



May 25-26, 2022 Council Agenda

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City Hall - 1221 SW Fourth Avenue, Portland, OR 97204

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Disposition Agenda

Audio Recordings

Wednesday, May 25, 2022 9:30 am

Session Status: Recessed

Council in Attendance: Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Former Commissioner Jo Ann Hardesty

Commissioner Mingus Mapps

Mayor Wheeler presided.

Officers in attendance: Anne Milligan, Deputy City Attorney; Keelan McClymont, Council Clerk

Item 443 was pulled from the Consent Agenda and on a Y-5 roll call, the balance of the Consent Agenda was adopted.

Council recessed at 11:45 a.m. and reconvened at 11:58 a.m.

Council recessed at 1:32 p.m.

Communications

426

[Request of Devin Harris to address Council regarding school safety zones](#) (Communication)

Document number: 426-2022

Disposition: Placed on File

427

[Request of Lucas Erickson to address Council regarding school safety zones](#) (Communication)

Document number: 427-2022

Disposition: Placed on File

428

[Request of Elliot Yoo to address Council regarding support for houseless citizens](#) (Communication)

Document number: 428-2022

Disposition: Placed on File

429

[Request of Kaden Wong to address Council regarding pothole problem-solving](#) (Communication)

Document number: 429-2022

Disposition: Placed on File

430

[Request of Wyatt Wilson to address Council regarding pothole problem-solving](#) (Communication)

Document number: 430-2022

Disposition: Placed on File

Time Certain

431

[Proclaim May 30, 2022 to be Vanport Day of Remembrance](#) (Proclamation)

Document number: 431-2022

Introduced by: Mayor Ted Wheeler

Time certain: 9:45 am

Time requested: 15 minutes

Disposition: Placed on File

432

[Proclaim May 27 through June 12, 2022 to be the Rose City Reunion](#) (Proclamation)

Document number: 432-2022

Introduced by: Mayor Ted Wheeler; Commissioner Dan Ryan

Time certain: 10:00 am

Time requested: 10 minutes

Disposition: Placed on File

433

[Adopt the Environmental Overlay Zone Map Correction Project, amend Title 33, Zoning Maps, Natural Resource Inventory, and supersede and replace specified natural resource protection plans \(amend Ordinance Nos. 164472, 163770, 164517, 165002, 167293, 166572, 168154, 168699, 171740, and 172421\)](#) (Ordinance)

Document number: 190834

Introduced by: Commissioner Carmen Rubio

Bureau: Planning and Sustainability

Time certain: 10:10 am

Time requested: 15 minutes

Previous agenda item 421.

Information found at www.portland.gov/bps/planning/environ-planning/ezones.

Disposition: Passed As Amended

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

434

[Proclaim May 2022 to be Mental Health Month](#) (Proclamation)

Document number: 434-2022

Introduced by: Mayor Ted Wheeler

Bureau: Human Resources

Time certain: 10:25 am

Time requested: 20 minutes

Disposition: Placed on File

Consent Agenda

435

[Amend Generally Accepted Accounting Principles Hierarchy Accounting Administrative Rule \(amend FIN 6.02\)](#)
(Resolution)

Document number: 37578

Introduced by: Mayor Ted Wheeler

Bureau: Accounting; Management and Finance; Revenue and Financial Services

Disposition: Adopted

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

436

[*Pay property damage claim of Kavita Anand for the sum of \\$5,153 resulting from a motor vehicle collision involving the Portland Bureau of Transportation](#) (Emergency Ordinance)

Document number: 190828

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance; Revenue and Financial Services; Risk Management

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

437

[Create new represented classifications of Water Distribution Worker and Water Distribution Worker, Trainee and establish interim compensation rates for these classifications](#) (Ordinance)

Document number: 190846

Introduced by: Mayor Ted Wheeler

Bureau: Human Resources; Management and Finance

Disposition: Passed to second reading

Passed to second reading June 1, 2022 at 9:30 a.m.

438

[Amend approved application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for 82nd Ave Multi-Use located at 1750 NE 82nd Ave to increase the number of restricted units \(amend Ordinance No. 189880\)](#) (Ordinance)

Document number: 190829

Introduced by: Commissioner Dan Ryan

Bureau: Housing Bureau

Second reading agenda item 400.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

439

[Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Sunshine Dairy Apartments located at 2050 NE Pacific St](#) (Ordinance)

Document number: 190830

Introduced by: Commissioner Dan Ryan

Bureau: Housing Bureau

Second reading agenda item 401.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

440

[Amend contract with Parametrix, Inc. for professional engineering services for the Lombard Pump Station and Forcemain Upgrade Project No. E1092 in the amount of \\$261,774 \(amend Contract No. 30006282\)](#) (Ordinance)

Document number: 190831

Introduced by: Commissioner Mingus Mapps

Bureau: Environmental Services

Second reading agenda item 403.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

441

[Authorize competitive solicitation and contract with the lowest responsible bidder and provide payment for construction of the Columbia Boulevard Wastewater Treatment Plant Effluent Channel Wash Water Line Replacement Project No. E11250 for an estimated amount of \\$1,500,000](#) (Ordinance)

Document number: 190832

Introduced by: Commissioner Mingus Mapps

Bureau: Environmental Services

Second reading agenda item 404.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

442

[*Amend grant agreement with Portland Community Media, dba Open Signal, to extend term and increase funding in an amount not to exceed \\$1,010,000 \(amend Contract No. 32001990\)](#) (Emergency Ordinance)

Document number: 190833

Introduced by: Commissioner Carmen Rubio

Bureau: Office for Community Technology

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

443

[*Declare property located at 1610-1612 SW Taylors Ferry Road as surplus real property and authorize the Portland Parks and Recreation to dispose of the property by sale on the open market](#) (Emergency Ordinance)

Document number: 190856

Introduced by: Commissioner Carmen Rubio

Bureau: Parks & Recreation

Agenda item 443 was pulled from the Consent agenda and referred to Commissioner Rubio's Office to be rescheduled to June 1, 2022 at 9:30 a.m.

Disposition: Referred to Commissioner of Public Utilities

Regular Agenda

444

[*Amend Emergency Procurements Code to authorize an increase in the Chief Procurement Officer's signature authority to award, execute, amend, and terminate Emergency Procurement Contracts for Goods purchases to mitigate supply chain delays and shortages \(amend Code Section 5.33.130\)](#) (Emergency Ordinance)

Document number: 190835

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance

Time requested: 15 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

445

[*Authorize borrowings of not more than \\$45 million in anticipation of the Fire and Police Disability and Retirement Fund levy for FY 2022-23](#) (Emergency Ordinance)

Document number: 190836

Introduced by: Mayor Ted Wheeler

Bureau: Debt Management and Investor Relations; Management and Finance

Time requested: 15 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

446

[*Authorize a competitive multi-bureau solicitation for the purchase of aggregate materials and related services at an estimated cost of \\$15 million over five years](#) (Emergency Ordinance)

Document number: 190837

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance; Revenue and Financial Services

Time requested: 5 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

447

[*Pay settlement of Robert Hollins' employment lawsuit for the sum of \\$60,000 involving the Portland Police Bureau \(Emergency Ordinance\)](#)

Document number: 190838

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance; Revenue and Financial Services; Risk Management

Time requested: 15 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

448

[Amend Council Organization and Procedure Code to clarify attendance by electronic communication and meeting location \(repeal Code Section 3.02.025 and amend Code Section 3.02.026\) \(Ordinance\)](#)

Document number: 190839

Introduced by: Mayor Ted Wheeler

Bureau: Management and Finance

Second reading agenda item 413.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

449

[Authorize Portland Police Bureau to offer hiring bonuses to Public Safety Support Specialists and Lateral Police Officers in amount not to exceed \\$500,000 \(Ordinance\)](#)

Introduced by: Mayor Ted Wheeler

Bureau: Community Safety Division; Police

Time requested: 30 minutes

Disposition: Passed to second reading

Passed to second reading June 1, 2022 at 9:30 a.m.

450

[Revise transportation fees, rates and charges for FY 2022-23, amend Transportation Fee Schedule, and fix an effective date \(amend TRN 3.450\)](#) (Ordinance)

Document number: 190840

Introduced by: Former Commissioner Jo Ann Hardesty

Bureau: Transportation

Second reading agenda item 417.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

451

[*Authorize application and accept award funds from Oregon Office of Emergency Management for a Hazard Mitigation Grant Program grant for the Springwater Wetlands and Floodplain Restoration Project along Johnson Creek in Lents and Powellhurst-Gilbert Neighborhoods in amount not to exceed \\$5,601,750.](#)(Emergency Ordinance)

Document number: 190841

Introduced by: Commissioner Mingus Mapps

Bureau: Environmental Services

Time requested: 10 minutes

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

452

[Authorize the rates and charges for water and water-related services beginning July 1, 2022, to June 30, 2023 and fix an effective date](#) (Ordinance)

Document number: 190842

Introduced by: Commissioner Mingus Mapps

Bureau: Water

Second reading agenda item 423.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

453

[Revise sewer and stormwater rates, charges and fees in accordance with the Fiscal Year 2022-23 Sewer User Rate Study](#) (Ordinance)

Document number: 190843

Introduced by: Commissioner Mingus Mapps

Bureau: Environmental Services

Second reading agenda item 424.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

454

[Revise solid waste and recycling rates and fees for franchised residential collection and the commercial tonnage fee effective July 1, 2022 \(amend Code Chapter 17.102\)](#)(Ordinance)

Document number: 190844

Introduced by: Commissioner Carmen Rubio

Bureau: Planning and Sustainability

Second reading agenda item 422.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

455

[Accept the 2019 Metro Bond Local Share Allocation Project List](#) (Report)

Document number: 455-2022

Introduced by: Commissioner Carmen Rubio

Bureau: Parks & Recreation

Time requested: 20 minutes

Disposition: Accepted

Motion to accept the report: Moved by Hardesty and second by Rubio.

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

456

[Approve the designation of nine trees as City of Portland Heritage Trees and remove the Heritage Tree designation from five trees](#) (Ordinance)

Document number: 190845

Introduced by: Commissioner Carmen Rubio

Bureau: Parks & Recreation

Second reading agenda item 419.

Disposition: Passed

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

Four-Fifths Agenda

456 - 1

[Amend the FY 2021-22 Revised Budget to reduce General Fund appropriations in the Community Safety Division by \\$1,400,000 and place in General Fund contingency for appropriation in the FY 2022-23 Adopted Budget for the Summer Cease Fire Initiative](#) (Ordinance)

Document number: 190855

Introduced by: Mayor Ted Wheeler

Bureau: Community Safety Division; Management and Finance

Time requested: 20 minutes

Disposition: Passed to second reading

Passed to second reading June 1, 2022 at 9:30 a.m.

Wednesday, May 25, 2022 2:00 pm

Session Status: Recessed

Council in Attendance: Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Former Commissioner Jo Ann Hardesty

Commissioner Mingus Mapps

Mayor Wheeler presided. Commissioner Rubio left at 3:36 p.m.

Officers in attendance: Naomi Sheffield, Senior Deputy City Attorney; Megan Lehman, Acting Council Clerk

Council recessed at 2:40 p.m. and reconvened at 3:00 p.m. Commissioners Rubio and Ryan arrived at 3:07 p.m.

Council recessed at 4:06 p.m.

Time Certain

457

[Accept the Portland Design Commission 2021 State of the City Design Report](#) (Report)

Document number: 457-2022

Introduced by: Commissioner Dan Ryan

Bureau: Development Services (BDS)

Time certain: 2:00 pm

Time requested: 1 hour

Disposition: Accepted

Motion to accept the report: Moved by Ryan and seconded by Hardesty.

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea

458

[Accept the Portland Historic Landmarks Commission 2021 State of the City Preservation Report](#) (Report)

Document number: 458-2022

Introduced by: Commissioner Dan Ryan

Bureau: Development Services (BDS)

Time certain: 3:00 pm

Time requested: 1 hour

Disposition: Accepted

Motion to accept the report: Moved by Hardesty and seconded by Ryan.

Votes: Commissioner Dan Ryan Yea

Former Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Absent

Mayor Ted Wheeler Yea

Thursday, May 26, 2022 2:00 pm

Session Status: Adjourned

Council in Attendance: Mayor Ted Wheeler
Commissioner Carmen Rubio
Commissioner Dan Ryan
Former Commissioner Jo Ann Hardesty
Commissioner Mingus Mapps

Mayor Wheeler presided.

Officers in attendance: Linly Rees, Chief Deputy City Attorney; Keelan McClymont, Council Clerk

Council recessed at 4:02 p.m. and reconvened at 4:11 p.m.

Council adjourned at 5:06 p.m.

Time Certain

459

[Consider the appeal by Walter Weyler on behalf of the Downtown Neighborhood Association against the Design Commission's decision to approve the proposed RiverPlace Central City Master Plan for an 8-acre site in the University/ South Downtown Subdistrict of the Central City Plan District \(LU 21-053731 CCMS\)](#) (Report)

Document number: 517-2022

Introduced by: Commissioner Dan Ryan

Bureau: Development Services (BDS)

Time certain: 2:00 pm

Time requested: 3 hours

Disposition: Tentatively deny appeal and uphold decision of Design Commission

Continued to June 15, 2022 at 11:00 a.m. time certain

Evidentiary record is closed. No additional oral or written testimony will be accepted.

Motion to tentatively deny appeal, uphold the decision of the Design Commission, and ask the applicant and staff to return with revised findings: Moved by Wheeler and seconded by Mapps.

Votes: Commissioner Dan Ryan Yea
Former Commissioner Jo Ann Hardesty Nay
Commissioner Mingus Mapps Yea
Commissioner Carmen Rubio Yea
Mayor Ted Wheeler Yea

Closed caption file of Portland city council meeting

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

Key: ***** means unidentified speaker.

May 25, 2022

9:30 a.m.

Wheeler: This is actually complicated because we're doing a hybrid live and virtual and they have to switch back and forth with the zoom call and what is taking place on the chamber. We've reinvented the clerk's job over the past six months and we really appreciate Keelan and Megan for their work that they've been doing. I would like to start with a pre-gavel item related to the events that transpired yesterday in uvalde, Texas. I think we all agree that we cannot allow gun violence to be normalized. We have to have the courage to both act and pass commonsense laws to keep guns out of the hands of dangerous people. We must question our gun culture, which is unique to our country, and we must teach different ways to resolve conflict that are not violent. I know that words can't possibly be adequate to comfort people experiencing this profound loss. Nonetheless, I want to expression my deepest sympathy and sincere hope that we as people can offer peace through concrete action. Before we begin, I would like to acknowledge that the latest numbers show that 21 people were actually killed yesterday in uvalde. I think we're all stunned by the horror of 19 children being murdered in their school. A school should be the safest place in any community. This happened, of course, right on the heels of the murder of ten people in buffalo, new york -- innocent lives taken in an instant. Some people might be shocked to hear that this is

the actually the 30th shooting at a k through 12 school in 2022 alone. The 30th. So we have to have the courage to say, no more and to mean it. And so I want the people of uvalde, Texas to know that the people of Portland, Oregon stand with them, that we share in their loss and that we will work with them and others around the country to do everything that we can to prevent this kind of senseless violence from taking future lives. Colleagues, I don't know if anybody else wants to add any sentiments, but you are welcome to. Commissioner Mapps and commissioner Rubio.

Mapps: I'm horrified by the shooting in Texas. This morning, I don't want to speak to you as an elected official. Instead, I would like to talk to you as a Portlander and a parent. I want to acknowledge the raw grief and pain we all feel in the wake of yesterday's mass shooting. This atrocity hits all of us deep and it hits hard. From the chair I'm sitting in right now, I can often hear kids outside, laughing on the playground at my local elementary school. That's the same elementary school my own kids attended. They moved onto different schools now, but even at this hour, I have a kid who is sitting in a classroom. And I pray that they make it home safe this afternoon. And you all know where this prayer comes from. There's been another mass shooting in America. This time in an elementary school. As the mayor mentioned at this hour, 19 children and two teachers are dead. Thousands of lives will be scarred forever. And right now, millions of Americans are aching as we all share the same thought -- that could have been my kid or my grandkid or me when I was 8 years old or the kid across the street. It could have been any of us and it could have been anyone that we loved. By now, we are all familiar with this sad uniquely American ritual. We know that the days ahead will hold. We will learn their names. We will learn about the things that they loved and we will learn about the people who loved them. And in response we will share our thoughts and prayers. And we'll speculate on why the shooter committed this atrocity. And in the days after that, there will be calls to action. Some will argue for gun control and others will counter that the only thing that could stop a bad guy with a gun

is a good guy with a gun. And nine times out of ten, nothing will change except our despair. Even in the deepest depths of despair, there is hope. It's not quite right to say that what doesn't kill you makes you stronger, but it is often true that sometimes healing happens. And our work right now is to help each other heal. So in the days ahead, please make an effort to take care of each other, take care of yourselves, and then let's get back to the work of building a village that can help us raise these children. Thank you.

Wheeler: Thank you. Commissioner Rubio?

Rubio: I'm heartbroken. I'm horrified and outraged. Children should especially be spared this kind of cruelty. What does it say about us that our country tragically allows innocent children to be shot in their schools and teachers. We have a responsibility to be better than this for these children for their families and for ourselves. That responsibility requires real action, not just empty words and whether it's a mass shooting at a school or a gun violence happening in buffalo or any of our neighborhoods here across the country, we need the u.s. Congress and state legislators to take meaningful gun control action right now. And we cannot continue to be at the mercy of a gun lobby until that time, and we cannot and should not tolerate the loss of any more lives. So my love and sincere sympathies go to the families, everywhere who have experienced this kind of horror and we're thinking of you today.

Wheeler: Thank you. Commissioner Ryan?

Ryan: Thank you, mayor, for getting up this time, to reflect and thank you for the eloquent words and my colleagues. I keep thinking about the -- of course, the families that are grieving and are in so much pain and then I keep thinking about my friends that were dropping off their kids this morning and what they are feeling like. I don't have a lot of words but if you could -- let's just do 30 seconds of silence right now to remember them and just get presence. [pause in proceedings]

Ryan: That's all.

Wheeler: Thank you, commissioner Ryan. This is the may 25th, 2022 morning session of the Portland city council. Good morning, Keelan. Please call the role. [roll being called]

Wheeler: We'll now turn it over to legal counsel.

Anne Milligan: Welcome to the Portland city council. City council is holding hybrid public meetings with limited public presence. If you wish to testify before council in person or virtually, you must sign up in advance by visiting the agenda on the council clerk's website at www.Portland.gov/council/agenda. You may sign up for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions, reports, or the first meet readings of ordinances. In-person testimony may occur from one of several locations, including city council chambers and the lovejoy room in city hall and the Portland building. Written testimony may be submitted as well. Your testimony should address the matter being considered at the time. When testifying, please state your name for the record. Your address is not necessary. Please disclose if you are a lobbyist. If you are representing an organization, please identify it. The presiding officer preserves order and decorum during the meetings so everyone can feel welcome comfortable, respected and safe. The presiding officer determines the length of testimony. Individuals generally have three minutes to testify unless otherwise stated. A timer will indicate when your time is done. Disruptive conduct, such as shouting, refusing to conclude your testimony when your time is up or interrupting others' testimony or council deliberations are not be allowed. If there are disruptions, a warning will be given subject to being being ejected. Council may take a short recess and reconvene.

Wheeler: First item?

Clerk: This is a group of students -- would you like me to read these together? They are all virtual.

Wheeler: You why don't you read them.

Clerk: 426 request of devin harris to address council regarding school safety zones. 427, request of lucas erickson to address council regarding school safety, 428 request of elliott yoo to address houseless citizen, 429 request of kaden wong regarding hot pole problem solving and 430 request of wyatt wilson to address council regarding pothole problem solving.

Diego Zaragoza Tejas: Good morning. We'll begin with our first group of students. Thank you.

Devin Harris: Hello. Our project is about changing the roads in the school zone so the cars are not speeding as fast in school zones when parents are arriving to drop off their kids and leave the school grounds. Every day we have to walk to school and there's speeding cars that go by us and we have to walk on a very small sidewalk that's not yet paved. That's not safe. One day when we were walking away from school, one of our friends was leaving the parking lot and a car was speeding too close and it hit them. They are okay, thank goodness.

Lucas Erickson: (indiscernible) the speed limit is 20 miles an hour. We need a map about this and we propose that the school zone is -- (indiscernible) we want the big signs that have the lights flashing and to go 20 miles an hour and to start at 8:00 in the morning to 9:00 in the morning and 2:45 p.m. In this map, we show where the school is and we would like the school zone to be insulated. We decided that we think it would be best if we put the school zone from northwest 88th avenue to northwest ash street. Next slide, please. There was a survey sent out to every family. We received 80 responses. (indiscernible) for the benefit of our schools and our students. Here are the results -- we asked -- we asked, do you think there should be a school zone? All 81 people said our school should have a school zone. Here are some opinions that parents have given us about including a -- making our school a school zone. We only only three blocks from school. I would love to be able to walk but it's not safe to cross cornell with cars driving 45 miles an hour. Another opinion someone gave us was -- (indiscernible).

Traffic congestion usually keeps the speed slow enough. (indiscernible). We also asked, do you think a school zone would make our school a safe place? 97.5% of our 81 responses said, yes, it would. Yes, this would make a safer place for students and for the people. There are crashes in the area. So looking at the last 12 months, we've had two crashes.

Harris: There's one picture and these are right outside of our school where we want the school zone to be reinstated and that's another picture of the same crash and then the other one is this one right here, it's the picture of our friends in the crash that happened just after the end of school. And me, as you can see from the picture above, accidents are frequent here at our school and all of the parents that responded think that a school zone would be able to prevent any more accidents from happening. A school zone would allow all of our students and teachers to enter and exit the school zone safely.

Erickson: Thank you for your time and consideration.

Wheeler: Thank you. We appreciate it.

Zaragoza Tejas: Shall we move onto the second group?

Wheeler: Yes, please.

Elliot Yoo: Thank you for having me today. My name is Elliott and I will be discussing the homeless crisis in Portland. This is a big issue in Portland. The covid-19 pandemic has only exacerbated an already dire issue. (indiscernible). In 2022 -- (indiscernible) were experiencing homelessness (indiscernible). Chronic homelessness -- (indiscernible). The data is very visible everywhere you go. This often creates an unsafe environment. (indiscernible). Many solutions are complicated. With the perceived lack of progress by residents, the programs increasing are only likely to garner less support. (indiscernible). The entire program will be funded for individuals making above \$125,000 annually or families making about 200,000 similar to the support of housing services. The cost of the new program will be -- (indiscernible). Paying each a minimum wage, it would still be less than the bargaining of the services program, coming in at

around 150 million annual. It would be about 5% subsidy which would total to our 7.6 million annually -- (indiscernible). This proposal would allow Portlanders to give them back on their feet. Thank you for your time.

Wheeler: Thank you. Great cost analysis, well done. And our third group?

Wyatt Wilson: There's many school buses that drive to drop off the kids. The modules can be dangerous and serious. And they are more of a problem than you think.

Damage to your rims -- (indiscernible). Damage can damage the wheel or rim and auto body damage repairs can range. You can be handed a bill for as little as \$50 or as much as 2500 or more, depending upon the damage of the car. No one wants to have to pay potentially 2500 because we don't have a good enough pothole service. The city of Portland has struggled a lot over the years with this city being one of the worse. During the winter months, and the weather seasons and getting into the freezing temperatures because of the rain -- (indiscernible).

Ethan: We all know what the weather is like in Portland -- rainy, very, very rainy. This is what makes potholes. (indiscernible) this is why we're so vulnerable to potholes.

(indiscernible) to repair roads when they repair. Overlays -- (indiscernible). Engineered overlays typically cover curb-to-curb after the top layer of the deteriorated asphalt is -- (indiscernible). Maintenance overlays are often applied to the existing surface. Usually as an efficient way to address a number of potholes or large cracks in the specific area on the street. This type of overlay may not cover this upkeep.

Evan: (indiscernible) this is costly. Patching material is placed into a hole and compacted (indiscernible) this is a very common form of pavement. But because patching typically does not include the patches tend to break loose -- (indiscernible).

We would appreciate your consideration in putting more focus into this area for the potholes that we stated. Thank you for listening. And I hope you take this into consideration.

Wheeler: Thank you. Great presentation. Thank you all. Thank you all for your attention today.

Hardesty: I would love to have a contact person that I could connect the first group of students to connect to figure out how we could partner. Is there a contact that you can give to the clerk so that we can reach out to you at a later time?

Zaragoza Tejas: Yes, I will write my e-mail in the chat.

Hardesty: Thank you. And very well presented and the last presentation also was in the guide to potholes and that's a much longer conversation that we would also be happy to follow up with your thoughts on because the students may not know about our \$4 billion maintenance backlog when it comes to maintenance or parts of the city that don't even have sidewalks or street lights, that's a longer conversation. So really excellent research, well presented, and thank you very much for focusing on how to make our community safer for people who use our streets and ways other than driving. Thank you.

Wheeler: Commissioner Hardesty. Commissioner Mapps?

Mapps: I want to thank the students for really excellent policy analysis. I would say that you folks have a rich potential history or a future and career in local government. I sure hope that you will consider working for the city of Portland when you get a little bit older. You don't have to wait that long. All of my bureaus offer internships for people like you. I'm not exactly sure how old you are. You might have to wait a year or two. But both the water and bureaus will have the opportunity to get young people like you to work in the city. That's very much how I got started in this business and I hope that you might explore that some more, too. I would encourage you to go to Portlandoregon.gov and check out the services. I see that parks and I think even the city attorneys and the police bureaus have programs that might be of interesting to you. Keep up the good work and I can't wait to see you.

Wheeler: I want to acknowledge, great presentation, very well organized. I think you did a great job diagnosing the issues. I was impressed with not only the solutions but the financial aspect of this. That's terrific work and you and your instructors are to be applauded. Thank you for your presentation.

Wheeler: Keelan, does that complete communications?

Clerk: Yes.

Wheeler: Have any items been pulled off?

Hardesty: We lost you again.

Wheeler: Did something get changed? Hello? Hello? Hello? Open signal, did you guys change anything? Keelan, you didn't change anything did you?

Clerk: Signal team, are you able to unmute.

Wheeler: Now can you hear?

Hardesty: Yes.

Wheeler: Is there an item pulled off the consent agenda.

Clerk: Yes, 443.

Wheeler: Please call the role on the agenda? [all in agreement] Item number -- actually -- one moment. Colleagues, if there's no objection, I would like to move the item 432 ahead of 431. We've got some school-aged young people here and I would like to be able to get them back to school. Is there any objection to that? Seeing none, can you call item 432.

Clerk: The rose city reunion.

Wheeler: Before I read the proclamation, I want to give a big thank you for the rose city court for joining us today. I also want to make sure to thank jeff and dave for their tireless leadership at the rose festival. The work that you and your team do is important to the recovery of our city. I want to thank you for taking the time for being with us today and also to draft the proclamation. I'm wondering if any of my colleagues had anything to say before I read this and please be -- you are looking at me funny.

Wheeler: Commissioner Ryan?

Ryan: (indiscernible).

Wheeler: I guess we're going to hear from jeff curtis and dave todd. Are you guys prepared? Perfect. You are up next.

Jeff Curtis: Good morning, council. Thank you for having us this morning. I will be brief because I really want to introduce this rose city reunion. This tremendous group of women that are behind me to talk about this year's festival and I also want to thank our friends the community here. It's a special day for city council. So thank you very much. The message in brief, I stand before you as ceo of the rose festival foundation to unite Portlanders and to say, rose festival is back and I appreciate mayor, the comment, that it is more important than ever part of Portland's recovery, part of downtown's recovery, part of the hospitality and tourism recovery, but should not be lost and it's also part of just everybody's recovery to come back and unite and celebrate together with hope and optimism instead of fear and anger. And that's the rose festival's goal as we set this up, hope and optimism and reunion of our community, something that's been missed over the last couple of years. Behind the scenes led by our ceo is a group of staff that are working tirelessly right now, and in less than 24 hours, the festival will open for three weeks of celebration. That's -- no easy feat as it relates to the changes in our community. I want to commend our team working tirelessly and I want to welcome the entire Portland region, all Portlanders to come together and rally as one community reunited for the sake of our great city. With that said, I want to introduce our board president, mr. Dave todd, who will say a couple of words, and then we'll bring up the court for their introduction of the rose city reunion. Dave?

David Todd: Thank you, mayor Wheeler. My name is david todd. I'm the president of the rose festival organization. I've been a member of the board since 1989. In addition to the staff and the board, hundreds of volunteers are working diligently for the imminent return of the rose festival. Behind us is a very young ladies, who will we

introduce to you. They are young ladies of great potential. We've awarded them with a 3500 scholarship with the strong support of the randall group. In addition to the group of board members, I do need to call out the co-chairs of the court committee and then - (indiscernible) who have been shepherding them through their activities in the last weeks and in the coming weeks. Now it is my pleasure to present the 2022 rose festival court to introduce themselves.

Group: Hello, we are the 2022 rose festival court presented by (indiscernible) credit union. We would like to introduce yourself and tell you about this year's roast festival.

Isabella Ellsworth: I'm isabella. I'm a junior in the very first c. Nelson school representing the metro area. I'm a competitive softball player and I love to travel. After two years from celebrating at home, we're back in person. This year's theme is rose city lee union and we cannot wait to celebrate.

Jenny Duan: I'm a current senior at jesuit high school representing the metro west area. One of the things I'm proudest et about is collaborating an exhibit. This year, join us for city fair this memorial day. All active members get in for free with your membership hard.

Reba Booze: I'm riva. I'm a junior and hope to work in the medical field one day. My favorite place to visit is the crossing because it provides a scenic, beautiful views. Be sure to come by to watch the biggest and baddest opening night fireworks illuminate the Portland sky.

Megan Bathurst: I'm megan. I'm a senior from franklin high school. I love listening to music, playing on my drum and help my student with pep during games. Get your tickets now to join the musical celebration or join us for free at the rose city reunion concert, featuring the oregon sympathy.

Draia Shelton: I'm drayia shelton. I'm a junior. I love anything involving music. I've been the varsity cheer captain for three years straight. Come downtown with your friends and family to enjoy the celebration at 7: 30 p.m.

Bailey Armstrong: I'm bailey. I'm a afternoon at lincoln school. I spent time learning about my family's heritage. This year, the rose festival is celebrating an important tradition. One of us will be the 100th queen to wear the stroud.

Stella Jackson: I'm stella. I'm a junior at mcdaniel high school, I co-founded the to help -- (indiscernible). Portland rose festival has many volunteers. If you are interested, please look at the website.

Rachelle: Hanna: I'm rochelle. I'm a senior. My favorite place to visit in Portland is multnomah falls. Another beautiful location is the garden. While you are there, stop by and visit the rose garden store.

Paige Kehrli: I'm paige and I'm a senior at st. Mary's academy. Singing is a big passion of mine. I'm involved in multiple programs at my school. On june 7th, the hollywood district will be full of music as the parade returns. This is the oldest and largest children's parade in the nation.

Awek de Piok: I'm a senior at david douglas school. I played basketball for over nine years. We're excited to welcome back the real community back to one of the most premiered -- (indiscernible).

Maria Mizee: My name is maria. I'm a senior. I participate in volleyball, basketball and track and field. As a three-season athlete, I love the thrill competition just like the nascar drivers. You can catch the races on june 3rd and 4th here.

Jayilee Sloan: I'm a senior from jefferson high school. Come down to the waterfront, june 11th and 12th to watch as the dragon boat races display of color and culture.

Zinnia Sirokman: I'm a junior over at cleveland high school and when I'm not busy playing varsity sports. I love going down to the saturday market with my friends and family. A few miles away is the fair. Come down until june 10th where you can enjoy carnival rides, fair food and live music shows.

Senya Scott: I'm a senior and when my family moved to Portland in 2015, the parade was the first event I attended. You will not want to miss the colorful dance, marching

bands and all of the fleets and all of the things that make it the best in the country on saturday, june 11th.

Naima Smith: I'm a junior at grant high school and more than anything else, I love to bake and try new restaurants with my families. We would be honor to have you join us at peninsula park on july june 11th for the queen's coordination.

Group: Thank you for hosting the 2022 rose festival court. [applause] We would like to give you gifts and welcome you to the rose festival family.

Wheeler: And commissioner Mapps and commissioner Hardesty will make sure your pins are here. Thank you very much. Commissioner Mapps and then commissioner Ryan. And the gentlemen who run the show are still here.

Mapps: I'm delighted to to join you in proclaiming may 27th to june 12th, 2022 to be rose city reunion. Portland posted its first rose festival in 1907. 115 years later, the rose festival is still going strong. Now, of course, because of covid-19 for the past two years, the rose festival has looked a little bit different. But this year, the rose festival is back in a big way. The rose festival's big outdoor events are back including the floral parade and the continuation of the rose festival court and the queen's coronation. It's so great to have the court with us today. Since the 1930s, Portland's rose festival, has had a court comprised up to 30 students chosen from Portland area high schools. One of the things I try to do every rose festival is to read the speeches delivered by members of the rose fest court. The theme for the was, "what does rose city reunion mean to you"? So now I would like to take a moment to share with you, some of the ways our queens answered that question. For example, queen stella jackson said, to meet the rose city reunion means bringing the beginning of things dating back to normal. And queen zena rockman -- or dena from cleveland said, to me, rose city reunion means bringing the Portland community back together again. And queen page from st. Mary's academy reminds us that rose city reunion means a welcome back to downtown and symbolizes to what we've endured. And queen jeanne from jesuit high school said -- to me, rose

city reunion is a celebration of resilience as a reminder that despite the hardships we've faced the past year, the pandemic, unrest, fear, we can and we will overcome, colleagues, those thoughts capture what this year's festival means to me. The 115th return of the rose festival is a celebration of Portland getting back to normal. It's a symbol of our city's resilience. This year's rose festival is an opportunity for the city to come together and this is a reminder that Portland's downtown is open, clean and safe, which is what I would like to close today by thanking the rose court for thinking us about the meaning of the rose festival. Thank you all and I want wait to see you out there at the festival next year.

Wheeler: Thank you. Commissioner Rubio?

Rubio: Over the last few years, we've had social distancing, so excited to kick off our summer. And thank you for for the rose festival association as well as the volunteers. And the esteemed royalty that's joined us today. It takes us hundreds of hours to create these experiences. We're see fortunate to have this in our community. And I would like to congratulate one of my office's interns, I bailey armstrong. Bailey is -- sorry to embarrass you -- bailey is doing such an outstanding job with council prep and I'm so proud to be able to work with her and also very proud of her academic and personal accomplishments. So congratulations. And finally, I would like to give a big thank you to the city who worked hard on this event, the park and rec staff who tend to the waterpark grounds and work with the community partners. So again, happy rose festival to everyone and I look forward to seeing you in the weeks happen.

Wheeler: Thank you. Commissioner Hardesty?

Hardesty: Thank you, mayor. I want to thank jeff and the princesses this year. And just remind them to enjoy this time. You are juniors and seniors. You are head off to new, exciting adventures and I want to make sure that you remember to enjoy the journey. The journey is part of the process. It's not the end game. All of you sound like you are - you are committed to having established a fabulous season. And I look forward to

having you back from college. I hope you will decide to stay here in the beautiful pacific northwest with your talents. We are lucky to have you representing the city of Portland so well over these next few months. So thank you for your willingness to serve the city as ambassadors of the best of who we are and I look forward to participating in as many events as time and energy will allow me to do. So thank you so much for your willingness to represent the city in a way that we can all be proud of.

Wheeler: Thank you commissioner. Commissioner Ryan?

Ryan: Yes, thank you, mayor. It's society wonderful to have you in the chamber. You are all in sync. Did you practice that? You are all naturals. That's great. [laughter] And I enjoyed our time and the mayor and I had the pleasure of having breakfast for you in the rose room. I feel like we listened to each other and we had real dialogue. A lot of communications. Nothing can replace that real-time connection. So thank you for inspiring me this morning. The future looks bright when I look at you. As commissioner Hardesty said, thank you for being ambassadors and I know last week you are in pendleton with the buckaroo princesses and I love that you were hanging out together. That shows hope for our country. I also want to say that all of you are worthy of being the 100th queen. Of course, I think I'm the 100th queen. [laughter] I had to. I think it's amazing that you had the opportunity to go for that. And jeff curtis, I want to say thank you for this service. You've been in this big for how many years?

Curtis: 18 years.

Ryan: That's a lot of service. Those are hard jobs. I know that commissioner and I came from long-term positions as a head of nonprofits and you manage so much and you do it with such grace and you always make it about the commission and not yourself. Our community doesn't want to lose you. So I have no idea what your next chapter will be. You never know what you will do next when you let go of a job. Everyone here, let's give a round of applause for jeff. [applause] I want to end -- we need joy on the streets in Portland, oregon. We really need it. You are all leading that

parade literally. I think I get to hang out with you in the starlight parade and I know a lot of us will see you at the coronation. It will be fun. Thank you.

Wheeler: I want to acknowledge my appreciation for all of you. As we discussed upstairs earlier, you are already leaders and with leadership comes opportunity. But with leadership comes a burden as well. And I know that your schedule is very, very demanding right now. So we appreciate the fact that you took some time with us this morning, jeff, and dave, thank you, as always, for your leadership. The rose festival is a great opportunity for this city. It's an inflection point. It's an opportunity to show others throughout the state and, indeed, throughout the region and the nation that Portland, while it has experienced many challenges. We're back. We're ready to experience this fantastic city and I think it's important that it coincides with the 100th anniversary. I really want to appreciate you and your leadership and as a reflection off that. On behalf of the entire city council and by extension, the community, the city of Portland, I would like to read this proclamation in your honor. "whereas in 1905, Portland mayor, harry layne, called for an annual festival to put Portland on the match and branded as the city of roses and whereas the Portland rose festival was created in 1907 with a mission to drive economic activity for the region, celebrate Portland's incredible rose climate, and provide citizens with a common celebration and whereas the Portland rose festival has been produced by the non-property foundation for 115 years as an annual gift to the city of Portland throughout the evolution and growth of the city of roses. And in 2010 was adopted as Portland's official festival and whereas during the two years of global pandemic in 2020 and 2021, the festival continued to keep hope alive by producing programs like the rose festival court and the porch parade and the queen's coronation and whereas, they continue to provide a fantastic opportunity for people from all backgrounds, experiences and cultures to join together to celebrate Portland's rich diversity and common humanity and whereas the Portland rose festival is returned as promised to its former size and scope with the rose city

reunion and on this day in the presence of the rose festival court, the 2022, rose festival will be a springboard for Portland's continued recovery in the weeks and the months ahead. Now therefore, I ted Wheeler, mayor of the city of Portland, the city of roses, do proclaim may 25th, 2022 to june 12th, 2022, to to be -- (indiscernible) and encourage you to participate to come out and celebrate a beloved city. Thank you all for being here today. Appreciate it very much. We're honored by your presence. [applause]. Thank you. Without objection we'll go back to no. 431, also a proclamation. Today we remember and bring attention to the horrific and dead lay flood as we proclaim may 30th, '22 as Vanport remembrance day. Built in 1942, Vanport was once the country eight largest public housing project and oregon's second largest city due to red lining and discriminating housing practices that were taking place in Portland at the time. Many people of color were forced to live in the Vanport neighborhood making it demographically diverse with african-American, hispanic, native-American, asian and white working class populations. These groups of people built a community and they forged a bond that endured even after the flood and indeed to this day, when the columbia river flooded on may 30th of 1948, almost 20,000 Portlanders were left homeless. 20,000. A third of those displaced were black. This horrific chapter in Portland's history is essential, yet, too often overlooked. I'm grateful that we can gather today to respect and to honor those who lost their love ones, close friends and family members. I would like to introduce laurie laforti who serves as the Vanport mosaic co-founder and co-director to say a few words and to introduce our guest. Welcome. Thank you for being here today.

Laura Lo Forti: Thank you for having me. This is a platform for memory activist. So we remember and re-imagine our collective story. So we have this annual festival with many opportunities to remember, but also again, our invitation is to not just remember things that are in the museum or in the book, this is living history and as you all mentioned this morning. There's a story that keeps repeating and it's a story that we

have to change and so our invitation is to listen to the stories and write a new story together. This year is the anniversary of the building of an entire city that was built in less than a year to address a housing crisis and the exclusionary racist policies allow this. Yes, we're here to remember a tragic moment but the story is more than the tragedy that happened. The Vanport is a story of hope, strength, tenacity. It's a story that can inspire us today to be brave and to be courageous and to be vulnerable together and as more tragedies keep happening day after day, I think our invitation is a celebration. Like we do need to have joy on the streets and our invitation is to not go back to normal. The normal is not good. Can we re-imagine something different that works for everyone? So I am honored to invite here some very special people who work, rebuilding, re-imagining, repairing, the broken stories of our city and they are here to inspire us, once again, and so more than ever, I invite you -- I'm demanding and begging you to listen. I'm here to present and to intro tuesday mr. Ed washington, mr. Obi hill. He's are treasurers of our city. They are so much more -- they are leaders and then I want to invite isaiah simms, who is currently -- (indiscernible) so music, history, but leaving history and imagination.

Wheeler: Thank you. Good morning. Good morning. Thank you for being here. We appreciate it.

Ed Washington: I guess since I'm the senior person, I have to start this off. But mayor Wheeler, councilmembers, both present and those who are virtual, it's a pleasure to be here and we just want to thank you so very much for recognizing Vanport and all of those citizens. Those who are still there and those who have gone before us to recognize that Vanport was such a unique place and it was such a part of Portland that it changed the dynamics and the history of this city forever and so I -- y'all have heard from me because i've had the opportunity -- i've been very, very blessed to have the opportunity to say a lot of things about Vanport. But I think there's new voices and I

think you want to hear from them. They are great voices. They are good voices and I'm going to ask them to just share their thoughts with you.

Isaiah Sims: Thank you. Good morning. My name is isaiah simms. I'm a descendant, a recent graduation, a Portland native. And this year is the third year that we've been able to portray and re-tell the story of Vanport, courtesy of my mother, who has written and directed this play. I think as a child, I was completely unaware of Vanport and its story. But now that I have been able to learn so much being my great-grandmother, i've been able to learn not only about the stories, learn not only about the history and the culture and the people, but learn about how it connects to me and how I can relate to it as a young adult today. The main thing that I take from it is that the infrastructures and the ways of living that are taking place, I can bring that into my life today and I can take that and make sure that I can build upon it. So as said, these things cannot keep happening. These things will be taking change. And so I'm just blessed and honored to be here today to be one, as descendant and to be thankful to be present in this case. So thank you.

OB Hill: You and I we sweat and strain. Our bodies are wet and wrecked with pain. Lift that bar, tow that bale. Get a little drunk and we land in jail. Oh, that old man river. That old man river. Don't say nothing but in must know something. He just keeps on rolling. It keeps on rolling along.

Washington: Well, the river did roll and it rolled right through Vanport. Changed things for everybody, all of us, for the rest of our lives. Just a very short reflection, my family, I was very fortunate the day of the flood, everybody was going up to see how high the waters were and so my mother and a very good friend of hers decided that we would go up after dinner to check on the river. We had been warned there would be sounds going off if it didn't hold. So we were on our way to see the river, the old man river, and it just began to row. And the sirens went off and I remember saying to my mother, I said, mother dear, I think we're supposed to get out of here and my mother

and a very good friend, they looked at the ground and said, do you see any water on the ground? No, ma'am. We wanted to see the river, but we were very fortunate. Multnomah county sheriff drove behind on a motorcycle and asked us where we're going, and my mother said, we are going to see the river. He said, you better get out of Vanport as fast as you can. The dike is broke and. And using today's express, we hot footed it home, fast, fast, fast, and my mother was able to pack a very small suitcase with a change of underclothes for all of us and a few important papers and that's all that we left Vanport with other than our lives. The story after that has been quite remarkable. I think for all of us and -- particularly for myself. I've had many, many opportunities to talk about Vanport and I never tire of telling this story. I never tire of understanding the power of that old river,. And so I want to thank you all, it's such a pleasure as you -- I know he's much younger than I am. So it's very, very good to have a young person sitting with us today because we are going to give him the opportunity to understand the power of that old man river. But I think that's all I have to say today except thank you so very much for keeping the memory of Vanport alive and well. And so that's all I have to say.

Sims: Yes. I will just reiterate again and kind of poetically say there's no rose without a thorn and that's what this story of Vanport is, it's the story of a beautiful city put together in a quicksand and quick oatmeal kind of way. And I would say by reexperiencing it through, whether it be musical theater or various amounts of speaking and talkbacks, this past sunday, we had many survivors and descendants see the reenactment of Vanport, coming from places to the south to working in the shipyards. Living in the city via just living life and eventually having it washed away. I think having that being told again and again, I don't get tired of telling it, knowing that I'm a descendant, I'm very honored to share the space with you.

Hill: I appreciate the opportunity being here. Ed and I go back from grade school and the glad, I'm honored to have my daughter here to carry on the tradition of my family

and I look forward to serving in the best capacity that I can as a member of the Vanport mosaic. Thank you.

Wheeler: Thank you, ed and isaiah and obi for being here today. There's nothing like first-hand to motivate and to help us understand the context and this issue for the city of Portland. We're honored by your presence today. I appreciate it. We're going to read a proclamation. Before we do that, I would like to ask my colleagues if they have any comments they would like to provide. We'll start with commissioner Mapps.

Mapps: Thank you, I would like to start out by thanking our guests for the powerful system that they shared today. I would also like to say this -- colleagues, it's my honor to be with you to declare may 30th, 2022, to be Vanport day of remembrance. It's important that we remember Vanport because that loss still has lessons to teach us. In the 1940s, Vanport was the second largest city in oregon and in 1948, as we've heard, Vanport was wiped out by a flood of biblical proportions. Today delta park and Portland international raceway occupy the land where Vanport first stood. It was a remarkable city. Vanport is a mashup of the word vancouver and Portland. Vanport was founded in the 1940s to house the workers of the keizer ship yards. In the 1940s, about 40,000 people lived in Vanport. A poll asked families why they moved to Vanport and the top reason why this -- they thought it was their duty to go into the work. It's also important to remember that about 40% of the residence of Vanport were black. Here's how that happened -- the wartime defense industry jobs in Vanport triggered a great migration of african-Americans into oregon. In terms of african-Americans, it's entirely possible that Vanport was the most racially integrated city oregon has ever seen. And all of that came to an end at 4: 05 p.m., may 30th, 1948. When a -- when 5200-foot long section of a railroad berm holding back the columbia river, collapsed triggering a flood. By night fall, as we've heard, Vanport was under water and 17,500 Vanportlanders were homeless. That drove many african-Americans, this flood of black refugees into Portland is the beginning of the modern era of black politics in the rose city. 1948 is

the moment when Portland really began to grapple with the culture change needed to recognize african-Americans not only as full citizens of the state of oregon, the flood of 1948 is the moment when white Portlanders began to grapple with the culture change needed to accept black Portlanders as neighbors. 74 years after the Vanport flood, this council and this city continued to struggle with making the culture change needed to build a more equitable and inclusive Portland, recommitting ourselves to engaging in that work is one of the ways that Portlanders can participate in Vanport remembrance day. There's another way, and that is to participate in some of the events in the Vanport mosaic festival. This year marks the 7th anniversary of the festival. The purpose of this festival is to honor and celebrate Vanport. 24 year, more than 29 Vanport mosaic events will be held throughout the city between may 0th and june 3rd and events include everything from the albina soul walk, a one-mile self-guided audio tour explore the music culture from the 1960s to the 1980s. In addition, as we've heard, there will be several performances of Vanport the musical, which will be held at the children's theater. And I would like to share that my own kid has participated in that and I highly recommend that every Portlander should see it. And look out for music performances by the Portland jazz composer our ensemble. You can stop by the black indigenous project or right along on the historic Vanport and the safety system that was built in the wake of that tragedy. There are many other events. To learn about this year's festival, you can visit it or google it or go to Vanportmosaic.org. Thank you very much and thank you to our invited guests today.

Wheeler: Thank you, commissioner Rubio.

Rubio: Thank you, mayor. Each of you honor us with your presence today. Vanport is history in oregon today. It reminds us to the historic black community contributions to our city and how this should make us reflect on the other side of the past, our history of racist exclusion and and -- (indiscernible). We all feel a collective sense of loss when we think about what would happen if the flood didn't happen or if the Vanport's

community -- (indiscernible). We recognize a contribution and perseverance of this that has shaped the city in vital ways. Today we remember the community vitality, the joy, the entrepreneurship and strong social fabric that residents contributed to their community as well as the residents in this community and its lasting effects on us all. Now it is up to each one of us to use these lessons to do better. I'm so grateful for the others who have worked very hard to keep this very important history alive. Thank you for being here.

Wheeler: Thank you, commissioner Rubio. Commissioner Ryan?

Ryan: Yes. Thank you. Hello, mr. Ed washington, good to see you.

Washington: Good to see you.

Ryan: We go back when you were at Portland state and you inspired that community to do the Vanport classic and those ballgames with north carolina and at&t. Your work to elevate the story-telling of Vanport, it goes way back and thank you. And then to have isaiah here to be a descendant, so glad your great grandmother told you the stories and I'm thinking the way -- laura, how is that curriculum being embedded in the story-telling of our school districts, we want always depend on somebody getting the story from a dependent. You two have a big story and anything that we can do to amplify that. I'm curious, if there's anything structure to that. You got mr. Hill, you know, showboat is quite a show and paul robinson made that song famous. You dared to do that here. Thank you for showing up and letting us feel that song like never before. I'm blessed to be here. I'm well familiar with this story. It's a story that has to be being told. Thank you.

Wheeler: Commissioner Hardesty?

Hardesty: Thank you for the proclamation. I want to say, mr. Washington, it's always a pleasure to hear you talk about your family and your lived experience and how you have carried your Vanport experience with you. Mr. Obi hill, I had no idea that you had that voice. I've known you a bazillion years and that was just incredible. You still have so

many talents our community have not yet discovered and isaiah, you do your grandparents proud with your graduation and your grounding and your family's history. This is always an important moment to stop and reflect on what was, what could have been and more importantly what will be in the future. I'm honored that all of you took time to be in this space today to remind us of this absolutely incredible legacy and a show that we stand on. It does not escape me. My seat on this council would not have been possible without some of the sacrifices that were made from Vanport. With your graduation and your grounding and your family's history. This is always an important moment to stop and reflect of what was, what could have been and more importantly what will be in the future. And I am honored that all of you took time to be in space today to remind us of this incredible legacy. In the shoulders that we stand on. It does not escape me, my seat on this council, would not have been possible with some of the sacrifices were made from van port descendants. I'm never without gratitude for all those whose shoulders I stand. Thank you, mayor for the proclamation. I look forward to participating in many celebrations as possible

Wheeler: Thank you, commissioners Hardesty. One of the reasons that I love proclamation, it allows me to understand and hear, not only my colleagues, but the community. This has deepened me every year as we acknowledge and celebrate the contributions of van port. I am reminded that history speaks to the present and history speaks to the future. I really enjoy listening to the colleagues talk about what it means to them. I want to thank three gentlemen for being here today. Laura, thank you. I know she's around here somewhere. There she is. Thank you for the great work that you do in the community to keep this important part of this community front and centered as it deserved to be. It is now my honor on behalf of the city council and by extension to read a proclamation. Whereas our understanding of history shapes our view of the present, and to understand where we are headed. We must understand clearly where we have been. Whereas 2022 is the 80th anniversary of the construction of van port built in

1942 and where van port was the largest housing project and oregon second largest city with peak population of 42 thousand five hundred people and whereas, van port was intended as a temporary housing community for the war workers powering into Portland from the country supplying labor to major ship building yards. Whereas van port was demographically diverse who came from elsewhere to work in the shipyards. Whereas post-war housing shortages affected incoming labors but due to discriminatory policies at the time such red lining, many of the african workers who could find no place to live. As restricted to a small area of Portland already at full capacity and whereas after the war the city was also home to many japanese Americans who return from prison camps to find van port the only place they could procure housing in the entire Portland area. Whereas these groups of people found themselves all strangers yet together and forged new connections that endured even after van port was long gone. Whereas van port was constructed in the colombia river flood plain and protected by the serious of levies. Whereas the colombia river flooded on may 30, 1942, displacing residents and about 6 thousand three hundred of whom were african Americans leaving them homeless and without most of their belongings. Whereas at least 15 people died in the van port flood. Two japanese Americans, who are among many who, had few living options when released from concentration camps during world war ii. Whereas van port mosaic, would hold the 7th mosaic festival to honor and celebrate van port essential and often forgotten chapter in Portland history. A story that provides template for all we can live together and create a society that honors history, cultural contributions and paved away for our humanity and our city to thrive. Now, therefore, I ted Wheeler the mayor of the city of Portland the city of roses proclaim may 30th, 2020, to be van port day of remembrance in Portland and encourage all residents to observe this day. I'd like to thank all of the speakers today drafting the proclamation that I read on behalf of all of this. Thank you for being here this day. I appreciate it

pretty much. Thank you [applause]. As our former colleague commissioner fritz used to say, and now for something completely different item 433, please. Keelan

Clerk: Adopt the environmental overlay project (reading item 433).

Wheeler: Colleagues we have reached the final vote known as the ease zone project. Colleagues, any further comments before I ask Keelan to call the roll. Keelan, call the roll for the ease zone project.

Clerk: Ryan

Ryan: Thank you for the coding zone project. I know it feels like it is the fifth time we heard in the chambers. I'm appreciative of the care taken to update the natural resources protections for Portland while finding pragmatic approaches to make necessary repairs. Yes, it is in the details. I'm happy to support the updates to the zoning code. I vote aye

Clerk: Hardesty.

Hardesty: Thank you, commissioner Rubio. Thank you eric and getting to the finish line. I'm happy to support the necessary changes. I vote aye

Clerk: Mapps.

Mapps: Yeah, like my colleagues I want to thank commissioner Rubio for leadership on important projects. I appreciate the public testimony we had. We moved forward a lot and you helped better package and I want to recognize the stellar staff work under planning and sustainability. It is a model for excellent public service. For these reasons and more, I vote, aye

Clerk: Rubio.

Rubio: I want to start by thanking the planning for the thorough zoning project over 14 months, multiple work sections. Their lengthy review process provided the space for staff to provide robust outreach. Mindy brooks, the ease zone planning manager, the project was capstone of the ten tour of service at the city and want to acknowledge daniel, from bps, that saw the project from final completion. Adoption of the project,

more protected from the resource of the development. It helps insulate and protect Portlanders from floodings more intense due to the impact of climate change. In closing, I want to appreciate all of the members of the public that participated in this project by inviting city staff to their homes to review and correct natural resource mapping. Because of that involvement, Portland has the accurate natural resource inventory it has ever had. For all of these reasons, I'm happy to vote, aye

Clerk: Wheeler.

Wheeler: I want thank commissioner Rubio and the bps staff and the time spent responding to many questions or concerns from potential affected property owners. And for conducting many site visits. Great example of the professionalism and customer service here at the city and I want to thank involved. I'm happy to vote, aye. The ordinance is adopted. Thank you. Next item, please. 434 proclamation. Colleagues, today, we honor the importance of mental health. We proclaim may as mental health. Attending to mental health is crucial during and subsequent to the pandemic, not only negatively impacted many people in mental health but created barriers to treatment. Growing substance abuse and addiction in Portland it adds deadly to mental health concerns. More people died in drug related incidents than killed by gun violence and auto crashes combined. Statistics show that fentanyl related alone are up and still rising out of control. As mayor, I know that we can and must address the issues. That's why I expanded along with commissioner Hardesty the Portland city response, 24/7 days a week as proposed in the current budget experiencing mental health crisis. An armed specialists has proven to be the best practice. The problem is far from the scope of what we are able to address alone as the city. We must have state and federal leaders prioritizing mental health and substance abuse treatment. I'm hosting public dialogues with [name indiscernible] this summer to continue to discuss potential reforms and to encourage additional investments from the state and county and mental health provider services. In my commitment to public safety reform and refocusing, it has been top

priority to make sure every member of our community deserves the best mental health support available. I'd like to now introduce stefan, the department director of the bureau of human services. Stefan, welcome

Stephon Okibedi: Thank you, mayor Wheeler. Also delighted to be here. Thank you, council, wonderful community at-large. As stated, I'm stefan. One of the key responsibilities of human services is employee wellbeing. I'm delighted to talk about mental health during this month of may. The city as employee has made good strides in providing resources to employees regarding mental health and we hope to build upon these efforts. Mental health in workplaces is top priority for everyone these days. A lot has changed on what we understand on mental health at work and how widespread it is. Look at the basics. Supporting the mental health in workplace not only nice to have but truly a necessity. What is mental health, we ask?

It is a state of wellbeing with an individual can cope with day stressor and reach full potential in the community. Mental health along with physical health and social well is essential component of overall health. It is important to point out that mental health is more than just of mental illness. You can have poor mental health without having illness and likewise you can good mental health without mental illness. They're not two pursuits but two parts of the same equation. Combined, they're what makes humans flourish. Essential component of mental health and together they make internal equilibrium. So, in today's world, employee mental health is a top priority for organizations really looking to hire top performing employees. Some of the things that we have seen at the city and in regress to mental health in our workplace here, we know that when employees feel good mentally emotionally, you approach the job with good mental health. You are adaptable, flexible, resilient, and able to handle challenges and your contribution to teams are meaningful and you thrive in work and professional life. When struggling, it negatively affects our jobs in so many ways. So many of the things is engaging with each other. Poor mental health leads to the motivation, lack of focus,

when we have mental health issues our minds wandered or fixate on our problems making it difficult to regulate our thoughts and emotions. Another is productivity and job performance. High performance is mental health and emotion. When not feeling good, accessing the behavioral skills is challenging. Without these skills, we don't have the psychological resources to perform well at our jobs. Also, physical capability and daily function. From social anxiety to reduction in cognitive performance. It takes daily living in our capabilities. Communications. It is difficult to communicate when we are emotionally not feeling well. Poor mental health can lead to misinterpretations or over reactions to colleagues. It comes across the way we speak to each other. Often times in passive and aggressive tone. Meaning being poor listening. Also, poor mental health can lead to a lack of impulse control, unhealthy thoughts, and poor decision-making. Poor decision-making, can lead to showing up late, dropping in commitments or not adhering to policies and procedures. To conclude this, we have some wonderful efforts of which to see has made strides to help promote mental health in the workplace. We believe it can be built upon. Promoting wellbeing in the workplace, providing options helps people improve and maintain the mental health in day-to-day work. The most vital options of employer, to take resources on broader scale to address mental health and help those that need clinical services. Some of the things that we have at the city, in correlation with three assistance program, city strong provides and the program assist employees with personal and work-related problems. We also have instituted relaxation spaces. Dedicated spaces that give employees for mid break days, unwind or de-stress. Equally important is making it culturally acceptable to take breaks and use the spaces. We as leaders and managers, can set the tone on this. As the city, we have in city buildings where it can be expand on to allow it to be accessible in all city buildings. We also need to improve on the mental health self-assessment tool kits that will be available. To have the employees to exercise and accessing the mental health meter whether that's a puzzle or having mental health check list, doing quizzes on work

life balance, accessing employee's current questionnaire, or having online mental health checkup. We made good strides on providing screenings for employees in partnership with the health insurance partners which provide at free or low-cost and ensure that we provide more free mental health coaches in the city. These coaching services will help employees to navigate challenges and strengthen the fitness. We are working on mental health manager at the city. I would end by saying join me unless redefine mental health in workplace. The days of not talking about mental health are gone. Or at least they should be. Positive mental health is important because it allows to cope with challenges even good ones and setbacks in our lives both at work and at home. Having good mental health gives us the ability to recognize, express, regulate the emotions and empathies with others and enables to have the cognizant and social skills. Positive mental health helps us cope. It helps flourish in our roles and manage stress and boost resilience and allows to reach highest potential. Awareness of the full range of mental health experiences is good step. All employees benefit when we support and promote mental health for those who are suffering and those who are just not thriving. We can lead this by the stigmatizing mental health as a topic and taking on broader view of the employee's role. We can redefine mental health by focusing on solutions that help threes flourish personally and professional in addition to providing support and access

Michelle Rodriguez: [indiscernible].

Okibedi: I'm sorry.

Wheeler: Everyone make sure they're muted if not presenting.

Okibedi: Okay. Lastly, with understanding creativity and support we can provide the very best mental health programs for our employees. Thank you. I'll pass it on to taisha.

Wheeler: Commissioner Hardesty, did you want to jump in for a moment before we hear from taisha.

Hardesty: Yes, if I may. My question is more of a basic one. Would you agree all of us have been traumatized over the last couple of years?

Okibedi: I would agree.

Hardesty: How do we address the untreated trauma we experienced over the last couple of years?

It is nice to say we have, you know, these employee packages. I'm seeing people that are carrying trauma from a couple of years, who are our employees, who would not know what the first step would be. My question for you, as a council, what's your recommendation to us? We can't pretend that life is going back to normal. Normal is never going to be normal again. How do we get people centered on healing from the trauma that we have experienced over the last couple of years before we talk about good mental health, right?

Okibedi: I agree, commissioner Hardesty. I think we all deal with trauma in different ways and how we address it and how we choose to move forward with the trauma is differently. The best that we can do is continue to promote and to really add-on to the efforts that we have in terms of providing free or highly substances work to employees. Encourages the employees to utilize the programs that we have in assistance or new ones choose to create to cope with traumatic experiences, mental health wellbeing's, stress or the challenges and things that we in the community and nation at-large. We can make more slides in providing avenues for this. Let employees know that it is okay to seek resources. It is okay to ask for help. We encourage you to do so. We're going to provide you those opportunities whether it is in the form of having to take protective lead or an ability to take care of yourself. To us, as your employer, your wellbeing is important to us.

Wheeler: Thank you, taisha.

Tyesha McCool-Riley: Before I start on what I want to say, I would like to respond to commissioner Hardesty. As we talk about mental health, we talk about good wellbeing and we are talking about people, right. People are made of identities and intersect. It impacts how she show up, it impacts how we feel. When we show up, we have to move

away from this production driven mindset, right. This dominant culture mindset, hey, we want you to show up to produce. Hey, I see you as a person. I see as a person with dignity, honor, and respect. I see you as a person that says, you have heard and experience thing that cause you stress. I want you to be well. As a community, when we are well, we function better. The idea is about collective healing. I will push for collective healing versus mental stability so we can produce, right. I'm going to digress, and I am going to read what I wrote because I will get off topic. So I'm going to look at my screen here. Excuse me I barely have a voice but we're going to make it happen today. The warning to everyone who is in the space to council to the mayor to community and to my colleagues. I also like to acknowledge and thank my colleague, courtney, for her leadership and collaboration and preparing and coordinating for this proclamation. I'm a Portland native and the sole the program specialists for the city of Portland and housed in the community and city of life. We acknowledge that we must center our mental health and our wellness far beyond one month out of the year. This must be intentional endeavor and seek after and work toward on daily basis. For many of us, minute to minute basis. We begin to have conversations about mental health and mental wellbeing. We acknowledge humanist as human beings we are impacted by experiences, thoughts, and emotions. Recognizing that we are not exempt as city employees, as community, as colleagues, from experiencing distress, crisis, trauma, hurt, pain, and disappointment. People are truly suffering. As we are able to reflect on the last few years, we all can agree there's been significant accumulative adversity that has impacted in many ways. Honestly, many of us can speak to the experience of overwhelmed, stress, anxious, worried, hopeless and powerless. Exhausted of energy digging within with the courage to push forward and additional seeking support and resources that are limited. In order to maintain sanity and their wellbeing, let alone those people that have to care for family, friends and loved ones. We stand in solidarity on mental health matters. Affirming that taking care of mental health is equally as

important as taking care of physical health. Everybody in the space can reflect on covid, right? As soon as your nose starts running and nose gets itchy, you want to get covid test and make sure you are good and make sure you are not contagious and well. When we start to feel like something is off with our mental health, that we say, I want to reach out for support. We cannot afford to neglect any part of our being. The many identities that we hold. The many experiences that we have. The complex trauma history. They all need each other to survive. They're all interconnected and so we have to honor that. Not just in this space but in our community and in our personal lives. Mental health awareness month, reminds of the importance of mental health to recognize our reality and reflect on the changes that we like in our lives and implement of new ways to be in the new world. As we gather together in acknowledging the prevalence of mental health disabilities and promoting the significance of mental health education, awareness and advocacy against social stigma related to mental health disabilities, we declare today and this month and days to come, as a time we play part in, we have a chance to ask ourselves, what do I need? What does the person I care about need to be well to survive to function? Today, I encourage each of us to grab hold of our hold for better future for us to get where we are. I charge each of you to move forward with intentionality on centering our wellness knowing that you are important, that you are valuable, that you are worth the time, that energy and the effort necessary for you to take care of yourself. And with that, I will end with message of hope. Purchase in the soul and sing the tune without the words and never stops at all. Emily dickson. Additionally it says, in deepest struggle lies the greatest strength that becomes wisdom. You turn pain into medicine. In your armor there's the hope. Stay a while longer and hope that the future listens to hope. I encourage not to dishonor mental health awareness today, not just in the month of may, but in every moment every second that you wake up, consider yourself and take care of yourself. I will pass it to the mayor

Wheeler: Thank you, taisha. Appreciate it very much. Your voice gave up as you wrapped up the remarks. Perfect timing. Colleagues, before I read the proclamations anyone would like to make. Commissioner Hardesty and then commissioner Mapps

Hardesty: You inspire every time you speak in front of the council. It is rare to have a one-person program have such impact on the city of Portland. I am very painful aware that one person cannot be a messenger for five thousand employees that we have all over the city of Portland, but I just want to take a moment to really appreciate you. The enthusiasm you bring to this job is contagious and you bring in every space that show up. I wanted to acknowledge that before we moved on. I appreciate the good information. What I hope we do with the information is think intentionally about how we can be supportive. I guess, one of my questions, have we surveyed city employees to find what they need as comparing us deciding what they need and trying to make it available?

McCool-Riley: Is that taisha question?

Hardesty: Anybody that has knowledge to answer the question.

McCool-Riley: I will say there's been conversations, right, there's a lack of capacity as you stated. Only one person. There's a need to survey. As you know, I'm a leadership role with cann and produced survey for black threes for health. With the city, there's a process where we can access and diagnose a. Not just our staff but showing community that we honor the people that work for us and work for them

Hardesty: Thank you. Yeah, I think, that should be a prioritized next step. Actually, talking to employees to find out what they need. I suspect, what they need today is different than what they thought they needed two years ago. Anyone wants to weigh in on the question?

Okibedi: I can. I think, while we can recognize there's one person with the mental health of the city, that really indicates or is an indication that we need expand on that. Considering of having robust team. Looking at having folks housed within bureaus to

further get into dealing with more employees to phase the challenges of mental health concerns. I think, it is my understanding, as I said earlier, that we have one time funding for mental health managers looking to expand on that would be helpful. I think the best we can do for employees is really bringing the experts and the best resources who can help deal with the challenges. As we know, it can be different for employee. What I need may be different than what you need. Customized solution of how we handle across the employees at the city

Hardesty: Thank you for jumping in the conclusion that more city staff is maybe what is needed and maybe not city staff that we need. Maybe we need to be connecting with services outside of the city. I don't normally jump to conclusion of what the outcome is, right. What is it that we are doing today that we will not do because we are not good at it and therefore contract out with people with expertise. We need deeper conversation and not just assuming that adding more staff would fix the problem

Okibedi: Absolutely. In existing we have external partners that we contract with who deal with the employees who are voiced up that they have this concern. Those opportunities are there. I totally align with the fact that we need to connect the employees with the resources. The better way to sort of have a combination of both things. Definitely, increase efforts capacity wise externally of how we do that. Rather than just have taisha be the person who employee can go to, connect the employees with the outside opportunities if that's the route we choose to go

Wheeler: Thank you. Commissioner Mapps

Mapps: Mr. Mayor, first I want to start to thank taisha and stefan on informative and powerful presentations today. Colleagues, I'm glad to join you on proclaiming may 22, on mental health month. Stigma associated with mental health. We encourage those living with mental health challenges to get the help they need. We reaffirmed our commitment to ensuring that those who need help have access to the support, acceptance and resources that they deserve. We pledge our solidarity with the families

that need the support too. As we all know, the last several years have been challenging for our community and our staff here at the city. In fact, if we go back to 2019, nearly 52 million adults experienced some form of mental illness. This number likely to be higher today. The covid pandemic and the resulting economic crisis has impacted the mental health of millions of Americans, isolation, sickness, grief, job loss, food instability, and the loss of routines has increased the need for mental health services. At the same time, the need to protect people from covid-19 has made it more challenging for people to access mental health services. And harder for providers to deliver this care. And to make matters even worse, our mental health service system is amongst the worst in the nation. That's why Portland needs to recommit to ensuring that people with mental health conditions are treated with compassion, respect and understanding. This council, our partners, the state of oregon and the federal government, must work together to do a better job of addressing our communities unmet mental health needs. So, let's strive to make sure people with mental health conditions know that they're not alone and that hope exists, and the possibility of healing and thriving is real. We must also address the disparities that underserved community especially communities of color face and work to ensure that everyone has access to affordable quality and evidence-based mental health care. That's why mental health awareness month, we should call on cities, government agencies and providers and research institutions to raise mental health awareness and continue to help Americans live longer, healthier, happier lives. Thank you very much

Wheeler: Thank you, commissioner Mapps. Commissioner Ryan

Ryan: Thank you, mayor and thank you stefan and taisha. Presentations were thoughtful and well prepared. I agree we are all managing mental health. I think all of us, at least, I will speak for myself and my family. The people who have died younger below the average age. I'm sure there's listing that gave attention to medical mishap. If you get honest, it is mental health of why lives not long. As society, we have been

struggled to be honest about mental health. For me it is about lifting the stigma. To give attention, is important. I serve on the family services board. I do for a reason. More children and families need access to mental health services. The sooner it becomes the daily work out, the sooner you have a chance to have productive life. I appreciate that we are lifting the stigma today by making something that we should be proud of. I'm happy to hear that you are doing the sessions this summer and we should be included and engaged in that. It is important for the city. As I keep saying, when I was doing my other job recently, oregonians are finally accepting that we are on final place in dealing with mental health

Wheeler: Commissioner Ryan. Commissioner Rubio

Rubio: Thank you for bringing it forward. Thank you for your insightful words. I want to affirm what has been said. It is about seeing people that center the voices and experiences of those dealing with mental health challenges especially when it comes to employees that poor energy and time to our city. We have a responsibility to take active conscious steps to support city staff and especially right now. Thank the guests and employees for reminding us about this important responsibility

Wheeler: Thank you, commissioner Rubio. Before I read the proclamation. Thank the guest for joining us today. Thank you to the specialists taisha for incredible work and drafting the proclamation on behalf of the city council. Whereas city of Portland takes pride in joining Americans throughout the country in recognizing may 22, mental health month. Whereas the city of Portland promotes awareness of the importance of attending to mental health as it is essential. It acknowledges those living with mental health disabilities are deserving of care, understanding, compassion, and pathways to hope healing, recovery, fulfillment, and inclusivity. Whereas the city of Portland acknowledges for more than two years, life as we knew it around the world has significantly changed. The covid-19 global pandemic has created circumstances beyond our control that we have been forced to accommodate and adapt to. In doing so, many

can identify with experiencing different levels of distress. Whereas the city of Portland affirms that centering the mental health and wellbeing of its employees is essential to acknowledging the human experience and the impact that life has on each of us. Understanding that complexity of the human experience creates unique experiences that are required intentionality, productivity, responsiveness, and inclusion. Whereas the city of Portland commits to foster the environment among workforce. Whereas the city of Portland commits to prioritizing the need for implementing trauma informed approaches into practices, procedures, and processes. Recognizes being trauma informed is not what we do it is how we do it. Whereas the city of Portland, emphasizes the importance of employees and community taking time to center themselves and do the things necessary to prioritize their mental wellbeing. Encouraging staff and community to refuel ourselves through utilizing tools and education and resources offered to enable us to practice self-care and center mental wellness. Acknowledge, wellness is a journey and each individual's journey looks different. Whereas the city of Portland, supports mental health awareness as important social movement to help people with mental health disabilities understand that they are not alone in their experience. Raising mental health awareness can create understanding, create access to resources, promote awareness, and break the stigma that leaves people in secret through normalizing conversations about mental health. Now, therefore, I ted Wheeler, here by proclaim may 22 to be mental health month in Portland and encourage residents to observe this month. Thank you. Colleagues before we go to the regular agenda, why don't we take ten-minute break. The current time is about 11: 45. Why don't we reconvene at 11: 55 am. Until then, we are in recess. (recess until 11: 55 am)

Wheeler: All right. We're back in session. Item 444 on the regular agenda, please. This is emergency ordinance

Clerk: Amend emergency code to authorize increase in the chief procurement officers signature authority to award, execute, amend and contracts or goods purchases to mitigate supply did he lays and shortages.

Wheeler: Thanks, keelan. Experiences procuring materials for the operations due to nationally supply chain shortages and did he lays. Procurement services is requesting increase to the authority to streamline emergency good purchase to address this need. Oh, thanks. Manager of the goods and services and chief procurement officer are here to walk us through this item. Good afternoon, jess, and nico

Biko Taylor: Good afternoon, mayor. Dealing with the bureaus over the past 8 weeks or so to help mitigate supply chain issues caused by covid. We have seen that emblematic in personal lives. That had to impact the city of Portland. I want to commend, jess, and let him present and give you overview of the information

Jess Cline: Good morning. I have a short presentation. If you will give me a second to share my screen. All right. Hopefully, everyone can see that

Wheeler: Looks good.

Cline: All right. Thank you. All right. My first time doing this. Trying to figure out everything. Good morning, for the record my name is jess manager of goods and services group for procurement services. As brief overview of the presentation this morning, I will be outlining the supply chain issues impacting the city and request for code change and the rational for the request and subsequent report to council. To begin, with the impacts that we are seeing, since the beginning of the covid-19 pandemic, all of us have experienced material good shortages. Anyone not gone to the grocery store and not being able to find something in the last couple of years. The city has not been immune to the shortages. In some cases that critical supplies are available. Over the last couple of years, related to material good purchases and increasing in the costing associated with the request. This issue is mostly acute with the infrastructure bureaus. This includes bureaus as water, parks, facilities. However, this is really impacting

every single bureau city wide, and these are tied to when our existing vendors cannot meet a demand. Not a new need such as supply chain issue. In the slide, I have listed areas as we have identified as significant supply chains. Steel pipes, technology purchases, chemical supplies, polls and bowlers, housing materials, vehicles, and parts. We have many other examples though. When we reached out to the bureaus, we discovered it is very widespread. The ordinance before you, code change to Portland city code around emergency procurement. Increase the cheap officer authority from 150 thousand to 5 hundred thousand dollars. We do want to make clear the use of the authority requires bureau director to submit a memo, define the need and related to supply chain concern. Good example where we have existing vendor unable to provide material in time required. Again, at this point, asking to be temporary through June 30, 2023. It needs to come back to council to have it done. Why asking for this?

The rationale for this is coming down to two different issues. One, material costs have increased and expected to increase for the foreseeable future. This is continued to the pressure on the supply chain. Due to the pandemic related shortages and worldwide events. I have included commodity data to give you data. Metals have increased, almost doubled in pricing one year. Lumber 40% increase. Chemical supply, 30% increase. These increases are quickly pushing purchases beyond the current cpo authority line. The second reason why is that many good suppliers will not provide materials until fully executed is in place. The suppliers demand quick turnarounds, and this is due to guarantee costing to a certain date. I have been in the business for a while, and it used to get a few days and now we get days and now hours how quickly we need to turn these around. This is the need to go to council for the higher purchases, does present significant time barrier and that's a reason why we are asking for the higher-level authority. By increasing the cpo authority, streamline the process and require quicker turnaround for the purchases. As component of this, I want to highlight initiative that we want to do as a component of this around. Much of goods purchasing at the city is

done at scale. This means that we borrow large quantities from large vendors. So, by smaller targeted agreements to cover the supply chain shortages. That we're going to be able to increase support for our local businesses and for our firms. To support the outcome, we intend to track the demographics under the authority and report to council by april first, 2023, on the success of the area. Reaching to partner bureaus who can provide materials in areas that we know there's a need. We have an idea of where we are expect it to come from. If the ordinance is past, to meet with the teams throughout the city the increase of authority and how we prioritize the firms. Speaking of the report to council, on or above april first, 2023, to driver report to council, provide list of the execute and the demographic information including the name of the business, certification of information and the amount of award. At that time, making recommendation, if we feel the authority needs to be continued or sunset at that point. Thank you for your time this morning. Director tailor and I can answer any questions that you may

Wheeler: Keelan, any public testimony for this item.

Clerk: We have one. I don't believe they're here

Wheeler: All right. They're not online

Clerk: No.

Cline: I do believe we had someone from a bureau here, as well, thai.

Wheeler: Commissioner Hardesty I believe has a question.

Hardesty: I can wait if there's additional testimony.

Wheeler: Thai, anything that you want to add.

Ty Kovatch: We fully support this. We have been managing through supply issues for the past 6-7 months. Vendors are all sounding the alarm that they don't see where the end of it. The ability to be a lot more nibble with committing to an order is very important to folks who are spending the afternoon talking the region of getting variety of fittings to maintain 25-hundred-mile system in a robust way. Very much support this.

Happy to answer any questions. Thank you, procurement for pushing this initiative as several things trying to do manage our way to do this

Wheeler: Thank you, thai. Appreciate it. Commissioner Hardesty

Hardesty: Thank you, mayor. Thank you, jess, thai, and director tailor for your presentation. This council knows that goods and services like 98% go to non-people of color and women owned firms. We have never had a program to actually address the disparate contracting opportunities that present themselves. This proposal alleges that we do something radically different which means we have more diverse pool under which to choose from. You have no experts in goods and services, why we give enhance authority on a promise?

Taylor: Well, we do have expertise. I think the market is what is dictating that we expand each year, commissioner Hardesty. Due to the shortage of supplies, the market will allow us to leverage more local businesses and this ordinance will provide us with more autonomy to reach out to the individuals that probably would not have an opportunity in normal circumstances on just price. Piping and other commodity base items, small organizations are not able to leverage. I know we have not performed well in that area, and I want to be transparent here. The constraint is not lack of expertise. The constraint was always, in an environment, where supply is an issue. The markets getting competitive pricing from larger firms. We are looking for opportunities to serve the market that we would not have been able to serve in normal circumstances

Hardesty: I appreciate your grace, director tailor. Again, you know, the push and the putting, we can make this opportunity available. I guess I would be concerned waiting a year to see if you have done anything different than in the past and what we have done in the past has given poor outcomes. I would be interested in a quarterly report. I don't want to wait a year to find out we have failed again and reach the aspiration goal. For me, that's one thing that would be necessary in my support. Again, this is a lot of authority that we are giving. Then, we are supposed to sit back and wait

Taylor: You make a valid point. I acknowledge that. I can speak with jess and also with the bureau partners to determine what's the best cadence. If that's the ask, quarterly is what we can meet, and we will meet that. That's a valid requests. Something that we can meet you there with, halfway, to make sure we give you the proper data at a cadence that is more suitable for your office

Hardesty: Director tailor, yes, that would be helpful for me. Thai, you wanted to weigh in on the conversation as well?

Kovatch: Just briefly, if you recall a few months ago, we came with authorization to proceed with rfp with goods and purchases with water works supplies and contracts and we talked about taking different steps that would improve on the 1-2%. Number one, without stealing our own thunder because we are in the mist of the rfp committee reviewing the proposals right now and we hope to be in front of you in july to talk more robustly about that effort which is sort of longer-term effort to build supply. One of the challenges that we have in the region for, not only goods and services but for contractors as well, we haven't done a great job for cultivating minorities that can't participate in the initiatives. Not a bunch of them out there. Creating steps where the barriers are removed and have the expertise around them to get started so you can grow an industry that has minority participants within it and that applies to anything that the infrastructure bureaus does as well. What I would say to this initiative, what procurement is making an effort to do relieve the pressure on the current challenges of procuring items. The consequence of not having those items for the water bureau, we are 160 plus crew people can't do the highest value work. If they're not doing highest value of work, the system is not getting maintained at the pace we need which has long-term implications for key infrastructure and I think it is important. We are concurrently working to create a structure that overtime will endeavor to cultivate minority firms that don't exist in the space that we operate in. So, I don't know if that

fully answers your question. Not something that we are not unaware of. Very much have unique ideas that haven't been tried before that we will be excited to bring forward

Hardesty: I appreciate the detail and the explanation, thai. Let me just say, you know, we have used necessity to purchase items as excused for not broadening the poll. I don't want you here next quarter, saying, we had to get the pipes. We didn't have a choice and do what we have done. Again, I understand, we have this opportunity because of the supply side shortage to create more opportunity for more people. I just us to take advantage of that opportunity and I want to get regular updates as to how we are making that happen. I have been talking to director tailor, we put barriers in place. There's companies out there that we put in the barriers in place. Remember covid gets white firms extra points. It doesn't do anything for firms of color. You know, we have been having this conversation for a longtime. Let's take advantage of this opportunity and have different outcomes is what I am asking for. Thank you

Cline: Commissioner Hardesty, I would add, one of the things that we have done, I have been meeting with the contracting team to talk about what firms are available out natural resource and how we get the information out to the bureaus as part of my outreach effort with the various goods team that is part of the conversations here who you need to go to. We also are going to be tracking demographics. I have been in the role for about four month but been with the city for about four years. I understand from watching the sessions, not the best on presenting the information to you. My goal in the process to be transparent about the demographics on the firms awarded

Hardesty: Thank you, mayor.

Wheeler: Thank you, commissioner Hardesty. Keelan, public testimony on this item

Clerk: No.

Wheeler: All right. Very good. This an emergency ordinance. No further questions. Please call the roll.

Hardesty: Excuse me, mayor.

Wheeler: Commissioner Hardesty.

Hardesty: Should I move the amendment to quarterly reports?

Wheeler: Do we need amendment on that, legal counsel?

I'm not sure that need easy to be in the ordinance. I'll check. Sounds like they agreed to do that. Didn't you, director tailor?

Taylor: We agree.

Wheeler: Legal counsel says it doesn't require an amendment. It sounds like we have an agreement. More information is always better than less. If you are satisfied with that, commissioner Hardesty. Call the roll, keelan. [roll call vote]

Ryan: Thank you, director tailor and thank you jess and thai. Everyone is experiencing the impacts of supply chain issues even though if they don't it. I vote aye

Clerk: Hardesty.

Hardesty: Thank you, director tailor. Thank you, thai, and jess. There was somebody else. Who am I missing? I really appreciate the information. You know, I always see crisis as opportunities. This is an opportunity for us to do better. I look forward to getting the quarterly report, so we are getting the outcomes we all say we are working towards. I am happy to vote, aye

Clerk: Mapps.

Mapps: I appreciate the concerns raised by commissioner Hardesty. I'm happy to see the ordinance move forward. I am the commissioner in charge of the water bureau and environmental services. I can attest to the fact that the supply chain issues that we face are real. In the time that I have seen, I have seen the chlorine supply in the united states, essentially disappear. The only way we got it dissolved by the intervention of the federal government to get us chlorine across the border from canada across the united states. One of the stories of the covid era, untold is how close the state of oregon came to seeing water systems collapse because we couldn't get the infrastructure we needed and supplies we needed. Thanks to the good work like thai and thai is across the state of

government and the federal government we will be able to avert the crisis. That's why it is important that we have creative, proactive steps that help us manage the moment and for these reasons I am happy to vote aye

Clerk: Rubio.

Rubio: Thank director Taylor and Jess and Thai explaining what you did on the reality of the supply chain issues. It is a real thing as well as the conversation of my colleagues around minority contracting and the recognition that we haven't done, and we need to do better. I feel it is a great nexus of opportunity. I look forward to seeing the outcomes. I vote aye

Clerk: Wheeler.

Wheeler: Thank you for the presentation today and colleagues for the questions that you raised. I vote aye and the ordinance is adopted. Next item. Item 445 in emergency ordinance

Clerk: (reading item 445).

Wheeler: Colleagues, this ordinance authorizes the annual issuance of short-term notes for financing a portion of the fire and police disabilities for the fiscal year 23. The issuance of short-term notes is required to fund benefit requirements payable early in the year as funds property tax revenues not received until late November. The city's debt manager is here to walk us through the item. Hi, Matt

Matthew Gierach: Hello. I'm Matt. As noted in the remarks, this ordinance authorizes the issuance of tax and notes on disability and retirement fund known as [indiscernible]. For the annual levy, the city levies the amount in the fiscal year. As a result, the fund is not maintained in the [indiscernible]. To address this, each fiscal year the city provides temporary funding during the period. These short-term allegations are referred to, tax anticipation notes and used by governance across the country for this purpose in addressing time addressing and tax revenues and expenditures. With council's authorization, it will be facilitating the issuance of the notes. The notes will be paid in

the fiscal year once property tax revenues are received. The ordinance be adopted as emergency ordinance to enter into rate lock agreement as soon as possible. That concludes the presentation. I'm happy to answer any questions

Wheeler: Short to the point. You did great job of explaining fairly complex issue in simple terms. Thank you for that. Colleagues, any questions?

Keelan, any public testimony on this item?

Clerk: No one signed up.

Wheeler: Very good. Call the roll. [roll call vote]

Wheeler: Thanks, matt. Ordinance is adopted on regular agenda. Authorize a competitive multi bureau certification of the purchase of aggregate materials and related services at estimated cost of 15 million dollars over five years Colleagues. The water bureau and bureau of transportation have ongoing need for aggregate materials and disposal services to maintain infrastructure and assets. The current contracts for the materials and services are set to expire at end of this august. This ordinance authorized procurement to solicit new contracts for aggregate materials and related services. If we don't know what it means, tailor is going to enlighten us. Welcome back

Taylor: Thank you, mr. Mayor, and commissioners. On june 15, we will release invitation for this solicitation. Currently, we have four contractors signed up to provide the services and these goods. We anticipate in the next generation of the contract; we will have up to six. Commissioner Hardesty, we have the opportunity to increase the pool to ensure we meet the efforts on these future contracts. Also, I want to point historical we have been spending about 2.6 per year over five years and we anticipate, due to the cost, market cost, materials will increase. That's why coming to you council with ask of 15 million dollars over five years. Marginal increase of what it has been on the same contract over the previous five years. To get to a couple of points. Water, p-bot and waters will need the aggregate materials. As definition, to give you example, these aggregate materials include items such as crush rock, gravel, and sand. Solicitation

will also include hauling in the disposal of excavating materials mostly in the form of construction. What the contract will do, provide us with the aggregate materials needed and also provide opportunities for minority committee to compete on hauling and disposal of excavating materials. To continue, these are the same materials to ground us on what the contract will do and provide with the aggregate materials needs to keep city running but also provide opportunities to compete on hauling of excavating materials. To continue, these are the same materials that we have procured. Again, we have four city wide agreements currently. Each with five-year contract term. Those contracts expire in august, and we need to get this out to replace those old agreements. Lastly, just to add some measure, we are adding aggregate to the contract issue. The aggregate material is synthetic mind stone. I will not go into details. It is completion material manufactured using co2 emitting materials and et cetera. We're not sure, quote on the materials that we need on the expertise and strategic sources to ensure that we advertise this, and we get it to vendors that provide with the material that is not traditional material. With that said, I will open up for questions

Wheeler: All right. Anybody have any questions for mr. Director tailor?

Seeing none. Keelan, public testimony on this item?

Clerk: No one signed up.

Wheeler: Call the roll.

Clerk: [roll call vote].

Taylor: Very well done, director tailor. Aye

Wheeler: Ordinance is adopted. 447 emergency ordinance, please

Clerk: (reading item 447).

Wheeler: Colleagues, this ordinance resolves employment lawsuit filed against the city in september of 2020. Deputy city attorney and senior analyst are here to present the ordinance. Welcome anne and rose

Anne Milligan: Thank you, mayor, and commissioners. My name is deputy city attorney and I'm here to discuss the facts of the case and the specific questions that have been asked ahead of the time to be responsive too. In 1988, plaintiff, blackman banned from work as officer. In July, given exclusive use of vehicle that the city had purchased for 22,500 dollars. At the time of the assignment, just over two years later in september 2017, holland retired as detective. Rehired two years after as detective. Exclusive driver for two years, in april 2018, he brought the van for city fleet for maintenance. When turned the vehicle for service, noted that the vehicle had mechanic damage and over 109 thousand miles on it. This represents nearly 3 thousand miles per month placed on the vehicle. Additionally, plaintiff used five thousand three hundred and 35 gallons of city owned gasoline during the use of the car. Due to plaintiff's overuse and under maintenance of the vehicle, totaled and solid two years of schedule. Ai was scheduled of the misuse of vehicle. Under investigation over the oregon government ethics commission today. Maintained that excessive mile warranted by the number of workers. Plaintiff did in fact self-report working the most hours during the time period. The initial ai case was sustained despite his excused. He went to oregon on two or three occasions while on call for vacations. Two more ai cases open later as a result of plaintiff placing excessive miles on another city mile and due to his failure to handle evidence. These cases were also sustained. As a result, of these sustained ai violations on september 7, 2019, demoted from detective to officer. Three week later, plaintiff resigned at the natural conclusion of retired/rehired contract. One year later, plaintiff sued for racial discrimination claiming that white employees at ppd are not disciplined as white employees. Claiming benefits in the amount of 660 thousand dollars plus additional sum for pain and suffering. Engaged in settlement and conference. I understand that the council has asked me to address what changes have been made to ppd and protocols to make sure vehicles are not excessive or not inappropriately used in the future. First, I have provided to council in advance of this meeting today

highlighted copies. I highlighted the copies for you so you can see what was different about the policies and you have the policies in front of you. I will highlight orally some of the differences right now in the brief time. First, ppd directed 1245 altered to make clear, personal use, purely incidental to work allowed for on call take home vehicles. Second, put in place as of december 18, in direct response. It provides that personal recreational or vacation use of city vehicles is prohibited. Minimal amount of personal use of the vehicle incidental to work, or as a result of call back is allowable. The policy requires unit supervisors to coordinate mileage and service checks with city fleet on quarterly basis. Since it was one of the specific issues in the case, able to obscure the number of miles on the vehicle by refusing to bring to fleet to service on regular basis. In addition to the policy changes, our office has confirmed that the practice in effect today is working. City fleet sends reports to the supervisors monthly, but the goal is weekly. Alerts when a vehicle is due for the service and if it doesn't come to service. The gas pump talks to the car, there's no flaw in terms of the reported mileage. Fleet is able to report it if it seems like the mileage is on track to be excessive. Supervisors have access to the information from fleet when they would like to access themselves to keep an eye on it. They're also working on rewriting the directive, directive 1245 to make it clear on the requirements and objectives. With that, I am happy to answer questions at this time

Wheeler: Colleagues, any questions? Do we have public testimony on this item?

Clerk: No one.

Wheeler: Call the roll.

Clerk: Ryan.

Ryan: Aye.

Clerk: Hardesty.

Hardesty: I appreciated the thorough presentation, roslyn. Thank you. Aye

Clerk: Mapps.

Mapps: Aye.

Clerk: Rubio.

Rubio: Aye.

Clerk: Wheeler.

Wheeler: I have a lot of misgivings about this one. There's a lot of issues here. I appreciate the fact that this situation gave us a clear example of where the potential points where both in the accountability of the use of our vehicles. I appreciate the investigation for being very clear and thorough. I also I did think it highlight a discrepancies of the employees are treated. Clear roles and uniformly enforced and after the employees are enforced after the rules are. This situation exploited all of the above and allowed us to see with clarity that we had problems around consistency, around accountability and clarity in terms of what the rules were. I am also of the opinion, the amount that you settled this for is less than the cost of what it would take to pursue this further. For that reason, I will vote aye and the ordinance is adopted. Thank you, council.
Next item, 448, second reading

Clerk: (reading item 448).

Wheeler: Well, oh, it is a second reading. That's why I don't have notes. Colleagues, we have taken public testimony and heard presentation. Any further discussion?

Seeing none. Please call the roll

Clerk: Ryan.

Ryan: Aye.

Clerk: Hardesty.

Hardesty: Aye.

Clerk: Mapps.

Mapps: Aye.

Clerk: Rubio.

Rubio: Aye.

Clerk: Wheeler.

Wheeler: Aye. Ordinance is adopted. 449 first reading of non-emergency ordinance

Clerk: (reading item 449).

Wheeler: I'll turnover to captain Anthony to introduce this item. Good afternoon

Capt. Anthony Passadore: Good afternoon, thank you mayor. I want to make sure I can be heard okay first

Wheeler: You can be heard, and you can be seen.

Passadore: Thank you very much. Thank you for the opportunity to come before council today. I'm sorry I can't be in-person. I'm recovering from the effects of covid, unfortunately, otherwise I would be in-person. Thank you for the opportunity to be here today. I'm Anthony. Myself and ken le are here today seeking the advancement of the council ordinance to authorize the police bureau to higher bonuses to support specialists and lateral police officers. I would like to take a moment; higher bonuses would help us in the personnel division in hiring efforts and recruiting efforts. I would like to acknowledge it is difficult environment today to attract applicants. Not only compete nationally for the best applicants on law enforcement. As we travel to universities and recruiting fairs and job fairs, we are seeing our applicants of yesterday being enticed by private sector businesses as well. It is a competitive environment. I'd like to start with the public safety support specialists and why the offering of hiring bonuses would be beneficial. First, we do not, as you know, we don't offer hiring bonus at this time. Doing so, would put the program on hiring bonuses for basic entry police officers. Hiring bonuses, help us attract the best applicants out there today. Really quick example I would like to give, as we go across different universities and we go to the job fairs, they don't want to be involved. We have the opportunity to talk about specialists and we have the material to share about the job and this type of job how it is public service-oriented job that responds, non-emergency and non-priority calls of service and does community outreach and how it helps community members get help quicker.

Offering this bonus would also help us, in that competitive nature, with the private sector businesses. These people would be looking in the past and draw them into careers with the city of Portland. Hiring bonuses also give us segue with communications, acknowledging, moving within the state or outside of the state cause financial challenges that create anxiety and stress for people that often times shy away from these types of career moves and location changes. We talk about how the higher bonuses come in incrementally and they can alleviate the stress and help people leave with the known unpredictable change that can cause stress to themselves and family. And lastly, I believe that offering hiring bonuses to the public safety support specialists would send message to the community that reflects the support specialists job the way we do entry level jobs, they help us serve the community, especially in today's current environment much quicker and sooner we would be able to because of staffing challenges. I'd like to move on to lateral police officers and the benefits of lateral police officers and why offering hiring bonuses to lateral police officers would be beneficial to the personnel division. As you know with lateral police officers, we don't incur of the bsp academic which saves around 16 thousand dollars or so. Lateral police officers come with a lot of experience. With that experience, they tend to move through the fto process, one through four, much sooners, they're in phase five soon ear and that means they're working alone within the community and that happens much sooner saving us time and energy able to have training officers training for junior officers who are still developing in their career. One thing that I want to make sure everybody knows, there's a big benefit when we higher lateral officers. We are not hiring into the unknown into what the public service would be like. We have to acknowledge when we hire the new officer, we are going on what the life experience has been and go through the process weed out applicants that don't reflect the character and traits in the city of Portland. We get to look into the manner the officers perform in the other agencies. We have the access to the training records and files and look at internal investigative records. We can

see if there's concerning behaviors from the past if there's policy violations or behaviors not consistent in what we bring to the Portland police bureau that's reflected on what they want. We don't have the unknown. We get to see what the lateral police history is like and see if that's the type of applicant we want to bring to the Portland police bureau. Lastly, as lateral police officer myself, lateral police officer recruit other lateral police officers. I personally, I helped to bring two recruitments from a police bureau and one from another agency. Police officers talk about the work and share what has been done and the amount of opportunities within the organization for career development and advancement and that is the benefit that will us in recruiting as we move forward well into the next few years. We have 22 public safety support specialists now. In the near future, we are hoping to expand to around 70. It has been challenging I recuperating support specialists. We have revamp the process. Having good numbers showing up in the recuperating efforts. Having a hiring bonus connected to that effort would really help us in attracting the most qualified applicants. Thank you for the time to speak with you today.

Wheeler: Thank you very much. Colleagues, any questions? Commissioner Hardesty

Hardesty: Thank you for that presentation. I'm curious. Do you recruit locally at high school? Oregon and Portland metropolitan area?

Passadore: We do recruit locally, commissioner. We are in the high schools. One of the programs that we recruit, that's the cadet program. The cadet program is designed to take local youth within the community and bring to the Portland cadet program ran out of the training commission and we recruit those young people once they become 21 years of age. The program mentors through the cadet program and once eligible to be hired we hired them as soon as possible. We do have a list of prior cadets. They're all local and it is probably within 60-100 within the organization

Hardesty: Thank you for that. I have been working with deputy chief around a summer works program. Our plan is to bring 30 young people and rotate the first responders

bureaus. At 15, 16, 17, I didn't know what to do. I was just curious. You talked about making trips to college campuses. I was wondering what you were doing locally. That was the first question. The second question. I was under the impression that we had one hundred applications for ps3. Why need hiring bonus, which is the only game in town? The only non-sworn position, why setting the expectation?

I'm concern when I higher social workers for state funds, they don't get hiring bonus, even though dealing with people on the streets, what's the magic of ps3 that they require a bonus to be hired?

Passadore: Great question, commissioner. We do have at the time 123 applicants for ps3 and right at 63 at the background stage. Submitted the paper. Similar to the police officer, the hiring process for ps3 and police officers is the same. It is very difficult to pass through the entire background phase as well as the pre-hired psychological evaluation and medical evaluations. We loosely from beginning to the end, 90%. From one hundred applicants, we lose applicants. It took almost three years to hire 13 people. Before I was up in personnel. We need to improve the numbers. The way we improve the numbers is by increasing the application pool. We are doing that by robust, not just hiring process, but recruitment process. To attract the best candidate, it is enticing to have the hiring bonus piece there to bring people into the process of ps3. Social work is an amazing occupation and very well needed here in the city of Portland, we need more. I'm not making a comparison between the two. They have amazing value. I just know that from the ps3 realm, we are trying to draw from the social world realm. Having the hiring bonus there would be advantageous to attract more qualified applicants

Hardesty: Thank you, I appreciate your answers.

Wheeler: Thank you, commissioner Hardesty. Anybody else? Keelan, any public testimony on this item?

Clerk: One person signed up. Mark

Wheeler: Good afternoon, mark.

Marc Poris: Hello, mayor, and commissioners. For the record, my name is mark. I'm testifying as member of Portland cop catch. I appreciate the captain separating out -- in february, you voted to ratify bargaining agreement. Even before the contract in final form posted, ppd wants the city to amend the agreement. I learned from city public information officer; the finalized contract will be on rethink Portland by june first. Since bargaining issue, since negotiations open to the public and still see the contract by june first. When testified in february, I asked why given police officers five thousand dollars bonus and giving specialists three thousand bonus. I ask this, I believe that ppd remains in existence, be the special I haves is the norm than the exception. Officer with a gun is the right response -- maybe one of the few hopes for ppd to regain trust with a large portion of the community. Cop watch is concerned with the idea of \$25,000 bonus. Not the least of which, no requirement for the officers to commit long-term to the bureau. Add a requirements that the officers to stay with the bureau for five years. Where do the lateral candidates come from? They must have a state recognition. So ppd attempting to pull officers from the state or attempt to boost for the cops to be rehired. You agreed -- and do we really want to getting bidding war with other agencies?

Thank you

Wheeler: Thank you, colleagues anything more before I move this on to second reading?

This is the first reading of nonemergency reading. It moves to second reading. Thank you, captain for being here today. I appreciate it. Next item, 450, second reading

Clerk: (reading item 450).

Wheeler: Colleagues, we have heard presentation on this item and an opportunity for public testimony. Is there any further business on this item?

Seeing none. Please call the roll, keelan. [roll call vote]

Wheeler: The ordinance is adopted. 451 emergency ordinance

Clerk: (reading item 451).

Wheeler: Commissioner Mapps.

Mapps: Mr. Mayor, colleagues, this ordinance authorizes the bureau of environmental services to apply for a hazard mitigation grant in the amount to not exceed about 5.6 million dollars. If bes receives the grant, funds will be used to restore 35 acres of city owned property with the goal of containing more storm water on city property. This project will be benefit the lens and [name indiscernible] neighborhoods which contain low income and minority populations. This project is urgently needed because in the last 75 years, johnson creek has flooded more than 40 times. We are bringing as emergency ordinance because grant application must be submitted no later than june 24, 2022. Here to tell us about the project, we have bes staff including [name indiscernible] and project manager. Welcome

Muriel Gueissaz-Teufel: Thank you, commissioner Mapps. We are pleased to be here today in front of council two reasons. One of them, the project has been in planning for many years. It is the first time we are in front of council to introduce the project. The second reason is, obviously, because obtaining a grant would greatly reduce by millions of dollars the cost of doing this project. The project is currently in design and getting chores to implementation and improvements. We're here today for the grant opportunity. Hi, there. Is anyone able to see the presentation right now?

Tressie Word: No, it is blank.

Ryan: No.

Word: Okay. I think the megan is attempting to share the screen with the presentation. I can try to -- sorry.

Clerk: It looks like megan is having technical difficulties. I can bring it up in just a second

Word: Thank you.

Wheeler: Thanks, keelan.

Word: I can just share. That's fine. Can you see this?

Mapps: No. There we go. Something is happening

Wheeler: Keelan has it. Here it comes. Getting closer. And through the miracle of modern technology we have Keelan's home screen.

Clerk: Tressie, do you want to try?

Word: Yes.

Wheeler: Yay, I think she's got it.

Word: Yay. All right. Awesome. Welcome, everybody. I will try to make it quick. We are working on obtaining grant through fema through the office of emergency management on the spring water wetlands flood plan restoration project. The project is planning to address climate change and increase flood protection in low-income areas in the neighborhoods. The area is located north of the spring water complex. There's a long history of flooding in the area. The spring water wetland project, to kind of frame the scope of work, what we are thinking to do out there, flood events on city property. The scope of work is to do some grading in areas. I don't know if you can see my cursor. There's a small burnt here, it would hold through large events. That's the key elements associated with the grant in terms of the scope of the work. In terms of the project cost and timeline, including designing and permits is about 7 million dollars looking to apply for 75% of the cost up to 6.5 million dollars. The cost is 55 thousand dollars and planning to construct the project in 2024. Again, this area the lens in the neighborhoods have experienced flooding for a very longtime. You know, it is a low point in the johnson creek watershed. Here's some photos from 1996 to 2017 various flood events. This is also a kind of neat clipping from 1933 showing flooding in the same area. So benefits of the grant it will mitigate more intense in frequent flooding due to climate change and protect hundreds of properties, public health and planning in storm events and advances the city's core values in terms of climate change and sustainability and protecting impacted individuals and the functional needs of the disadvantaged

communities out here. Improving watershed health and also a collaboration between the bureau of environmental services. I'll leave it here for questions

Wheeler: Colleagues, any questions? Do we have any public testimony on this item, keelan?

Clerk: No one signed up.

Wheeler: Very good, call the roll. [roll call vote]

Wheeler: Great presentation. I appreciate it. I vote aye. The ordinance is adopted. The next couple of items are second reading. Starting with 452

Clerk: Reading item 452.

Wheeler: Any further discussion on this site? Seeing none, please call the roll.

Clerk: [roll call vote].

Wheeler: Ordinance is adopted. 453 second reading. Please call the roll

Clerk: [roll call vote].

Wheeler: Ordinance is adopted. 454 second reading. Go ahead and read it

Clerk: (reading item 454).

Wheeler: Please call the roll.

Clerk: [roll call vote].

Rubio: I want to thank adrian and the others at bps on the work on this. I vote aye

Wheeler: Ordinance is adopted. Item 455, please. This is a report. Commissioner Rubio

Rubio: In november 2019, they approved the measure, and this gave Portland park to share local funding of 38.8 million dollars. The project meets the criteria. Projects to serve people of color, indigenous people, varying and other groups not benefitted equitable from past investments. Metro requires all requirements and are developed using lens to climate change. Parks and rec staff have worked on list of projects that meet the criteria and helping to address some of the needs of five hundred million dollars major maintenance backlog and service level gap. The service level brought to the community to 2021. By providing a list of available funding, they provided

opportunity for members to have a true voice. We are pleased to see the projects presented today, have prioritized the needs of the marginalized communities as well as community safety and accessibility needs. Here today is robin. Who will share a powerpoint with details of the project list report

Robin Laughlin: Thank you, commissioner Rubio. I'm struggling with tech over here. Thank you, keelan for running the slide show for me. Thank you, mayor, and council. Today, we will be presenting our 2019 metro parks report and I will start with the introductory background providing you overview of the community engagement efforts and recommending the project list and the steps for seeking funding for the work. Next slide

Hardesty: Excuse me, robin. There's a lot of noise in the background. Remind people to mute if not speaking. Thank you

Laughlin: Thank you, can you hear me okay now? Perfect. Thanks so much. Showing the background. In november of 2019, voters across approved the bond measure to protect and connect people to major the authorized metro issue obligations bonds in the amount of 75 million dollars and to connect people to nature. This bond does provide funding across six areas. In total metro has 92 million dollars of local share dollars. Portland parks will have access to implement the projects at the local level. As commissioner Rubio stated, identified as equity to measure to define a living prosper contiguous region. Together with metro, prioritizing projects of people of color and groups that have not benefitted equitable from our city. The projects are required to have meaningful stakeholder engagement and they need to be developed using racial equity lens and support the work that makes it resilient to climate change. A list of criteria to get access to the local share dollars. Since 2019, staff at Portland work has worked with staff at metro. The list that I am presenting today, is the result of the work and the recommended list of projects that we are seeking approval to move forward with. Projects identified on the capital projects list, and we have received guidance from

the commissioner in charge who directed to prioritize the projects. The march of 2022, we received a share local fund to provide the details of what the criteria would be and the process they would use to bring the funds for capital fund projects. The information can be in the handbook has resulted in april project list -- april of last year further refined over the summer to develop the july 2021 local share list taken to the public last fall for their employment. The list that I am presenting today it represents the input that we have been doing over the last couple of years. Next slide, please. The july list we shared with staff and with the public. As I noted, it includes 23 projects. Close to 60 million dollars. The purpose of this to allow the community really good opportunity to help guide our work and more on that in a moment. What we have on the screen for now is just some of the background of the funding criteria, the metro criteria includes 6 community engage and racial criteria which we must meet. Project types we must meet five. The ppd criteria to develop the list including the local share criteria and looking closer to the equity scores based on census data [indiscernible]. And internal stakeholder priorities, geographic equity and impacts to operations and maintenance. Service gaps identified in the 2021 level of service guidance and master plans also inform the work as well as priorities through engagement efforts. Next slide, please. Last fall we launched process to determine the community needs and priority for how to invest 31.8 million dollars we would have access to. This project does offer by having the 60 million dollars in project, we offer the opportunity for members to have a true voice that met the criteria as well as our priorities for equity, maintenance and renovation. The goal of the engagement process to help us understand what types of eligible projects would meet the community's priorities and needs therefore designed to focus community knees and values when accessing and experiencing the parks. The input was collected in two ways. Targeted specific language culture [indiscernible] presented in spanish and english. Since we are aiming for community engage, [indiscernible], they don't reach portion of the Portland community that we don't often hear from.

Specifically, the under representative groups that we met in the a-focus groups. We did work with verde to target the communities, and these were held in conversational format to meets the needs and priorities of the folks. The focus group meetings, we included names with mobile gnome residents with [inaudible]. We also met with [inaudible] tribal and community members. Our online survey was [inaudible]. The next slide, please. The results of the work were interesting and engaging especially in light of recent events in our community and nation. Safety enlighten, from the focus group attendees. Safety was a majority. Better lighting and feeling that the park was well taken care. Better accessibility for people with disabilities and families with strollers was a priority across the community. Overall, participants in the online surveys (audio is muffled/inaudible). Next slide, please. We used the community input to refine the local share list in the list. The list of projects as we went through the list refinement, we prioritized the needs of the community. The input that we received from the community and the focus groups. We made sure that the final list of projects that list the criteria as we stated. Really prioritized park sites that have high equity score. The projects in the list do provide improvements to access to nature in the access in the city. We all have 31.8 in available funding and approach was to 28.5 and hold in contingency to hold fore for these projects, if they happen. Final list has project sites and I want to say the majority of the funds is 68% and targeted to fund the back lock. Getting to the fun part of the report, which projects looking at? Can we go to the next slide, please. First single side projects. We are proposing the projects at colombia boulevard to provide new pedestrian bridge. Connect to the existing trail and have access to [indiscernible]. We will have 3 million dollars in park renovations with key focus providing safe access to nature and improving emergency response. 2 million dollars for golf courses to provide free to use walk in move, access to trees and open space in the space. 3 million dollars allocated to existing trail -- head water property for -- this will -- the next slide, please. This slide showing the names of the multiple site projects. We have ada path

renovations for 3 million dollars and 8 develops sites across the city for prioritization and high equity scores. 2 million dollars to LED lighting conversions to increase energy efficiency and meet climate action goals. 3.5 million dollars to support renovations across the city. 2.2 million dollars to provide restroom at neighboring parks so families can enter parks longer with small children. Proposing 2.7 million dollars for trail bridge replacements. Next slide, please. I wanted to show you on this slide, we have 31.8 million dollars. It sounds like a lot of money. We will be distributing across different needs. Just under 72% of the funding is going to the priorities worked best by the underserved communities. Specifically, the items that you see on the right-hand side of the slide looking at safety lighting and further access and close to home. In total we have 68% of the funds going to existing assets. 32% going to new assets and 93% providing improvements to nature. You will see the lighting improvement project, direct impact on nature and -- [indiscernible]. Next slide, please. Again, safety was a key concern with focused key concerns with the participants. Sharing this slide with you so you can see the majority of the funding does go to increasing safety in the parks in the natural areas and across different metrics. We are looking at pedestrian safety, building structure stability and site activation. Next slide, please. As you I share the map, geographical distribution of the investment that we would like to make. The black dots are showing the single site projects and the color are showing locations with renovations. Blue indicating natural area access. Orange ADA improvements and red showing restroom republican nations. The next slide, please. The conclusion of the report, briefly, the next steps if the report accepted today, we will be working with metro to finalize and finalize the scopes of the projects to make sure they meet the needs. Hope to start the work this fall. I would be happy to take questions at this time.

Wheeler: Robin, thank you for your report. I feel badly for who has to go last after four hours after council session. I want to thank you for the thoroughness of the report. Lack

of enthusiasm is not result of the report. Please understand that. Any questions on this report? If not -- keelan, any public testimony?

Clerk: No one signed up.

Wheeler: Very good. I will enter a motion if no one has specific questions

Hardesty: So moved to adopt the report.

Rubio: Second.

Wheeler: Commissioner Hardesty and commissioner Rubio seconds the report. Further discussion on the report? Seeing none. Call the roll. [roll call vote]

Hardesty: This is a detailed report. You did great work. It is great. All of us are a little deprived of food and rest. I'm happy to vote aye. I'm jumping up and down inside

Clerk: Mapps.

Mapps: I want to congratulate commissioner Rubio on this major accomplishment. I didn't realize it was on the pipeline. Excellent news. Like my colleagues, I want to express my appreciation for robin for that. On the thorough presentation played in the morning. I vote aye

Clerk: Rubio.

Rubio: I want to thank for the excellent work, as usual. Thank you very much for the tremendous community engagement it shows up in the project. We're excited to see it move forward. I vote aye

Clerk: Wheeler.

Wheeler: It gets sad that it gets to the end of the project. These are dollars going to the concrete projects. They're great and very informed. I applaud the parks bureau. Rubio, thank you to you and your staff. Thanks to Portland recreation. Terrific job. I vote aye. The report is accepted. Thank you. We have a second reading item 456

Clerk: (iteming number 456).

Wheeler: Colleagues, last week we heard great presentation on this and saw powerpoint presentation. We heard public testimony. Any further business on this item before we call the roll? Seeing none. Keelan, call the roll. [roll call vote]

Mapps: I want to thank, greg, who ran the presentation last week. I didn't know what to expect the presentation was thorough and educational and I enjoyed it. Thanks to commissioner Rubio for bringing it forward. I vote aye

Clerk: Rubio.

Rubio: I want to thank greg for the presentation last week. I vote aye. This is one of the areas where we were heavily citizen participation. They did come here and provide us thorough report and they went through each of the various heritage trees and explained what each one and why significant. That's still available online if people like to see and learn more something about the trees that are designated as particular unique and special in our community. And so, I appreciated hearing that. I am happy to vote aye and the ordinance is adopted. Next item. This is four-fifth agenda item. It was noticed, keelan. Not required motion to bring to council. Item 456-1

Clerk: (reading item 456-1).

Wheeler: I'll turnover to lisa free man and ken le of the community safety division to introduce this ordinance. Welcome

Lisa Freeman: I'm the strategic project manager in the community safety division. As I am sure you know, the community safety division given 1.4 million dollars for summer violence prevention efforts in the spring bump. Due to deadlines, not able to cover the funds. We are requesting to move the funds to make them available for the summer to move them into next year's budget and this ordinance would approve returning the funds to general fund contingency and then through an amendment to the adopted budget it would come back into our budget july one

Wheeler: Very good, thank you. Any questions on the item? Commissioner Hardesty?

Hardesty: Is the plan for the dollars to have impact this summer?

Freeman: That is the plan, yes. We will be spending the next month getting the ball rolling so we spend the money starting July one have an impact this summer

Hardesty: I would like to have more information. 1.4 million dollars has been promised to city bureaus to do the same warning. I would like to see in paper how we anticipate investing the dollars. I'm very concerned, you know, the summer is almost here, and I know how long it takes the city to get money out the door. You are convinced the money used this summer to reduce gun violence

Freeman: Every effort to have such an impact this summer. We are putting together a team to manage the program and we have some broad ideas of how it will be spent currently and working with organizations over the next month to tie-up procurements. I can discuss now or have separate briefing

Hardesty: I would like to put on record, the dollars are the same dollars for this summer, and you are talking about putting group of people together. I want something in writing that says what the dollars, specifically, are going to be spent on and what bureaus or offices are involved. Every week I get different message about the same dollars. The dollars are going to have impact if we spend the dollars 20 times with 20 different operations. I'm just concerned we are making promises we can't keep, once again. Number two, lack of card nation coordination inside of the city hall on the same 1.4 million dollars

Wheeler: Thank you. Commissioner Hardesty, any further discussion on this item?

Hardesty: The dollars have been spent four times. Anything in writing how the dollars would be invested are useful for me moving forward?

Freeman: We have the team in place, in the next couple of weeks, we will have something in writing.

Hardesty: Lisa, the decisions were made a month or so ago and now we start a new committee process. I'm worried about who is in charge of the effort

Freeman: We have been working closely with the mayor's office on it. We have a draft that's almost ready to share

Hardesty: It is a huge problem. I want to put on the public record. It is a problem, again, somebody knows who is happening except the people who authorized the spending of the money

Wheeler: Any further discussion?

This is first reading of non-emergency ordinance. It moves to second reading. Last item, item 443 pulled off of consent agenda

Clerk: (reading item 443).

Wheeler: This is emergency ordinance. Who pulled it?

Clerk: Commissioner Rubio.

Rubio: I would like the item to be reported back to the office for future work.

Wheeler: Back to commissioner Rubio office without objection. Keelan we made it through the agenda

Clerk: We made it.

Wheeler: Thanks to the council clerk and legal counsel for sitting here for over four hours. Thanks to my colleagues. Good discussions this morning. We will adjourn and we will be back here at 2 p.m. We are adjourned.

At 1:33 p.m., Council recessed.

Closed caption file of Portland city council meeting

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

Key: ***** means unidentified speaker.

May 25, 2022

2:00 p.m.

Naomi Sheffield: On resolutions reports or the first readings of ordinances. In person testimony may occur from one of several locations including city council chambers and the love joy build room in the city hall and the portland building. Your testimony should address the matter being considered at the time. When testifying state your name for the record. Your address is not necessary. The presiding officer preserves order and decorum so everyone can feel welcome comfortable and safe. The presiding officer determines the length of testimony. Individuals have three minutes to testify. Disruptive conduct such as shouting refusing to -- or council deliberations are not allowed if there are disruptions a warning will be given that further disruption will result from a person being objected from the remainder of the meeting. Council may take a court recession and reconvene virtually.

Wheeler: All right. Thank you very much and we have a lot of background noise and i'm not sure what's causing that. Can we make sure that we don't have any open mics and that people remain muted unless their presenting? And megan one possibility do we have people in the overflow room this afternoon?

Clerk: Not that I'm aware.

Wheeler: Okay. Can we make sure that that mic is muted it looks like it's open?

Clerk: [reading 457]

Wheeler: Commissioner ryan.

Ryan: Hello. Sorry about that. We had a really short break. It's national brush your teeth day. I just wanted to add another proclamation. I just want to thank any colleagues for joining me today for this report. It's such a pleasure to introduce the 2021 portland design commission state of the commission design report and i want to thank by thanking this dedicated group of volunteers for servicing on this commission you all put in so many hours. This commission meets two to three times a month and provide design advice. Which all my colleagues appreciate so much. So sam rodriguez the chair. Julie livingston. Dan ballister. And jessica molinar and brian mccarter. So thank you all so much for your service. Today the commission will be presenting their tenth report before the council. For who don't know we've been operating circa 1980 providing expertise on urban design and architecture and maintaining portland's historical architecture. The -- the design review matters in portland. Especially now. The design commission will present and overview of how design review has influenced the very fabric of our pedestrian points city. We have built a walkable vibrant diverse and easily accessible central city that is admired by the world for its planning and design innovation and lastly the design commission will explain how why now machine than ever the application of design review. Context public realm and quality and permanence are so critical to all who live work worship and play in portland. Today i'm eager to hear more from the commission and members of the public. Chair rodriguez will you chair with the council your 2020 state of the city design report. Take it away sam.

Samuel Rodriguez: Thank you so much commissioner ryan and thank you mayor and christina. Good afternoon mayor and city council and commissioner ryan did a great explanation. He already told you all who we are, but i'll tell you again. We're the portland design commission. Vase share sandra robinson and well as commissioner jessica molinar and neither will julie livingston. Brian mic carter i'm here sam will be here

to make the presentation on behalf of the whole submission. We're a team and we have to thank everyone in the commission particularly mike mccarter who did the heavy lifting. That's us. I should have said next slide before that. So next slide, please christina. So in spite of the lower caseloads in 20 when one. Managed to keep busy with land use reviews lurs as well as advisory rolls. Next slide, please. As you can see here our tools as commissioner ryan alluded to are the design review guidelines and those are founding on three major ten acts which are publics contacts quality and resilience. So next slide, please. You probably look at is this and say that reminds you of something because you approved in june the city wide guidelines which applies to the overlay zone outside of the city district. These are great improvements over the -- until community guidelines simpler and more to the point. We also now have a two track approval process which is, you know, depicts in this graphic. Applicants can choose based on the particular of their projects to follow a cookbook approach a more prescriptive approach or they can use the guy lines path. That's where we come in by authority you grant us. We use discretion to go beyond the simple code requirements and find really exceptional design solutions. Now let us walk you through example projects from this year that demonstrate how we use the guidelines. So with that I will give it to sondra, and i think the next slide christina.

Chandra Robinson: Thanks sam. I'm going to talk a little bit about the context guidelines. The intent is to balance aspirations of the future design character that's in the zoning code and then 2035 plan along with what is happening in those neighborhoods today. And the guidelines are sequenced to telescope from the very big picture to specific site details. So you'll see this -- this is in the slab town area. And it's a new two block development that will extend all the way from the i405 freeway ramp to a cherished landmark the saint patrick's church. We were able to create a lower courtyard and setbacks near the church in exchange for and added floor on the west end of the block. We also used contrasting brick color to highlight the mast next to the church and look right here i'm going to draw quick, and this is the area that i'm talking about here

and what we asked them to do is step it down in deference to the church and in order to do that they were able to build up one extra floor on this side. So it's a way to balance what's on one side and give preference and focus on this specific place by modifying the building. If you can go to the next slide, please. So then thinking about in this next image how that actually impacted what you see when you look down the street. So in the previous iteration it did that over here it steps down a little bit more and it's a little bit lower than it was in the first iteration and it also impacted this build ago cross the way. So it actually made it kind of match the rest of the neighborhood context instead of having a different form, it was still more rectilinear. And if you go to the next slide, this is a project that's along powell boulevard and here projects are beginning to change the character of powell to the state highway with a corridor that's specific to the -- so this is a housing complex that is -- the design advice requests to provide a better courtyard facing powell a better private courtyard for the president residents on the back and a pedestrian bicycle path in the back. And we would create a safe eddie for pedestrians where it's really busy. So the character of powell is beginning to change and be more pedestrian friendly. And then looking at the elevation of this building where it has change and that provides -- is landscaped and surrounded by active ground floor spaces and this front and provides a new pedestrian oriented identity for powell boulevard and you'll see that's the space that's more lurk and deeper and pedestrian friendly and creates a nice space on powell. Jerry. Oh, you're muted jerry.

Zari Santner: Thank you. Good afternoon. Mayor and members of the council. This is zari. In the next few slides i describe how the public ground design guidelines strengthen a building and sites to relationship with the street right away and the public open spaces. These guidelines are focused on ground floor uses. Entry plaza and lobby. Art and special features and weather protection. For the same project on powell boulevard as was described we encouraged the design team to make sure that the active uses on the ground floor surround both the public entry plaza and a rear private

courtyard where children will play to keep plenty of eyes on these spaces and ensure the safety of the users. Next slide, please. A proposed -- oh, i'm sorry. I think i already covered -- didn't i. Yes. Next slide. Sorry. A proposed affordable housing project on east burn side and seventh was presented to us during a design advise request. And included as you can see here on the left side slightly a skewed building mass disburse retail spaces and include a comfortable covered arcade which is an important and required design feature for building on east burn side within the central east side industrial district. Next slide, please. As a result, the final approved design included the covered arcade and focused the retail spaces along burn side as well as protected and internal courtyard for residents. Next slide, please. On another project we work with the modera main design team to provide street facing patio porches foreground floor residential unit and also publicly accessible gardens and water features along 20th avenue all to enhance and harmonize and successfully blend in the boot's hollow neighborhood associations. The next slide i will hand over the presentation to the next commissioner.

Don Vallaster: This is don ballister. I'm talking about quality and resilience related guidelines that underscore holistic site that benefit people and climate. A new hotel came to us first with and I shaped mast and painted stucco exterior. The mass was approved to and h design in closing a pleasant courtyard. The final approved design features which you have the slides in front of you include and all brick facade and these face the future dream loop. Next slide, that moderna main and goose hollow we worked with the applicant to simplify the materials for the tower and podium, and you can see that made for a more coherent overall design. Brian your next.

Brian McCarter: Yes. Next slide, please. This is commissioner brian mccarter. Like pbot. And the environmental services and others and one of those things is as you guys are probably aware. There is a coming wave of 4g5g small cell from you structure coming all over the country by mandate by scc and cities don't have a choice to incorporate this. They have to. And what can you see is going on is there is some fairly crude adaptation

of existing cobra streetlights which look like they have suitcases or other apparatus just bolted on to them. True to portland's spirit we rolled up our sleeves with pbot and our partners there and a design team and a light pole manufacturer and really sought to if we're going to put these things in our downtown street they should look like they have a better affinity with our existing streetlights. So we worked with them to take all of that equipment and hide it within shrouded at the base and within a shroud at the top and to deploy a -- so when we see these things begin to roll out over the next few years there won't be this jarring thing that you see happening here from other cities on the left. It will be more integrated. Next slide, please. We also that great working session over the last year with multnomah county and their bridge design team and hand in hand with landmarks commission to really look at this replacement project for the burn side bridge and the early structural typed for this on the left here which looked at twin symmetrical structures and the context -- is very different than the context on the west side which goes over waterfront park and the old town chinatown neighborhood and that appears to be headed in a very good direction. Next slide please. Another effort that we rolled up our sleeves with pbot is this idea where a new building is proposed in a historic resources neighborhood which hasn't established building line and where all and pbot is interested and usually throughout the city looked for setbacks to require wider sidewalks as our city has grown. However that puts oftentimes the new building in a very jarring relationship with the old one. So working with pbot they were able to develop some flexible new standards for when you can have some relief for some of those standards to better blend in the neighborhood. So you're probably thinking as we were how is this all relevant to the problems portland is facing now especially downtown. They thought it was important to look back over the development of portland. We started off by create a walkable lively city and ground floor transparency and really consistent architecture. Next slide. But after world war ii. All kinds of things change we began tearing historic building down and running highs through the

neighborhood along our waterfront and we really lost our way. And we also beam and air quality non-attainment area and for those of who remember this period we were under threat of losing all transportation dollars if portland didn't come up with a plan to recoups automobile trip and clean up its air quality. At that time we more or less abandons transit. We didn't have viable transit and we didn't have a high modal share of trips coming downtown. And when we did build new buildings during this era we forgot how's to make buildings that are friendly and inviting at street level and instead we built these fortresses and i think all of this came to a -- and public and private leadership and the city in the early 70s came together knew that we can't continue these trends or we're going to lose downtown and from that plan a series of major public investments waterfront park. Pioneer square and a series of other projects began to roll out over the next few decade dollars, and we began to change the course of downtown and make it the world class city that it is today. Next slide, please and i'm going to turn it over to sam. You're muted sam.

Rodriguez: Thank you for the reminder. I can't believe go and a half years later we're still doing this. I still can't remember to unmute myself. Thank you brian appreciates that. So 40 years design commission and bds have guided portland's development to the world class city that it is today. As the city regains its footing and the plywood comes down we want to continue the tradition of great design. A topic that's has slowly emerged over the last year is how are the newly adopted zones and codes effecting the quality of -- a small number of projects we reviewed reflected larger development projects trying to squeeze into sites that may be too small to accommodate good outdoor areas for residents and the public. We would like to keep a close eye on that question over the next year and have a discussion with you about this in our state of the city next year. Again these things need to be tested in the real world and once we get those tests we think we need to come back and maybe do some readjustments. So next slide, please. Commissioner mccarter, brian touched on how we last our ways in the 50s

and 60s how we created parking lot and pollution and later fortresses and how the application of our cutting edge city planning with design review revitalized the corridor and transformed it into a pedestrian friendly. We have, kind of, fallen from pedestal for a little bit. Deserve a high quality of built environment. We are a crossroads. With new problems and we believe that the new planning and design process and design review process will be a catalyst for a newly invigorated portland. There are many problems that's we have to tackle with expediency and urgency. Design review is not one of them. Design review is the all-important long game. We have to think design is good design will yield its fruits in the future, so we really have to keep ongoing the course. Design review also provides a forum for existing neighbors to participate in the design discussion and we believe this is critical and this is paramount to portland's ethos. We're committed to ensuring that happens by upholding the tradition of design review in portland which is the mandate you gave us. So thank you and that's the last slide. I think tim, help me out here because i don't have the agenda here in front of me. Next slide. Okay. So sorry i got confused. It's that last slide. Christina. So sorry. All the way to the end. Yeah. So you know, we are traditionally every year we select a winner and award for some of the best designs that we saw. And our commission selected 3,000 southeast powell as our project of the year. This new affordable housing complex not only exceeds our city wide guidelines in all three tenants, but we also believe it remains a critical transformation for one of portland's arteries. Congratulations to patrick -- with home ford architecture and their design team. I thought i saw them in the room. There they are. So that's dave ott and the design team. So congratulations guys and thank you for all your hard work this year. So i think that we have some testimony to from the public.

Wheeler: All right. Thank you for the presentation. Before we go to public testimony. Colleagues any questions at that point otherwise we'll go to public testimony. Megan. How many folks do we have signed up?

Clerk: No one signed up for this item.

Wheeler: I'm sorry.

Clerk: No one signed up.

Wheeler: Was there invited testimony.

Tim Heron: Mayor this is tim heron. There were invited testimony. I believe there was reza and janet.

Reza Farhudi: Hello. My name is reza and i'm the cochair of the planning and transportation committee. A position which i've held for five years. While i focus for closely on transportation issues than what is in the design submissions purview. Myself along with my cochair david dicer have testified in front of the commission numerous times and i'm pleased to say that we've worked -- so make the projects our neighborhood our neighborhood it if not always perfect wetter than what's proposed. While we focus on design mast and material we also focus on how projects can activate the street scape and it proven to be a reliable partner over the year. Examples of these projects include the cambria hotel and the hyatt place. Which overcame the significant proposition and ended up and elegant -- while combining with ad month earn midrise residential building owe long the east side. Finally i just wanted to call out the commissioner's leadership for the affordable housing project. I intended as a member of the public to comment on substandard accommodations and the poorly designed open space which is not well set up for activation. This is due to an arching boundary. And this boundary follows the zip code boundaries and is set by the department of urban vent and created and awkward I shaped, and i was relieved when several commissioners call out these issues and i believe that they were at least partly responsible to individual the hub and recognize the importance of that crossing. One that is clearly today inadequate for today's needs let alone for the future. So as our neighborhood continued to grow and change we look forward to continuing working with the design commission on this very productive relationship. Thank you for your time.

Janet Bebb: I think i'm up next. Shall i go, tim. Yes. Mayors city council and design commissioners. I'm janet bib. 1316 southeast portland avenue. I've been a resident for 25 years. And i have a keen interest in the public realm. Over the past four years i've have the privilege of working with albino vision plus. I heard a lot about belonging. I can walk with ease and without feeling threatened. My children are safe and can enjoy community paces. Our elders are present and part of a theater of community they call home. The quality of the architecture makes me proud and this last one was repeated over and over in public workshops. These characteristics are interrelated and somewhat dependent where the context is harmonious and -- and the quality of the architecture complements both these attributes. But if we think they automatically happen we're it badly diluted. It takes work and intelligence to stitch together a community fabric. If you think about the places in portland we love many of them have building or parks that have been in place for 100 years. And despite all the challenges that we face at this moment in time we're still building for a solid future. I thank them for volunteering their valuable time. My hope is that the residents will feel the highest design quality is equally available for everyone. And that our architecture and public realm continue to be a source of belonging and pride. Thank you.

Wheeler: Thank you and megan if i understood you correctly there is no public testimony.

Clerk: That's correct.

Wheeler: Commissioner ryan does that complete the presentation.

Ryan: Yes, it does.

Wheeler: Very good. Unless commissioner hardesty has a question.

Hardesty: Thank you mayor and commissioner ryan. Thank you design commission for that impressive presentation. We hear constantly about the barriers that we put in place to create housing in this community. And there is always this push and pull between doing it quick and doing it well. And i am so grateful for the amount of time each of you

volunteer to ensure that regardless of the economic status of the residents who will reside that you share my value when is everyone deserves a safe comfortable nice place to call home. And your income should not determine whether or not you have the ability to do that. I am always impressed with how you always make the design better. I keep asking people give me one example where the design commission actually did the opposite and in my time here on council, which has never happened. It is a credit to you, sam, and your team that we continue to have these high quality projects that really are improved because you care passionately about the people who will thrive in those environments. So just a great deal of respect and appreciation for all your volunteer time. I guess there was not a question in there. What it was a great deal of appreciation for all the hours you spend really trying to help make sure that for the generations to come people will be proud of the community they live in. So thank you.

Wheeler: Very good. Commissioner hardesty. Thank you. And if there are no other questions i'll entertain a commissioner.

Ryan: So moved.

Hardesty: Second.

Wheeler: Moved by ryan and seconded by hardesty. Please call the roll.

Ryan: Thank you so many colleagues. That was such a great report. I was really taken with the design of the saint patrick's church neighborhood. That was great detail that you brought to our attention. And gave everyone a good example of the hard work that do you as volunteers. So i just really am here to say i'm delighted to be here for this presentation. I was also noting that the project on powell 3030 project was one the award and i got to let the contractor know that and they didn't know. So this just in. You made the people at collis construction happy. So thank you so much for your work. I vote aye.

Clerk: Hardesty.

Hardesty: I already made my comments i'm happy to vote aye.

Clerk: Mapps.

Mapps: I have come to look forward to this. Every time i review your state of the city design report i literally see the city differently and i also see the profound and positive impact you have on our city and i also want to call out and recognize just the really innovative work that you're going on the 4g5g infrastructure design and i encourage you to keep it up and i would like to congratulate -- and commissioner ryan for the good design embody in 3,000 powell and i want to thank everyone -- make it good and for those reasons and more i'm happy to vote aye.

Clerk: Rubio.

Rubio: Thank you commissioner ryan and the design commissioner and the design commissioner staff. This gave us the sense of the create i have and nuance and thoughtful work that you do, and it's been helpful to see the rehab design compared to the end product and it makes your contribution to this work even more impressive than it already is. Also i'm very constantly impressed by the high quality of work that my colleagues mention that comes from your work on the commission especially as volunteers and i want to appreciate your close work with our planning and sustainability commissioners as well. So we're just appreciative of your service and really, really appreciate this great presentation. I vote aye.

Clerk: Wheeler.

Wheeler: Yeah. This is great work and i think this highlights the tremendous effort. I just want to ac knowledge that this is a group of engaged citizens. You don't get paid for this work. This is a critical path effort while at the same time balancing development pressures with the need to make sure that the building that we're building are build that we can be proud of for generations to come and i find the work product to be exemplary and i'm grateful to each and every one of you for your service i vote aye. Keep up the great work. Next item is our last item for this afternoon actually. 458 and it's also a report. Mayor this is a time certain tore 3: 00 p.m.

Wheeler: It is. Okay. We're in recess until 3: 00 p.m. [council in recess until 3: 00 p.m.]

Wheeler: Megan can you please read our remaining identity. Item 458.

Clerk: Accept the portland historic landmarks commission 2021 state of the city's preservation report.

Wheeler: Commissioner ryan.

Clerk: Commissioner ryan is not back yet.

Wheeler: Thanks. Well, good practice. Thank you everyone for being here today.

Hardesty: Now here is a term i thought i would never here again. Unreinforced masonry building.

Wheeler: Oh, no. It's an inside joke for the rest of you.

Hardesty: Yeah, the good old days, right.

Wheeler: Lessons learned. So many in such lit time.

Hardesty: Does anyone know where commissioner ryan is?

Wheeler: Commissioner rubio, are you on. Commissioner rubio is absent for the rest of the day. Okay. Let me ping done here. One moment. I'm going to go on to --

Hardesty: It's been a long day for all of us. We had a 15 minute lunch break. So but you know that's why they pay us the big bucks. So we can power through these days.

Wheeler: Thanks commissioner. Do we have anyone from commissioner ryan's staff on?

Hardesty: I'm sure he wouldn't mind if we started with.

Wheeler: Why don't we do that. He probably got tied up on a phone call. I don't have the introduction. Maybe one of you can just jump in and when commissioner ryan joins us we'll let him give us some introductory remarks. Christine would you like to start us off.

Kristen Minor: Yeah I can do that. Would you like me to start my presentation?

Wheeler: Sure. Why don't we go ahead?

Minor: Now can the council going to run it the same as the design commission.

Wheeler: Megan why don't you go ahead had an answer.

Clerk: We prepared either way.

Minor: I'm kristen minor i'm the chair of the landmarks commission and i think we can just go ahead and start with the next slide. There we are. We are currently only five members strong. But we have been interviewing to fill the two empty seats. So i'll go ahead and do some introductions. You can see those faces along the bottom, but today's presentation will be -- will include commissioners andrew smith. Kimberly more land me and ernestina -- who just steps down after completing a full term and i would also like to recognize along the bottom. The vice chair and matthew roman who has been on the commission about as long as i have and who is here today as well. I also want to recognize and thank hillary adam and kara who helps us through every proceeding and also brandon spencer and bps who achieved an astounding amount for a one man department as he is. We are of paid volunteers appointed by the mayor and for an idea about our scope of work we do have a very broad scope of work and some of those items include land use cases. Very similar to the design commission that you just heard as well as design advice. Legislative advice and we work with historic districts and provide advocacy and collaboration with other commissioners and agencies. Next slide. Over the last year the truly big deal in our observation of preservation has been the adoption of a new historic resources code. And that project took over several years. So i want to thank the mayor and the city council for prioritizing and funding that work. And a few highlights that have come out of that project especially for us includes some new processes for survey and designation as a local city process. So you know it doesn't mean the national register is not important, but it gives really needed options. There are also more allowances in the code which we generally view as kind adaptive reuse for neighborhoods if you will. Let's see there are true protections for resources in conservation districts that we didn't have and then finally some really great incentives to keep and retrofit building. So i'm not going to lie, we

need more incentives but providing use requirements and parking permits are and great start. Our themes and our focus over the last handful of years have always included preservation equity or preservation justice if you will. And this continues to be our major push and our greatest challenge. I will remind the council that the bureau of planning at one time was funded to survey create local conservation districts and do community outreach. You can see at the top of the slide, comprehensive plan policy 4.53 reads expand historic resources, inventoried and regulation and programs in areas and in community that's have not benefit from past historic preservation efforts. We would like to see recommitment again to making preservation relevant to all groups. We also did not lose site of the need to reuse and improve what we have and not tear it down and that's really the secondary focus here of sustainable and resilience. And this cues up commissioner more land.

Kimberly Moreland: Good afternoon everyone so nice to see you. Today i would just like to, kind of, emphasize what kristen just mention. Our major priority is preservation justice. It also restored the erasure of culture. This map demonstrates how gentrification and displacement is threatening portland's historic resources and there is a, kind of, direct correlation when you remove and displace people. You also threaten the historic resources due to new development. And oftentimes because historic resource it's that are significant to african americans and other people of color are relatively unknown. A lot of those resources are demolished and so this map just shows you that the yellow indicates the early stages. Brown is where there are dynamic changes happening and blue and purple colors are the continual loss. Next slide, please. Thank you. The portland historic resource inventory is 40 years old. And as the map indicated we are losing many of resources that with inventory. Some properties were never even considered. Historic preservation movement towards honoring and preserving building with cultural significance will add new buildings to and updated historic resource inventory. And so the commission would love for the portland city council to fund and updated historic

resource inventory and we see this as a step towards corrupt and past injustice while ensuring that all cultural heritage is considered. Family more projects like the updated historic resources can model some of our older efforts like the -- of community that provides our inventory of five related to african americans and this model can be replicated in other communities of color. Next slides, please. We applaud the city of portland for -- related to.

Wheeler: Sorry to interrupt. Commissioner hardesty had a question.

Hardesty: I'm sorry to interrupt your flow. So the old albino gentrification map. So i wonder if you thought of what would be different if the albino vision trust mission beams a reality. Is there a proactive thing that could happen that could change the color of that map significantly?

Moreland: Kristen would you like me to answer that because i am going to talk about that.

Hardesty: Okay. I can wait. I may be jumping ahead. I'm intrigued by the opportunity that the vision creates dollars and if there is a way to undo past harm if in fact the vision is realized.

Moreland: Yes it is and i talk about that when i talk about not historic preservation, and i'll touch on that shortly.

Hardesty: Then i'll wait. Thank you.

Moreland: So we really do appreciate the city of portland for funding the recently approved nominations related to african american history and [inaudible] property documentation form that made these possible. We look forward to seeing more properties -- are celebrates because these individual acts are part of the city government help to create a more just equitable system. And while traditional approaches work there are some nontraditional approaches as commissioner hardesty mentioned. The albino vision trust which will restore, reclaim, repurpose sites and even some of the none traditional approaches to the historic preservation such as monument

plans that memorialize and place that's important to african american dollars and there are a few sites within their boundaries that can use the traditional method of preserving the building because of their cultural significance and architectural significance but it's really exciting that we're in this moment in time where people are reimagining historical preservation and it allows people of color and property owners of color to utilize from the traditional benefit from the resources such as the building well - who are now in a position to use some of the federal fund to restore the damage by the damage building. And next slide, please. And wanted to i'm involved in a historic property state work group that's sponsored by bobby levy and representative andrea balderama and we're in a -- we're gathering together to create a new vision for the special assessment of historic property and this program is typically used by wealthy white men who developers who use the program to freeze the tax rates for ten year and upon rehabbing a building oftentimes on main streets and while they did help restore and revitalize main streets developments that program didn't have a lot of outreach only to -- wealthy developers and wealthy home owners. And so this group is working together to streamline and reduce of the financial burden so that others can participate representative balderama was very intentional about creating some anti- displacement tools and methods and the group is working together to broaden their reach particularly marginalized group and so they were successful in extending the sun set date for this. So the group could have more time to really look at some of the ways to create perhaps a three tier model that looks at income property taxes and a direct grant program for a homeowner. And so we're really excited about what's happening here. And so i'm so glad to be a part of that as well as participating in some of the nominations that were -- by the city of portland. So at this time i'll turn it over to ernestina.

Ernestina Fuenmayor: Thank you. Next slide, please.

Moreland: I wasn't quite sure good i was -- but i can speak to this one as well. These are some of the examples that we can create a cultural resource plan and a preservation plan that will reserve the -- and other homes and residences that have significant to people of color and a cultural resource plan will set accountability and they would have outreach would be at the center of the cultural resource plan and there will be and intentionality to include under represents group and the focus on restorative justice whether through a combination or traditional preservation or new methods and one of the things that i always say is don't throw the baby out with the bath water because sometimes you want to get rid of a tool with you it's not really a tool because it hasn't been open and accessible to everybody and at the same time we need to combine that with new methods and commissioner hardesty.

Hardesty: Thank you. And who is the who that will develop the cultural resource plan.

Moreland: That's a great question and i believe it's the city of portland historic resource department working with non-profit groups [indiscernible] center. The foundation. But i can have -- commissioner minor, do you want to dress that.

Minor: Sure i'll just add a little bit. I think commissioner more land is right. It would be spear headed by the bureau of planning and sustainability.

Hardesty: Yeah, i don't want to like to compartmentalize it because if when think about the opportunities on 82nd avenue to preserve some historic community norms. I get concerned when we have a -- or recommend a plan without a plan to actually do the plan so that we can actually have some outcome from it. So i think i will talk to commissioner rubio and commissioner ryan about like it's a great idea the question is what happens after we accept your report?

Moreland: Thank you for your feedback and so now we turn it over to commissioner [indiscernible]

Fuenmayor: Thank you. And i want to continue the excitement that we have that preservation is changing and i'm really as a commissioner and as a preservation group

we are really excited for these changes since the past years have shaken white person society and has faced awareness on how minorities have contributed to the growth of this country. We see these changes are having a positive effect in the preservation movement across the country. It's not just here. Preservation was always related to the big elegant expensive houses or buildings and however the society is not understanding that we really need to preserve beyond the building. We need to preserve cultures. We need to see what the village group and built and contributed -- the preservation movement is understanding these changes and as commissioner more land expressed the different techniques that have been using now for preserving historic resources. We are also giving less importance to the physical aspect of the preservation and more intangible features are identified are identified in our cultures. Over the years as commissioner more land expressed interest have been many benefits having built this -- listed in the national register including tax credits, federal and state level. Assessment program dollars and earth economic benefits. But the other communities that have benefited have been white folks because the underrepresented groups have been under surveyed or -- and if we can remember that map that commissioner more land shows we can see the first map was concentrated in the central part of portland and in the other area where all the risk and gentrification is happening. It's where the non-mri has been. Next slide. So by supporting this communities and preserving their culture we contribute to a healthier society. We help them feel rooted. Maintain a connection with their traditions and support future generations from where they come from. But they have to start with on economic piece of mind. In our report we propose for second year in a row. The creation of the legacy distance program that could benefit long-term businesses that had to close their doors in the past year. This program can be implemented in three phases. Phase one will be and inventory of businesses by a -- process. For those that comply the criteria would have been established and then phase two when we identify funding sources. The remainder to be city budget grants et cetera.

And then phrase three will be and implementation within a pilot program with five businesses. We really think that this program can provide a boost to the morale and the financials of the underrepresented communities, and we will see more of businesses remain open and i will pass it on to commissioner anderson.

Anderson: Thank you. Good afternoon commissioner and mayor. I get the pleasure of talking about the thompson elk fountain. I guess i want to start by thanking this council for your resolution to commit to restoring the thompson elk fountain and withdrawing the demolition delay. That is certainly within line recommendations that we made last fall when we received a briefing about the thompson elk fountain. Admittedly i think the process could have gone better. There was a lot of public outcries because i think people in portland really identify with the thompson elk fountain. They see it as being and integral part of the city. So it was probably a bit of a painful process i imagine, and it was severally a complicated one. But i think i can speak for everyone on this commission in saying that from our perspective, it was a very successful outcome. And i think i want to take this moment to emphasize that our commission is really a diverse and knowledgeable one and we encourage city council to use us as a resource. We're here to continue to serve the city. So please do continue to use us. So circling back to the sustainability and resilience topic. As you all know the urm policy committee that was formed in 2019 and on which vice chair maia and i volunteered to serve was disbanded in the wake of the covid pandemic and the social unrest that was taking place during 2020. That doesn't change the fact that 1600 plus urms throughout the city still pose a significant risk to their occupant and users. And so i think one of the things that the landmarks commission would like to hear some commentary on and i think commissioner hardesty it sounds like you volunteered to provide that at the top of the hour. Just any plan to resume that committee. Any direction that's brewing about what the city does intend going forward related to urms. So stick withing the resilience topic, i want to talk a little bit about the earthquake ready burn side bridge project and as you

all know the burn side bridge is a historic landmark and as a commission, we don't take any prospective demolition of a historic landmark. At the same time we recognize that there is a great public good that can be done by the replacement of the bridge. So it's a tenuous topic i think for us as a commission but one that we certainly understand the reasoning behind the project. So i think it was march, in march of 2021. I can't believe it's been more than a year ago now. The design commission and the landmarks commission held a joint design advice request with the earthquake ready burn side bridge team. And i think it's worth noting that it was a very energized discussion. I think the two commissions really came together and came out of that dar with quite a bit of -- about what probably should happen design wise with the bridge. Just to hit a couple of highlights was that. A lot of discussion revolved around the differences to the two sides of the river. The west side being the historic landmark district and the east side really having this more dynamic development occurring at the east end of the bridge. And so i think the resulting design advice to the team was to treat the west side with better style that wouldn't impact the historic strict or black the view to the white stag sign and then that the east side could celebrate a little bit more with a cable stayed tower that's really reflected the dynamic nature that's taking place on the east side of the river. And of course because the current bridge has a vacuole operation in the middle. The group felt it was important to maintain that as the operational method of the bridge. Next slide. And wrap up the sustainability and -- i just want to point out a report which is sort of a landmark point in time they've been tracking the proportion of the design and construction industry that is related to existing buildings versus new construction and for the first time the economic activity in design and construction related to existing buildings has actually eclipses that of new buildings. And a lot of that has to do what economic and certainly climate change and carbon issues about carbon emissions. And so is just a reminder that the built environment generates about 40 to

50% of the global emissions. And i think the bottom line is here for us to achieve carbon neutral. And i'll pass it over to kristen for our awards.

Minor: Wonderful thanks. We just have two more slides here. The topic of sustainability is a really great lead in to the first of our two annual awards. We recognize one new build project and one outstanding retrofit project every year. And the montgomery park project has the potential to transform the surrounding neighborhood. It is a nine story building. I'm sure you all know it well if you've lived in portland. It was a warehouse for montgomery ward and company and it its own railroad spur into the billing and then let's see. Closed in 1982 and was redeveloped into offices. And now uni co-properties along with gbd properties are -- to add retail and restaurant uses and a new beautiful central atrium. You can see here in this image. The building is on the nation at register, and it will retain all of its beautiful and functional steel sash windows. Next slide. Great. And our new build award this year to be honest was also a contender for rehabilitation award because this project does both. The oldest buildings of the ana man home it was built as an old age home date from 1911 and then there were new wings added in the 50s and later than that. And then we asked the well-known affordable housing developer innovative housing inc. To be one of our invited speakers. So i don't -- i'm not going to say too much more about this excellent project, but it does very sensitively add several new free standing buildings to the site while observing a very district budget. So we want to thank and congratulate emirate architect and julie garver at ihi. And then concludes -- next slide our presentation.

Wheeler: Very good. Thank your excellent presentation. And do you have any invited testimony.

Minor: We do. Thank you mayor.

Wheeler: Yeah why don't you go ahead and facilitate that for you. We have.

Minor: We have two people.

Wheeler: Why don't we go ahead and start with the invited testimony and then we'll go to the open testimony.

Minor: Very good. We have four people were here to provide invited testimony. But i'm not sure one of them was able to make today. We have nicole and maybe kim brown and i'm not seeing her yet and we have fong ping and then we have julie garver.

Nicole Possert: Thank you mayor and commissioners. My name is nicol pass art. As the only statewide non-profit dedicated to historic preservation. Our mission is to -- the places and spaces that reflect our states diverse cultural heritage. I would also be remised if i didn't take this brief opportunity to say thank you to each one of you for the adoption of the historic resources code project. Including the amendment strengthened the criteria. There are so much that historic preservation can do to help dress the city's most pressing needs, but my testimony today is just going to focus on two topics. The legacy businesses and climate resiliency. Today we have not prioritized the supporting and -- especially women owned or minority owned businesses. Restore oregon is currently developing a model for a statewide legacy business program and at a time when so many have close and those that remain face tremendous challenges we believe a legacy business program can set the stage for a new type of preservation. One that supports living history and supports our collective heritage, and we support the landmarks commission and staff's work and would be delete delighted to make that a reality here in pored land. Next is climate resiliency. Historic preservation can be and effective tool in the carbon reduction goals our climate goals require. We use of old building can help the city reach its carbon emission goals. And to understand the carbon cost of demolition. The study concluded that portland's residential and commercial demolitions represent approximately four and a half percent of the city's total annual carbon reduction. How do these two topics link together? Well places like the billy web's elks lodge in albania. We're working hand and hand with the voluntary leadership there. The lodge is a legacy business. It operates in a historic building. That

building is undergoing repair and reuse. Not demolition after a devastating fire. It will be preserved and made more climate resilient. I ask that today the -- funding for more staff. Funding for the cultural resources plan and funding for the updated inventory and of course funding for legacy businesses. Restore Oregon stands ready to be a partnered collaborator. Thank you.

Minor: It looks like Kim Brown is not able to make it today.

Moreland: I'm sorry Kristen to interrupt I was able to connect with her and she was not able to get the link. If someone wanted to send her the link. She can participate, but.

Minor: Okay. I will -- well let's move on and see if perhaps she can get on. It would be great to hear from her, but Jordan is here master's candidate from the University of Oregon thank you so much Jordan.

Jordan Paing: Thank you Commissioner Miner thank you distinguished Mayor and Commissioners. My name is Jordan Bine. I originally came from Burma Myanmar. So. Historic preservation as a full bright scholar. I've been in Portland for almost three years now. First I would like to recognize for this annual reservation. As a Chinese born I feel disheartened to walk down the empty and unsafe Old Town Chinatown which was once a vibrant area with businesses I strongly believe that the business program will elevate the conditions currently. Legacy business program is more than supporting food businesses but here I would like to give an emphasis on them as a Portland resident we take pride in our small business and local food culture. Today almost all the restaurants in Old Town Chinatown cannot survive the pandemic with rising rent. Those businesses end up moving away or closure. And those legacy businesses were once the reasons that we visit Chinatown. My project title is to either defy types of barriers to utilizing tax credit programs in Oregon from a developer's perspective. I found that Oregon has a relatively low utilization state and ranked 38 -- for the past decades and that is approved -- since 1981 45 percent of projects in Oregon are outside of Portland which means the total expenditures were less than \$1.2 million. These small projects and rural

developers generally face more economic and financial obstacles such as excessive capital and -- et cetera. One of the recommendations that i have from my research -- and i am bring investment to those who will [indiscernible] i firmly believe as a preservationist we can use preservation as a tool to solve issues of economic division and racial equality cultural division and most importantly housing did crisis.

Minor: Thank you very much lastly we have julie garver from ihi and if the clerk doesn't mind bringing up the presentation the last three slide are for julie's remarks.

Julie Garver: I'll start talking while the slides are being brought up. I want to thank you for the invite today. Mayor and council. Landmarks commission and staff. Thank you very much. And we are excited to talk about historic preservation and affordable housing. Nest slide, please. So as many of you know. Invite i have housing has a little bit of a soft spot for historic buildings and affordable housing. We have rehabbed several buildings in the central portland area, and this is just a little snapshot of a few of my favorite photographs to look at today. The top right is -- which was the old foster hotel as can you see the store fronts were in rough shape on this building and so we were able to salvage -- when i was first came to innovative housing in 2,006 the pictures below that the modern rich hotel this is a neat little historic building at hutch and second and i appreciated what i think kim was saying earlier about some modest historic buildings, you know, they don't have to be the fanciest or the most expensive sometimes to really create some greet preservation and affordable housing opportunities. And so we remodeled the modern rich in 2,012. And then there is the historic photo of what it was like way back when. And then on the lower left is the ericson fritz on second avenue right off of burn side. And that gives you an idea of the courtyard area while the building was under construction or rehab in 2,015 and then the fished courtyard area after rehab. So all three of these projects are in, you know, active affordable housing use as well as the cliff order apartments in central southeast. The whitmarsh in downtown and the anman house. But i wanted to talk a little bit about why

affordable housing and historic buildings is such a great idea and why it's -- we appreciate everybody's effort on this so much. First of all it provides a different living experience and a different feeling of home for families that are looking for affordable housing. A lot of times when affordable housing is built it's, kind of, looks the same sometimes not to put too fine a point on it but this really gives residents a different feeling when we just finished the ericson hotel i was there to look at something in the billing and one of the people that lived on that courtyard and she was just looking up and we got to chatting and she found out what i did and she said why did you make it so nice. Why did you put owl this money in there when you knew that we were going to be living here and that just about broke my heart and i took a minute and said you know, everybody really deserved a safe and nice place to live? And so it gives residents and opportunity to have a different feeling of home and then quickly it really -- this work really allows for facilities to be updated in a full way. So all of these facilities that we have done have been seismically updated and their utilities have been up grade and affordable housing combining for a tax credits just really gives you a robust budget so develop these buildings and sometimes historic building it's hard to find the money to do it in a robust way especially the size mick portion and then finally we think it's really important to do this work because it combats the perception that preserving historic building is really on the -- and attempt to prevent diversity or an attempt to stop change. So we believe that historic buildings are for everyone, and our work really brings in that diverse group of folks into that next building. Next slide, please. And then in closing i just wanted to give you a little snapshot of what's going at the ana man project as was discussed earlier this is an awesome project that the city of portland housing bureau and everyone has been supporting its work. This is going to provide 128 units of affordable housing on a 3.14-acre site. So these pictures give you an idea of what's going on. The one on the left is a small excavator to put in new plumbing line it has all now plumbing electrical. Heating. The new naming of the units inside the house.

On the far right that's a -- the lower right photo is an old auditorium that was built in 1993 and we're going to build these into 262 bedroom town houses. Which is going to have a really neat feel. And then last photo on the lower left is the new construction east building and so a man is going to be a wonderful asset for the neighborhood and families who are living here. It really increases the density of this area which is in laurelhurst and concerns and next to hollywood transit and we're preserving the national register building and we just can't say enough thank you to all city staff that have been putting up with the high needs of "we don't fit the square peg in the round hole of everything city related," and people have really been helping us, so. Thanks so much for it the nice award on this project and everyone's support and i can't wait for you all to see the finish product.

Kim Brown: Thank you for your support because we're super excited about being a national historic site.

Wheeler: Kim thank you. We understand the situation and you're doing the great work of taking care of your mom. Thank you for juggling your schedule today. That's important too.

Brown: Thank you.

Wheeler: Commissioner Hardesty.

Hardesty: Thank you mayor. I just want to thank the commission for that fabulous report, and i did not want to leave matthew hanging who actually put a challenge question out there to me around whether or not there was any plans moving forward around the reinforced masonry buildings and thence to that is not at the moment. But if there are federal funds that's become available to do the, kind of, necessary retrofit then we will have the bureaus look for those dollars but at this moment no. There has been a couple of other crises that we have we've been responding to over the last couple of years. So not yet. But it's on the list.

Wheeler: Thank you commissioner Hardesty. And Megan you said there were a couple of people who signed up on the open list. Let's hear from them as well. Three minutes each name.

Clerk: The first is Wendy Rohm speak

Wendy Rahm: I had so much fun the last time I thought I would come back. But where are you all. Commissioner Ryan is here. I'm Wendy Rohm and I'm vice chair of the Downtown Maybe Hood Association. We recommend that you approve the acceptance of this thorough thoughtful report. The all-volunteer commission has done an extraordinary amount of work this year and as a fellow volunteer I'm grateful. We strongly urge council to support the creation of a cultural resources plan and to fully fund the update of the 1980s four historic resource inventory which is truly long overdue and exacerbates structural inequities. Funding this update will allow for funding and listing areas related to diverse groups long overlooked. It will also help prevent -- to tell a more inclusive story requires money. Only funding by city council will correct the inequities and identify important resources that are disappearing fast. We also stress the importance of continuing the COVID-discontinued exploratory process to incentivize size pick up grades as soon as possible commissioner Hardesty. Downtown small businesses and owners of older buildings need assistance to do this critical work. And this older building stock offers a affordable office space and affordable housing in addition to giving Portland a sense of place for tourists and those of us who live here. Finally we appreciate the watch list which includes two items that matter enormously to the DNA. One is downtown itself which must be a focal point for recovery and the second is the landmark commission emphasis on treating the Thompson Elk Fountain as a single work of art to be restored and returned to its original site. We appreciate the ordinance recently passed by all of you, but its language is contradicted by the give us three options language of the RFP issued by Parks Foundation. This is a cause for

concern. So please endorse the elk fountain restoration and return it to main street as recommended in this report by the landmark commission. Can thank you very much.

Clerk: Next we have la june thorson.

LaJune Thorson: Good afternoon i'm law june thorson. What i have to say is simple and brief i'm here to support refurbishing the thompson elk and its frontage to its original place of prominence and main street. Returning this beautiful piece of public art is symbolic of our making it through these difficult last few years together. Thank you for recognizing the importance of this sill symbol to the city of portland. Let's celebrate the return of our beautiful city.

Wheeler: Short and to the point. Megan does that complete the public testimony.

Clerk: Yes it does.

Wheeler: That was a great presentation. Well done and at the end of a very long council day. Colleagues are there any further questions and if not. Of course i'll entertain a motion to accept the report.

Hardesty: So moved.

Wheeler: Commissioner hardesty moves can i get a second.

Ryan: Second.

Wheeler: Commissioner ryan seconds and before i want to acknowledge that commissioner rubio did reach out to me that she represented the city council on mpac. The metropolitan advisory commission and she was required to go to that meeting, and she doesn't want anybody to think that she did not overwhelmingly support the work that you've all done. She didn't be two places simultaneously. So without further ado. Megan please call the roll.

Clerk: Ryan.

Ryan: Thank you so many commissioners. That was a great report. Sorry i was a bit late. I just want to acknowledge a few things he is specially the ana man and i'm glad that you spent time on that and brought that back to us. I think often we pit affordable

preservation against affordable housing and the only thing -- we need story that's real to like this one to kill that myth. So i'm glad that you've been so adamant in support of that and i'm really proud that's under construction and i look forward to watching it along the way. It's one of those projects that's you want to go a couple of times mid construction because it's so fascinating and i just wanted to call that out in particular and i'm really excited about the thompson elk being restored fully and i'm glad what you're onboard with that. You know, it's so important the work that you do and the amount of hour that's you put into it and you really do cover the details that we all need to hear about and it's not left on me that the two report that's we have today were obviously very complementary and it's at a time when i think the city needs to fake a breath and really lean in cultural history as well and i'm really happy to see that rear leaning into more projects that restore is community that's have often been left behind. So the dialog you're having earlier with commissioner hardesty about van port, and i look forward to working with her and commissioner rubio. Today we also had a proclamation about van port as its history of van port of course is the memorial day flood way back when and we -- any way so there is a lot of timeliness bringing that to us today and i just wanted to say thank you to all of you for all the time that you put into this. Your volunteer work is i think i once asked kristen minor how much time she put into this, and she was quite humble, and i was a little overwhelmed and it remind me of who it was like to be on the school report. I accept this report, aye.

Clerk: Hardesty.

Hardesty: It is clear that you bring passion to your volunteer role on this commission, and i hate to be the wet blanket in the room because you had some very specific asked of us that are not going to be resolved by us accepting this report today and so i say today you're work begins. You've told us what you want. Now you've got to figure out how to get us interested in giving it to you. And of course, no one gets everything they want because we don't have unlimited money. I will say that you have raised some

issues that you've raised every year for the three years i've been here. And the timing is really impeccable. And we start imagining when life will be like after covid and who will come back from covid and what the culture of the city will be. You're volunteer hours will be critical in us figuring out how we invest limited resources in ways that really will benefit all portlanders from a whole host of backgrounds and what i know is that we will need different tools for different communities because many communities' histories have been washed away and we call that urban renewal, and we do that over and over again. Sew we will have to be creative and thoughtful. I accept this report in the spirit in the hard work that you created it, but i will say that this is just the beginning. We really need a plan if your work will become reality. And we don't have that yet. So i look forward to continuing to work with you so that you will see your report reflected in budget decisions that come down the pipe that really are intentional about where we're moving and who is moving there with us and how equitable we will be as the city once we get there. So i'm happy to vote aye to accept the report today. Thank you.

Clerk: Mapps.

Mapps: And i join my colleagues in thanking the portland historic landmarks commission for this report and your hard work over the past year. I also want to recognize and thank the other speakers who shared their thoughts with us today. You've given us a lot to chew on. And this report couldn't be timelier. We started this morning by declaring van port day of remembrance which is a reminder that even as our city grows and evolves, we should remember and preserve the past and i think you've given us many ideas and many plans for moving forward on that project. I want to say i very much support your call for us to make progress on our historic resources inventory and i don't see how we can make meaningful progress until we get that work done. I also want to say how reassured i am to see the consensus and dialog happen between the historic landmarks commission and the design commission around the next burn side bridge as a policy maker, which gives me some piece of mind as we get closer to

making a huge investment which will be with our city for a century. And i also want to take a moment to recognize some of the buildings that you recognized. Is the montgomery mark. I believe a couple of years ago i had a briefing on that and got to tour the site and i'm really excited about that and also wonderful to see the progress and recognition for new building project of the year. Ana man house. Also another win for commissioner ryan. I know he has worked hard to actually bring that project forward. So great work everybody. I love to see the collaboration between the landmarks commission and so many other groups and this council. And i look forward working with you as we head into budget season, and we can figure out how to make progress on some of the important ideas that put on the table.

Wheeler: Anything to do with this report today. I thought it was great and i appreciated not only the presentation and the organization but as well as the public testimony and the thoughtful comments that we received. This is great work. I thank you for your continued volunteerism and your leadership and i'm happy to stand with my colleagues to support this report and i vote aye and this report is accepted. And believe it or not colleagues we are done for the day and megan thank you for the work that you did. We are adjourned.

At 4:06 p.m., Council recessed.

Closed caption file of Portland city council meeting

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

Key: ***** means unidentified speaker.

May 26, 2022

2:00 p.m.

Wheeler: Today is may 26, 2022. This is the afternoon session of the Portland city council. Keelan, please call the roll.

Clerk: [roll call]

Wheeler: We will now hear from legal counsel on the rules of order and decorum. Good morning -- good afternoon.

Linly Rees: Good afternoon. Welcome to Portland city council. City council is holding hybrid public meetings with limited in-person attendance in addition to electronic attendance. If you wish to testify before council in-person or virtually, you must sign up in advance on the council clerk's web page. You may sign up for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions, reports or first-reading of ordinances. It may occur in council chambers or public hall. Written testimony could be submitted. When testifying, please state your name for the report, your address is not necessary. Please disclose if you are a lobbyist. If you are representing an organization, please identify it. The presiding officer maintains order and decorum so everyone can feel welcome and safe. The presiding officer determines the length of testimony. Shouting, refusing to conclude when your time is up or interrupting others' testimony or council deliberations will not be allowed f. There

are disruptions a warning will be given and may result in a person being ejected. A person who fails to leave is subject to arrest for trespass. The council may take a short recess.

Wheeler: We have item 459, if you could read that for us.

Clerk: Consider the appeal by walter weyler on behalf of downtown neighborhood association, against design commission's decision to approve the proposed riverplace master plan for an 8-acre site in university/south downtown subdistrict of the central city plan district.

Wheeler: Thank you, this afternoon we have a quasi judicial item. We are hearing an appeal of the design commission's decision to approve a central city master plan for riverplace. First, the city attorney will make any additional announcements necessary for today's hearing.

Linly Rees: Good afternoon. This is an evidentiary hearing. It means you may submit new evidence to council in support of your arguments. The order of testimony is as follows, we will begin with a staff report by the bureau of development services staff for approximately 10 minutes. Following the staff report, council will hear from interested persons in the following order. The appellant will go first and have ten minutes to present their case. Following the appellant, persons who support the appeal will go next and each person will have three minutes. Then the principle opponent, in this case the applicant will have 15 minutes to address city council and abut the appellant's presentation. After the principle opponent, the council will hear from other persons who oppose the peel. Again, those persons will have three minutes. Finally the appellant will have five minutes to rebut the presentation. Council may close the hearing, deliberate and vote on the appeal. I would like to announce several guidelines for those addressing council today. Submitting evidence into the record. Any letters or documents you wish to become part of the record should be given to the council clerk. Similarly, the original or a copy of any slides, photographs, drawings, maps, videos or other items you show to

council during your testimony, including powerpoint presentations should be given to the clerk to make sure they become part of the record. Second, testimony must be direct today approval criteria, any testimony must be directed toward the applicable approval criteria for this land use review or other criteria in the city's comprehensive plan or zoning code you believe apply to the decision. The bds staff will identify the approval criteria as part of their staff report to council. Issues must be raised with specificity. You must give enough clarity. If you do not you will be precluded. The applicant must identified constitutional challenges to conditions of approval. If the applicant fails to raise constitutional or other issues related to proposed conditions of approval with enough specificity to allow council to respond the applicant will be precluded from bringing damages in circuit court. That concludes my remarks.

Wheeler: Thank. Before we get started, do any members of council wish to declare a conflict of interest? And i'm not seeing anybody either here or on zoom. Do any members of the council have new ex parte contacts to declare information gathered outside this hearing they would like to disclose? Not seeing any, do any councilmembers have any other matters that need to be discussed before we commence with the hearing?

Wheeler: Not seeing any. Therefore we will commence with the hearing. First is the staff report, approximately 10 minutes.

Grace Jeffreys: Good afternoon, mayor and commissioners. Can you hear me?

Wheeler: Loud and clear, and we can see you.

Jeffreys: Okay, good afternoon, my name is grace jefferies, i'm the city planner with design review team at the bureau of development services. I will start with land use approval and master plan with the riverplace site. Give me a minute. I'm just sharing my screen here. You can see my screen?

Wheeler: Yep.

Jeffreys: Thank you. As the city attorney described this slide shows today's hearing process. I won't go through it but I will start with my staff report. A full copy of the record of this case file could be found at the link on the screen or by searching the case number for this review. This link will be updated as additional information is submitted into the record. From my presentation I will give a quick overview of the site's context and zoning, followed by summary of the master plan proposal. The design commission's decision and finally the appeal and its basis. I will end with the alternative facing council today. I will start with the context. Subject site which is shown in red in the central city plan district and university south subdistrict which is shown in yellow. This birds eye view helps to give a sense of the central location. Just to the east of downtown and Portland state university. To the north and east is the river and greenway trail. To the south of the site is the soft waterfront area. This shows more detail of the existing site today. To the north is the riverplace condominiums, to the northeast, south waterfront park. And the marina, to the south is streetcar stop, south harbor drive as well as a regional bike path. Existing development on the site includes, on the west side of the site, the riverplace athletic club, which is a two-story commercial structure. Adjacent to that is the apartments, including parking structure beneath and three-story townhomes. The site is also identified as one of the six sites in the central city which requires central city master plan review prior to redevelopment. Central city master plan review is intended to result in framework and layout for the site. It's not a review of the specific development nor of the building. Subsequent reviews will be required for individual buildings or development on the site. Benefits to the public of the central city master plan include added connectivity, infrastructure, density, activation and open areas, for under utilized relatively inaccessible central city site close to the river. With the added central city master plan requirement, development allowances were increased. The four area ratio and height allowances. Additionally flexibility is added to be able to move the f.a.r. Around the site without having to meet the usual hierarchy of the code. The site

itself is central commercial, the city's highest level of commercial zoning and design overlay and general river overlay. A deeper dive in the zoning code requirements, the site has f.a.r. Of 5-to-1. The master plan part of the code provides flexibility to move that f.a.r. Within the master plan boundary. There's potential for a bonus f.a.r. Region one which must be earned through inclusionary or affordable housing options. F.a.r. Is not subject to design review discretion. Moving onto height allowances the base height for the site 125 feet. There are other bonus allowances from 150 feet to 325 feet. The code adds restrictions for floor sizes above 100 feet in areas zoned 325 feet height. The central city master plan part of the zoning code allows these additional bonus types without having to provide bonus or transfers, unlike other options outside a master plan area. Because there's not a requirement for this additional bonus height to be approved through design review, this allowance is also not subject to design review discretion. Just a final word about the zoning code, future development proposals on this site will have to show compliance with requirements including those related to inclusionary housing. I will describe the proposal. This is the existing site. As I said about an 8-acre site. Existing use are retail uses, majority is located in the river athletic club building. Approximately 290 dwelling units located on the other two parks of the site along with 720 parking stalls. The floor area ratio of existing development on the site is 4.7-to-1. The next slides talk about the specifics of the proposed master plan framework, proposal two phases. Phase one is the athletic club and open area. Maintains all existing dwelling units on site. There is future redevelopment of the remainder of the site, roughly the size of about five city blocks. The master plan will add new connectivity and infrastructure. This proposed site plan shows the public street shown in white. Six development blocks shown in red and new open areas shown in green. The master plan will add new density, conceptual diagram shown here shows the potential for future development of these blocks within that framework. The master plan is a framework for future development, rather than specific development. The master plan will add more

activation, it shows proposed ground level active areas oriented towards new open spaces and public streets. And the master plan will add new open areas. This open area plan shows the proposed new large park plaza. Pedestrian connections and landscaped areas. This site, has a brief timeline of the project. Before the land use application was submitted numerous early meetings were held with staff and two public design commission. After the land use application was submitted four public hearings were held with the design commission. I will go onto the review. The approval criteria for the central city master plan consists of zoning code section 33.510.255, items h1-h-15. I won't read through these but let me know if you have any questions and I will be happy to explain more. The final findings and decision document shown here on the left contains the overall findings for all the criteria, h1-h15. More detailed findings specifically to h1-h2 could be seen in the matrix. Criteria h1 subdistrict policies of central city 35. H2 is central city fundamental design guidelines. The design commission reviewed over 50 letters of public testimony and there were substantial testimony presented at each of the hearings. The design commission voted to approve by a 5-0 vote. The downtown neighborhood association appealed the design commission's decision citing lack of criteria approval and incorrect application of the height standards in the zoning code. I do have additional slides for each one of these at the end of this presentation if council has further questions regarding them. The final findings include responses to all of these issues listed here. But if you have further questions we could go into those later. So, these are the final conditions of approval from the final findings. Condition a is a standard condition of approval. Conditions b and c are from the bureau of environmental services and bureau of transportation, specifically related to infrastructure. We have staff here from both bureaus to answer questions you may have regarding infrastructure and these conditions of approval. Condition b-l were added by the commission to ensure the proposal met all of the extensive approval criteria. So your options include denying of appeal and upholding the decision with conditions. Denying

the appeal but modifying the design commission's decision and instructing the applicant to revise the design, and/or staff to revise the conditions of approval. To return to council at a later date. Or overturn the design commission's decision. In this case, the project would be denied. And a tentative vote will be taken today. So that's the end of my presentation.

Wheeler: Perfectly timed.

Wheeler: Thank you. Colleagues any questions at this time?

Wheeler: Seeing none, now we will hear from the appellant, also ten minutes.

Welcome. Thank you for being here.

Bill Kabeiseman: Is there any protocol for masks on or off?

Wheeler: Masks are recommended but they are not required. And if it's easier to speak without it, you are ten feet away from anybody, feel free to take it off, if it's easier.

Kabeiseman: Thank you, I just wanted to make sure we got the protocol right.

Wheeler: Not a problem. Thank you for asking.

Kabeiseman: So good afternoon mayor wheeler, commissioners. My name is bill buysman, i'm an attorney, representing the appellant, the nhlbi downtown neighborhood association. I want to start with two overarching messages. The first is we are not here to stop the redevelopment of riverplace. The downtown neighborhood association welcomes this redevelopment. We want live and work downtown, if we didn't want intense, high density tower residential development. We want it done right. We want it done according to the plan. And the policies in the city's plan and the promises made by this council. The second message is there are a large number of issues. I don't have time to cover them all, or even many of them in significant depth in ten minutes. This is a big development. Over eight acres. Part of the central city. Really, it's a once in a generation opportunity. There are a lot of issues that need to get sorted out. The design commission got part of the way there but they didn't finish the job. And if I could ask you to focus on one thing, the end of our written materials have two pages

of additional conditions we would like the city to apply. And that's how we make sure we get it right. With that, let me turn to the themes. There are a variety of issue under each themes. The first is complete neighborhoods wha. Are they and how does this plan get to them? The second is transportation. If the transportation mix isn't right, it's not going to work. The third theme is design. When do we talk about it and how do we accomplish it. The first theme, complete neighborhoods. What do I mean? It requires findings that the development is consistent with the applicable subdistrict goals. So the subdistrict goals, this is the time you review those. And they call for the provision of specific uses. This development could be consistent with those subdistrict goals only when those use policies are met. The staff report and design commission indicates the master plan is an overall framework of approval and doesn't approve actual uses as these will be part of the future development proposal. The subdistrict policies will not be criteria with those. Without making sure they are met, the obligations imposed by those will never be evaluated. Policy 2-ud1 requires a complete neighborhood, development of grocery store, new and improved open spaces and playground and community center. Only a handful are addressed. They are in our written materials. If the council doesn't address this now, there isn't another review where this policy could be considered. We have some recommended conditions requiring the provision of playground to attract families and serve the proposed residential units. Also requiring phase 1 to fill the largely vacant commercial development and include a grocery store, restaurant, galley and other uses. Perhaps more importantly, policy 2ud-4 includes housing diversity, supportive of families and students. Nothing about the design review approval is directed at that. Their inclusionary zoning requirements, that's true. But that is not the same as what is required by the subdistrict policies. Again, we include conditions that we request the council to apply that would require at least 10%. 10% available to those earning less than 80%. More conditions would require a certain percentage of units must include two or more and some with three or more bedrooms

so they are available and used by families. In addition, the ordinance staff talked about assumed the redevelopment would result in 1,214 units. That's what council agreed to in 2018. To address that concern it should be limited to 5-1. The second of the theme is transportation. City's review of the master plan must consider impacts resulting from the development. 255h-8 requires a proposal to result in the transportation system that is capable of supporting the proposed uses in addition to the existing uses. The applicant's transportation impact analysis and p-dot's review rely on industry-accepted methodology for assuming 1% growth rate but that's not what the criterion requires. It requires it to be evaluated in conjunction with existing uses. That requires actual traffic counts of the existing improved south waterfront traffic. Nothing in this criteria allows them to avoid that requirement. So there's a condition we propose that requires revised transportation impact analysis that actually counts traffic before any new development approves. In addition, in order to approve a master plan, 255-h6 requires transit stations immediately adjacent to the boundary. Defined as light rail, the closest station is a half mile away. That's not within or immediately adjacent. The design review commission and p-bot talked about this issue. But they talked about bus and streetcar service. Though those modes are available, they aren't at the frequency of light rail. So the neighborhood association requires an additional condition requiring a letter from trimet, frequent service bus line from 4: 00 a.m. To midnight will be available. The final theme is design or lack of the necessary details within the proposal, necessary to find the subdistrict policies have been met. Guideline c-4 requires the development to complement the context of existing buildings. The design commission decision makes no reference to or consideration of that context. The surrounding built context includes a 13-story area 1 building, soon to be completed vera2 and towers including the strand. When talking about complete communities this is the only time the city will review those policies unless you are include the condition we are requesting. The condition that requires review later. Again, that policy won't ever be implemented. Another guideline,

a-3 requires a maximum of 200-foot block length. But block 2 is 325 feet long. Far exceeding that standard. The applicant has said this large plate is necessary to attract a regional destination. The d.r.c. Said that's acceptable so long as all sides are activated and publicly accessible connection or internal passage, minimum of two stories high through the middle of the block. That's what's necessary then that must be included as a condition to make sure, because right now there's nothing that requires that. We included a condition that would require that. Turning to building height. Ordinance 189-001 authorize bonus heights up to 325 feet. But this was based on the assumption that this additional height would allow for greater sculpting. Finding 4 as amended. In order to ensure this result, the council should include the decision restricting upper stories to 10,000 foot floor plate with no modification. Otherwise ordinance won't be met. I guess I want to stop there. I want to apologize for the fire hose of information and conditions and plan policies and sub policies. But these aren't minor details. They are going to be critically important to the residents who live there now and those who come with this redevelopment. If we don't get it right now, it will continue to be a problem moving forward. I will stress once again also, the downtown neighborhood association wants and welcomes this redevelopment. What we also want are assurances that the plan policies will be met. The conditions, design review commission imposed do not do that. Our proposed additional conditions are reasonable. They do not impose any greater requirements or obligations than those expressly included in the city's plans and the policies contained within them in order to protect the south downtown urban forum. We ask you to impose those conditions on the development to create diverse, vibrant and a complete neighborhood. Thank you for your time.

Wheeler: Thank you. Colleagues, any questions at this particular juncture? Great. We will probably have questions later on. But typically we go through and hear the public testimony and that generates questions from our perspective. Thank you for your presentation. Next up we will hear from supporters of the appellant. Which means, if

you like what you just heard, that's you. Three minutes each, please. Name for the record. I will turn it over to Keelan who will call either you up to the table, or if you are joining us virtually, that will be your turn to unmute and be heard.

Clerk: First up we have Robert Gelpke. Robert, are you able to unmute?

Robert Gelpke: Okay, how are we doing?

Clerk: We can hear you now.

Gelpke: Great, here we go, my name is Robert Gelpke, I live in downtown Portland. I speak as a private citizen but I have followed this overall effort for five years. From the very beginning of this riverplace redevelopment and CC2035 before that, we, as a community, have collectively spent many thousands of hours of pure volunteer time trying to work with the city, the bureaus and developers alike. We have come up totally empty handed on any meaningful changes. It's been a frustrated journey and hard to comprehend what we could have done or not done differently to make us feel our input suggestions had real value and merit. Mere obstruction is a power play. It's been a battle. The city is trying to define its prime waterfront with a welcoming, inviting attractive signature expression of what Portland is all about in a Pacific Northwest setting. The owners talk money. All that is missing in that equation are the citizens of Portland. The community-centric project with real neighborhood involvement sure doesn't feel or look that way. There are many examples of this disconnect. The concept of nicely blending this project in the neighborhoods to the west has simply been ignored. This project and master plan is huge in nature and a once in a lifetime opportunity to craft Portland's future guidelines. It will become the standard for master plans of the future. Developers and politicians come and go over time. Citizens live with the consequences forever. This is the best possible solution that we could call a win/win for the city and the citizens. Oversights will manifest in the future. We simply need to get this one right. Some rules, regulations and performance parameters written in isolation leave far too much room for political maneuvering and legal interpretations

that might jeopardize the original intent of the original drafters. It's applying section 33.510.255 h.1 to the exclusions of remaining purpose of the cc2035 general goals and policies. The whole thing has been so confusing from the start. Interplay between the master plan, cc 2035 zoning and other considerations, very complex and with multiple changes of scope and direction. How these changing variables interact with each other on a synergistic basis. Lack of project wide transportation planning. There's a huge miscalculation all other interests are factored in. Just thinking out loud a little bit. Thank you for your time and service.

Clerk: Next up we have Lajune Thorson.

LaJune Thorson: Good afternoon. Lajune Thorson, long time resident. Yesterday we saw a great presentation from the design commission highlighting the before and after images of projects that benefited from their design suggestions. As you saw, the design process works to benefit all parties. When the developer is willing to listen. This project, unfortunately, in its current form is not evolving into one of those examples. Since I first heard about this redevelopment in 23 017, I have been concerned about tearing down market rate middle income housing to build high rises which will certainly be more expensive as new units are. The 296 units of the Douglas Apartments serve families in the missing middle. These are well-maintained attractive apartments built in 1991. If the existing Riverplace neighborhood is to be destroyed and these families displaced, then it's the city's obligation to make sure these units are replaced with apartments that are affordable to a comparable clientele. The developer claims to be planning inclusionary housing but we have seen no commitment in writing. We believe the council expected inclusionary housing when they voted to allow possible height increase in 2018 to 325 feet. We want inclusionary housing on phase 1 on this site with no fee in lieu and every subsequent phase that includes housing. I don't think that's too much to ask considering the benefit the developer received from the height increase opportunity. Not only is the developer non-committal regarding inclusionary housing, they aren't

even committing to rental housing. They are leaving as much flexibility as possible with the option to build luxury condos for sale. Doing nothing to mitigate Portland's housing crisis. It must require the developer to meet this expectation of public benefit, with the height opportunity they received. As stated at the d.a.r. In november 2019, with this great increase in density and height, the benefits to the public must be equally great and they must be specific to this site and to this community's needs. Furthermore, instead of earning the bonus floor area in this first phase, they appear to be borrowing f.a.r. From future phases. It must be tracked until the project is fully built out. Since there's no completion deadline once phase one starts, such monitoring will be very difficult. More importantly, there's no guaranty that these subsequent phases of development will occur. Please require that the master plan to find the massing and f.a.r. For all phases. And that each phase be complete within itself without projecting into an unknown future that may never be realized. This lack of specificity will set a precedent for all future master plans. Please, do not allow that to happen. Thank you.

Wheeler: Thank you. I appreciate your testimony, and i'll just give a little hint in advance, that when the principle opponent of the appeal speaks I would like to hear a clear response to your testimony.

Thorson: Thank you.

Clerk: Next up we have rudolph barton.

Rudolph Barton: Good afternoon, mayor wheeler, city commissioners, my name is rudy barton. Six years ago, I lived by a seductive world class vision, council decided to redevelop this neighborhood, 2600 housing units including about 500 inclusionary units. Incredible amounts of greenery, light and people spaces. However, the world class vision evaporated. In 2018, council passed ordinance 189001 which specifically addressed this neighborhood, in requiring a master plan and return for promised public benefits, that set forth generous increases in building density and heights, including floor area bonuses which must be earned. Those incentives double previous code maximums for

density and height. Findings in 189001 affirm that bonus floor area was meant to incentivize the creation of affordable housing. Based on the evidence presented to date, density and high bonuses have not been earned. The design commission had no discussions about this. Instead the commission noted bonuses could be evaluated during future building reviews. The commission affirmed that floor area bonuses were at the discretion of affordable housing bureau, without design review. This master plan contains no demonstrable evidence, anything less than market-rate housing will be created. Without affordable housing the bonuses are not justified and cannot be approved. I asked council to place two conditions on this master plan. In ordinance 189001 providing inclusionary housing on this site was mentioned no less than 12 times in recognition that inclusionary housing on this site is essential for a complete neighborhood. Pay in lieu fee fails to meet the intent of that ordinance and should be prohibited. City's zoning code confirms the base floor has a maximum of 5-to-1. The master plan should delineate where and how any part of an up to bonus of 3-to-1 is earned. Floor areas for each development parcel need to be identified for each phase without borrowing from future phases, phases which we know may never occur. Approved master plans must contain public benefits and adverse impacts must be mitigated. The burden is on the applicant to demonstrate the master plan meets all code requirements. As a former design commission member, I don't believe such compliance has been demonstrated. How you treat this master plan will set the precedent for all future central city master plans. It can and must be better. Thank you for your consideration.

Clerk: Next up, thomas ray followed by diana stuart.

Thomas Ray: Thank you, and good afternoon. I'm thomas ray, living at 2211 southwest first avenue. Vibrant diverse neighborhoods with social and economic vitality require transportation transit systems that serve residents, retailers, visitors and patrons and are essential to livability. This plan fails to demonstrate adequate transportation and transit.

The traffic impact study fails to show a system capable of supporting the proposed uses, in addition to the existing uses in the planned area. It assumes 1% growth rate, rather than actual traffic counts, coupled with anticipated traffic from soft waterfront development. At least 3,000 residential units is the base, south waterfront growth exceeds 1%. Alamo manhattan and dylan half of wilson at 1436 new units. O.h.s.u. Opened a second clinic office tower and will add a 1200 space parking complex. The t.i.s. Fails to consider this. Riverplace and south waterfront are traffic islands constrained on three sides with interstate or access roads on the fourth. They share north portal of moody and choke point river parkway. Condition of approval should require prior to phase 2 land use review, conduct a traffic impact study that considers growth of riverplace and south waterfront. Transit for consumers and residents is essential for area vitality which now suffers accessibility and economic hardships. Only bus line 96 runs with 30-minute frequency but not weekends or nights. The streetcar can be crowded to capacity, especially for those needing mobility assistance and is not a surrogate for transit. Max stations are over a half mile away on foot. 100-foot level higher in elevation in one case. A condition of approval would require prior to future land use review, the applicant shall provide confirmation transit authority that a frequent service line with adequate capacity from within riverplace is available, prior to occupancy. Finally, parking is poorly assessed as residential units, retail services and uses are incompletely delineated. They assume reduced demand from retail use by residents. Lack of specificities of these amenities make it impossible to support that assumption. P-bot assumes few residents own vehicles. They must allocate on-street parking to people in delivering services like uber, lyft, amazon, ups and fed ex. Insufficient transit exacerbates the problem. It should require reviews to include that existing and proposed parking is adequate to accommodate proposed land uses. Thank you for your time.

Clerk: Next up is diana stuart.

Diana Stuart: Good afternoon. My name is diana stuart i'm here as a private citizen living in the riverplace area. I have attended and spoken at two d.a.r.'s concerning this master plan. I have not devoted time and effort into this process to stop this development. I'm not here in a nimby effort to keep our community static and without change. I have chosen to live in downtown Portland because I love our city and vibrancy and urban flavor we once had and can have once again. I want housing crisis addressed. I want what the code promises me which is to see the boarded up retail spaces on the esplanade open and thriving. Grocery store, pharmacy. I want to see transit that has the capacity and availability so I don't need my car. I can always drive transit. I want inspiring design and open green spaces where resident families students can play frisbee or just gaze at our river. In 2018 we were all seduced with portrayals of sparkling slender towers with sunlight pouring between them by world renowned architect, pedestrian bicycle bridge connecting riverplace to p.s.u. In the downtown. Children playing in grassy open spaces, vibrant retail, whizzing transit. None of that is here. None of that is promised. None of that is guaranteed. Instead, this design and proposal before you is nothing more than insurance that bare minimal code requirements will be meet. This is hardly a proposal for something special like riverplace. It's not the south waterfront. Riverplace is not the south waterfront. In the attachment to my testimony, ledge is lative history of central city fundamental design guidelines special area guidelines specifies that riverplace is different. It's a distinct part of downtown. It explicitly states that the city does not intend it to be the south waterfront. Please do not just jump into supporting this development just for development's sake. Make sure strict compliance with cc2035 in the code occur so a vibrant, healthy and envision airy community will result from this development. That's not been my experience so far as the citizen advocate. I have cited code provision after code provision and have watched the bureaus contort to accept mediocre design as sufficient. And defer factual compliance with the code with speculation as to what the future holds. The code talks

about now. What exists now? What we are designing for the future. You made us promises in 2018. And the findings, which are attached to the attorney's provisions. This is our lifetime opportunity, please don't squander the opportunity to make your mark on Portland and insist on excellence. Thank you.

Clerk: Next up we have stella tsai. Stella, are you able to unmute?

Stella Tsai: Hello?

Clerk: We can hear you.

Tsai: I signed up to attend the zoom meeting but I did not sign up to attend to present testimony. So i'm sorry for any communication. Thank you.

Clerk: Thank you. Next up we have ronald doctor, followed by dean barnett and philip gilbertson.

Ronald Doctor: Good afternoon, commissioners, mayor. I'm ron doctor and speaking for myself, I live across from this master plan redevelopment. And I support the appeal. The design commission approved this master plan december despite evidence with mandatory subdistrict fundamental design guidelines required in zoning code cc2035.155, h1 and h2. Compliance is a necessary condition for relative ly isolated neighborhood. Especially with addition of new families that project will bring here. I ask you to look at the plan carefully. The plan fails to provide active neighborhood oriented retail as required in policy 2.ud-1 and-2. Only 1500 square feet for essential retail. That's less than 0.25% of the 725,000 square feet in the 30-story, 325 foot tower in phase 1-a. This is a building that will add 325 families to the 296 units that are in the existing douglas complex. With all the added families, the plan before you will produce even more of a grocery store desert than currently exists. The nearest full service grocery store is 0.8 miles away. And up hill walk across heavy traffic on other busy streets. It will be difficult for elders and families with children to negotiate this walk with groceries. The developers acknowledged they have not even reached out to any major grocer. There's no evidence the project will include playgrounds, community spaces for the new

mixed income families. The plans open spaces are essentially unbuildable remnants that don't provide the usable or functional open space required by city code. There's no compliance with policies 2.ud-3 and 5.ud-3 that require the project to support existing neighborhood retail and encourage active evening and weekend uses. The community repeatedly asked the applicant to embrace the unique character of riverplace, our suggestions were ignored. Instead of integrating the riverfront area with the rest of its subdistrict, the two towers of phase one were isolated. Anyone looking toward the river from city will see a massive wall of two buildings, 320 feet high. With a canyon splitting it. That wall is 11 times higher than the former president started building on the mexican border. The west wall will have to contend from reflective glare from its glass surfaces. It discourages the original vision by city council and called for by the city code. To comply with all the city code provisions which require the master plan to include all the amenities necessary and critical for healthy and vibrant community. Thank you.

Clerk: Next up is dean barnett.

Dean Barnett: Hello to the mayor and the councilors. I'm dean barnett. I live at [indiscernible] a couple hundred yards up the hill from this project. I relocated here from the midwest over five years ago and was attracted by the environment, the urban trees, the shade, I could go on with this. Diana stuart has covered many of those features of good living and Portland has offered them. The unique character of Portland, I couldn't find in other cities. And this gets me to a friendly city with recreational, sports, observational, keep it weird and enjoy those who do peaceful protests, rain or shine. And then while I was in the decision process, a casual acquaintance cc2035 assured me that the codes and policies in zoning along with central city 2035 were mild assurance that the Portland I liked would be here. The riverplace project has exposed the complications associated with implying cc2035. Riverplace was approved in concept after the early presentation, that was beautifully done. The problem with that is, that's a top-down approval. It's in concept, not in detail. And now we have divisions in agencies

who are subservient to that top, who are confronted with trying to meld the details in front of them with an approval that's been made. The responsibilities of those departments are taken seriously but it's a very difficult situation. I wish you the best in meeting the challenge of making this work out. We are all trying to get it there. If you have a moment to smile, I would like to challenge your imagination with where you might fit into the missteps that can be shown when Portland is rejuvenated. Thank you.

Clerk: Next up, we have philip gilbertson.

Philip Gilbertson: Good afternoon, gentlemen. My name is philip gilbertson, I have testified and observed this riverplace master plan process since 2017. I'm concerned the land use code provisions to ensure sensible development in our community are being ignored. The riverplace master plan fails to address important land use goals and policies intended to ensure the integration of new development into existing neighborhoods. How this process proceeds will be, of course, a bell weather for future master plans that will come before you in future years. The impact of each interpretation of the code and procedure should be considered in that context. Please ensure the purpose for master plan requirements is foremost when considering this appeal. City code requires that complex proposals such as this must "positively contribute to the existing and desiring urban form". Urban form not clearly defined but the approval criteria require evaluating the consequences of the built environment in physical and non-physical features from density to green space distribution. So there should be strict compliance in riverplace, which is a unique location as we said, right on the river, gateway to the south. Already existing neighborhood character. Code provision 332035.255, allowing subsequent reviews for individual buildings and other developments to focus on material and facade treatment, that is secondary tertiary matters. Currently it requires sufficient details so subsequent hearings focus on these less consequential matters yet the bds report tells you essentially to ignore these mandatory criteria. It requires a finding that the approval criteria have been met. Not

deferred, met. Criteria h1 and 2 requires compliance with policies and central city fundamental design guidelines. Decide it now, not deferred. The applicant decided to rely upon massing rather than specificity. This may be their choice but they still must meet the code requirements, there's nothing in the code that allows the code to be deferred to some later date. Please follow the law and uphold the code, thank you.

Clerk: Next up we have david langan followed by john czarnecki and serene fung.

David Langan: I'm david langan, a downtown resident speaking as a private citizen. I agree with what philip so eloquently stated at the beginning of the appeal. I ask that the council support the appeal. The recommendations that are in the appeal are reasonable and fair and if the issues aren't addressed now they likely never will be and we may end up with something none of us ever wanted or dreamed of. Thank you.

Clerk: Next up is john czarnecki.

John Czarnecki: Good afternoon, mayor wheeler and commissioners. My name is john czarnecki, downtown architects and private citizen. I submitted a letter supporting the decision to approve the riverplace central city master plan. Particularly as it relates to phase one of the proposed development. Specifically, the applicant's approved proposal contains errors that result in loss of key opportunities to provide for vital public outdoor spaces, that complement complete neighborhoods. One major failure of the approved master plan lies in the lack of sufficient planning to meet open design requirements to find in 33 .5.10, public gathering spaces and visual relief from built environment. And complete neighborhoods. Policy 2.ud-1 requires that the developer establishes complete neighborhood defined in part in 2035 where people have safe and convenient accesses to the goods and services include a have a right of housing options and parks. Complete neighborhoods are easily accessible by foot, wheelchair, bike and people of all abilities. . As proposed the master plan doesn't adequately address the above issue of purpose of the open area requirements, nor does it appear to address development standards 3.a. That by size, location, and other physical characteristics would meet that

of intent of purpose, particularly with regard to opportunities for both passive and active recreation. Intentional space approved by the design commission are not publicly accessible or suitable for safe casual outdoor activities by small children, much less teens and adults. Residents and visitors will vary in age, income, family make up and cultural histories. The neighborhood will leave outdoor spaces for residents and visitors providing for possibility for a variety of outdoor activities. Please reverse the current design commission decision by granting the appeal, noting that the master plan does not meet the purpose of the open area requirements and thereby does not support critical aspects of complete neighborhoods as intended for Portland's sustainable future. Thank you for your service.

Clerk: Next up we have serene fung. Serene, you are muted. Are you able to unmute, serene? Why don't we move onto bernadette mccormick.

Bernadette McCormick: Good afternoon, my name is bernadette mccormick and I live adjacent to the proposed development. I would like to address the proposed height and mass impacts on the community. In 2018 when the developer first came forward with this proposal for this site, the bureau of planning and sustainability recommended the council deny the high proposals twice as high as the height limits already increased by the zoning code adopted as part of cc2035. The citizens agreed. Council first turned down the request, however, with visions of unique project to revitalize riverplace and add 2500 housing units they approved the height opportunities at various parts of the development. Council also adopted numerous findings to assure the community this would bring maximal benefits, justifying the density and height opportunities given to the developer. Furthermore master plan process would ensure the project as a whole would meet standards. Potential height bonuses are subject to new approval criteria to create thinner tower massing and inspire development of more affordable housing. Finding 126 promised the ccmp review would ensure the access to light and air with less shadowing. These specify council's promises to the community and intent when

adopting the code the design commission would find evidence of compliance at the master plan phase. The code and intent don't allow kicking the can down the road to future hearings which may or may not occur. They need to show the intent to meet the criteria now. Not at future design stages which may never occur. It makes a mockery of the effort the city and citizens. It make it's appear to be a political process where a developer can send their attorney to lobby for side stepping the land use laws which protect the community. Please uphold allowing bonus height only if identified standards are met. Already at the phase, one application received this developer to increase the size of the tower by 25%. We don't want to be back here in two months having to appeal that decision. Nothing more than 10,000 square foot will be allowed. Please require the spirit and intent of the code to be enforced as part of this process to ensure our community meets the promise of a smart strategic redevelopment of riverplace. Thank you for your time.

Wheeler: Thank you, appreciate it.

Clerk: Next up we have joel thorson.

Joel Thorson: Good afternoon. Identify myself before the timer begins. My name is joel thorson. I live in downtown Portland and i'm here testifying on my own behalf. I support the dna's appeal. Especially regarding the master plan's failure to address the riverplace district historic lack of connection with the central city. The district is walled off from the city by interstate traffic entering and exiting downtown via harbor drive. Access is difficult for pedestrians and bicycles from the west as well as motorists arriving from beyond the district. The resulting stymied retail business growth causing many riverplace shops and restaurants to fail over the decades. Urban connection is not an optional component, it's a legal requirement. This proposal disregard ignores a variety of requirements expressly defined in various city statutes, zoning codes and guidelines and central city 2035 goals and policies. Those that are listed here and I will submit this as written testimony, I have submitted it already, is written testimony but I will skip over

the citations here. I would further like to register my objection to any irregularity in the approval process. I fear this irregularity establishes a damaging precedent for future use of the master plan concept to solve urban design/integration challenges. After several iterations of this ccmp submittal, the bds staff finally succumbed to the argument, connectivity challenges could be considered later. The result was an overlapping timeline, phase one was allowed to begin before the master plan could be approved. As a consequence, urban connectivity was allowed to slip past master plan review and slide into future building-by-building design reviews where they do not belong. And probably can't be enforced. A design review process for a building deals with the exterior form of that building, the architect has no way of enforcing the surrounding street grid nor does the design commission have the ability to, let alone deny an approval on such a basis. Once began, the commission had more hope of getting further compliance at the master plan stage. Approval after that was in my opinion a foregone conclusion. This was surely not the intent of the master plan enabling legislation. I stand with the d.n.a. Urging the council to attach a condition for this ccmp's approval enactment requiring compliance with all applicable, legal and code requirements regarding urban connectivity. Thank you.

Clerk: Next up we have walter weyler. Let's move onto marian debardelaben, followed by michael starosciak and pamela smith.

Marian Debardelaben: My name is marian debardelaben, I live in downtown. In 2018 as we all said community concerns were raised when council granted possibilities greater than the recommendations of the bureau of planning and sustainability. The council promises by way of its findings of intent according to order nans 189.001 riverplace development would be reviewed at the master plan stage to ensure compliance with the intent to require slender towers and to ensure that the character and nature of the neighborhood would be respected. Never did council indicate that its intent was to destroy the existing character by transplanting the south waterfront into

riverplace. But apparently some of the design commission believes the marching orders are just that. The developer defended ignoring the slender tower requirement by comparisons to the south waterfront. A commissioner responded that recreating the south waterfront at riverplace is council's intent. Is that correct? The south waterfront community developed in a new creation without an existing community, riverplace has a preexisting established community neighborhood and unique character. Council acknowledged this in findings 123 and 135, I won't read those for time allowances, you have them in my written statement. City council central city fundamental design guidelines c-4 requires the finding that the individual component of the ccmp complement, and I quote, complement the context of existing building, including proportion and scale. Now we see the result of the failure to adhere to the criteria. They use one application has been filed including the 30-story tower. With no context to the wildly out of scale, with surrounding existing neighborhood. The commission appears ready to ignore context to the existing communities, starting with community building. Tell that to the owners of the five-story riverplace condos to the north or the strand residents living 3, 15-story buildings to the east, or building to the south under construction, six-story residential building. Please, adopt a condition requiring this development to comply with the code. Requirements. Of context and soft transition to the existing neighborhood. Thank you.

Wheeler: Thank you.

Clerk: Next up is michael starosciak.

Michael Starosciak: Good afternoon. My name is michael starosciak, i'm a life long resident of Portland. I live on 2nd and southwest harrison. I, too, didn't sign up to testify today, so I simply want to say I completely support the appeal. Thank you.

Clerk: Next up we have pamela smith.

Pamela Smith: Good afternoon, my name is pamela smith, and I live to the immediate north of this development in the riverplace condos. I will address the open space

requirements for this development. Provision of open areas must comply with the requirements of zoning code goals and guidelines of the central city master plan and approval criteria. These provisions safeguard the physical and emotional health of residents in high density urban developments. This plan fails to meet these requirements. The developer tortuously looked for every bit available. In 2018, when improving the increased density and height opportunity request of the developer, you promised the community that central city master plan provisions were amended to address publicly accessible open space areas within portions of riverplace. Also the master plan approval criterion states the purpose of the open area requirements is to promote a site design that promotes access to light and air, opportunities for outdoor activity, public gathering spaces and official relief from the built environment. This developer failed to meet this intent. Small strips of landscaping along south river drive and south montgomery serve no real open space function. There's no commitment to create any of this space as green space, despite the misleading color of the exhibits. The developer acknowledged they have few tree plantings, little green grass and admit concrete streets in plazas, pedestrian and bicycle routes and thoroughfares are the vast majority of the designated open space. Dense building mass and concrete will not meet the city environmental goals. Especially if many of the trees currently lining montgomery drive are removed. This will be an urban heat island with no active use areas of open space. Look at the proposed open area to the south in phase one, as designed open area available -- but rather is limited to terraced landscape areas and/or will be surrounded by retaining walls up to 25 feet in height. The only other designated open space is that of the walk through between the buildings otherwise required to meet connectivity requirements. Hardly open space for recreation or contemplation. Open space can be skillfully designed to meet the promises of city council, but are missing in this master plan. Please ensure they are required.

Clerk: Next up we have thomas reichert.

Thomas Reichert: Hello?

Wheeler: We hear you. You are good to go.

Reichert: Ah. I am a board chair and board member in two of the Harrison towers that lie just uphill of the current site. I have attended several of these reviews, the design reviews and in some of the earlier decision making elements here, including the 2018 council meeting where this project was first denied and then by the change in a single vote off-meeting was resurrected. A very striking element. I'm struck by the fact that all of the meetings I have attended I have yet to see a single testimony from a private person in support of this project. It strikes me that we see no democracy in any part of this process and I'm greatly concerned, I grew up in Youngstown Ohio so you will excuse me if I say I recognize the public face of corruption. The very terrible. You wish it were not happening. I'm not a member of the D.N.A. But I want to indicate I will put my shoulder and that of the 1500 people who live in our towers behind the D.N.A. Organization, in support of this appeal and in opposition significant to the project, as it is. Thank you. Thank you for your time and service.

Clerk: Next up we have Pam Hellings.

Pam Hellings: I'm one of those people who signed up to attend but not testify but you give me a chance to talk and I took it. My name is Pam Hellings, I live in the Riverplace neighborhood. What I want to say to you, at the risk of sounding stupid, I love this city. I really care about what happens here. And I think you have been given a lot of information that suggests this process is not proceeding as it was originally intended to proceed and I simply ask that you listen and read all of this information you have been given and at least attach additional requirements or send it back to the drawing board. Thank you.

Clerk: Next serene fung, who is online right now, one more time. Serene? Are you able to unmute? Okay, Mayor, that completes testimony.

Wheeler: All right. Thank you, everybody, who testified. We appreciate your time. And I think virtually everyone stayed within that three minutes and made their best case. So I appreciate everybody who testified. It was obvious you also spent significant time preparing for that testimony. I want to thank those of you who didn't sign up who testified anyway. That's what we like to see here. Thank you for that as well. Next up, we will hear from the principle opponent of the appeal. 15 minutes.

Agustin Eringuez: I have a presentation that has slides.

Wheeler: She can do that, the clerk.

Hardesty: Mayor?

Wheeler: Commissioner Hardesty?

Hardesty: Should I hold my questions?

Wheeler: Why don't we do that because I will have some questions as well.

Hardesty: I'm happy to do that.

Wheeler: Why don't we do this. We will go through the full format. We will hear from the opponents and have other opponents of the appeal and appellant rebuttal and we will open it up for council questions, if that works for everybody.

Hardesty: That would be fine. Could we have both the attorneys for the appellant and the city staff together to answer questions? Is that appropriate?

Wheeler: Yeah, and they are all sitting here.

Hardesty: Thank you.

Wheeler: Great. Thanks, commissioner.

Enriquez: For forwarding slides, can I just say next slide, please?

Clerk: Yes.

Wheeler: Yes, thank you.

Enriquez: Hello, my name is augustine enriquez. The eight acres that make up the riverplace site are within Portland's central city, 405, max orange line, the ab and north south loops of the streetcar and multi-use bicycle that connects downtown Portland to

the south. Next slide, please. The vision for riverplace is a new way for Portlanders to experience the willamette waterfront. These maps are from the Portland zoning code in 2018. They identify the allowed heights, bonus heights and f.a.r. For riverplace. The central city master plan that was approved by the design commission for riverplace is within all of the approved height and density allowances in the Portland zoning code. For example, where building heights are limited to 150 feet, they are capped at 150 feet. Same for areas that allow 250 feet and areas that allow 325 feet. We are asking for no exceptions. Next slide, please. This is a view looking down the site as if you are in a hot air balloon. We were able to bring the greenway in the site bringing the open space to the adjacent park. Second the design commission asked us to include the structure in the eight acres. There are no public streets a day, there will be a network of public streets comparable to downtown street network. Third, the plan preserves a space for a regional draw within the eight acres. Next slide, please. The key requirement is to provide 20% of the land area and publicly accessible open space. At riverplace, that is more than 70,000 square feet in the approved master plan exceeds that. It equates to new pioneer squares within blocks of the willamette river. Next slide, please. It has their approval. Next slide, please. The building heights representing on this diagram match the Portland zoning code the city council adopted in 2018. We are asking for no exceptions to increase the height. The zoning code requires the taller buildings are located further from the river and shoulder buildings closer to the river. However, please note, the central city master plan approval does not in it self result in new buildings. The a framework for future development. All will go through the Portland design commission for approval in the future. Next slide, please. This diagram demonstrates the range of uses anticipated at riverplace. Includes both market rate and affordable housing, office, retail and open space. This is an opportunity to bring jobs and mixed income housing to the central city core while developing active and engaging neighborhood for everyone to enjoy. Next slide, please. The central city master plan

proposes two phases. Phase one will redevelop the former riverplace athletic club site. That will have improvements in the entirety of the block. Each will meet the criteria and requirements of the building zoning code. Next slide, please. In 2017 planning commission recommended changes to the site zoning and city council adopted a new zoning code in 2018 with the cc2035 plan. The formal land use process for the central city master plan started in 2019, involved many meetings and work sessions with city bureaus, multiple meetings with the downtown neighborhood association, multiple design advice request and multiple meetings with the Portland design commission resulting in unanimous approval by all design commissioners last month in april 2022. After the city council decision on the central city master plan appeal they will be reviewed, phase one apartments will be under construction next year and available in 2 30 25. Next slide, please. Thank you. We are really excited for the future of the eight acres of riverplace and ability to develop along the willamette river.

Christe White: All of the appeal issues raised and discussed in the many hearings below. So I will offer this quick summary response and my notes are already in front of you. The ccmp again doesn't allow any development to incur, instead it's a concept plan and we deferred no findings to later phases of review, the concept plan has to meet the central city design guidelines and every new development that comes before the commission. Nothing was deferred. And as you see the design commission provided a unanimous approval of the application of those standards to this concept plan. Number two, the ccmp itself is completely apply ant with the applicable zoning code, in exceptions on height, density, open space, streets, and the city adopted these in 2018. They are now code. It is not legally permissible to alter those in a quasi judicial hearing in this one, we can't re-legislate there. They were smart planning by bds in the city. Must deliver housing and jobs near the city core with access to open space, multi-modal paths and upgraded street system. This is what we are delivering. #4, the d.n.a. Claims the applicant is required to study the city as a whole in traffic study. P-bot rejected

because they are wrong. They have a practice how to scope. P-bot approved that early in the process based on projected trips those are added to the study intersections. So we did count the trips. Added to the study intersections and if they fall below acceptable levels of safety or connectivity, we are required to fix those intersections and mitigate the condition. In this case we are building, as you saw, an entirely new street network with new signal, regional ped and bike path and improvements on every single block. There can be no question the project complies with the transportation criteria. Number five appellants repeatedly asked the city to apply the whole comprehensive plan and the council has repeatedly denied that request. It's clear on its face. H1 requires a finding the plan is consistent with the subdistrict goals and policies. Those were not deferred. There are pages and pages of findings for the concept plan. They were fully vetted by the city and positive findings on each are found on the matrix before you. Number six, dna states we need to pre-comply with ih before a building is designed. That's not possible or contemplated. Every residential building in this project will comply with i.h., through the phb and bds permitting and review process. In fact, I feel like it just needs to be a reminder for everyone. The more market rate units we build the more i.h. We will produce. I.h. Is a percentage of the market rate units. Each phase represents a complete neighborhood, including extensive open space, frontage improvements, regional bike and ped path. I can assure you based on 28 years of presentations before the design commission that we would have not earned the full endorsement of the design commission without a plan for complete neighborhoods. Number 8, the claim about height and f.a.r. Bonuses is also incorrect. This is a c.c.m.p., therefore under the code we don't have to earn before achieving the bonus height, but we are earning that bonus. So we are doing more than the code would require in the c.c.m.p. Area. Our first phase we are building a residential tower that will meet its i.h. Requirement with on-site units. And strict with compliance with the code, those units will earn the f.a.r. Bonus and therefore the bonus height, exactly as the code intends. That tower will be subject to

type 3 design review to ensure it meets all applicable code standards and design guidelines. There's absolutely no uncertainty. The code section has been applied in exactly the same way by the city in exactly every project since 2018. I want to highlight a number of significant elements in the plan offered in response to neighborhood comments. The neighbors asked us to split block one to create an important east-west pedestrian way through the center of our block. We did it. That area will be designed with landscaping and paths and resting areas and open to public use, subject to a public easement. Neighbors asked we provide 20% in each phase rather than aggregate. At full build out you have 20% open space. We agreed to provide 20% open space in each phase and each build out which is more rigorous than the city's own central city master plan at the post office site. The neighbors asked for development of the regional bike and ped trail. We not only agreed to build that trail, we agreed to build it in phase one in cooperation with p-bot. The expense of that trail is well beyond the impact created by this development. The neighbors were concerned about demolition of the douglas apartments. In response we tabled early plans to demolish the douglas apartments and instead moved phase one to the vacant riverplace athletic club, in order to preserve that housing over the longer term before we break into phase 2. That club will be replaced with over 300 new residential units and i.h. Housing. There are others but this alone is very significant and represents major shifts to respond to community concerns. I'm going to jump quickly to the 54-page brief you got yesterday. And my response is in front of you. In that brief, kerry richter claims in bullet one, request that the city council dictate the number of units that must be built over the 10-year or more term of this 8-acre master plan and asks you to declare and dictate unit size for thousands of units. If you don't agree they ask you to amend the zoning code in this proceeding and reduce our allowed density to 5-to-1. This request and related condition of approval violate applicable law. The only density that applies is the density allowances in effect on the date we filed this application. You did not do that in your own post

office master plan under the same approval and it's equally impermissible here. That also undermines building objectives. The only way we build market rate with the i.h. Bonus height is to honor that structure already adopted in the code in 2018. The more market rate units we build, the more inclusionary housing units we build. Phase one again, over 350 units, percentage of which will be i.h. Claim two, the argument asks the city to specifically control the programming of retail and other uses over the life of master plan. They ask for a performance center or grocery store. Good news it's a matter of public record there's a grocery store in permit review in the south waterfront. Dictating specific retail uses is also not permitted by the code. And certainly wasn't required at the post office. The code doesn't dictate specific uses. Instead it creates general use categories that incentivize those uses and in our case, it requires that our ground floor for this 8-acre development include active ground floor office, retail uses. Bullet three, the claim design commission ignored overall design aesthetic in the area. That is not at all accurate. Instead there are pages of findings on the urban context for the master plan, both existing and future as planned in the 2018 amendments. Each new project will go through a subsequent design review to make sure the refined design meets applicable design guidelines in the area. We have to make that same finding twice. One at a general level, and second at a specific level with a building. There's a bullet four, this is a misstatement of fact. There is no height or f.a.r. Bonus in phase one that relies on phase two, in response to your question. None at all. Bullet five, this is a misstatement of fact. As you heard from city staff, our presentation and the design commission unanimously findings, building massings follow the adopted height allowances which graduate down as they get closer to the river. Bullet six and seven I handled in my original testimony on the transportation analysis. Bullet 8, this is a misstatement of fact, the applicant certainly did not neglect external connectivity. In fact they went beyond and provided two new east-west connections through block one at the community's request and design commission's request and agreed to build that

regional bike and ped trail connecting south waterfront to new nato or front avenue. That's external connectivity. Bullet 9, misstatement of fact, there's no parking requirement that relies on phase two, parking isn't even required. We don't have a minimum parking requirement under the master plan but we are providing parking in phase one for phase one and we will provide adequate parking in phase two for phase two. We ask the council to categorically reject these conditions of appeal, they rely on misstatements of fact or misunderstandings of the code. Thank you and i'm open to any questions.

Wheeler: Very good. I think what the council decided to do, we will hold off on questions until the end, if that's all right with you.

White: Yeah, sure. Thank you.

Wheeler: Next up are other opponents of the appeal. In other words, if you agree largely with what you just heard, this is your time to speak. Do we have anybody signed up?

Clerk: We have two people signed up. First up we have sarah zahn followed by brian fleener.

Wheeler: Welcome.

Sarah Zahn: Good afternoon, mayor and commissioners. Excuse me. On behalf of oregon smart growth, i'm testifying here today in support of the city's unanimous approval of the riverplace master plan. As you may know, oregon's smart growth is a local organization founded by Portlanders engaged in development, interested in building walkable, sustainable, urban living environments through appropriate regulation. We are developers. This master plan process reflects these community building objectives. With the help of city heroes, the applicant submitted urban design framework including streets, open spaces, density and proposed uses developed over a 10-year or longer period. The master plan provides more than 20% open area and locates that open area in exactly the right locations, adjacent to the rivers, drawing the

greenway up into the district and between and among buildings. Sorry. Providing natural -- lost my spot here. Yes, providing natural relief to the built environment. The proposed densities completely align that allow densities in the code and offer opportunity to add more market rate, jobs, open space, river and multimodal connections. Specific design of each space is not required or expected at this stage of the approval process. Instead the location of the street grid, location of amount open space, building envelopes and frameworks established as outlined in testimony. Now through a concept through a successive series of design reviews, with review each proposal reviewed again to ensure conformance. This plan is exactly what we need as a city to move forward. We need housing density in our city core. We need more opportunities for affordable housing in the central city locations, high opportunity neighborhoods and this project will deliver on that housing. Without reservation, I ask the city council confirm the work of the bureaus and design commission and reject the appeal and approve the riverplace master plan. Thank you.

Clerk: Next up we have brian fleener.

Brian Fleener: Honorable mayor, city council members, and staff, thank you for your service to our city and the commitment you have made to make this city great. My name is brian fleener, director of architecture, advocate for sheltering our houseless and development of transitional and affordable housing development. I work directly with many of you to get these types of projects approved within our city. Many thanks to city staff and commissioner ryan for your help to get affordable housing permitted. I'm here today to support the zee design commission who unanimously approved and supporting this project based on approval criteria. It's no news we are in a housing crisis and it won't be resolved in the short-term but we can make more action, all of us to address this crisis. This master plan is one such measure. Threes planning objectives include very intentionally increasing density in the riverplace area to increase housing production near the city core, the plan is starting to work as intended. The applicant has

been in a multi-year process with the city to secure approval of the master plan, step required by the city before any new development can occur on the site. Must submit design review applications and secure approvals before construction can commence. The applicant conformed with this lengthy city process and worked hard with the city to gain the approval of the master plan. With your endorsement of the bureaus and commission's approval, development can move forward and this area can provide substantial increase in affordable housing and market-rate housing. While the opponents of this plan would like to see a different result, the city cannot afford a different result. The completely come ploy ant with the code, it will increase housing production over the short-term in an area of the city that expects to see this level of density. It will do so near jobs, near transit and multimodal connections and do so in a network of open space that can be enjoyed by all residents and visitors in the district. We need this win as a city. Please reject this appeal, support your city staff and allow construction to commence, as soon as possible. Thank you very much for your time.

Wheeler: Thank you. And at this time, that completes the public testimony, is that correct?

Clerk: It does.

Wheeler: Thank you. At this time, if they so choose, the appellant can have a rebuttal for five minutes. Thank you.

Kabeiseman: Good afternoon, bilk viewsman representing the downtown neighborhood association, with me is diana stuart who knows far more about this than I do. Let me start by saying it was interesting to hear the applicant explain what it is the neighbors want. Because that is an interesting perspective that didn't really match-up with what we wanted. They said we are trying to apply the whole comprehensive plan. What you heard is the subdistricts. They acknowledged those apply here. They said it was a neighborhood who wanted open space to be complete for each phase. That wasn't us, that was your design commission. Let me also be clear, when we talk about

housing, ordinance 189.001, the anticipation in that ordinance there would be approximately 2500, 2617 or somewhere around there housing units. When you look at what's proposed for the entire development they are anticipating 1400 units. We want more, not less. That's what we are asking with some of the conditions, all they are trying to do is ensure, city's plan and zoning code is met. I think the fundamental disconnect here is that you have the applicant saying, wait, we are at the master plan, this is form and massing and all the rest. We don't get into the specifics. But the only thing left after this is design review, which is about materials and facade, but once again, we don't get into this. Your code tells you the subdistrict policies, this is the time you apply them. This is the only time that you can apply them. For example, policy 2ud1 about complete neighborhoods. If you don't do it now it won't happen. They said they have a complete neighborhood in every phase. Look at phase one, the all residential with a miniscule amount of commercial, that's not a complete neighborhood. We have no guaranty phase two is ever going to come. I apologize this is somewhat scattered as we make our way through the rebuttal without having time to prepare. Ordinance 189001 and when the additional bonus height and f.a.r. Was required. I want to read finding #4, during review the city council considered and ultimately approved additional amendments allowing greater bonus heights subject to new approval criteria, intended to create thinner tower massings for greater visual permeability. The city council said this would incent to increase maximum affordable housing on the site. I watched the slide that the applicant put up saying here is what we propose affordable housing. I defy you to look at the decision the design commission made and find that in this master plan approval. The time to require the policies of the subdistrict is now. It's the only time you can do it. And that's all our conditions do is ask them to comply with those policies. If they believe they fully comply with the code they should have no objection to these plan policies. Instead they are trying to skirt the plan policies, it's that simple. They want to say massing is enough. And we are telling you it's not enough. Your subdistrict plan requires

certain things. And the master plan specifically requires you to find that it's consistent with these policies and plan, and it's not. That's why we file our appeal.

Diana Stewart: A couple of additional points is that one, the applicant has argued that the design commission repeatedly looked at context. How does this development fit into the context of the community and looked at present and future. But I want to remind you that the code requirement is look at the existing, not future potential development. But the existing context. Is there a gradual increase down to the existing neighborhoods? It's not future, it's not 50 years down the road. That's especially important with this particular application because they have never guaranteed at any single step when the next phasing after phase one will occur. There is no plan in place. Frankly, and I don't blame them, they don't know what the future holds for this. Leaving douglas in place was the neighborhood's request. Yes, we didn't want to see displacement but that was a decision to leave existing rentals in place. The only other thought was in fact, I think the testifiers on behalf of the applicant should be absolutely in favor of what we are asking you to do as far as conditions, which will guaranty our housing crisis is addressed. We are not asking to stop this development. We are asking you to make sure this meets the entire city's needs, including the neighborhood, including the downtown. Thank you.

Wheeler: Thank you. And why don't you stay there for just a second. We will get to the council questions, but I have a couple questions specific to the presentation you just made. So you are off the clock now. You said we should ensure that the policies of the subdistrict meet the requirements of the subdistrict. Can you give me a bullet point list of what you believe those requirements to be?

Kabeiseman: Sure. Might be the conditions I suggested. The way we did that and the condition of approval, we provide two options, when we are talking about the floor area and housing. If you look at option 2, future land use reviews proceeded by master plan refinement, if they are not able to provide these specifics showing compliance with the

plan, fine, we can kick that down the road and do our refinement plan review. But it's 1ud1, uud2, 2ud1, 2ud2, 2ud3 and 2ud4. Do you want specifics what those require?

Wheeler: If you don't mind. Give me a general understanding.

Kabeiseman: 1ud1 support continued growth, encourage new universe et development with public and private development to promote vibrant and diverse neighborhood.

How do we connect to Portland state? Not really addressed in this at all. Let's talk about

1ud2. Increase by encouraging new and enhancing riverfront shops and recreational opportunities. How do we increase that retail development? They say we are just talking massing. We don't have to do anything here. 2ud1. Encourage development of grocery store, new and improved playground, open spaces, community center, grocery store.

Again, massing, we don't talk about that in our decision here. This is the only time these

policies get applied. 2ud2, create enhance successful neighborhood oriented retail areas

near Portland university. Enhance successful neighborhood oriented retail commercial

areas. 2ud3. The development of uses that are active in the evenings and on weekends

such as restaurants, galleries, performance spaces. 2ud4, encourage multifamily housing

supportive of families and students. Again, this gets to the requirement they said we will have affordable inclusionary housing.

Stewart: If we can emphasize the 2500-2600 units discussed in 2018, is now down to

1400. There's no guaranty after phase one any housing will come. Inclusionary housing

doesn't kick in if they use all the increased density you gave, all the increased height

opportunities and they do other things. Offices, hotels, inclusionary housing, none

comes in. And right now we are down to 350 units in phase one, with no guaranties and

their design only says 1400 for the entire build out. 1,000 less than you were suggested

you were trying to incentivize in 2018.

Wheeler: Thank you. All right, great. Anybody else have any questions while we have

these two individuals in front of us so they don't have to keep going back and forth?

Commissioner Hardesty?

Hardesty: Thank you, mayor and thank you everybody, for a very informative presentation. I wanted to go to 2ud1. At complete neighborhoods. What is different based on what we have heard today, then what you envision with the complete neighborhoods? You talk about child care facilities. You talk about grocery stores. Do we make any developers put in child care facilities or grocery stores when we do developments in the city of Portland?

Stewart: We agree with you, normally when you have a designed building coming in front of you that's not in the criteria, which is exactly our point. This is differ. You designated riverplace you wanted extra and gave them extra to design extra and they have not provided any assurance they are going to do it. Which is one of our conditions. We're not trying to say start the whole thing over. But have a condition that they have to be able to do that as they move forward. Because it isn't in those design criteria when they get to that stage, it's at the master plan stage.

Hardesty: Thank you for that. I appreciate it. I share your concern going from 2800 units to now 1400 units. And only 300 plus units in phase one. Which means if inclusionary housing comes into effect, we are talking about maybe six units, with no criteria for whether or not students will be able to afford it. And working families will be able to afford it.

Stewart: Which is why in the master plan, university district, when they talk about this is supposed to help students. That's why we put in specific criterias for student families and for students. Because again, this is special. You can do this in the master plan phase because that's what the requirement is for the university district.

Hardesty: Now, help me understand the difference between these district plans and the central city master plan.

Stewart: The city decided to designate that would require extra planning, extra criteria and requirements. You adopted a code provision that gives criteria that would have to be met for a master plan to be approved. One of the criteria we are talking about, each

one, says you have to conform with the subdistrict that you are in, your location is in. You have to comply with that subdistrict goals and policies. And riverplace lies in the university district. So those are the specific ones we have been talking about in our materials and in our conditions that should be met at this master plan phase.

Kabeiseman: I will emphasize also, the 2035 master plan adopted policies that cover citywide but also recognize districts are differ. University south downtown is one of those, and the master plan requires looking at those subdistrict policies.

Hardesty: Thank you very much. I have one last question about this because both of you seem to be a wealth of knowledge. And I want you to know that other than the mayor, the rest of my council colleagues were not here in 2018, so this is a great one-on-one education for all of us and a reminder for the mayor and i. So I appreciate you being here and answering some questions that you may think we should already know the answer to.

Stewart: Pretty complicated. The taken us a long time, as a community to start to understand it. I want to point out also that the attorneys attached the findings that we think are specifically relevant to the issues that we raised to their materials, it's about three-pages of findings from 2018 that would really help catch folks up if you could take the time to look at those.

Hardesty: I will take the time to do that. You have not seen that in advance of this meeting but I will look for it, i'm pretty sure the probably in my inbox somewhere. So my last question really have to do with your request around transportation infrastructure. Let me just say, as the transportation commissioner, I am very concerned that we are allowing people to build a whole bucket load of parking spaces, without being intentional about how people will be moving in the city of Portland in the future. And so, you had a request that there would be something different that we did to anticipate what the traffic impact would be in the future. Could you give me a little bit more information on that?

Stewart: Sure. So without stopping things now, because there has been a traffic impact study done, we have problems with that study. But since we don't know when the build out is going to happen, we don't know whether it about will be two years, five years, 20 years, it could be some point in the future. What we are asking is there be a condition with a new traffic impact study that looks to see what's all the development in the south waterfront that's happened. What are the consequences with the development with phase one. You know, that the vera has recently gone in. The city is developing the affordable housing just east of the vera, that has not gone online yet. So there's going to be a lot of people living there. How does this fit together making city move efficiently. These developers never even spoke to any transit authority about it and I was astounded to hear the argument at one of the hearings, that they didn't have to look at capacity, they didn't have to look at availability. Some of these bus lines end at 9: 00 at night. Don't run on the weekends. So we are asking a study be looked at to really make sure the city can help, as this huge development goes online, make sure that mass transit is there, so people --

Hardesty: You are aware the city does not provide mass transit --

Kabeiseman: We understand that.

Stewart: Sorry, but even speaking to what does the future hold? Can we all plan together? Can we accommodate, what's going to happen here? We get the goal of not having a lot of cars, but we better have transit. We better have transportation, we better have bus lines, we better have streetcars, we better have things that can move people.

Kabeiseman: We are not asking the city to provide that. We're asking the developer to show that it is available.

Stewart: Down the road.

Hardesty: Thank you. That's helpful. Let me say, the city has not been a good partner in holding developers accountable in holding housing units in the past. I will support projects that I know there's certainty around how that affordable housing units will

materialize. Even know, we are fighting with the ritz carlton, and I don't have faith that the city uses the tools effectively to hold developers accountable to say what they were due. I will stop and allow colleagues to ask questions.

Stewart: I will refer, commissioner, one of the questions we are asking part of the master approval and you have the authority to do that as master plan approval that you see no fee in lieu. We want the housing, and we don't want fee in lieu. Look at the conditions that student families can afford to live there. We are asking for the conditions also.

Hardesty: I am open to the conditions to hold developers accountable to the outcomes we all say we want. Appreciate you being here. Thank you.

Kabeiseman: Thank you.

Wheeler: Thank you, both. Maybe we can get the principal opponent and at the same staff, i'm sure we want staff and principal opponent unless anyone objects to that. Great. Thank you. We had request for a brief break. Why don't we take a brief recess. It is 4: 02. Why don't we come at 4: 07 p.m. We are in recess. (recess taken).

Wheeler: Start coming back legal counsel is confirming. We will give them a minute to do that. I keep forgetting this camera thing. Great. Thank you for coming back. We appreciate it. We're back in session. So, now, we have the principal opponent of the appeal as well as staff. Did you want the principal opponent staff?

Wheeler: If you want to say that too, why don't you do that?

It is a small room. I think we can handle it. We can get along with each other. I have a couple of questions since we can start since I don't have colleagues hands up yet. There's a question of building versus phase. I am wondering if I can get interpretation of legal requirements with meeting conditions for a project? Is it done on building basis? On phase basis or overall development site?

White: I can answer that. In our case, we have conditions of approval that are related to each phase. We are not allowed to develop the phase with the street frontages and the pedestrian trail, without the ground floor, retail use and whatever permitted uses are allowed. You can't skip out on creating the complete network of infrastructure and open space around that particular phase. Now, what might be confusing is phase i, right now, it is one building. It may have an addition in a later phase 1b, but maybe that's the confusion that phase 1 is a building. Phase 2 is the balance of the project. Conditions of approval apply to both of them.

Wheeler: Here's the question that I have.

White: Sure.

Wheeler: Some of the folks that we heard testifying said, during the phase, there's pieces of project that are not necessarily included. Would that be included later?

Yes.

Wheeler: We could approve this phase and possible subsequent phase if larger might be asked for additional aspects of the overall development not included in phase 1.

White: The central city master plan requires that you show the phases. We have to show the phases. The bureaus take the phase and make us and together with them evaluate the impacts and the requirements that apply to each phase and attaches conditions to each phase as triggered to ensure that each phase complete neighborhood and aggregate is a complete neighborhood. It is the way that you did in the post office and master plan and infrastructure zone.

Wheeler: You would argue it is analogous?

White: Yours is more rigorous than yours. It is analogous.

Kabeiseman: Important to remember you are not approving any phase right now. You are approving the central city master plan. They go to design commission on building on a phase and comply with whatever of approval of the master plan and the design

and materials in the design review. What they never have to do is go back and the district policies.

Wheeler: Okay. I thought I heard some testimony about inclusionary housing. In particular, people, concern in lieu rather than inclusion housing in the project. It sounded like you were quite definitive it would be on the project.

White: Onsite, units constructive.

Wheeler: You are to make the commitment publicly?

White: My client made the commitment publicly.

Wheeler: Got it on the record because that's what I heard.

Kabeiseman: I hear what you are saying. It is not part of the design review that allows for the fee in lieu and not part of the conditions. Her client, might tell you this today, the client can sell the project and go into bankruptcy and number of things can happen. Commit to inclusionary housing and make the condition of approval now and no reason to object.

White: Yes, we do. We have reasons to object. One, it is illegal for the city to impose a particular pathway for inclusionary housing on a project that will be developed over a 10-year or longer term. None of that was required on the city's first master plan at the post office. We expect to be treated equally to how the city treated itself on the post office master plan. What I can tell, because all we have in front of us is phase i. We are building the I h units in phase I and looking at 10%, 60% mf I and the math is 350 units at 10% is 35 not 6 units. 35 units is significant amount of affordable housing in location.

Wheeler: I was going to ask you about that as well.

Kabeiseman: Follow up on that as well, once again, not in the conditions and design review. The commitment of the phase i. Once again, if making the commitment shouldn't object to the condition. The other part, I heard my colleague who I respect greatly, tell you it is illegal. I disagree 100 percent. Your plan policies and this is the only

time you get to implement at master plan review. You are a below to place the condition. It is 100 percent legal and appropriate.

Wheeler: Thank you. Colleagues, can I ask one more question and I will turnover to commissioner ryan and commissioner Hardesty, if that's okay. The issue of active neighborhoods and retail came up a couple of times and I understand why residents would be concerned about it and that's something that we are concerned as a city, generally, the activation of the neighborhoods and making sure there's retail. Somebody said that they felt that the space that was allocated for retail was about 2.5% of the project. I don't know if the number is right or wrong. Just the commitment to activation at the street-level and retail.

Kabeiseman: I might be able to help alleviate the confusion. In phase i, there's a very, very small amount of retail. The number you said is right. Somewhere in here. 2% maybe or something like that. To the extent phase 1 which is required to be complete community which is the design community decides, we don't the amount of retail, that leaves the district policies that I talked about it previously.

White: I can respond to that. Significant retail that needs revitalization from the residents along the walkway. There's existing retail in the area and residential and inclusionary housing building and ground floor active use component which is what the code requires. Augustine showed you earlier and grace jeffery's showed, ground floor active use on many of the frontages and ground floors of many of the blocks because that's what is required by code and that's what we want to do to build the community. The first of the focus of the community, is residential tower with ground floor retail use and environment where there's existing retail already struggling.

Wheeler: Okay. Thank you.

Kabeiseman: I would suggest, consider, phase I complete community. All you have to do is look at the map and ask yourself if complete community. We haven't engaged in the question. Again, there is the only time you get to deal with those.

Wheeler: Thank you. Appreciate it. Commissioner ryan and commissioner.

Hardesty: After that.

Ryan: Thank you, mayor. I am relooking at my questions. You were chipping at them a little bit. This is fascinating. It is so good to be live and listen to the passion and the dna. Different than watching you at home. As commissioner Hardesty there's newer of us sessions. Does the city council --

Rees: Thank you for the question. The problem is not our master plan or our code.

Wheeler: Would you identify for the record?

Rees: City deputy city attorney. Not the master plan or city code, it is matter of state law. Essentially, as the bargain to get inclusionary housing we had to provide adoptions. We will write statute. We must provide developers in lieu of fee providing the housing units to be hold or rented at below market rates. I am not aware of requirement. It is my understanding that we could not condition. We can require them to meet our I h requirements and not condition it under the current statutory routine. If the attorneys today are aware of case law and statutes, i'm happy to listen. That's my understanding.

White: I'm not aware. I agree with that interpretation which is why I said it was illegal.

Kabeiseman: I'm not aware. I can provide to the city attorney after awards.

Ryan: Thank you for putting in the public record. That's a big issue in the dialogue. Does the city council has authority to provide larger size units of an individual development?

White: No. But that doesn't mean you haven't created a structure to incentivize that. You have under your inclusionary program. If somebody chose to use bedroom configuration building larger units to satisfy their unit requirement under inclusionary housing and now you have new rules that derive about the size of the units which we are happy to comply with all of the new rules relative to the size of the units and bedroom count.

Kabeiseman: This is moving away from inclusion zoning, and I am aware of no probation of regulating the side of the master plan process.

Ryan: Okay. There was a theme of family housing. I wanted to manage sure I got to the bottom of that. I have clarity more after asking the question. City council can't regulate on affordable housing beyond what inclusion requires?

White: Not today under existing code.

Ryan: In this master plan?

White: The master plan doesn't change the code. It uses the code to create a concept plan and the policies that council is referring to not deferred and addressed at the level. The ccmp, for example, I would love to call on bds staff. Grace jeffries wrote the findings on each one of the district goals sited here and made findings on how the city master plan and agreed. We have to come back with each single building and say does the building comply with the central master plan and second does it apply with the guidelines and does it apply with the development standards. None of that is waved because we have central city master plan. We have to prove that again in the design review for each application. Perfect example of that is the thin tower standards. They don't have to be anything else because they're in the code. We would not be allowed to submit to design review that didn't meet the standards that were embedded in the zoning code. There's great assurances that we have to go through the process again and prove it up.

Kabeiseman: Again, I would microphone emphasize that the city master plan is not about the code but the plan. The policies, only opportunity the city has to make sure those policies are met. They don't go back and look at the policies when they come in for development review they just don't.

Ryan: I'm responding to the non-verbal.

Kabeiseman: Yeah.

Ryan: So much better live.

Kabeiseman: Yeah.

Ryan: Those are my questions. Did you want to weigh in at all?

Lees: My job is to make sure I'm responding to your questions and provide my best advice. I have heard a couple of things that I want to make sure in terms of context that is clear. One, when we talk about the subdistrict policies I want to make sure you understand the subdistrict is not just site but larger area. When talking about developing goals and policies that go into the comprehensive plan, we talk about meeting in an area and how we develop the code language to respond to those. It would be odd to look at particular piece of property and say, you have to be fulfilled every single goal that we have in terms -- the one that I look at is grocery store, pharmacy -- you will not -- maybe bds is better to speak about it. Is what you are doing harmonious with each of the university district policies is what you are trying to look at? Not do every single thing in there. I don't know if that's helpful while --

Wheeler: Can I ask while on the subject. Ask, grace, does that comport with your understanding since you are the subject matter expert on?

Jeffreys: Thank you for stating that way, Linly. It is important point to understand the sub district policies are written for the whole sub district. And to try to think that you would then apply all of these policies to a building, a particular development, is not workable. You can't have a building that is complete neighborhood. That's not the intention. There are complete findings written on the sub district policies. You know, in particular, some of the sub district policies ask for specific uses. That's what the central city master plan is. As lin lee pointed out, this is what is being done in alignment, in harmonious. Does it apply with the policies? This is a framework. Does the framework allow for this type of vibrant neighborhood to happen? The tools that we have for the central city master plan are connectivity, infrastructure, open space, and activation. Those are the tools that we are using. That's what the central city master plan is about. The plan how the part of the city works with the rest of the city around it -- I lost my

word. Anyway. How it feeds into it. So, reviews all of the tools that we have in the central city master plan to support all of the sub district policies if that's clear.

Kabeiseman: I can have a brief response. Yeah, if there's a single building coming in you are not apply the plan in the same way. Not the case. You are doing central city master plan for a single portion of the sub district. It is not -- well, we can't just do in this place. This is the code that says this is where you do it.

Wheeler: Thank you. Commissioner Hardesty.

Hardesty: Grace, since you are on the hot seat I will continue with a couple of questions. Last speaker made a good point, we are talking 3 million square feet of commercial potential employment and residential development space. And if we can't require things when we are talking about the massive amount of land once the land is built out, anything else will be little projects around it. And so, whose responsible for making sure these projects give us the outcomes that we say we want with the central city master plan?

Do we go oops 20 years from now that was the plan, but we didn't need it?

White: Is that question --

Kabeiseman: I believe it is to mrs. Jeffery's.

Jeffreys: I will let kristie fill in too. That's what the central city master plan is doing. It has numerous requirements in addition to added conditions of approval to ensure, for instance, the open spaces. There are open space planning and zoning proposed in phase I and phase ii. Some of the conditions of approval, relate to the open spaces, conditions of approval that requirements for volunteers, parks, and transportation and bds depending on the use of the parks, the open spaces. The other condition of approval, the design and delivery of the open spaces to ensure that the open spaces are provided and -- specific I am talking about phase ii. Phase ii is very big. The big phase, down on block 6 is developed in conjecture, requires designed and delivery with the open spaces with the first development in phase ii which is an honorees requirement.

You know, just to ensure that what the master plan is offering will happen. Any new development that has to come will have to comply with the central city master plan.

Hardesty: You are saying it doesn't have to comply with every element of the master plan?

Jeffreys: They do.

Hardesty: Give us the outcome that the master plan says that we want?

Jeffreys: There's no mini plans. There's just this plan and they have to comply with. Each block, each building when it comes in, on the image that had the red blocks, each was a development block. Each of those has to comply with master plan and design review. Meet the design guidelines which is the approval criteria for the design review.

White: Can I offer example that might be clarifying?

Hardesty: Please.

White: Okay. For example, phase 1, parcel 1, we can't squeak and review design approval without putting public works permit and agreement with the bureaus that ensures that the entire street network around that block including the open space and the assessments for public use of the overwhelmed space and the pedestrian bike trail that's the regional connector with its new signal is constructed out of phase 1. We can't get out of the commitment and no intention. The liz 2, all of the things that need to happen in phase ii. There's no getting out of the central city master plan. I suppose if circumstances change. We have to come back to the city and ask for the change and the city decides if compliant with the code. There's no out.

Hardesty: Again, I'm not seeing anything in your plan that commits to the outcomes of the central city master plan. I hear you saying that, yes, we think it is a great plan. We plan to do all of that that's possible. Am I missing something?

Am I supposed to take your word that you are trustworthy and do what you said you are going to do?

White: I am trustworthy and I will say what I will do. Maybe the confusion that it is a phase master plan and the central city master plan, itself, doesn't require that we build building 4 by 2027. It is not that kind of document.

Hardesty: Let me take a different approach. One of the things required in the master plan is connectivity to transportation. In the development role creating transportation infrastructure that is not reliant on automobiles?

White: Perfect question. I love it. First of all, Augustin, you can speak to the parking ratios proposed. We are doing reducing the parking ratios to support auto activity. We're also doing something that is -- it may sound simple, but it is massive. There's regional trail that is connecting the waterfront to the south of town to your investment and new nato and front avenue and we are building that. It is both pedestrian and bike connection being built in phase 1 which provides new south connectivity. And that's phase 1. From the regional trail, there's east/west connectors coming out of the block 1 and ada compliance and through the middle of the block and new intersection at the signal with the bike and pet path. We are transit rich neighborhood with the streetcar, as you heard, light rail and bus service. It is pretty walkable environment down there too a couple of blocks off the river. There's a ton of multimodal improvements. It is your bureau that pushed us to commit to that and we are in public works to design and plan that. We are in 30% in the public works permit.

Kabeiseman: Can I have a moment to respond to that. Transportation we have our own issues with transportation. It is not related to the subject of how the hierarchy of the decisions get made. That's a good example where pedestrian, connections and bike connections were carried from the 2035 plan and put into the master plan and implemented. We don't have the same carry forward in the policies found in the sub district plan. They're not in the master plan and this is when it happens.

Wheeler: All right. Very good. Thank you. Colleagues, if there are no other questions, we have a couple of decisions that we have. Thank you. You can go back to your seats.

Kabeiseman: Thank you for your time and engagement.

Wheeler: Great discussion. I appreciate it. We have decisions that we have to make. The first question. Whether or not to close the event record. Is that correct, legal counsel?

Rees: Correct.

Wheeler: It would be my recommendation that we close the evidentiary record for oral and written testimony. Any objection to that?

Seeing none. Commissioner Hardesty your hand is raised. The council accept no oral or written testimony on this land use appeal. Then, the second question before us, the question of a motion on the appeal. Commissioner Hardesty.

Hardesty: Thank you, mayor. First, let me thank everybody that made time to be here. It is funny how rejuvenating land use hearings really are and how much I enjoy having the detail conversation. What I would like to propose is that we approve with additional conditions, and I would like to have an opportunity to review, both with the appellants put forward as well as the responses to that today. But there are a couple of various that, I believe, there was agreement that, in fact, was not in writing. I would like to have the opportunity to explore -- actually, approving it with additional conditions.

Wheeler: Commissioner Hardesty. Can I make sure I understand, and I'll ask legal counsel for clarification. If I am understanding you correctly, your proposal would be to continue this hearing and then you would like to attempt to meet with both the appellant as well as staff, potentially and potentially hammer at a compromise and then bring it back to council for consideration, is that what you are proposing?

Hardesty: That's what I am proposing. I don't meet with folks. Maybe legal counsel give me advice. I was going to take the information committed and review the testimony from today and come back with a proposal if appropriate with meet with both sides I am happy with that. I thought I was not allowed to do that.

Wheeler: Let's ask Linly.

Rees: You are correct. Ex parte to meet with both sides. Typically, if we have a situation where council does want to impose conditions, council would identify the areas in which they would like to see them and ask staff to work with the parties to do that. I'm not sure that meets your needs, commissioner. It sounds like you need to think a little more. If your motion -- or your idea has support probably need to identify that we would continue it and return next week and in the meantime you could develop whatever you thought the conditions were and provide to staff who can be prepared to bring back to council next week. I probably want to hear from the parties to see if they have objections or concerns about the approach.

Wheeler: Let's hear from the parties.

Kabeiseman: No objection.

White: I object.

Wheeler: Can you come to the microphone. Commissioner mapps.

Mapps: Could maybe legal counsel restate the proposal on the table. I thought we were here to make ruling on the appeal.

Rees: Council has options. One of the options is to make motion to approve with revised conditions or deny the appeal -- I'm sorry, approve the project with revised conditions or approve the appeal. Those are the three options. If you are ready to take a tentative vote today. What I am responding to, you have a commissioner that says they're not prepared to make a tentative vote today. I'm not going to assume it reflects the remainder of council. That's for council discussion. If we had situation where the entirety of council did want to consider additional conditions. I guess we have the appellant condition language, but it doesn't like it is proposed right now. Figure out to bring additional language. Commissioner Hardesty, I am hearing your proposal. I don't know if that's where everybody is.

Mapps: Is the proposal to hold the question open for a week or something so there can be more dialogue? Who would be dialoguing?

Hardesty: My goal is not to dialogue for either of the parties. It would not be appropriate. It would be ex parte communication. To redo the information that the appellants -- that they sent in today or yesterday. We have a testimony today about some restrictions that I didn't hear opposition to. It is my hope to actually to redo the information that was presented by both sides and come back with a proposal that would actually approve moving forward with some additional conditions. That's where I am trying to get to.

Wheeler: I'll put my cards on the table. I typically do defer to my colleagues when they say they need more time, particularly, if there is not a clock running or a concern on the part of the parties. I will be honest with everybody in this room that's just the way I am. I have heard enough that I am prepared to make a decision today and my decision would be to reject the appeal. It is not that I don't what you have said is important or that it is valuable. I believe based on the legal construct and based on my understanding of the process going forward, the conditions have been met. That's me. If my colleagues need another week to consider this, I would be happy to hear their thoughts.

Mapps: I'm prepared to vote today.

Wheeler: Commissioner rubio.

Rubio: I feel like the conditions have been met. I can also -- I also want to read more information so I can get my questions answered. That's where I am.

Wheeler: Any harm, linly, than just continuing for a week so my colleagues can have questions answered meet with staff?

Linly: It would be appropriate -- since we heard objection from one of the parties. Appropriate to hear the basis of the objection. I would say, the council and clerk talked about for this, anticipate coming back on June 2nd if we were to continue it.

Hardesty: I'm sorry, objection to what?

Wheeler: We'll hear that in just a minute. She's coming to the mic.

White: My objection was to the idea that was any agreement on the proposed conditions of approval from the opponents and objection that we need any further conditions in order to show compliance with the ccamp approval criteria. Our hope, given the long of the process, to get a tentative vote to move forward with more assurance in timely fashion and get the project under construction.

Wheeler: So, um, I appreciate that. This is democratic process. Two of my colleagues said they would like to time to absorb the information presented today. I hear what you are saying, and I understand timeliness and urgency when it comes to development. I believe, the right decision to make as presiding officer to respect the wishes of my two colleagues to review the materials. Colleagues, unless there's strenuous objection that's what I propose we do. When would we do it?

Rees: June 2nd at 3: 00 p.m. Do we lose a commissioner? Unfortunately, if we go beyond june 2nd, we are looking at june 16th.

Wheeler: No. Let's do this. Let's do this again. I love land uses. If we take tentative vote today and I am presuming the majority, but it is a tentative vote. It is not the final vote which means if colleagues hear something else over the course of the next week, since we would be taking a final vote presumably next week or 2 weeks, lin lee?

Rees: No, we would be coming for findings in 3 weeks.

Wheeler: In 3 weeks. That give our colleagues 3 weeks. If they came back in 3 weeks and said we reviewed the record, we reviewed the materials provided and we don't like what we have seen, what would be the process then?

Rees: It has happened once before in my 20 plus years at the city. And what happened is they revised the tentative vote and we were sent back to do additional findings. It is unusual but not unheard of.

Wheeler: Very good. Let me ask commissioner Hardesty and commissioner rubio. To take the tentative vote and review for the record.

Hardesty: My preference, no. I'm not ready to vote up or down on the proposal. I have heard enough to give me caution to do deeper dive. If I was forced to vote today, it would be, no. It would not be productive to this conversation.

Mapps: Mr. Mayor, can I pose a question. In this context, i'm not sure what you are voting on.

Hardesty: Whatever the mayor propose to vote on, I am assuming he would move to accept the recommendation to approve the development as it stands. Based on what you heard from both me and commissioner rubio, I think it would be premature vote for us to take today.

Mapps: Can I get a point of clarification. I thought the subject of today's hearing is not so much the larger plan but rather the appeal.

Rees: So the design commission approved the master plan and the neighborhood -- downtown neighborhood association appealed that approval of the master plan to council. The decision today is essentially whether to approve the master plan with the conditions that the design condition imposed or not.

Wheeler: All right. I will make executive decision. That's why I get paid the big dollars. We will take tentative vote today. That will give colleagues 3 weeks to review the record. If they find evidence to the contrary, they will provide alternative proposal to the council and potentially change the outcome. Colleagues, I move to deny the release tentatively the appeal and uphold the appeal of the design condition and ask the applicant ant to return with revised findings. Can I get a second?

Mapps: Second.

Wheeler: Second from commissioner mapps. Further discussion.

Hardesty: Discussion, mayor. Legal opinion on taking vote today and bias we are moving in direction that the minority of your council does not agree with at this moment.

Wheeler: I have been on both sides of the commission.

Hardesty: That's why I said minority of council doesn't agree to move forward at this time. You are pushing vote when we take next week and have more unified council where we are headed. I don't understand the need to push the vote today.

Wheeler: Commissioner Ryan will not present or reachable and he would like to participant. I find a reasonable compromise that allow us to be able to participate. I will allow you and commissioner rubio to review the record, provide potential alternative, and allows us to move forward. Commissioner rubio.

Rubio: I'm fine moving forward as long folks know that if I may change my vote if I have compelling reasons to do so. I need to read the complete information submitted today or yesterday to make sure that I feel I am getting my questions answered. I want my colleagues to know, that it may be outcome for me.

Wheeler: That's entirely reasonable and fair, is not, lin lee. Absolutely. Call the roll. [roll call vote]. Ryan.

Ryan: I get confused on these because you are voting. The motion on the table to deny the appeal? We don't have these types of votes. I appreciate all of the testimony. I will dig deeper into this over the next 3 weeks. More importantly, a lot of decisions made on this area the scope of land that will have many subcomponents that will come before the council. When I look at the scope, that's why I kept asking questions on the scope and I was satisfied with the answers from legal counsel and there's no way to get out of the master plan, I believe that. In lieu of that and knowing it is under the scope of Portland state and the -- it just makes it clear that the design commission, at this moment in time, in relation to the master plan did their job and I vote aye.

Clerk: Hardesty.

Hardesty: Again, I want to appreciate everyone's showing up and testifying today. It is rare that we have a huge land in central city that is ready for development, and we have a vision that we as a city is supposed to be immortal implementing in order to make that happen. A lot has happened in the city since 2018 that requires us to be different

and think differently and really think about how development actually improves or removes community members. Again, as I said to the mayor earlier, i'm not ready to take a vote on this today. I feel like I need additional information. The vote is enforced I will be a no vote. I cannot vote yes when I don't feel I have the information that I need to make appropriate decisions. I am disappointed that we were forced to make the vote today. We could have made the next week or the week after and it would not have delayed the development at all. I vote no.

Mapps: I want to thank everyone who testified today. The quality of this dialogue has been exceptional high. And I also want to express my appreciation and sympathy for the residents of this neighborhood. The concern raised is valid. I share the concerns too. I hope that we can get concerns addressed over the course of reinventing the neighborhood. Like my colleague, dan ryan, according to the information that I have in front of me, the plans that have been put forth or consistent with the city's planning processes and that's why I will vote, aye, to deny the appeal. Thank you.

Clerk: Rubio.

Rubio: I agree that this has been great conversation and the arguments have been compelling on both sides. I want to thank the neighbors for what's really clearly your heartfelt dedication to ensure that you have the complete neighborhood that you deserve to have. And, I think, for me when I look at it -- I had a few of quasi proceedings now. Looking at the merits. To me, feeling like the conditions are met. My questions is where the line and expectations regarding the conditions in the conversation. The questions are outstanding for me. I need that for my knowledge, and I also want to hear and learn the rest of the information from the neighbors as well. Where my questions respect hitting, if I could and I was ready to support something around with conditions it would be looking at complete neighborhoods in family size housing, that's where my questions would be. I hope I can arrive in a place where I am satisfied with that. Just

wanted to be transparent with where I am. I'm a ten an active, yes, with conditions is that option.

Wheeler: No, the motion on the table is to deny the appeal.

Rubio: I'm a tentative yes. Did I say that correctly?

Rees: She needs to vote yes on the tentative motion might be -- if that's what you met.

Wheeler: Did you hear that commissioner? The motion is this is a tentative? You are voting aye to tentatively approve the motion to deny the appeal.

Rubio: Yes. Sorry about that. Wheeler.

Wheeler: Now, my turn. First of all, thank you for testifying. I know you are disappointed. The issues that you raised are completely legitimate concerns. If I were the next-door neighbor to a proposed large-scale development I too would want to know what does it mean to my neighborhood and who are neighborhoods and what it means in terms of congestion and in terms of transportation and access to green spaces and recreational opportunities and a mirror of other things. This is the most important question we can ask, what's happening right in my neighborhood? If all blocks is local, we're as local as we can get now. Why am I denying this appeal? Well, I agree with the issues that you have raised. I also believe that we have addressed these issues. I believe that we will look back on this in 20 years and say it was the right decision. We have the design commission, you unanimously supporting the work and city staff and bureaus supporting the work. They understand what our concerns are. They understand these issues about livability and the vibrancy of our neighborhood. For me, one of the most important issues is whether or not we're going to have this kind of development. At the end the day, we don't to dictate every term of development. At some point, the question is going to be pose, what legacy are you going to leave for your community? This was always controversial. It was controversial in 2018. We did the 2030 plan which took place in 7-10 years. It was a long process and very heated debates that got to the final approval of the central city plan. It got to the core tenants about the core of the

city. Height and density and acknowledging the livability of good space, acute care access to neighborhoods and we got it largely as the city. Then, we got better housing by design. Not focused on this particular neighborhood but then it got single building people's neighborhoods outside of the city core and then rip 1 and rip 2. We had discussions on what we want the future of the city to be. I believe that the proposal that is before us today reflects exactly the work that we require from a developer when they come forward and that's why I believe the design commission approved this unanimous and that's why planning and sustainability bureaus and others in the infrastructure are recommending that we support this and that's why I am supporting it. I believe it will improve the options, both for people to live and ultimately improve the vibrancy of the community. We are putting a lot of trust in you as the developer of this project. Frankly, I am concerned. There's one issue they raised about which I am concerned. I watched city's botch this. That's the family sized units. If a city loses ability to support families and children, the city dies. If you don't believe me, ask anyone in san francisco today. We need the family size units. I'm really proud of the work that we did on the 2016 counseling bond as a council and as community. I hope that you live up to the commitment and acknowledge that we have to make space in this community for families with kids. That piece that is connected to psu that's intentional and important. Those family units are going to be critically important to young people who want to further themselves in education in Portland state university. Not exclusively in that population. In family size units, young people would not be able to pursue educational opportunities in the city. You have a great opportunity here. It comes with great responsibility, and I hope you live up to it and I will expect to hold you accountable to it just like the public holds me accountable. I vote aye. The motion to deny the appeal has past 4-1 the design commission is upheld. The matter return to council on what date?

Rees: We have it set for june 15th at 11 am.

Wheeler: June 15th at 11 for adoptions and finding and final vote, correct?

Clerk: Correct.

Wheeler: Time certain 11 am. Be there. Thank you, council clerk and city attorney for hard work and thank you for showing up today and participating in your democracy.

With that, if I can find my gavel. It is buried. We are adjourned. (meeting adjourned 5: 07 p.m.)

At 5:07 p.m., Council adjourned.