

## Moore-Love, Karla

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**From:** Commissioner Fritz <amanda@portlandoregon.gov>  
**Sent:** Sunday, June 08, 2014 8:20 PM  
**To:** James Peterson  
**Cc:** Moore-Love, Karla; Cate, Sylvia; Wickstrom, Matt  
**Subject:** RE: [Approved Sender] RE: Sears Armory - Information Request

Thank you for copying me on this email. In turn, I am copying the Auditor's office so it is included in the record.

Amanda

Amanda Fritz  
Commissioner, City of Portland

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**From:** James Peterson [mailto:customwoodworking@msn.com]  
**Sent:** Friday, May 30, 2014 10:17 AM  
**To:** Merlo, Carmen  
**Cc:** Hales, Mayor; Commissioner Fritz; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Don; mnachair@gmail.com; Bogert, Sylvia; carolmcc@amerimailbox.com; bethfomansky@aol.com; ellenhouston03@msn.com  
**Subject:** [Approved Sender] RE: Sears Armory - Information Request

Carmen Merlo  
Director  
Portland Bureau of Emergency Management  
9911 SE Bush  
Portland, OR 97266

Ms Merlo

I support the use of the Sears Armory as an Auxiliary Emergency Operations Center. The use is also supported by the Multnomah Neighborhood Ass. and SWNI. The Neighborhood Association has taken the position the zone be change to EG1 which has a 45ft height limit. It was a surprise that at hearing you proposed EG2 zone with a maximum 75ft height limit. I am grateful that the city council keep the record open to give the Multnomah Neighborhood Association an opportunity to respond.

It was not clear to me or to most of city council your justification of having a 75ft height limit for a future undetermined need. I also did not understand the statement of your consultant made that if something happened to the site only building would have to be replace and that it would have the same foot print. I am requesting a copy of reports, correspondence to and from the consultant in regards to the zone change of the Sears Armory Property so that the Neighborhood Association and City Council can understand the need for the 75ft height limit.

I am requesting this under ORS 192 and provision of the Metro Charter. If there is no response within 7 Days I will forward my request to the Multnomah County District Attorneys office for formal processing.

Thank You  
James Peterson  
2502 SW Multnomah Blvd.  
Portland, OR 97219  
503-246-0725

**OPPOSE  
PROPOSAL**

**AUXILIARY EMERGENCY OPERATIONS CENTER**  
**FORMER SEARS ARMORY SITE - LU 14-104931 CP ZC**

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

NAME (print)	ADDRESS AND ZIP CODE	Email
James Peterson	2502 SW Myrtle St Portland, OR 97205	wpf@seasententag.com <sup>canon</sup>

7688 SW Capitol Highway  
Portland, Oregon 97219



May 19, 2014

Carmen Merlo, Director  
Portland Bureau of Emergency Management  
9911 SE Bush Street.  
Portland, OR 97266

Dear Ms. Merlo,

We the Multnomah Neighborhood Association (MNA) are submitting this letter to you summarizing the collective thinking of the MNA regarding proposed improvements to the Sears Armory property. This direction was set at the regularly scheduled monthly MNA meeting held on Tuesday April 8<sup>th</sup> 7pm at the Multnomah Arts Center.

A motion was made to request that the zoning be changed from EG2 to EG1. This was based on a concern that the height in the former is unlimited and the height in the latter is 45'. This motion was favored and supported by the majority of the neighborhood association members present which passed a motion to provide this letter of support.

We thank you for actively seeking the neighborhood's input on this important community asset.

All the best,

Moses Ross  
Chair, Multnomah Neighborhood Association  
MNAChair@gmail.com

James F. Peterson  
Custom Wood Working  
2502 SW Multnomah Blvd.  
Portland, Oregon 97219

City Council  
1221 SW Fourth Avenue  
Portland, Oregon 97201

Case File LU 14-104931 CP ZC  
PC # 13-164455

I support the use as an Auxiliary Emergency Operations Center but not changing the zone without a height limit.

I submitted the following on March 10, 2014 to the Hearings Officer

The requested zone change is inconsistent with the surrounding R zoned property and the Southwest Community Plan. Multnomah Blvd. is a City Walk Way and a Transit Street and the design standards that these designations require is greatly reduced in an EG2 zone. It would be better to change the zone to EG1 which would require more pedestrian design standards. PBOT is now upgrading the bike and pedestrian facilities on Multnomah Blvd. in there project under construction SW Multnomah Blvd. Improvements SW 22 Ave. to 40 Ave. A large buffer zone should be require to all adjacent R zoned property to minimize the impact to adjacent property owners and the Neighborhood.

It should be noted that I did not get notice of request for a zone change and I own property across the street from the subject property.

It appears that the staff report does not address my concerns and the Hearing Officer did not consider the following submission inconsistent with 22.03.080 of the city code.

In the city of Portland's original submission to the Army for reuse of the Sears property they stated that the advantage of using as an emergency response center was that it could be transitioned into a different use at a later date. With the Portland's submission of this statement it is hard to believe that the property will be in use for an emergency response center in perpetuity.

In the development of the Southwest Community Plan the Bureau of Planning and the Multnomah Neighborhood came to consensus that the Sears and that the Century Link

Property be zoned R1. It should be noted that zoning on the Comprehensive Plan is not based on what property is used for but what the intended vision is in the future.

The EG1 zone has a maximum height of 45ft. and the EG2 has no height limit thus EG1 better fits with the existing development and zoning than the EG2.

The maximum set back in a EG1 zone on a transit street is 10ft and there is no maximum set back on a transit street in a EG2 zone thus a EG1 zone is more pedestrian friendly.

It should be noted that commercial vehicles are not a permitted use in a commercial zone. Thus a conditional permit will need to be obtained to store the commercial vehicle on site.

It should also be noted the Portland Bureau of Transportation Project on SW Multnomah Blvd. Improvements SW 22 Ave to SW 40 Ave is inconstant with the cities policy on not installing traffic slowing devices on Major Emergency Response Routes.

It should be noted that I still have not gotten of the zone change. I contacted the staff and was informed that I was not the mailing list and that notice had not been returned. Is my lack of not receiving a notice an isolated case?

The notice was mailed out on March 11, 2001 the same night of the meeting of the Multnomah Neighborhood Ass. thus the property owners receiving the notice had no use of the neighborhood association to vent their concerns through the association. The city approves the neighbor associations' bylaws and the 20 days notice does not allow the neighborhood associations to take formal position on information in the notice.

It should be noted that at the March 11, 2014 Multnomah Neighborhood Ass. Meeting I ask the zoning expert of the Portland Office of Emergency Management if they could build their project EG1 zone and they did not know.

Please add this to the record

Thank you,

  
James F Peterson

- b. For pitched, hipped, or gambrel roofs, they must be mounted no more than 12 inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The 12 inches is measured from the upper side of the solar panel.

Standard	EG1	EG2	EX	IG1	IG2	IH
Maximum FAR (see 33.140.205)	3 to 1	3 to 1	3 to 1	no limit	no limit	no limit
Maximum Height (see 33.140.210)	45 ft.	no limit	65 ft.	no limit	no limit	no limit
Min. Building Setbacks Street Lot Line (see 33.140.215)	5 ft.	25 ft.	0	0	25 ft.	5 ft.
- Lot line abutting an OS, C, E, or I zoned lot	0	0	0	0	0	0
- Lot line abutting an R zoned lot	See Table 140-4	15 ft.	See Table 140-4	See Table 140-4	15 ft.	15 ft.
Max. Building Stbks (see 33.140.215) Transit Street or Pedestrian District	10 ft.	None	10 ft.	None	None	None
Maximum Building Coverage (see 33.140.220)	85% of site area	85% of site area	100% of site area	100% of site area	85% of site area	100% of site area
Min. Landscaped Area (see 140.225)	15% of site area	15% of site area	None	None	15% of site area	None
Ground Floor Window Standards apply (see 33.140.230)	No	No	Yes	No	No	No
Pedestrian Standards Apply (see 33.140.240)	Yes	Yes	Yes	No	No	No
Min. Landscaping Abutting an R zoned lot (see 33.140.215.B.)	5 ft. @ L3 or none	10 ft. @ L3	5 ft. @ L3 or none	5 ft. @ L3 or none	10 ft. @ L3	10 ft. @ L3

Height of the building wall	Lots abutting a side lot line of an R zoned lot	Lots abutting a rear lot line of an R zoned lot
15 ft. or less	5 ft.	0
16 to 30 ft.	8 ft.	8 ft.
31 to 45 ft.	11 ft.	11 ft.
46 ft. or more	14 ft.	14 ft.

Notes:

[1] Does not apply to lot lines that abut lots in the RX zone.

### 33.140.215 Setbacks

- A. Purpose.** The setback standards promote different streetscapes. The EG2 and IG2 zone setbacks promote a spacious style of development. The EG1, IG1, and EX zone setbacks reflect the generally built-up character of these areas. The IH zone requires only a minimal setback to separate uses from the street. The setback standards are also intended to ensure that development will preserve light, air, and privacy for abutting residential zones. In the EG1 and EX zones, the setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

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