



CITY OF  
**PORTLAND, OREGON**

OFFICE OF PUBLIC SAFETY

**Randy Leonard, Commissioner**  
1221 S.W. 4th Avenue, Room 210  
Portland, Oregon 97204  
Telephone: (503) 823-4682  
Fax: (503) 823-4019  
randy@ci.portland.or.us

July 28, 2010

To: Sam Adams  
Mayor

From: Randy Leonard   
Commissioner of Public Safety

Subject: Re-Appointments to the Adjustment Committee

**Re-Appointments**

Five of seven members of the Adjustment Committee terms have expired as of June 30, 2010. The members are Dan Anderson (Public at Large), Debbie Menashe (Public at Large), Richard Larson (Engineering, Finance), Anyeley Hallova (Design), and Terry Amundson (Architect).

The contributions of these members has been outstanding and I am recommending four of them be re-appointed.

Dan, Debbie and Richard will serve second terms that will expire June 30, 2014. Anyeley has completed a partial term from March 18, 2009 through June 30, 2010 and will serve her first full term that will expire June 30, 2014. They will serve in the positions they previously held.

Terry Amundson completed a partial term and one full term in the architect position from March 16, 2004 through June 30, 2010 and is not interested in being re-appointed. The architect position is vacant at this time. We will continue outreach efforts to fill the vacancy.

I have enclosed an updated Adjustment Committee membership list for your review and records.

Enclosure

### ***Adjustment Committee***

The Adjustment Committee, authorized under Portland City Code 33.710.070, reviews adjustment requests to the development standards of Title 33 [Planning and Zoning Regulations]. The Adjustment Committee consists of seven members, none of whom may hold public elective office. The committee must include three persons representing the public at large, two members in either urban design, architecture, or landscape architecture, and two members experienced in either engineering, financing construction, management of buildings, or land development. The members are appointed by the Mayor and confirmed by the City Council. The terms shall be a maximum of four years with a maximum of two full terms.

The Adjustment Committee meets on the first and third Tuesday of each month from 9:00 – 12:00.

### ***Current members of the Adjustment Committee:***

<u>Name</u>	<u>Membership Category</u>	<u>Term Expires</u>
Roger Alfred	Public at Large	6/30/13 partial term & 1st full term]
Dan Anderson	Public at Large	6/30/14 [2 <sup>nd</sup> full term]
Debbie Menashe	Public at Large	6/30/14 [2 <sup>nd</sup> full term]
Vacant	Architect	6/30/10 [2 <sup>nd</sup> full term]
Anyeley Hallova	Design	6/30/14 [1 <sup>st</sup> full term]
Jeffrey Cole	Engineering, Construction	2/28/12 [2 <sup>nd</sup> full term]
Richard Larson	Engineering, Finance	6/30/14 [2 <sup>nd</sup> full term]

Staff to the Adjustment Committee: Susan McKinney 503-823-7809



**Office of the Director**  
**City of Portland, Oregon - Bureau of Development Services**  
1900 SW 4th Avenue, Suite 5000 • Portland, Oregon 97201  
503-823-7308 • Fax 503-823-7250 • TTY 503-823-6868 • www.portlandonline.com/bds

---

July 19, 2010

To: Randy Leonard  
Commissioner of Public Safety

From: Paul L. Scarlett *PLS*  
BDS Director

Subject: Re-Appointments to the Adjustment Committee

**Re-Appointments**

Five of seven members of the Adjustment Committee terms have expired as of June 30, 2010. The members are Dan Anderson (Public at Large), Debbie Menashe (Public at Large), Richard Larson (Engineering, Finance), Anyeley Hallova (Design), and Terry Amundson (Architect).

The contributions of these members has been outstanding and I am recommending four of them be re-appointed.

Dan, Debbie and Richard will serve second terms that will expire June 30, 2014. Anyeley has completed a partial term from March 18, 2009 through June 30, 2010 and will serve her first full term that will expire June 30, 2014. They will serve in the positions they previously held.

Terry Amundson completed a partial term and one full term in the architect position from March 16, 2004 through June 30, 2010 and is not interested in being re-appointed. The architect position is vacant at this time. We will continue outreach efforts to fill the vacancy.

I have enclosed an updated Adjustment Committee membership list for your review and records.

Enclosure

### ***Adjustment Committee***

The Adjustment Committee, authorized under Portland City Code 33.710.070, reviews adjustment requests to the development standards of Title 33 [Planning and Zoning Regulations]. The Adjustment Committee consists of seven members, none of whom may hold public elective office. The committee must include three persons representing the public at large, two members in either urban design, architecture, or landscape architecture, and two members experienced in either engineering, financing construction, management of buildings, or land development. The members are appointed by the Mayor and confirmed by the City Council. The terms shall be a maximum of four years with a maximum of two full terms.

The Adjustment Committee meets on the first and third Tuesday of each month from 9:00 – 12:00.

### ***Current members of the Adjustment Committee:***

<u>Name</u>	<u>Membership Category</u>	<u>Term Expires</u>
Roger Alfred	Public at Large	6/30/13 partial term & 1st full term]
Dan Anderson	Public at Large	6/30/14 [2 <sup>nd</sup> full term]
Debbie Menashe	Public at Large	6/30/14 [2 <sup>nd</sup> full term]
Vacant	Architect	6/30/10 [2 <sup>nd</sup> full term]
Anyeley Hallova	Design	6/30/14 [1 <sup>st</sup> full term]
Jeffrey Cole	Engineering, Construction	2/28/12 [2 <sup>nd</sup> full term]
Richard Larson	Engineering, Finance	6/30/14 [2 <sup>nd</sup> full term]

Staff to the Adjustment Committee: Susan McKinney 503-823-7809

## Interest Form for City Board & Commission Appointments

The purpose of this form is to obtain information for use in making appointments to City boards, commissions, and committees, and to assist the Mayor in making inquiries concerning the qualifications of applicants for appointment. Please note that information provided in this document is public information, with the exception of the confidential section. (Information in the confidential section will only be disclosed as required by law.) If you have a recently prepared biography or resumé, please attach it to this form. Thank you for your interest.

Please return application, resumé and any additional information to:  
Office of Neighborhood Involvement, 1221 SW 4<sup>th</sup> Ave, Room 110, Portland, Or 97204

Name:  Daniel S Anderson   
First Middle Initial Last

Mailing Address:  2144 NW Flanders, Portland, OR 97210

Occupation:  retired banker

Daytime Phone:  503 222 3241  Email:  danderso@OregonVOS.net

Bio/Resumé Attached?  Yes  No

### CHECK UP TO THREE (3) GROUPS YOU ARE INTERESTED IN (descriptions are online or enclosed):

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustment Committee  | <input checked="" type="checkbox"/> Housing Authority of Portland | <input type="checkbox"/> Portland Utilities Review Board    |
| <input type="checkbox"/> Building Code Board of Appeal    | <input type="checkbox"/> Independent Police Review                | <input type="checkbox"/> Private-for-Hire Board of Review   |
| <input type="checkbox"/> Business License Appeals Board   | <input type="checkbox"/> Investment Advisory Committee            | <input type="checkbox"/> Purchasing Board of Appeals        |
| <input type="checkbox"/> Citizen Budget Advisory Board    | <input type="checkbox"/> Mechanical Code Board of Appeal          | <input type="checkbox"/> Regional Arts & Culture Council    |
| <input type="checkbox"/> Citizen Campaign Committee       | <input type="checkbox"/> Metro Exposition-Recreation Comm.        | <input type="checkbox"/> Small Business Advisory Council    |
| <input type="checkbox"/> Civil Service Board              | <input type="checkbox"/> Mt. Hood Cable Regulatory Comm.          | <input type="checkbox"/> Special Inspections Advisory Board |
| <input type="checkbox"/> Design Commission                | <input type="checkbox"/> Noise Review Board                       | <input type="checkbox"/> Structural Engineering Adv. Board  |
| <input type="checkbox"/> Development Review Advisory Bd   | <input type="checkbox"/> Plumbing Code Board of Appeal            | <input type="checkbox"/> Time, Place, Manner Adv. Comm.     |
| <input type="checkbox"/> Elders in Action                 | <input type="checkbox"/> Portland Development Commission          | <input type="checkbox"/> Towing Board of Review             |
| <input type="checkbox"/> Electrical Code Board of Appeals | <input type="checkbox"/> Portland Historical Landmarks Comm.      | <input type="checkbox"/> Urban Forestry Commission          |
| <input type="checkbox"/> Fire Code Board of Appeal        | <input type="checkbox"/> Portland/Multnomah Sustainable           | <input type="checkbox"/> Workforce Investment Board         |
| <input type="checkbox"/> Golf Advisory Committee          | <input type="checkbox"/> Portland Parks Board                     |   |
| <input type="checkbox"/> Housing & Community Dev. Comm.   | <input checked="" type="checkbox"/> Portland Planning Commission  |   |

List education, including degree(s) earned:

MBA, University of Oregon, 1981

RECEIVED

JUN 02 2006

By:  Neighborhood Services

RECEIVED  
JUN 01 2006  
OFFICE-NEIGHBORHOOD

**1<sup>st</sup> Choice:**

Name of Board/Commission/Committee: Adjustment Committee

A. Reasons for wanting to serve on this group:

Public participation in reviewing adjustments to the City's development standards is essential to furthering the purposes of this community's citizen based planning processes. The Adjustment Committee is an integral part of this process. I would like an opportunity to assist the Committee in continuing its work.

B. List skills or knowledge that would be relevant to this Board/Commission:

See resume. Note that my background qualifies me for either an "at large" position or for a position requiring an individual experienced in "finance".

C. List work or volunteer experience that would add to your expertise for this Board/Commission

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
	see resume	

**2<sup>nd</sup> Choice:**

Name of Board/Commission/Committee: Planning Commission

A. Reasons for wanting to serve on this group:

See prior application of August 10, 2005 on file

B. List skills or knowledge that would be relevant to this Board/Commission:

Se resume

C. List work or volunteer experience that would add to your expertise for this Board/Commission:

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
	see resume	

--	--	--

**3rd Choice:**

Name of Board/Commission/Committee: Housing Authority of Portland

A. Reasons for wanting to serve on this group:

Long time professional interest in / knowledge of public housing and this agency.

B. List skills or knowledge that would be relevant to this Board/Commission:

See resume

C. List work or volunteer experience that would add to your expertise for this Board/Commission

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
	see resume	

**List your experience working on diverse teams or committees:**

See resume

**Describe your understanding of the services the City of Portland provides:**

The City is principally engaged in providing various urban services relating to utilities, public safety, urban transportation, land use planning and development, and parks and recreation. The City is generally not principally engaged in delivering education or social services.

**My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.**

Signature David Anderson Date 5/31/06

Name: David Anderson Date: 5/31/06

6

8



**Daniel Anderson**

2144 NW Flanders  
Portland, Oregon 97210

Phone 503 222 3241  
e-mail: danderso@Oregonvos.net

**Current Position**

Retired (as of July 1, 2005) following twenty-four years in commercial and investment banking.

My last position was Senior Vice President, Bank of America Community Development Banking; Director Bank of America Public Housing Initiative; Senior Vice President, Banc of America Securities, LLC.

My practice emphasized specialized products and programs designed to meld private debt or equity capital with public sector capital to achieve community development outcomes which neither actor was capable of providing independently. A significant portion of the work emphasized emerging markets – particularly those expressing sustainable or “smart growth” development themes. While my practice began in Oregon and the Northwest, it has been national in scope since the mid 1990s.

In my position at Bank of America I lead and participated in teams which defined and delivered new products (and the private risk capital to stand behind them) for use in the housing and community development industry.. This work also involved significant path breaking transactions. Representative accomplishments include:

- Development and first use of a novel technique for financing certain federal receivables in order to capitalize larger scale reinvestment in the nation’s public housing. Since the initial use of this technique in 2000, the industry has delivered in excess of \$1.5 billion of such funding to local agencies including a \$693 million financing for Puerto Rico Public Housing where I served as lead banker on the finance team.
- Development of a unique risk sharing and funding partnership between Bank of America and a consortium of life insurance companies – Impact Community Capital - for the purpose of creating a flow of investment opportunities for the life companies designed to reconcile their desire to take a more activist approach to community reinvestment with traditional regulatory concerns relative to asset quality. This relationship has seen the flow of over \$300 million in assets to the consortium over the past few years.
- Leading a team of lenders, investment bankers and product specialists which is providing in excess of \$100 million private risk capital and related services in support of the comprehensive revitalization of the former Columbia Villa public housing project in North Portland as New Columbia. This effort has included active (and ongoing) participation on the team of stakeholders developing the finance package for the New Columbia School. In conjunction with this effort, Bank of America has proposed to provide more than \$10 million in debt and New Market Tax Credit equity capital for a new public elementary school at the site.
- Leading a group of American contributors to the development of HART – a currently active proposal for an urban regeneration tax credit for the United Kingdom. HART is proposed as a key implementing tool for the Labour government’s National Strategy for Neighbourhood Renewal led by Deputy Prime Minister John Prescott. HART borrows from some aspects of US experience while expanding the range of property types and avoiding some of the baroque peculiarities of US practice. HART is now under review by the Treasury and Inland Revenue sections of UK government. For more on HART, see [www.hartcredit.org.uk/index.html](http://www.hartcredit.org.uk/index.html)

From 1999 onwards, I also coordinated Bank of America's national public housing practice. While much of this work was transactional, I was also frequently appointed to represent Bank of America in various federal forums relating to housing policy generally (e.g. the Millennial Housing Commission) and specific federal programs undergoing review by the Congress or federal agencies (e.g. HUD's Negotiated Rulemaking Committee on the Public Housing Operating Fund or the House Subcommittee on Housing and Community Opportunity).

In addition to my late career focus on product development and the links between private capital suppliers and federal housing and community development programs, I spent a number of earlier years as a municipal securities investment banking generalist. This experience provided me with a broad, practical grounding in the conventions and practice patterns of industry participants relative to tax backed and enterprise revenue backed municipal securities transactions. Transactional experience includes financings for airports, water systems and electric power utilities. My earlier banking experience also included commercial real estate and governmental lending as well as staff work for a bank CFO focusing on the measurement and management of interest rate and liquidity risk.

### **Other Experience, Interests and Qualities**

Beyond work in the realm of business and finance, I have worked for two different California urban school districts in the area of curriculum development, as an electronics technician for the City of Eugene where I also served in several officer positions with my union local including a term as president.

I participate in local civil society. I have been actively involved in my neighborhood organization for more than a decade and have served multiple terms as a board member. I served for three years on the Board of Oregon HEAT, a multi-utility low income energy assistance provider. I am a member of the Bicycle Transportation Alliance, the Audubon Society of Portland and a sustaining supporter of the Coalition for a Livable Future.

I read omnivorously. I have traveled frequently within the US and abroad for work and to address my own interests and curiosities. My travels commonly have a comparative urban geography aspect to them. I have moderate active and passive skills in French and am currently pursuing Spanish as my second foreign language.

### **Education**

Attended University of California at Berkeley and UCLA – no degree

BBA - University of Oregon – 1980

MBA - University of Oregon – 1981. Concentration in finance and quantitative methods. Academically ranked first in class.

Diverse adult and continuing professional education classes and seminars.

# Interest Form for City Board & Commission Appointments

The purpose of this form is to obtain information for use in making appointments to City boards, commissions, and committees, and to assist the Mayor in making inquiries concerning the qualifications of applicants for appointment. Please note that information provided in this document is public information, with the exception of the confidential section. (Information in the confidential section will only be disclosed as required by law.) If you have a recently prepared biography or resumé, please attach it to this form. Thank you for your interest.

Please return application, resumé and any additional information to:  
Office of Neighborhood Involvement, 1221 SW 4<sup>th</sup> Ave, Room 110, Portland, Or 97204

Name: Debbie G. Menashe  
*First Middle Initial Last*

Mailing Address: 6845 SE 28<sup>th</sup> Avenue Portland, OR 97202

Occupation: \_\_\_\_\_

Daytime Phone: Attorney 503-771-2944 Email: debbie@energytrust.org

Bio/Resumé Attached?  Yes  No

### CHECK UP TO THREE (3) GROUPS YOU ARE INTERESTED IN (descriptions are online or enclosed):

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Adjustment Committee  | <input type="checkbox"/> Housing Authority of Portland       | <input type="checkbox"/> Portland Utilities Review Board    |
| <input type="checkbox"/> Building Code Board of Appeal    | <input type="checkbox"/> Independent Police Review           | <input type="checkbox"/> Private-for-Hire Board of Review   |
| <input type="checkbox"/> Business License Appeals Board   | <input type="checkbox"/> Investment Advisory Committee       | <input type="checkbox"/> Purchasing Board of Appeals        |
| <input type="checkbox"/> Citizen Budget Advisory Board    | <input type="checkbox"/> Mechanical Code Board of Appeal     | <input type="checkbox"/> Regional Arts & Culture Council    |
| <input type="checkbox"/> Citizen Campaign Committee       | <input type="checkbox"/> Metro Exposition-Recreation Comm.   | <input type="checkbox"/> Small Business Advisory Council    |
| <input type="checkbox"/> Civil Service Board              | <input type="checkbox"/> Mt. Hood Cable Regulatory Comm.     | <input type="checkbox"/> Special Inspections Advisory Board |
| <input type="checkbox"/> Design Commission                | <input type="checkbox"/> Noise Review Board                  | <input type="checkbox"/> Structural Engineering Adv. Board  |
| <input type="checkbox"/> Development Review Advisory Bd   | <input type="checkbox"/> Plumbing Code Board of Appeal       | <input type="checkbox"/> Time, Place, Manner Adv. Comm.     |
| <input type="checkbox"/> Elders in Action                 | <input type="checkbox"/> Portland Development Commission     | <input type="checkbox"/> Towing Board of Review             |
| <input type="checkbox"/> Electrical Code Board of Appeals | <input type="checkbox"/> Portland Historical Landmarks Comm. | <input type="checkbox"/> Urban Forestry Commission          |
| <input type="checkbox"/> Fire Code Board of Appeal        | <input type="checkbox"/> Portland/Multnomah Sustainable      | <input type="checkbox"/> Workforce Investment Board         |
| <input type="checkbox"/> Golf Advisory Committee          | <input type="checkbox"/> Portland Parks Board                |   |
| <input type="checkbox"/> Housing & Community Dev. Comm.   | <input type="checkbox"/> Portland Planning Commission        |   |

List education, including degree(s) earned:  
Reed College, B.A., History 1982  
Marquette University Law School, J.D. 1986

RECEIVED

JUL 14 2006

Bureau of Development Services

RECEIVED  
JUL 13 2006  
OFFICE-NEIGHBORHOOD

**1<sup>st</sup> Choice:**

Name of Board/Commission/Committee: Adjustment Committee

A. Reasons for wanting to serve on this group:

Lynne Hoffman, who currently serves on the Adjustment Committee, approached me about considering this service. I have always had an interest in urban planning issues, especially in Portland. The focus of this committee is, therefore, of interest to me.

B. List skills or knowledge that would be relevant to this Board/Commission:

As a business lawyer, I am familiar and experienced in applying statutes and regulations to particular fact situations. I have worked on a number of committees and boards, public and otherwise and I believe I have good collaborative skills in the committee context.

C. List work or volunteer experience that would add to your expertise for this Board/Commission

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
7/99-6/03	Member, Portland Public Schools Board of Education	Policy and Budget Oversight of Portland Public Schools
1/03-present	Attorney, representing Energy Trust of Oregon, Inc.	Advising Energy Trust of Oregon, Inc. on a variety of business matters related to energy efficiency and renewable resource investments around Oregon.

**2<sup>nd</sup> Choice:**

Name of Board/Commission/Committee: \_\_\_\_\_

A. Reasons for wanting to serve on this group:

B. List skills or knowledge that would be relevant to this Board/Commission:

C. List work or volunteer experience that would add to your expertise for this Board/Commission:

Dates (from/to)	Employer or Volunteer Activity	Responsibilities

---

**3<sup>rd</sup> Choice:**

Name of Board/Commission/Committee: \_\_\_\_\_

A. Reasons for wanting to serve on this group:

B. List skills or knowledge that would be relevant to this Board/Commission:

4

C. List work or volunteer experience that would add to your expertise for this Board/Commission:

Dates (from/to)	Employer or Volunteer Activity	Responsibilities

---

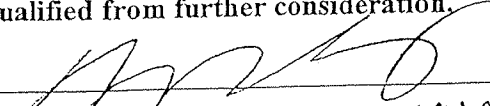
**List your experience working on diverse teams or committees:**

I have always worked in diverse teams, but the deepest diversity with which I have been involved was my experience as a member of the Portland Public Schools Board of Education. As an organization, Portland Public Schools is a diverse employer and, of course, serves every group in the City of Portland. It was an honor to work with the District, but a challenge to manage its diverse needs and interests.

**Describe your understanding of the services the City of Portland provides:**

My understanding is based on my experience and what I see. The City provides public safety and public work services. It also serves as a central gathering point for the various neighborhoods. In collaboration with the County (and the school districts), I see the City also providing support for various social services and education.

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature  Date 7/4/06

Name: Rebekah Gatzberg Monaster Date: \_\_\_\_\_

**Debbie Goldberg Menashe**

6845 SE 28<sup>th</sup> Avenue  
Portland, Oregon 97202  
[dgmenashe@aol.com](mailto:dgmenashe@aol.com)

**LEGAL EXPERIENCE**

**Contract Counsel, Energy Trust of Oregon, Inc.,**  
Portland, Oregon 2003-present

I provide legal services as an independent contractor on a regular basis to Energy Trust of Oregon. Legal issues include project finance contracting, human resource and employment law issues, and general business law issues.

**Contract Law Practice,**

Portland, Oregon 1998-1999, 2003-present

I provide varied corporate and business legal services independently for several small businesses, particularly in the energy arena.

**Corporate Secretary and Senior Attorney, U.S. Bancorp,**

Portland, Oregon 1992-1998

As Corporate Secretary, I was responsible for corporate secretary, corporate law, and board services for the bank holding company and its affiliates. I also advised the board and management on securities and bank regulatory compliance. As a senior attorney, I provided a variety of legal services including retail regulatory compliance, contract review, merger and acquisition, employment law, as well as oversight of outside counsel.

**Associate, Perkins Coie,**

Portland, Oregon 1988-1992

My practice at Perkins Coie consisted primarily of corporate law, mergers and acquisitions and complex loan transactions.

**Associate, Paul, Weiss, Rifkind, Wharton & Garrison,**

New York, New York, 1988

My experience at Paul Weiss was a variety of first year attorney work including litigation and general corporate law.

**Law Clerk to Judge Myron L. Gordon, U.S. District Court,**

Milwaukee, Wisconsin 1986-1988

**COMMUNITY EXPERIENCE (Representative Examples)**

**Chair, Portland Public Schools Board of Education,**  
Portland, Oregon 2000-2002

**Member, Portland Public Schools Board of Education,**  
Portland, Oregon 1999-2003

As chair of the Board of Education, I had extensive experience working with the school district's management team. In this position, I was involved in senior management employment issues, labor and employment matters, real estate transactions, state finance issues and regulatory compliance issues. As a board member, my role was primarily focused on school district policy, budget and legislative advocacy.

**Board Member, Cleveland High School Foundation**

Portland, Oregon 2003-present

The Cleveland High School Foundation is a fundraising organization devoted to restoring staff positions that would otherwise be lost to budget cuts. Through the Foundation, I have been involved in leadership on a variety of fundraising activities for the Cleveland High School community; most recently, I have chaired the 2006 and 2007 Cleveland High School annual auctions.

**REFERENCES**

John Volkman, General Counsel, Energy Trust of Oregon, Inc.  
(503) 445-7633

[John.volkman@Energytrust.org](mailto:John.volkman@Energytrust.org)

Pam Brown, Director of Facilities, Portland Public Schools  
(503) 916 -3403

[pambrown@pps.k12.or.us](mailto:pambrown@pps.k12.or.us)

Writing samples and additional references available upon request.

Interest Form for City Board & Commission Appointments

The purpose of this form is to obtain information for use in making appointments to City boards, commissions, and committees, and to assist the Mayor in making inquiries concerning the qualifications of applicants for appointment. Please note that information provided in this document is public information, with the exception of the confidential section. (Information in the confidential section will only be disclosed as required by law.) If you have a recently prepared biography or resume, please attach it to this form. Thank you for your interest.

Please return application, résumé and any additional information to: Office of Neighborhood Involvement, 1221 SW 4th Ave, Room 110, Portland, Or 97204

Name: Richard M Larson
First Middle Initial Last

Mailing Address: 3238 NE Thompson Street, Portland, Oregon 97212

Occupation: Real Estate Developer

Daytime Phone: 503-235-4211 Email: richard.larson@cityhouses.pdx.com

Bio/Résumé Attached? [X] Yes [ ] No

CHECK UP TO THREE (3) GROUPS YOU ARE INTERESTED IN (descriptions are online or enclosed):

- [X] Adjustment Committee [ ] Housing Authority of Portland [ ] Portland Utilities Review Board
[ ] Building Code Board of Appeal [ ] Independent Police Review [ ] Private-for-Hire Board of Review
[ ] Business License Appeals Board [ ] Investment Advisory Committee [ ] Purchasing Board of Appeals
[ ] Citizen Budget Advisory Board [ ] Mechanical Code Board of Appeal [ ] Regional Arts & Culture Council
[ ] Citizen Campaign Committee [ ] Metro Exposition-Recreation Comm. [ ] Small Business Advisory Council
[ ] Civil Service Board [ ] Mt. Hood Cable Regulatory Comm. [ ] Special Inspections Advisory Board
[X] Design Commission [ ] Noise Review Board [ ] Structural Engineering Adv. Board
[ ] Development Review Advisory Bd [ ] Plumbing Code Board of Appeal [ ] Time, Place, Manner Adv. Comm.
[ ] Elders in Action [X] Portland Development Commission [ ] Towing Board of Review
[ ] Electrical Code Board of Appeals [ ] Portland Historical Landmarks Comm. [ ] Urban Forestry Commission
[ ] Fire Code Board of Appeal [ ] Portland/Multnomah Sustainable [ ] Workforce Investment Board
[ ] Golf Advisory Committee [ ] Portland Parks Board
[ ] Housing & Community Dev. Comm. [ ] Portland Planning Commission

List education, including degree(s) earned: Degree incomplete

- Business Administration
Project Management
Finance
Accounting



**1<sup>st</sup> Choice:**

Name of Board/Commission/Committee: Portland Development Commission

A. Reasons for wanting to serve on this group:

**I would like the opportunity to be a part of the economic and community development process in the City of Portland. I would work with the commission to attract new employers and to retain the existing diverse business community. Urban renewal and affordable housing are of great interest to me and I believe there is much work to be done in these areas. While vibrancy in the urban core is essential for a healthy city, I believe in the need to balance urban development and open spaces. I have worked to improve neighborhoods within this community over the years and wish to extend my experience to the commission for the benefit of Portland.**

B. List skills or knowledge that would be relevant to this Board/Commission:

**My hands on experience with finance, planning, development & construction will serve the commission well. I have personally administered development and construction projects including conceptual planning, financing, permitting & land use review cases, urban renewal projects and construction. I have a clear working knowledge of how the process works and am able to contribute in many ways.**

C. List work or volunteer experience that would add to your expertise for this Board/Commission

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
2006 – Present	Grant Park Neighborhood Association	Treasurer
1992-2006	Development & Construction	See Attached Resume

**2<sup>nd</sup> Choice:**

Name of Board/Commission/Committee: Design Commission

A. Reasons for wanting to serve on this group:

**I believe the city has a significant architectural heritage that should be preserved. Our central business district is admired on a national level. We must balance sustainable building practices with architectural preservation to maintain the city's charm and vision for the future. I believe the arts and open spaces can and must be incorporated into future developments. I believe in the good work of the commission and will work with the other members to ensure the continuation of that work.**

B. List skills or knowledge that would be relevant to this Board/Commission:

**I have personally overseen all conceptual and planning phases of every project I have completed. From public right of way work and site layout, through interior finishes I have been involved with the development process since the early 1990's. I have the ability to visualize the improvements throughout the concept and planning phases.**



C. List work or volunteer experience that would add to your expertise for this Board/Commission:

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
<i>See Above</i>		

**3<sup>rd</sup> Choice:**

Name of Board/Commission/Committee: Adjustment Committee

A. Reasons for wanting to serve on this group:

**I believe our planning and zoning code must remain flexible. I appreciate our process and the standards that are in place and see our code as a work in process. Although the integrity of the code and the development standards must be preserved, I believe the adjustment process and other land use processes ensure future progression of the code.**

B. List skills or knowledge that would be relevant to this Board/Commission:

**I have been involved with many land use cases and adjustments in the past. Most recently I was successful in a Type 3, conditional use application with several adjustments. I believe the adjustment process exists to make for better overall projects and should not be used to avoid any important code or development standard. This is where code flexibility lies and should be used with care and discretion.**

C. List work or volunteer experience that would add to your expertise for this Board/Commission

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
<i>See Above</i>		

List your experience working on diverse teams or committees:

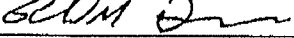
**In my years of construction and development I have worked with the city bureaus, planners, architects, civil engineers among others from the conceptual stages through design development. In the past I have had a staff of 20 employees ranging from planning to construction framing. My work and interaction with the development teams and city staff have resulted in good and well thought of completed projects. I have been involved with many neighborhood and business associations and currently enjoy my involvement with my neighborhood association as a board member.**

Describe your understanding of the services the City of Portland provides:

The City of Portland provides many essential services to its residential and business communities. In addition, the city has consistently demonstrated a responsible approach to planning for the future. Community forums and transparency of the decision making process allow for all to be heard and to be a part of shaping the future of Portland. This diverse approach enhances the livability of the city and encourages citizens and businesses to actively participate in the process.

---

My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature  Date June 21, 2006

Name: Richard M. Larson Date: June 21, 2006

#### OPTIONAL INFORMATION

*The City asks that you voluntarily provide the following information. The City will use this information for statistical purposes, such as tracking the geographical diversity of board and commission appointees. By providing this information, you will help us ensure that appointments represent a broad cross-section of the community. You are under no legal obligation to provide this information. State and federal law prohibit the use of this information to discriminate against you. The City will treat this information as confidential to the fullest extent allowed by law.*

---

Home Address: 3238 NE Thompson Street, Portland, Oregon 97212

Age:             Under 18             18-64             65+

Race:            African-American     Asian                 Caucasian  
                   Hispanic                 Native American

Gender:         Female                 Male

Disability:     No                         Yes

If yes, please specify: \_\_\_\_\_

Richard M. Larson  
3238 NE Thompson Street  
Portland, Oregon 97212

Home: 503-281-5484  
Office: 503-235-4211  
Cell: 503-710-7638  
Email: rlarson@integra.net

### DEVELOPMENT & CONSTRUCTION EXPERIENCE

- **1992 – 1998, Larson Development, Inc.,** President. LDI was involved in development and construction, including single family, multi-family and commercial projects. Our main focus was southeast Portland infill development projects. Following is a partial list of completed projects:
  - Mt. Tabor, new custom homes, Multnomah County, Portland, Oregon.
  - Belmont Square, 28,000 sf commercial rehabilitation, Multnomah County, Portland, Oregon.
  - Milwaukie Avenue, 48-unit multi-family, multiple site development, Multnomah County, Portland, Oregon.
  - Raeburn Estates, new custom homes, Washington County, Portland, Oregon.
  - Milwaukie Heights, 45-unit multi-family development, Clackamas County, Milwaukie, Oregon.
  - Portland Heights, new custom homes, Multnomah County, Portland, Oregon.
  - St. Elizabeth's Church, rectory renovation, chapel restoration, Multnomah County, Portland, Oregon.
- **1996 – 1999, White Properties, Inc.,** President. WPI was a single-purpose entity, which was to acquire, rehabilitate and manage an apartment complex in Phoenix, Arizona.
  - Terra Villa, 162-unit apartment rehabilitation, Maricopa County, Phoenix, Arizona.
- **1996 – 1999, Cobblestone Properties, Inc.,** President. CPI was a single-purpose entity, which was to acquire, rehabilitate and manage an apartment complex in Phoenix, Arizona.
  - Briarwood Place, 140-unit apartment rehabilitation, Maricopa County, Phoenix, Arizona.
- **2001 – 2004, RL Custom Contracting, Inc.,** President. RLC was primarily involved in high-end residential remodeling, in addition to various multi-family and commercial projects. Following is a partial list of completed projects:
  - More than 100 residential, multi-family and commercial remodeling projects.
  - Downtown Chapel, St. Vincent De Paul, 3<sup>rd</sup> floor renovation, Multnomah County, Portland, Oregon.
  - Stadium Place, condominium conversion, Pierce County, Tacoma, Washington.
  - Holy Cross Court, multi-family rehabilitation, Multnomah County, Portland, Oregon.
- **2005 – Present, Beaumont Village Lofts, LLC,** Managing Member. BVL was formed to develop a mixed-use project in Multnomah County, Portland, Oregon. The project is currently under construction.
- **2005 – Present, Ridgeway, LLC,** Sole Member. Ridgeway was formed as the affiliate and managing entity for my role in real estate development projects. Ridgeway performs development and construction management services for residential and commercial projects.
- **2006 – Current, Crestwood Properties, LLC,** Managing Member. Crestwood Properties was formed to acquire, rehabilitate and develop income producing properties. Currently we are rehabilitating a 20,000 retail center in Marion County, Keizer, Oregon. We have been successful in obtaining urban renewal grants for streetscape and building façade improvements.

### REFERENCES:

Nathan Beatty	Umpqua Bank	VP Commercial Manager	971-544-1077
Edwin Gамbee	GMAC Commercial Mortgage	VP Commercial Real Estate	503-552-5841
Michael Downing	Windermere Realty	Residential Broker	503-284-7755
Nick Ostroff	Realty Trust	Commercial Broker	503-294-1101
David Gold	Gold Properties	Real Estate Developer	503-539-6910
Vaughn Schneider	Mack Roberts & Company	Principal/CPA	503-224-0860
Gene Grant	Davis Wright Tremaine	Attorney	503-778-5427
David Pletka	PGP Valuations	Principal	503-226-0983
Dave Hogan	Oregonian Newspaper	Journalist	503-221-8531
Hugh Porter	Reed College	Director of Public Relations	503-788-6604



---

**1<sup>st</sup> Choice:**

Name of Board/Commission/Committee: Adjustments Committee

---

**A. Reasons for wanting to serve on this group:**

I am interested in getting involved in the public process and contributing toward upholding the principals of the Comprehensive Plan . This is ever more interesting for me in light of the revisions to the plan from the Portland Plan efforts. My background in City Planning and experience in working on sustainable development projects makes me an ideal candidate for being in this group. I believe the nature of adjustments will change as we move into a new era that encourages the planning and implementation of innovative and cutting edge sustainable technologies that might not be apparent in the current zoning codes.

**B. List skills or knowledge that would be relevant to this Board/Commission:**

Project management, urban design, master planning, urban infill, waterfront design, research, marketing, graphic design, crafting presentations, proposal writing, recruiting, working with diverse stakeholders

**C. List work or volunteer experience that would add to your expertise for this Board/Commission**

Dates (from/to)	Employer or Volunteer Activity	Responsibilities
August 2007 - Present	Gerding Edlen Development, Development Manager	Project management, financial analysis, due diligence, and marketing.
2003-2004	EDAW Inc, Special Projects Assistant	Assisted Chair of the Board for EDAW Inc, Barbara Faga in data collection, chapter development, topic research, writing, and photography for her book: Designing Public Consensus: The Civic Theater of Community Participation for Architects, Landscape Architects, Planners, and Urban Designers, 2006.
2008	Volunteer: Imago Dei Community Church, Portland OR	Cleanup/Teardown, Misc Volunteer activities
2003-2007	Volunteer: First Baptist of Atlanta, Atlanta, GA	Serving underprivileged communities: homeless shelter for families, Latino communities, Fall festival for kids

---

**List your experience working on diverse teams or committees:**

**SSP 04: Nassau Harbour, Bay Street Regeneration, Nassau, Bahamas**

In the summer of 2004, I was the project manager for a two-week intern pro-bono workshop addressing the revitalization of downtown Nassau, the Harbour and Bay Street, the main street of downtown. During this time, I managed 19 students from 8 different countries and worked with the CEO, CFO, Chair of the Board, Senior Associates, and Associates of EDAW Inc. to pre-plan and summarize the workshop findings.

### **Urban Land Institute UrbanPlan**

UrbanPlan is a realistic, engaging, and academically challenging classroom-based, web-supported program in which high school and college students learn the roles, issues, trade-offs, and economics involved in urban development. Working through the training and serving on a mock "City Council" with a diverse set of professional to review the final project for Georgia Institute of Technology planning Students.

### **Minority Recruitment: Harvard University, M.I.T, and Cornell University**

I was co-founder of an organization that recruited minority student to Cornell. My efforts included giving lectures at the majority of high schools in Broward County Florida, training Cornell students to give motivation/recruitment speeches, and training/organization around for recruitment by phone. I continued these efforts by recruiting minority students to both the Department of City Planning at MIT and the Harvard Design School. All of these organizations involved working on and with diverse teams.

### **Minority Liaison, Student Assembly, Cornell University**

I was elected to the student assembly to represent minority students at Cornell. This involved working not only with a diverse constituency but also with a committee of representatives with varying ideals.

### **International Studio and Charrette Experience**

Worked on projects in the following countries with diverse team members: Spain, Mexico, Costa Rica, Nigeria, Germany, The Bahamas and China

### **Describe your understanding of the services the City of Portland provides:**

- Helping small and large businesses to succeed and encouraging new businesses to relocate to Portland
- Protecting property rights and developing quality of life through planning, zoning, community and economic development, affordable housing, and the creation of parks/open space
- Protecting peace of mind and property through fire and police services
- Providing the next generation with educational resources and expanding new resources as communities evolve
- Encourage sustainable development, practices, and technologies
- Forming new linkages and connections and reduce our City's dependence on fossil fuels through the creation of alternative methods of public transportation
- Supporting the arts and arts organizations through public art, funding, and job creation
- Maintaining and upgrading infrastructural systems needed for health, safety, and wellness such as the sanitary, water, and trash services

---

**My signature affirms that all information contained herein is true to the best of my knowledge, and that I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.**

**Signature:** Anyeley Dzegede Hallova

**Date:** 02-13-09

# ANYELEY HALLOVA

2928 SE FRANCIS ST  
PORTLAND, OR 97202  
617.306.7879 . cell  
anyeley.hallova@gmail.com

Innovative *Development Specialist* with broad experience in sustainable development, urban design, landscape architecture, and downtown master planning. Strong technical and creative background with proven success in marketing, managing teams, developing new business, and building solid client and diverse stakeholder relationships. Excellent communication, persuasion, researching, planning, and conceptualization skills. Takes initiative pursuing complex challenges to stretch abilities and envision solutions.

## EXPERIENCE

### Gerding Edlen Development Company, Portland, OR

2007-2008

The nation's leading sustainable developer undertaking complex mixed use, high-rise urban projects; generated \$1.2 billion in real estate construction projects in the last two years.

#### *Development Manager*

Acted as owner representative in pre-development planning, proforma analysis, project management, and marketing functions. Managed diverse team of consultants to design, market, and cost development projects.

- Reinforced the marketability of the company through the planning, content writing, editing, graphics, and synthesis of materials for 5 compelling development proposals.
- Managed a multi-disciplinary team of 10 consultants to generate a 300+ page RFP in 3 months for a \$ 1.2B LEED Platinum multi-phased project; successful bid beating 7 other developers.
- Generated projected savings for the City of San Diego of \$424M over 50 years and \$62M over initial 15 years with the proposed development of a new City Hall (team proposal)
- Developed a presentation for neighborhood and civic associations, government departments, elected officials, labor unions, and the general public.
- Transitioned into role of client representative mid- construction of a \$16M student housing project.
- Reorganized online file network to streamline processes and promote knowledge sharing.

### EDAW Inc, Atlanta, GA

2003-2007

One of the world's leading design firms with over 1,600 professionals working from a network of 34 offices worldwide; the company specializes in land based activities.

#### *Associate Urban Designer*

Designed and/or managed high profile urban and landscape projects within a team-based environment to supersede project requirements and profitability.

- Envisioned, planned, designed, and developed planning, urban design, parks, and implementation recommendations for the revitalization of downtown Nassau, The Bahamas; engaged business owners, key stakeholders, and the general public along Bay Street, the main street of Nassau.
- Designed and conducted redevelopment and land use feasibility analysis for the *Atlanta Development Authority* for the proposed Beltline Greenway and Light Rail Corridor.
- Generated repeat work with the *Trust for Public Land* on greenway plans along the Beltline TAD.
- Received Award of Excellence in Master Planning & Urban Design, Hillsborough County City-County Planning Commission Community Design Awards for the *Midtown Redevelopment Vision Plan, Plant City, FL*.
- Interfaced with high profile clients including Prime Minister of The Bahamas and former First Lady of the US.
- Exceeded financial goal of 12% to achieve 20% profitability in 2005.

#### *Special Projects Manager for the Chair of the Board*

2003-2004

- Supervised research and assisted in chapter development, writing, and photography for a book.
- Managed pro-bono summer workshop in the Bahamas for multi-disciplinary team of 19 students from 8 countries, consultants, corporate management, and government officials; managed award winning report.



ADDITIONAL  
EXPERIENCE

- Planned and/or designed projects in Spain, Italy, Mexico, Puerto Rico, St. Croix, Nigeria, Germany, Costa Rica, China, and The Bahamas
- Conducted historical, planning, and/or scientific research for the Presidio Trust, The Department of Energy, Oak Ridge National Laboratory, and Harvard Planning & Real Estate
- Supervised four draftsmen in landscape architecture activities in a developing country
- Re-wrote volumes of technical procedures for the South Florida Water Management District
- Elected as Minority Liaison to the Student Assembly of Cornell University representing constituent needs during a period of controversy

EDUCATION

Harvard Graduate School of Design, Cambridge, MA. Master of Landscape Architecture, 2003  
Massachusetts Institute of Technology, Cambridge, MA. Master in City Planning, Urban Design Certificate, 2000  
Cornell University, Ithaca, NY. Bachelors of Science in Environmental Systems Technology, 1998  
School for Field Studies, Atenas, Costa Rica. Certificate in Sustainable Development, 1997

AWARDS

- Next Generation Award, American Society of Landscape Architects, Georgia Chapter, 2007
- Top 8, selected for traveling exhibit in *Windscape: an ideas competition envisioning Renewable Energy for Cape Cod, Windtripping*, 2006
- Top 10, *ULI Gerald D. Hines Student Urban Design Competition, Diagonal Back*, 2003
- Penny White Award, *The Use of Public Space in Nigeria, West Africa: Case Study - Ibom Plaza, Uyo*, 2003
- Best in Studio Award and selected for *Harvard Studio Works* publication, 2002

RESEARCH +  
PUBLICATIONS

- *Faga, Barbara. Designing Public Consensus: The Civic Theater of Community Participation for Architects, Landscape Architects, Planners, and Urban Designers*, 2006 (contributor)
- *Landscape Topologies, Harvard Patterns*, 2002
- *Agricultural Preservation, Llobregat River Valley: Cultural Landscape and Regional Development*, Spain, 2000
- *Historical and Cultural Narratives in Landscape Design: design applications for Miami Beach FL*, 2000

TEACHING +  
PRESENTATIONS

- Juror, *UrbanPlan*, Georgia Institute of Technology, City and Regional Planning Department, 2006
- Guest Critic, Final Review, Auburn University, Landscape Architecture Department, 2003/2006
- Panel, *CEO Roundtable: A Reality Check for Young Practitioners*, ASLA Convention 2005
- Guest Critic, Final Review, Louisiana State University, Landscape Architecture Department, 2004
- Teaching Assistant, Harvard Design School, *Fundamentals of Landscape Technology*, 2000
- Teaching Assistant, Cornell University, *Sustainable Agriculture*, 1998

SKILLS

**Computer:** AutoCAD, Sketchup, ArcGIS, PageMaker, Illustrator, Photoshop, PowerPoint, Excel, and Word  
**Industry:** Knowledge of zoning codes, Green building practices and environmental systems, and LEED Certification

## Wagenaar, Nell

---

**From:** Wagenaar, Nell  
**Sent:** Tuesday, February 17, 2009 9:01 AM  
**To:** 'anyeley.hallova@gmail.com'  
**Cc:** McKinney, Susan  
**Subject:** Interest Form - Adjustment Committee

Greetings Anyeley Hallova:

We are pleased to inform you that your Interest Form for City of Portland Board and Commission Appointments was received in our office Friday indicating your interest in being appointed to the following committee:

Adjustment Committee  
Bureau of Development Services  
Contact: Susan McKinney, 503-823-7809

Please direct all further inquiry to the contact listed above.

Your interest in serving on this important City committee is much appreciated by all of us. You will be notified if you are appointed.

Thanks,

### **Nell Wagenaar**

Administrative Coordinator  
Office of Neighborhood Involvement  
1221 SW 4th Ave. Rm 110  
Portland OR 97204  
503-823-3997  
503-823-3050 fax  
[nwagenaar@ci.portland.or.us](mailto:nwagenaar@ci.portland.or.us)

*To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-4000, or the City's TTY at 503-823-6868, or the Oregon Relay Service at 1-800-735-2900 no less than five (5) business days before the event.*