about--where you're doing that development--which we did receive that map yesterday, that site plan---that is, at least last time I was out that way--is that still undeveloped? It's not that you're transitioning from one use to another?

Ross: No. It's relatively undeveloped. In our downtown area, we've had large underutilized single-family sites that were, in many cases, poorly maintained--that wasn't--downtown Gresham wasn't like a stable single-family neighborhood, except maybe 40 years ago, 30 years ago--it had been an area that was emptying out. And in that area we're starting to see significant new redevelopment with townhouses, new types of urban living, as well as revitalization of our downtown Main St. area, with new types of businesses going in.

Chair: Representative Carter?

Carter: I forgot your name--Richard Ross--can you tell me, in terms of the questions that the Codys raised, in terms of planning, how do you get around putting those stations at a place where there are single-family dwellings....

Ross: I think different stations have to serve different purposes. In Gresham we focused on a major redevelopment in the Rockwood/188th

area, where we have a major commercial center, a Fred Meyer, and in downtown Gresham where we have opportunities for underutilized lands-- industrial lands, single-family lands that weren't being used well, with large properties and deteriorated housing. I think you've got to make distinctions between stations. Not all stations are the same, and I think some stations can work just fine in single-family neighborhoods. Laurelhurst is an example of that. It's got a station just north of Laurelhurst with a crossing of I84--a pedestrian crossing to that station. I don't think there's any rezoning planned in that area. So I think it has to be sensitively applied. I think stations in single-family neighborhoods work fine. They're not going to get as much ridership but they're a practical value for those neighborhoods.

NOTHING CAN BE LOVED OR

HATED UNLESS IT IS FIRST

KNOWN.

~ LEONARDO DA VINCI

My name is Paulette Rossi. I live at 3710 NE 147.

The word "communication" alludes to an action by which someone or something becomes common.

Of Oregon's 19 planning goals it is no accident that the first is citizen involvement. "The opportunity for citizens to be involved in all phases of the planning process... is paramount to every city and county's comprehensive plan. (Oregon's Statewide Planning Goals, ed. 1994)

Unfortunately Portland did not allocate enough money for contacting all property owners affected by the outer SE plan.

Early in the process when planning staff wanted citizen direction they sent a questionnaire and maps to the outer SE area via U.S. mail carrier route.

Although vacant property is the most likely to be developmentally influenced by zoning changes without a mailbox owners of vacant property were excluded from commenting on the planning alternatives.

By the time the outer SE plan was completed the only property owners who were directly contacted were those whose property was down-zoned. This decision apparently stems from a legal belief that only people who are economically affected should be given comment opportunity.

In actuality people want to share through life experiences and creative expectations their thoughts many of which include a concern for tomorrow's livability.

The earlier all people are brought into the planning process the more sensible the final plan and the more successful its implementation. Shakespeare observed, "What is the city but the people?" (Coriolanus III,1)

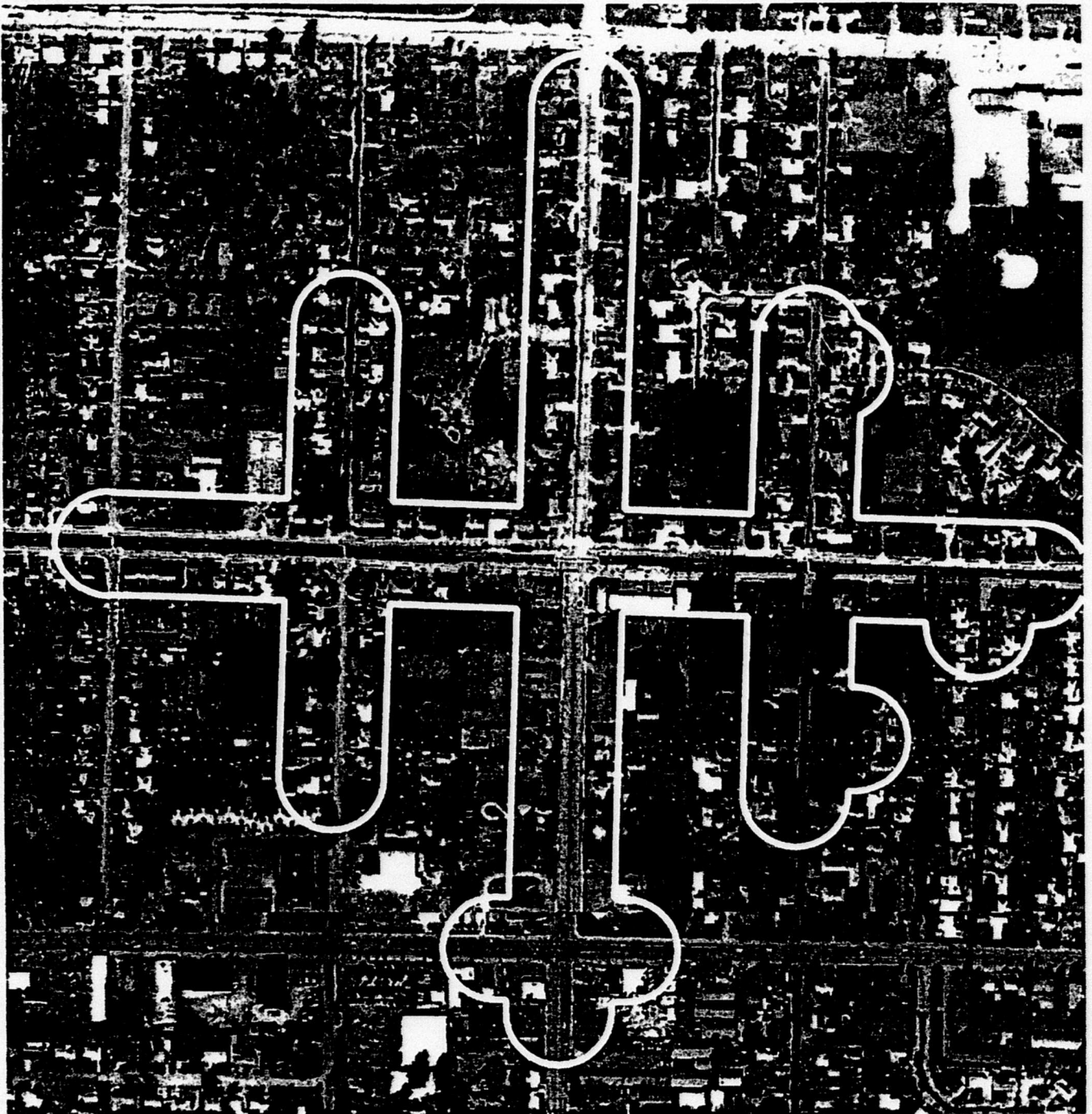
Cities evolved for the transfer of information, material goods and friendships. For their fulfillment as human beings people need access to a mix of exchange opportunities. The issues we meet in zoning changes are common, mutual challenges so then should be their answers.

A functioning democracy needs an active citizenry and while mass inclusion can be a tangled, time-consuming process it is necessary for determining what people want to protect and what they want to change in their neighborhood.

If Portland wants to remain a dynamic, people-oriented city it must involve all citizens as partners on a quest for effective win/win planning solutions.

Find a way for this participation. After-all we are in this city together and as Shakespeare concluded, "We are such stuff as dreams are made... ." (The Tempest IV,1)

35464



Walk Area Analysis
148TH Avenue Transit Station

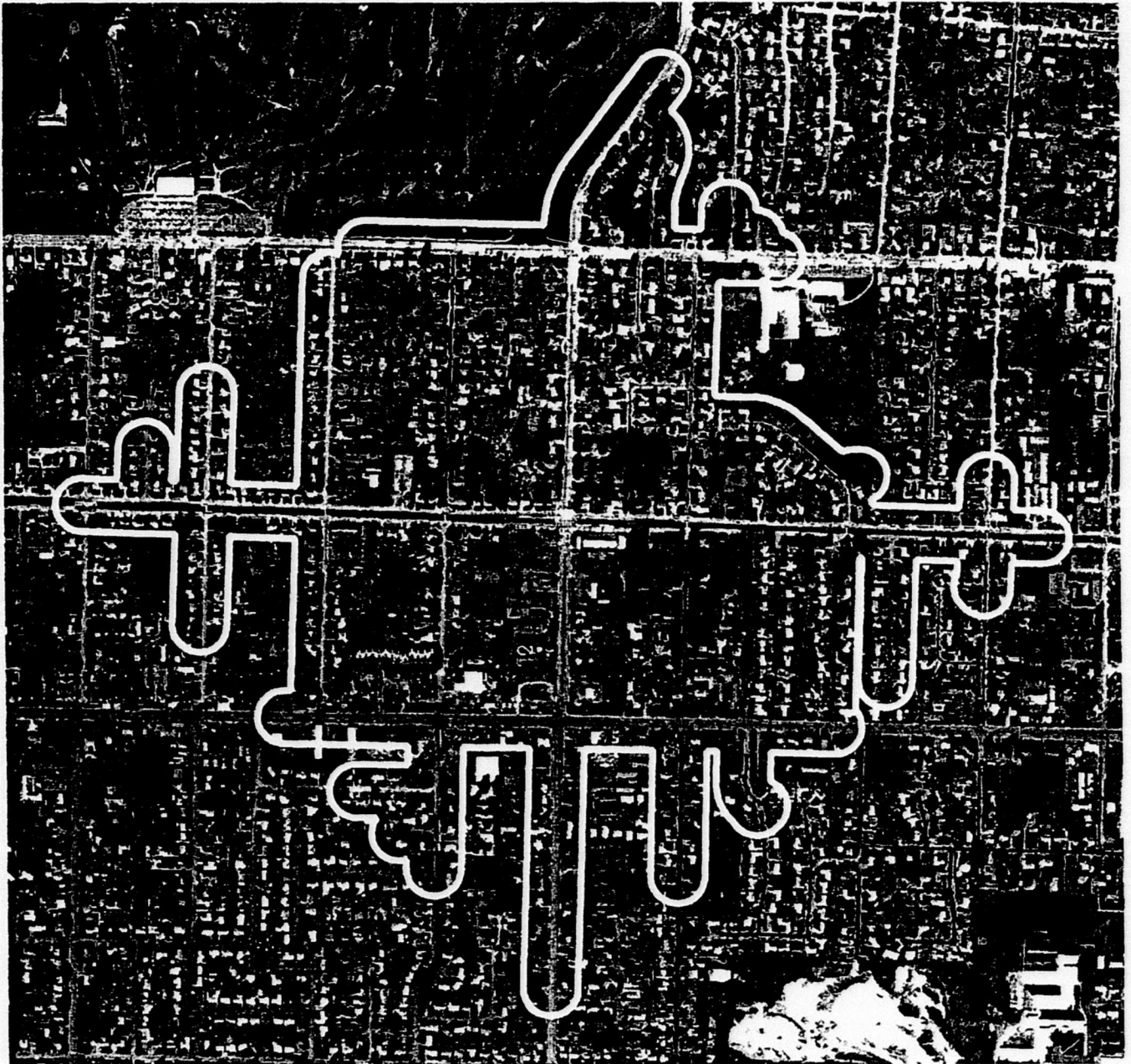
Five Minute Walk



600 NE Grand Ave, Portland, OR
97232-2736 (503) 797-1700



35464



Walk Area Analysis
148TH Avenue Transit Station

Ten Minute Walk



600 NE Grand Ave, Portland, OR
97232-2736 (503) 797-1700



35464

We, The undersigned residents of the MAX Corridor within the Wilkes Community (148 to 162, N E Glisan to S E Stark) and other affected citizens, do petition the Portland Planning Commission to remove this corridor segment from consideration in the Outer Southeast Community Plan This area is a small but highly significant portion of our neighborhood and must be considered within the context of the whole Wilkes Community Members of this community must have opportunity to fully participate in planning for its future

DATE PRINT NAME/ADDRESS SIGNATURE

~~6-19-95 Dan Bohan 131 NE 151st~~
~~6-20-95 R. W. RISPLER 525 NE 181 AVE~~
~~6-19-95 JO ANDERSON 745 SE 153RD AVE~~
 6-19-95 S. A. Sundberg 429 SE 153rd Ave
 6/19/95 J. Ann Brainerd 444 SE 155th Pl
 J. S. F. T. MOSE
 Myrtle F. Moss 415 S.E. 153rd
 Heather Dalders 341 SE 153rd Ave
 E. Ann Zimmerman 325 S.E. 153rd Ave Portland
 DOROTHY BONIDE - 324-SE, 153rd
 Greg Drettle - 237 SE 153rd GREG DREITLEIN
 6/19/95 Bob Woods 236 SE 153 PDX Bob Woods
 6/19/95 Heather I Smith 222 SE 153rd PDX Heather I Smith
 6/19/95 Perry A Wallis 206 SE 153 Perry A Wallis
 6/19 Steve Hicks 134 S.E. 153 AVE.
 6/19 JEAN MEADS 116 SE 153 AVE. Jean Meads
 6/19 LYLE COON 100 S.E. 153rd AVE Lyle & Coon
 6/19 Patti Wambold 11 SE 153 AVE Patti A. Wambold
 6/19 ANITA D BERTH 636 NE 151 Quentin Berth
 6-19 Jefferson L. Puff 130 SE 155th Pl
 6/19 SHARON C. ENGEN 311 SE 155th Sharon C. Engen
 6-19- LOIS LINTHACUM - 333 S.E. 155 Pl. Lois Linthacum
 6/19/95 KRIS MARRIOTT 415 SE 155 PL. Kris Marriott
 6/19/95 BILLY ROBINSON 431 SE 153rd Pl. Billy Robinson
 6/19/95 TERESA M O'NEAL 445 SE 155th PL Teresa M O'Neal
 6/19/95 TIMOTHY J O'NEAL 445 SE 155th PL Timothy J O'Neal

We, The undersigned residents of the MAX Corridor within the Wilkes Community (148 to 162, N E Glisan to S E Stark) and other affected citizens, do petition the Portland Planning Commission to remove this corridor segment from consideration in the Outer Southeast Community Plan This area is a small but highly significant portion of our neighborhood and **must** be considered within the context of the whole Wilkes Community Members of this community **must** have opportunity to fully participate in planning for its future

656 NE 151st Av

DATE	PRINT NAME/ADDRESS	SIGNATURE
6/19/95	Roman T. Geller Jr	Roman T. Geller Jr
6/19/95	Lal Velle Perry 15114 E Burnside	Lal Velle Perry
6/19/95	Marie Snyder 25 SE 154	
6-19-95	DENIS R SCHIFFBAUER 125 SE 154 th	D. Schiffbauer
6-19-95	William G. JONES 203 SE 154 th Portland OR	William G. Jones
6-19-95	Jorie A Jones 203 SE 154 th Ave City	Jorie A. Jones
6-19-95	MARJORY REECE 220 SE 154 th Portland	Marjory Reece
6-19-95	Louise A Peterson LOUISE A PETERSON	
6-19-95	310 SE 154 th TED W. MILLER	
6-20-96	ALICE YATABE 231 SE 154 th 97233	
6-19-95	Teddy J. Koskey 325 SE 154 th	Teddy J. Koskey
6-19-95	MIKE CASEREN 1104 SE 154 th	Mike Caseren
6/19/95	Brad Cram 418 SE 154 th	Brad Cram
6/19/95	David E Smith 432 SE 154 th	David E Smith
6/19/95	Jim Gross 441 SE 154 th P.O. OR	
6/19/95	CHARLOTTE GROSS 441 SE 154 th Charlotte Gross	
6/19/95	Mark Collins 25 SE 155 th PL	Mark Collins
6/19/95	JOHN W. COOPER 14 SE 155 th PL	John W. Cooper
6/19/95	Russell L. Iverson 112 SE 155 th PL	Russell L. Iverson
6/19/95	Charlene Bohus 210 SE 155 th PL	Charlene Bohus
6/19/95	FRANK BOHUS 210 SE 155 th PL FRANK BOHUS	
6-19-95	Dianne McEntate 205 SE 155 th PL Portland	
6/19/95	Cher Hoole 221 SE 155 th Place Portland	
11/19/95	JEAN L. BECKER 641 NE 151 st	

24
26
50

- The additional housing units projected to be built because of these amendments are

Additional Housing Units under:

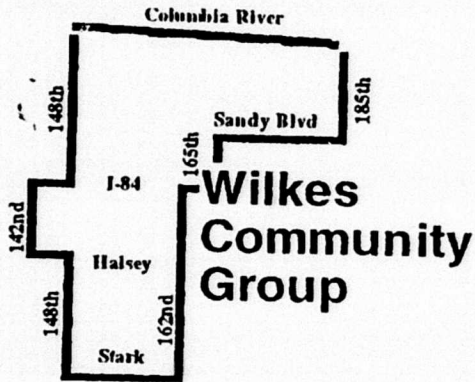
Light Rail Station Area	Existing Zoning	Proposed Zoning	Amendments #124-129
82nd Ave Station	151	278	300
Gateway Station	784	1101	1104
102nd Ave Station	1093	1410	1699
122nd Ave Station	628	826	1067
148th Ave Station	1903	2515	3283
162nd Ave Station	537	772	939
Total Added	5096	6902	8392

Staff Recommendation:

Base 1/4 mile on 5 minute walk isochron Upzone all residential land to at least R1 and apply transit supportive zones - CS and CM to commercially zoned land

Base 1/2 mile on 10 minute walk isochron Upzone all residential land to at least R2 5

Submitted by
Alice Blatt
11/17/95
35464



November 17, 1995

To: Mayor Vera Katz and the Portland City Council
Re: Proposed Outer Southeast Community Plan
From: Wilkes Community Group (addenda to testimony already submitted by David Nelsen, 11/8/95); Alice P. Blatt

I am submitting material in support of Dave Nelsen's 11/8/95 testimony requesting removal of our MAX Corridor segment from the proposed Outer Southeast Community Plan, with opportunity, as soon as possible, to reassess our existing Wilkes Community Plan for wise and thoughtful accommodation of our fair share of the anticipated population increase. We applaud the zeal and numbers of the activist corridor group which is attempting to accomplish change in the currently proposed plan, but fear that even they have not interacted with the majority of affected households.

Our primary concern is the lack of citizen participation in this process, plus a multitude of questions for which we have not received satisfactory answers:

1. Is it either fair or wise to upzone R-10, R-7, and R-5 established neighborhoods to R-1 density within the final few months of this three-year process without official notification from the city to each affected property owner, and adequate opportunity for discussion and understanding of the probable, and often very complex, consequences? (see 148th-162nd MAX Corridor map attached, with color-coded areas of upzoning to R-1---recently applied by Planning Commission)
2. Is it rational to apply comparable zoning principles to a miles-long corridor, without consideration of the variable territory through which it passes, the unique character of its abutting and affected neighborhoods, and the variability of available amenities, or lack thereof? Is not each corridor segment (and light rail station area) unique, and deserving of unique consideration and planning? (see transcript of Richard Ross testimony before State legislative committee on Light Rail)
3. What does the city offer residents of a highly dense MAX Corridor, to attract and retain them, other than the opportunity to ride the light rail? Where are the cultural, entertainment, shopping and dining values, which make central city

(over)

density palatable, even desirable?

4. Should design review be just a 'perk' for additional density? Should not the very flatness of terrain and gridlike configuration of streets (i.e. relative lack of natural geographic attributes) which characterize East Portland, and which make it so convenient for infill development, require, even mandate, a compensatory augmented care and concern for enhanced beauty, natural amenities, space, and livability factors, in general?
5. Is the rationale for quarter-mile radial ('as the crow flies') walk determination valid?

Accompanying material:

1. 148-162 MAX Corridor maps, with color-coded upzones to R-1 (2 pages)
2. Richard Ross transcription (word for word by APB)
3. 148th station 'walking' maps (3 pages)
4. Light rail station comparison chart re living unit numbers
5. Petitions requesting removal of Wilkes segment for further consideration; 2 pages of signatures; others to follow

* Timing, with regard to when Wilkes Community Plan review should occur, is still a matter of controversy within WCG Board.

Thank you for consideration of these concerns and this material.

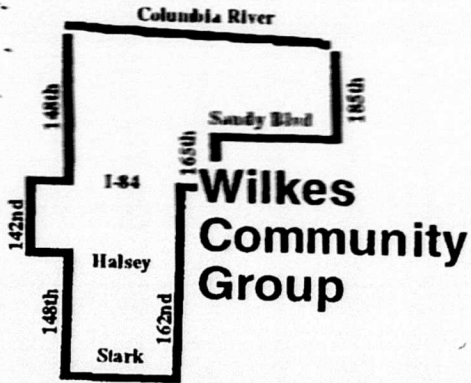


Alice P. Blatt, Chair
15231 NE Holladay
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BASE RA CLAK - SATOR
CITY OF PORTLAND OR

BY _____



November 17, 1995

To: Mayor Vera Katz and Portland City Council

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1. Is it either fair or wise to upzone R-10, R-7, and R-5 established neighborhoods to R-1 density within the final few months of this

Note - Typed copy of this portion resubmitted 11/20 by Alice Blett

① IS IT EITHER FAIR OR WISE TO UPZONE R-10, R-7, + R-5 ESTABLISHED NEIGHBORHOODS TO R-1 DENSITY WITHIN THE FINAL FEW MONTHS OF THIS THREE YEAR PROCESS WITHOUT OFFICIAL NOTIFICATION FROM THE CITY TO EACH AFFECTED PROPERTY OWNER, AND ADEQUATE OPPORTUNITY FOR DISCUSSION AND UNDERSTANDING OF THE PROBABLE, AND OFTEN VERY COMPLEX CIRCUMSTANCES?

(SEE 148-162nd MAX CORRIDOR MAP ATTACHED, WITH COLOR-CODED AREAS OF UPZONING - RECENTLY APPLIED BY PLANNING COMMISSIONS)

② IS IT RATIONAL TO APPLY COMPARABLE ZONING PRINCIPLES TO A MILES-LONG CORRIDOR, WITHOUT CONSIDERATION OF THE VARIABLE TERRITORY THROUGH WHICH IT PASSES, THE UNIQUE CHARACTER OF ITS ABUTTING + AFFECTED NEIGHBORHOODS, AND THE VARIABILITY OF AVAILABLE AMENITIES, OR LACK THEREOF? IS NOT EACH CORRIDOR SEGMENT UNIQUE + DESERVING OF UNIQUE CONSIDERATION + PLANNING?

(SEE TRANSCRIPT OF RICHARD ROSS TESTIMONY BEFORE LEGISLATIVE COMMITTEE ON LIGHT RAIL)

③ WHAT DOES THE CITY OFFER RESIDENTS OF A HIGHLY DENSE MAX CORRIDOR, TO ATTRACT + RETAIN THEM, OTHER THAN THE OPPORTUNITY TO RIDE THE LIGHT RAIL? WHERE ARE THE CULTURAL, ENTERTAINMENT, SHOPPING AND DINING VALUES, WHICH MAKE CENTRAL CITY DENSITY PALATABLE, EVEN DESIRABLE?

④ SHOULD DESIGN REVIEW JUST BE A "PERC" FOR

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35464

Source National Parks, Sept-Oct 1994 v68 n9-10 p24(2)

Title Green by design (National Park Service's Sustainable Design Initiative)

Author Sue E Dodge

Abstract The National Park Service introduced its 'Sustainable Design Initiative' in 1993 to affirm the agency's ethical and philosophical obligations to the environment

Subjects Architecture - Environmental aspects
Parks - Design and construction

Gov Agency United States National Park Service - Environmental policy
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BARBARA CLARK, AUDITOR
CITY OF PORTLAND, OR

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NPS is undergoing a philosophical shift toward sustainability, potentially affecting all aspects of its operation

IN THE HEART OF Virgin Islands National Park on the island of St John, a luxury resort called Harmony is among the most environmentally friendly in the world. All components of the cottages, from the floor tiles to the countertops, are made of recycled materials. The low-voltage appliances and

electrical systems run entirely on solar and wind power. Cisterns collect rainwater for nondrinking purposes, and wastewater is used for irrigation. And, rather than dominate the scenery, the buildings blend in with the tropical paradise that surrounds them on a hill above Maho Bay.

In many ways, Harmony is a model for the principles of sustainable design, a concept that recognizes people as an integral part of nature and acknowledges the importance of preserving the natural world if civilization is to sustain itself. Emerging over the past 20 years, the concept holds that development technologies should contribute to the health of the environment and limit the effects of human use. Implementation of the idea is not a simple matter; it calls for a dramatic shift in values and a commitment to social responsibility, environmental stewardship, and economic viability in all aspects of our lives.

In the last few years, sustainability has become a hot topic among environmentalists, federal officials, and business leaders. The concept is now embraced by the "global community"; the United Nations has a Commission on Sustainable Development, and the 1992 Earth Summit adopted a doctrine on

combine their best thoughts with ours, and it may take some time to get it hashed out " She also cited concerns about creating objective rating criteria as well as funding and staff to maintain the database

Although the initiative is an attempt to bring NPS up to speed on sustainable practices, implementation is proceeding in the slow lane Philosophical shifts never happen overnight, of course, but despite perennial funding shortages and bureaucratic tangles, the Park Service is progressing toward its goal of incorporating this new thinking in every

aspect of its daily operations "We must continue to educate people about their ethical and philosophical responsibilities, underpinning that with new technical knowledge This applies not only to designers but to those creating expectations for the design--park managers, chiefs of park maintenance, people managing the designers All of these people have to continue their education " Unfortunately, Reynolds notes, "when funds are tight, continuing education is often the first thing that goes "

The Park Service has made a start, however, by rewriting the selection requirements for architectural and engineering firms To win a contract with NPS, the firms must show competence in sustainable design The Denver Service Center has also begun to rewrite policies and standard specifications to procure some materials Specifications for paint used inside water tanks were rewritten, for example, so that vinyl paints, which eventually leak gas or other components into the atmosphere, are no longer

used by the agency The Park Service has also begun saving millions of gallons of water a year by switching to low-flow water faucets and shower heads

Asked whether NPS is building any facilities that incorporate these design principles, Senior Architect Bob Lopenske said, "We've applied some aspects of sustainability to projects already in the works, but front-end decisions precluded them from being as environmentally friendly as they could have been " But he adds that awareness has increased as a result of the initiative, and "planners and designers are trying to put as much thinking on behalf of the environment as they can in their work " Construction projects in the early planning stages now will be designed and built using the new principles and will serve as the Park Service's first pure examples of sustainable design

Among the projects now being planned are passive solar housing at Grand Canyon and Yosemite national parks, a cooperative effort with the National Renewable Energy Laboratory Also in the works are plans for a visitor center at El Malpais National Monument in New Mexico that will incorporate passive solar heating, "green" building materials, and water conservation technologies In converting the Presidio in San Francisco, California, from a military base to a national park, the Park Service will renovate and rehabilitate the buildings using these new sustainability principles And at Rocky Mountain National Park in Colorado, NPS is working with the gateway