

TESTIMONY at Public Hearing at PCC – SE Campus on Oct 28<sup>th</sup>, 2014

Planning Commission Members and Staff. I am **Fred Sanchez**, a business owner, property owner and stakeholder in the Gateway area. In the late 60's our family lived at 1404 NE 111<sup>th</sup> and worked in the neighborhood. In 1979, we opened our own real estate and appraisal company and built what is now 111<sup>th</sup> SQUARE. I am Hispanic and grew up speaking Espanol in my childhood home and English at school. I am a vocal booster of the Gateway area and over the years, our family has added adjacent properties to our portfolio. I now serve as 2014 President of the Gateway Area Business Association, Advisory committee member for the Portland Police Budget, member of the Hazelwood Neighborhood Association, co-chair of the Mt Hood Community College Bond Election Campaign Committee, member of the Neighborhood Economic Development Leadership Group and other public, private, religious and Hispanic groups.

Thank you for allowing me to comment on properties at **1342, 1353, 1406, 1409, 1418 and 1421 NE 112<sup>th</sup> Avenue**. These are existing residential properties south of NE Halsey St on 112<sup>th</sup> Avenue, in the Eastern Neighborhood.

Proposed change is **#645** for each of the properties. I support the new designation of **Mixed Use Neighborhood** for these parcels. These will help to meet Portland's #1 goal for "**Complete Neighborhoods**" – providing places where people of all ages and abilities have safe and convenient access to the goods and services needed in daily life. They will be well connected to jobs and the rest of the city by transit with a variety of housing types and prices for households of different sizes and income. Gateway Regional Center is East Portland's major center with the new Gateway Park and Plaza helping to build a gathering place for residents and businesses in the area and a draw for visitors. Halsey/Weidler couplet between 102<sup>nd</sup> and 122<sup>nd</sup> are Gateway's Main Streets, connecting neighborhoods, supporting local businesses and providing housing close to services, amenities and transit. Implementation of the new designation of Mixed Use – Neighborhood will support Comp Plan's 2nd goal to "**Encourage Job Growth**" by encouraging density to support local and home-based businesses. Comp plan goal #3 to "**Create a low-carbon community**" will also be encouraged by bringing more density to the area and encouraging growth in complete neighborhoods and connecting housing and jobs with transit and pedestrian and bicycle networks. Comp plan goal #6 to "**Improve Resiliency**" will help the Gateway area prepare for climate change and reduce risks posed by natural hazards. The change will help to create a complete neighborhood and encourage growth in this lower-risk area. Comp plan goal #7 recognizes that "**One Size Does Not Fit All**". I believe that changing the designation for these six properties is consistent with planning and designing to fit the local conditions.

The proposed change to Mixed Use – Neighborhood will straighten out the zoning line to conform with the commercial zones to the west of the properties (111<sup>th</sup> SQUARE and Portland Adventist Community Services - NE 111<sup>th</sup> & Halsey) and the east (Halsey Center - 113<sup>th</sup> & Halsey). These commercially zoned properties abut the 6 lots being considered for change on NE 112<sup>th</sup>. It makes sense to change the designations to comply with their neighbor's zoning.

Last week I learned that several residents on NE 112<sup>th</sup> and on Oregon reject multiuse designation on NE 112<sup>th</sup> properties from Halsey to Oregon as they believe it will directly impact the traffic, parking and livability of the neighborhood. I believe the City's stringent design review process will curtail and help to manage any impact on traffic and parking in the residential area of NE 112<sup>th</sup> and eventual building and improvements in housing and commercial in the proposed multi-use – neighborhood designation will be a great help in promoting livability and safety for the residents.

I understand that speeding on 112<sup>th</sup>, especially as it meets Oregon is a problem at this time. I suggest that a stop sign at 112<sup>th</sup> & Oregon and perhaps speed bumps or driver feedback signs posting speed limit on NE 112<sup>th</sup> will help to slow down traffic and keep the neighborhood safe. I recommend that these implementations be nominated in FY 2015-19 thru the Hazelwood Transportation System Plan for Gateway District Plan, NE/SE: Traffic Management from funds available of almost two million as per attached TSP exhibit.

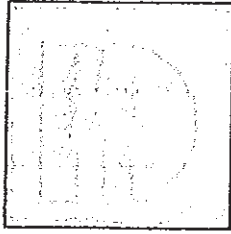
Attached are also letters of support from residents, organizations and small businesses in the Eastern Neighborhood who endorse the new designation of Mixed Use – Neighborhood for the NE 112<sup>th</sup> parcels.

Thank you,

Fred Sanchez  
11112 NE Halsey Street, Suite A  
Portland OR 97220-2021  
Cell: 503-803-3707

Hazelwood Transportation System Plan (TSP) nominated projects

Project Title*	Project Description*	FY 2015-19	FY 2020-25	FY 2026-34	Total Costs
EPIM Unfunded Ranked Projects	East Portland In Motion Bicycle safety improvements at intersections -	\$20,000	\$0	\$0	\$20,000
EPIM Unfunded Ranked Projects	SE 112th Ave (Market to Powell) Infill Sidewalk	\$280,000	\$0	\$0	\$280,000
EPIM Unfunded Ranked Projects	NE/SE 102nd/Cherry Blossom/112th Ave (Glisan to Powell) Bike Lane	\$65,000	\$0	\$0	\$65,000
EPIM Unfunded Ranked Projects	East Portland In Motion (EPIM) Active transportation network branding	\$20,000	\$0	\$0	\$20,000
EPIM Unfunded Ranked Projects	East Portland In Motion (EPIM) On-street bicycle parking for traditional (suburban) business districts	\$20,000	\$0	\$0	\$20,000
EPIM Unfunded Ranked Projects	East Portland In Motion (EPIM) Woodland Park Greenway, NE (Pacific, Bell, 102nd, Tillamook - 108th Greenway	\$300,000	\$0	\$0	\$300,000
Stark & Washington, SE (92nd - 111th): Gateway Plan District Street Improvements	Implement Gateway regional center plan with boulevard design retrofit including new traffic signals, improved ped. facilities and crossings, and st. lighting.	\$6,157,767	\$0	\$0	\$6,157,767
Halsey/Weidler, NE (I-205 - 114th): Multi-modal Improvements	Implement Gateway Regional Center Plan boulevard design including new traffic signals, improved pedestrian facilities and crossings and street lighting.	\$4,400,000	\$4,500,000	\$8,114,883	\$17,014,883
Gateway Regional Center, Local and Collector Streets	RTP: High priority local and collector street and pedestrian improvements in the Gateway Regional Center.	\$4,209,000	\$0	\$0	\$4,209,000
Glisan St, NE (I-205 - 106th): Gateway Plan District Multi-modal Improvements	Implement Gateway regional center plan with boulevard design retrofit, new traffic signals, bike facilities, improved pedestrian facilities and crossings, and street lighting.	\$3,240,930	\$0	\$0	\$3,240,930
Gateway District Plan, NE/SE: Traffic Management	Implement a comprehensive traffic management plan throughout the regional center to reduce cut-through traffic on residential streets and improve traffic flow on regional streets. Project includes utility improvements.	\$1,944,558	\$0	\$0	\$1,944,558
Gateway Regional Center, NE/SE Local Street Improvements, Phase II	High priority local street and pedestrian improvements in regional center.	\$0	\$8,418,000	\$0	\$8,418,000
Gateway Regional Center, NE/SE Local Street Improvements, Phase III	High priority local street and pedestrian improvements in regional center.	\$0	\$0	\$8,418,000	\$8,418,000
99th Ave & Pacific Ave, NE: Gateway Plan District Street Improvements, Phase I	Reconstruct primary local main street network in Gateway Regional Center on NE 99th from Weidler to 300' south of Glisan and NE Pacific from 97th to 102nd.	\$0	\$0	\$4,042,500	\$4,042,500
99th & 96th, NE/SE (Glisan - Market): Gateway Plan District Street Improvements, Phase II & III	Reconstruct primary local main street in Gateway Regional Center. Phase II - 99th (Glisan - Washington) Phase III - 96th (Washington to Market).	\$0	\$0	\$4,910,500	\$4,910,500
EPIM Unfunded Ranked Projects PACIFIC/HOLLADAY from I-205 Bike Path to NE 131st PI	Multiple facility types: separated in-roadway (I-205 Bike Path - 102nd); bicycle boulevard (102nd - 131st)	\$666,000	\$0	\$0	\$666,000
EPIM Unfunded Ranked Projects	Curbless infill sidewalk, SE 136th Ave, Division to Powell	\$1,290,000	\$0	\$0	\$1,290,000
EPIM Unfunded Ranked Projects	4M (SE Market, Mill, Main, Millmain) Greenway Construction	\$2,100,000	\$0	\$0	\$2,100,000
Mill/Market/Main, SE (I-205 to City Limits) (72nd - 175th): Bikeway/Greenway	(Planning) Retrofit bike lanes to existing street. Multiple facility types: bicycle boulevard (SE 89th & Mill - SE 92nd & Market); separated in-roadway (92nd - 130th). Multiple facility types: bicycle boulevard (60th - 64th; 72nd - I-205, 130th - City Limits); enhanced shared roadway (64th - 72nd). RTP: Neighborhood greenway from I-205 to 162nd using the streets Mill/Main, Mill, Market and Main.	\$600,000	\$0	\$0	\$600,000



## David Douglas School District

Don Grotting, Superintendent  
1500 SE 130th • Portland, Oregon • 97233-1719  
(503) 252-2900 • Fax (503) 256-5218

September 2, 2014

City of Portland  
Bureau of Planning and Sustainability  
1900 SW Fourth Avenue, Seventh Floor  
Portland OR 97201

RE: 2035 Comprehensive Plan for 1342, 1406, 1408 NE 112<sup>th</sup>, Portland OR 97220

Thank you for considering changing the designation of 1342, 1406 and 1408 NE 112<sup>th</sup> to Mixed Use – Neighborhood. David Douglas School District recently purchased the adjoining property at 11300 NE Halsey Street (Halsey Center). Most of our west property line abuts the three 112<sup>th</sup> lots. We believe the Mixed Use – Neighborhood designation is appropriate and will contribute to the success of David Douglas School District. We look forward to being a good neighbor and participating in the vitality of the community.

Sincerely,

A handwritten signature in black ink that reads "Don Grotting".

Don Grotting  
Superintendent

DG/fs



September 30, 2014

City of Portland  
Bureau of Planning and Sustainability

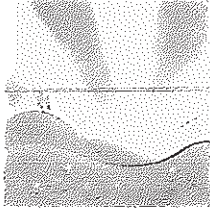
RE: Comprehensive Plan Update Testimony

The Parkrose Heights Neighborhood Association has reviewed the proposed changes to the Comprehensive Plan and supports the zoning changes proposed by the Bureau of Planning and Sustainability including the following changes:

Mixed use civic corridor along NE 122<sup>nd</sup>  
Mixed Use Neighborhood along the Halsey-Weidler corridor

Sincerely,

Tom Badrick, Chair  
Parkrose Heights Association of Neighbors.



## **SUNRISE CONSULTING**

Portland Planning and Sustainability

RE: 1353, 1409, 1421 NE 112<sup>th</sup>, Portland OR 97220

I own and operate Sunrise Consulting at 111<sup>th</sup> SQUARE One on One Fitness and Therapy at NE 111<sup>th</sup> & Halsey Street. I specialize in Drug and Alcohol rehabilitation and counseling. Many of my clients cannot drive and rely on mass transit, biking and walking to attend their court-required classes. Encouraging growth and density in our neighborhood will be helpful to my clients and will also grow my business. Thank you for your consideration.

John McMurry  
503-516-4808

**111<sup>th</sup> SQUARE LLC**

**11112 NE Halsey St, Suite A**

**Portland, OR 97220-2021**

**503-803-3707**

**Halsey111@aol.com**

September 1, 2014

City of Portland  
Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue, 7<sup>th</sup> floor  
Portland OR 97201

RE: 2035 Comprehensive Plan for 1353, 1409 and 1421 NE 112<sup>th</sup>, Portland OR 97220

Thank you for all the research, analysis and most of all for listening to Portland stakeholders and the community in creation of the draft 2013 Plan. We are particularly pleased with the framework proposed for properties we own at 1353, 1409 and 1421 NE 112<sup>th</sup>. By including our three SFR parcels on the west side of 112<sup>th</sup> to the south of Halsey Street (and the three SFRs owned by others on the east side of 112<sup>th</sup>), we believe our neighborhood will be more complete and can continue to grow successfully. If accepted, we intend to invest in 1353, 1409 and 1421 NE 112<sup>th</sup> and adjacent real estate we own to develop more affordable housing and neighborhood services.

Cordially yours,



Fred and Ann Marie Sanchez  
111<sup>th</sup> SQUARE, LLC





October 8, 2014

City of Portland Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue  
Portland OR 97201

Mixed Use – Neighborhood designation for three SFR zoned properties to south of Halsey Street on NE 112<sup>th</sup> Avenue.

We have studied the City's draft 2035 Plan for the Gateway area. We favor the draft plan's proposal to change designations at 1353, 1409, 1421, 1406, 1418 and 1342 NE 112<sup>th</sup> Avenue to Mixed use – Neighborhood instead of the existing Single Family Residential zoning.

Yours truly,

William Bitar



11124 NE Halsey Street

Portland OR 97220

August 28, 2014

City of Portland Planning

To whom it may concern:

RE: 1353, 1409, 1421, 1405, 1418i and 1342 NE 112<sup>th</sup>

I have grown up in the Gateway vicinity and worked at Postal Place off and on for 15 years. I love this neighborhood and support the designation of Mixed Use - Neighborhood for the six properties on NE 112<sup>th</sup>. Businesses need more concentration of residents and establishments in the vicinity so they can be successful. This change appears to move our district forward to become a more complete neighborhood.

Thank you for helping to encourage growth and prosperity in Gateway.



Debbie Edwards

971-888-1296

Debrajedwards1@gmail.com



11124 NE Halsey St. PMB 478  
Portland OR 97220  
[www.gabanet.com](http://www.gabanet.com)  
[gabaemail@aol.com](mailto:gabaemail@aol.com)

August 25, 2014  
City of Portland Bureau of Planning & Sustainability  
1900 SW 4<sup>th</sup> Avenue, Portland OR 97201

RE: Mixed Use -- Neighborhood designation for Halsey/Weidler between 102<sup>nd</sup> and 112<sup>th</sup> and extension of mixed use to 1353, 1409, 1421, 1406, 1418 and 1342 NE 112<sup>th</sup>.

Gateway Area Business Association supports the City's draft 2035 Plan for the above properties. Our business organization's chief purpose and objective is to advance the commercial, economic, financial, industrial and civic interests of the Gateway area. We believe that this draft plan will increase density necessary for successful businesses and thus enhance financial investment in our neighborhood. Improvements and projects encouraged by the mixed use -- neighborhood designation will increase and encourage customers to stay and shop and use business services.

Sincerely,

A handwritten signature in black ink, appearing to read "David Panichello".

David Panichello, President Elect  
Gateway Area Business Association