

## Portland Planning and Sustainability Commission

Tuesday, October 28, 2014

5:00 p.m. / PCC Southeast Campus

Meeting Minutes

**Commissioners Present:** Andre' Baugh, Karen Gray, Don Hanson, Mike Houck, Gary Oxman, Katherine Schultz, Chris Smith, Teresa St Martin, Maggie Tallmadge

**Commissioners Absent:** Howard Shapiro, Michelle Rudd

**BPS Staff Present:** Deborah Stein, Eric Engstrom

*Chair Baugh* called the meeting to order at 5:00 p.m.

PCC Southeast Campus President Dr Jessica Howard welcomed the community to PCC.

### Consent Agenda

- Consideration of Minutes from 10/14/14 PSC meeting

*Chair Baugh* asked for any comments for the consent agenda.

*Commissioner Smith* moved to approve the Consent Agenda. *Commissioner Houck* seconded.

The Consent Agenda was approved with an aye vote.

(Y7 – Baugh, Grey, Houck, Oxman, Shapiro, Smith, Tallmadge)

### Director's Report

Deborah Stein

- The Mayor's Short-Term Rentals for Multi-Dwelling Structures proposal was published. The Council hearing is November 19<sup>th</sup>.
- The Age-Friendly Portland Action Plan (adopted by Council October 2013) will be in front of City Council November 12<sup>th</sup> at 9:45 time certain for a one-year update on accomplishments to date, and a look forward to 2015 activities.

*Chair Baugh* gave an overview of the agenda.

We anticipate that we will keep the written record open until March 13, 2015. Tonight is the third of four planned hearings on the Comprehensive Plan. The PSC is here to listen to the community's thoughts tonight and will limit our questions and comments unless we need clarification about a person's comment.

### Items of Interest from Commissioners

*Commissioner Houck:* attended the Westmoreland Park celebration. It was amazing to see salmon spawning in the Crystal Spring Stream after the restoration efforts. I encourage others to check it out.

## Comprehensive Plan

Hearing: Eric Engstrom

### Documents:

- [Testimony recap memo](#)

### Presentation:

[http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/7036663/view/CP\\_presentation.PDF](http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/7036663/view/CP_presentation.PDF)

Eric provided an overview of the Comp Plan and where we are in the process. The Comp Plan includes proposed land use maps, policies, project lists, and a supporting document – the Citywide Systems Plan. There is also the Urban Design Direction report, which serves as an illustrated guide to some of the urban design and city form policies.

The Comprehensive Plan Map covers all of Portland, and some not-annexed areas within our urban services boundary. Our proposal is to leave much of the existing Comp Plan map as it is today. This map shows the areas that would change with the Proposed Map.

On November 18<sup>th</sup> we have scheduled the first work session to begin discussing what you heard. Three things will happen in that session.

First, we will get an update on outreach from the Community Involvement Committee (CIC). Second, we will go over City bureau comments with you. We have asked city agencies to prepare comments and bring their observations to you on the 18<sup>th</sup>. Third, staff will deliver an initial recommendations memo. The purpose of this memo will be to identify the agenda for subsequent work sessions in January, February and March. In other words, identify the major topics and issues arising from the testimony that warrant more in-depth discussion.

On Thursday you received a brief summary of the comments received to date, along with the full packet of comments we received between October 8 and 21.

The online Map App tool remains open for comments. This week we restored the features of background information into the Map App, which you can navigate to via the blue dot (Map App Explorer) in the Map App.

### Testimony:

1. Linda Degman, PCC: Thank you to BPS staff for working with institutions on the campus policies. PCC supports the proposed designation in the Comp Plan, but the zoning code is where the real challenge lies. All 4 PCC campuses are within city limits. If re-designated, PCC doesn't find sufficient incentive to rezone outside of the current development application process. We request that City continue the dialogue to refine zoning and also take a look at the design review process.
2. Jon Denney, Portland Nursery: The original owners purchased the property in the 1960s. They want to be able to stay as a nursery at 50<sup>th</sup> and Stark. Currently nurseries are a non-conforming uses in residential zones. At this time, there is no place for nurseries in the city. But we are strong part of the community.
3. Sara Ori, Portland Nursery: This is a family-owned business. We're known for commitment to community. Many of the plants we sell are locally-sourced, and we provide residents opportunity to plant diverse plants. We employ over 100 full-time employees in the busy season, offer good benefits and have a 10.35 year average staff tenure. We are creating a positive impact on the surrounding area.

4. Carol Finney, Portland Nursery: The nursery gives back to community every year to 400 schools and organizations. We have provided 30 years of OPB programming support. We have an annual community apple festival and other festivities. We want to continue to support the community. We want the zoning to change so we're not a non-conforming use.
5. Jill Denney, Portland Nursery: The Stark building needs to be improved to accommodate employees and customers and upgrade safety. We'd make more office space, add parking and create a more inviting building configuration. If we're not able to make these renovations, it's likely we won't continue as a business. We want to continue to be in and support the community but need to be rezoned.
6. Peter Fry: Consultant for Portland Nursery. We need the right plan to get the right zoning we need. The split designation doesn't work.
7. Jan Von Stavern: 2636 SE Division. This neighborhood has changed quickly. I support the changes regarding this street and the Division mixed-commercial designation but also request my property be included. It makes sense to make our property urban commercial, and it will create opportunities in the future by changing to this designation. It would activate 2 corners of the block, emphasizing street-level design, instead of just the 1 corner.
8. Reed Dow, Dry Rental Properties, SE Wine Collective: 2425 SE 35<sup>th</sup> Pl, which fronts on Division. The property was originally purchased in 1962; the parking lot has been gravel since 1925. There is a split zoning of the building and the parking lot (2 parcels). Remodeled the building to commercial spaces and have a conditional use for the zoned residential parking lot. I'm asking that the split be changed to incorporate the full lot for consistency. We're currently unable to move forward because of the residential zoning. The Richmond Neighborhood Association (NA) voted to approve this change to zone both parcels storefront commercial.
9. Thomas Monroe, SE Wine Collective: This is a community urban winery to bring learning I have from my work and travels to the community. We have 9 employees, offer good benefits and committed to being a member of the neighborhoods. The challenge is that the parking lot is still zoned residential, but the business is commercial storefront. We would like to build storage capacity in the parking lot space but currently can't because of zoning. Want also to be good stewards to our neighbors and keep a good relationship.
10. Jonathan Suarez-Mendoza: Franklin HS graduate. Participated in industrial and shop classes in high school. He then entered the internship program at Vigor Industrial and received a job there. There is a career path for me there as a drafter. The City should consider living-wage jobs for high school students and recent graduates in the Comp Plan update.
11. Fred LaCapra: Gunderson employee. Gunderson is a diverse company with lots of benefits including education benefits. It currently has 1114 employees and is growing, which is close to 2006 levels. There are 34 job categories not including white collar positions, and they offer good wages with low barrier to entry. The skill base is not here in Portland for welders as there was before. There are many opportunities that don't need a 2- or 4-year degree. We need to support policies that address job creating and retention. Policy 6.27 is especially important.
12. Aaron Bouchane: Works at Impact NW, which works to connect HS metal shop students to living wage jobs in Portland. Over the next 10 years, it's estimated we'll need

30,000 jobs due to replacement and growth. Most only require a HS diploma and certification. But most HS don't provide much guidance about these opportunities for living-wage jobs that are easy to access. There is paid training and are educational opportunities, which is important for career and technical learners in Portland. Support and strengthen policy 6.27.

13. Joe Miles-Kelley: Went through the Impact NW program welding program and currently is a welder at Gunderson. He's independent and living on his own, just 5 months out of high school based on the opportunities he's received. We need to consider the importance of programs like this and continue to provide living-wage jobs in the future.

*Commissioner Smith:* Do you think we can use the land that we have more intensely, knowing we don't have much more land to expand to?

14. Laura Webb: You need to withdraw the proposed West Hayden Island (WHI) designation and designate it as forest land. BPS has removed any guarantee of maintaining WHI as was decided last year. Please honor the public process.

15. Terry Parker: We need to preserve neighborhoods' character. We need to add a policy about replacement homes and how they fit in the neighborhood regarding mass, height and setbacks. Encourage that single-family homes are responsibly deconstructed. The Comp Plan must also equitably reflect diversity and freedom and not dictate or favor one choice over another. *See written testimony.*

16. Ryan Hyke, Pacific NW Regional Council of Carpenters: I became a union pile driver right out of high school, which is a good paying job. Local projects I've worked on include the Big Pipe and the OHSU Tram. I have an appreciation for family-wage jobs because I have seen that these jobs increase prosperity of people in the trades. My union represents over 20,000 people. We need to encourage jobs to grow and continue to locate in Portland. 6.34 Industrial Lands is a great start. Also consider other economic development policies that support prosperity of Portland and livability.

17. David Sweet, Land Use Chair, Cully: This is a very diverse neighborhood. More than one-fifth of households are living below the poverty line. The neighborhood is 68 percent single-family homes, and Cully was identified as being at risk for displacement. We hope we can avoid this. Policies should support smaller homes since they decrease resource use and can provide affordable housing. Some ideas: (1) have more flexible rules for ADUs; (2) be able to divide large older home into smaller units; (3) scale SDCs based on home size; (4) offer density bonuses in exchange for smaller home sizes or for permanently affordable housing. Would like to see a "community benefits overlay zone" in areas like Cully.

*Commissioner Houck* asked if he was familiar with the fact that the Coalition for a Livable Future asked for and successfully got a Racial Impact and Displacement Statement for the Interstate Light Rail Project which was to address the issues that David Sweet testified on. *Commissioner Houck* suggested Sweet and others take a look at the Impact Statement to see if there were portions of it that might be relevant to their concerns.

18. Cameron Harrington, Living Cully: Concerned that while the Comp Plan lays out specific goals and strategies to improve life in neighborhoods, it only pays lip service to threat of displacement. Planning is a catch-22 practice. Improvements make places more attractive, but that also makes them more expensive to live, usually displacing low-income families and people of color. To address the mismatch to improve and lack of policies to deal with displacement, Living Cully has 10 concrete recommendations.

Look forward to working with PSC to implement ideas into revised draft. An impact/assessment analysis should be included in decisions and what can be done to mitigate with built-in funding to mitigate. *See written testimony.*

19. Laura Young, Cully Blvd Alliance: I support the drafted recommendations from Living Cully. Transit and transportation infrastructure is necessary as an anti-displacement strategy. As property values increase, and risk of displacement increases. The community could better mitigate this by having better access to living-wage jobs, which can be helped by improved transit. Nearly half of residents in Cully are low income or people of color. I want to promote investment of transit funds in Cully.
20. Dawn Cartwright: Westmoreland resident, discussed an R5, non-conforming use parking lot that's on the QFC property on Milwaukie Ave between Duke and Henry St. It is only to be used as parking lot, which was based on the original owners' plan to create a buffer between the original grocery store and the neighborhood. QFC built in 1995, and it's a 24-hour store. There's noise from delivery trucks and debris from parking lot blowing into the neighborhood. QFC has not signed a Good Neighbor Agreement in the 15 years the neighborhood has been try to get to common ground. *See written testimony.*
21. Eli Spevak, Orange Splot LLC: 1200 square foot houses being built in Portland is very rare, but I'm hopeful the Comp Plan will encourage smaller single-family homes and more multi-family. Portlanders love parks, and we could increase density at the perimeter of a number of large parks. This could encourage people to live near parks where they don't need to have large yards. This needs to happen through the Comp Plan process. Grant Park, Wilshire, Alberta, Irving, Woodlawn and many other parks are all circled by single-family homes and good transit. Parks could serve more people with just slight changes in zoning near them. *See written testimony.*
22. David RedThunder: Industrial development on WHI is a continued concern. Shorelines are vital to salmon recovery. The Port's environmentalists need a plan to sustain symbol creatures that have always inhabited WHI. Homeless camps disturb the native populations as well. Please take WHI off the Comp Plan.  
  
*Commissioner Houck* noted the conversations with Tribes during the WHI conversations. The City promised to follow up with the tribes and wanted to know if the city had done so.  
Staff will follow-up.
23. Tim Helzer: During last year's hearings on WHI, the PSC got it right, and the mitigation requirements forced the Port to pull off the table. The Port's costs are not sustainable, and it won't create the number of family-wage jobs the Port has promised. *See written testimony.*
24. Alastair Roxburgh: Islands are different. WHI is not an extra piece of land, it's island land, but it's been zoned as other land has. *See written testimony.*
25. Rob Johns, Chair Benson HS Alum: There is a great importance of strong economic development policies for Portland's youth. Expand economic opportunity and equity. We need business growth to support a healthy economy and provide for living-wage jobs. These opportunities provide work, wages and self-respect in a state that is very dependent on private sector for tax base. What are we doing for the majority of people without 4-year degrees? Policy 6.27 is important and should be strengthened.
26. Harold Hutchinson: Small businesses rely on larger ones, many of which are in the

Portland Harbor. They provide significant contributions to living-wage jobs. Give weight to economic development policies in Comp Plan.

27. Ellen Wax, Working Waterfront Coalition: Portlanders support community colleges and workforce training. We also support our local small businesses, which are often suppliers to larger firms. Marine industrial companies are linked to the health and prosperity of the local and regional economy. *See written testimony: Economic Linkages from Marine Industrial Businesses.*
28. Susie Lahsene, Port of Portland: Harbor businesses provide for many smaller businesses in the area. Capital investment in the harbor create tax benefits for school districts and local governments. Policies in the Comp Plan need to support development, in particular Policies 6.1, 6.3, 6.15, 6.17 and 6.27. We need to be sure they are reconciled with natural/environmental policies in Chapter 7. *See written testimony.*
29. Greg Schifsky: 6801 SE 6<sup>th</sup> is a 12-acre parcel, Green Thumb. We are in favor of this being zoned open space instead of for development. The Green Thumb program helps get people ready for the workforce. Emergency preparedness can be done on this huge, flat parcel as well. Our community is there gardening on the site. Gardening instills great things in people. Young people need to learn to get outside and be in nature. *See written testimony.*
30. Matt Millenbach, SMILE: Open space along the Springwater Corridor in Sellwood needs to be retained and designated as such in the Comp Plan. *See written testimony.*
31. Nancy Henry: Columbia Slough resident. Concerned about change 297, which will designate part of Broadmoor Golf Course as industrial. This is a special area that provides unique habitat and is vital for bat species. This area is a recovering treasure within the city. Many resources have already been directed to slough recovery. Given the investments, why would you allow new construction and development in this area?
32. Gail Hoffnagle, SMILE President: The QFC parking lot (Milwaukie in Westmoreland) is creating dangerous traffic conditions with the traffic created by large delivery trucks. BDS has been enforcing rules, which has improved life. We currently don't hear deliveries between 11 p.m. and 6 a.m., and it seems like deliveries are better scheduled. If zoning change occurs, though, QFC won't live up to these standards. SMILE opposes proposed designation from R5 to mixed-use neighborhood. SMILE is also concerned about lack of acknowledgement about role of neighborhood associations (NA) in the Comp Plan. Underserved populations also deserve a voice. "Community" is a needed term in the Comp Plan. NAs have long been the forum for neighborhoods to improve neighborhoods in our city.
33. Lisa Joerin, Rhododendron House: 2165 SW Main St. She fully supports the zoning change from R5 to CO-1. The building provides office space and is part of the community. Zoning changes will keep the character and provide for efficient use of the building, which includes family-wage jobs for the community. *See written testimony.*
34. Melissa Ard, Simpson & Company PC: Voiced support for CP designation change to mixed-use dispersed on SW Main St. where her company is renting office space at Rhododendron House. Clients are from the neighborhood, many of whom are elderly, appreciate that they can walk to their CPAs for services. The new designation will remove our uncertainty of being able to remain in the neighborhood.
35. Joe VanderVeer, PCOD: The Portland Commission on Disability (PCOD) was involved in drafting of the Comp Plan. Disability equity has been incorporated, but it still needs to

further be woven into the Comp Plan. Our written testimony provides details about what policies can be included or bettered. PCOD asks that we take full advantage to ensure infrastructure needs (accessibility especially) are well-positioned to guide City's development going forward. We support the use of Universal Design Principles and increased accessibility for housing options with people with disabilities.

36. Susanne Stahl, PCOD: Reminded the PSC of testimony that the disabled community provided during the Portland Plan hearings. After many comments, the draft PP remained void of language pertaining to people with range of disabilities. Today we would like to applaud the City that updated the PP language with 10 actions to make Portland more physically-accessible and age-friendly for the Comp Plan. Continue to better quality of life for Portland's disability community. Remember the Portland Plan principles and how they are applicable to the disability community.
37. Alan De la Torre, Age-Friendly Portland Advisory Council and PCOD: We have a window of opportunity is in this Comp Plan to address aging population. Embrace the age-friendly initiative to make Portland accessible for all. Our critical recommendations are included in written testimony. Additional analysis is needed about expected household changes and age-specific analysis. The biggest growth in new homes are in vulnerable populations. Within the Comp Plan, there needs to be a mention of Portland's efforts to be an age-friendly city.
38. Martin Slapikas, HiNoon: Chapter 3, Urban Form, notes 5 pattern areas in Portland. We need to add "Island Neighborhoods" as another pattern area. There has been ever-increasing interest in development potentials, but what about island issues that affect health, welfare and safety of islanders and visitors? *See written testimony.*
39. Jessica Richman: Chapter 10, Administration and Implementation. It's important to consider how/if policies and goals can be implemented. For example, on page 10-6, how would you say the criteria are met or not, and what work would have to be done to document "demonstrate that reasonable consideration was given to the guiding principles..."? What is reasonable consideration? Or "reduce existing disparities... improve socio-economic opportunities..." how would we demonstrate this? Or how would someone show the opposite? What is "good planning"?

*Commissioner Houck* thanked Ms Richman for her testimony, pointing out that words, verbs in particular, matter and that we have to go beyond "consider", "explore" and "evaluate" and use more active verbs that are not so vague.

40. Vicki Skuyha: Mixed-Use Zones policy advisory committee member. We need more incentives for affordable housing. Oregon doesn't allow for inclusionary zoning, but we can encourage density bonuses and other ways to promote affordable housing. Historic preservation seems to be weakened in the updated language compared to the current plan. Historic preservation: regarding demolition, new language seems to weaken preservation of historic properties. Verbs seem to be weakened, and more qualifiers are added.
41. David Messenheimer, Brentwood Darlington NA: The Green Thumb space should be changed to Open Space. It's managed by 4 partners and is an important learning lab. There is no other place like this site in the Portland area. The land is owned by PPS and PP&R.
42. Brad Melaugh: Works at learning gardens lab at Green Thumb site. Asks that site be rezoned to Open Space. It offers so much: a family-based garden education program, farm stand collaboration, connection to community and an agricultural hub for the

area. It's near Lane MS, which has been a partner for years.

43. Patrick Burke: R2 zoning is inappropriate for the Green Thumb site. The Green Thumb location, even with better transit service, is still not a good location for high-density. This has been a special space that brings together a diverse neighborhood.
44. Jacob Sherman, Brentwood Darlington NA: Rezone Green Thumb from R2 to Open Space. It's an important neighborhood space for urban agriculture and sustainability education. Help preserve the site because it's also needed for bird habitat and pollinator plants.
45. Bob Bernstein: In favor of the Green Thumb request for rezoning to Open Space. On another topic, schools in N Portland will be adversely affected by more air pollution if WHI is further developed. We can't keep growing and continue to use the word "sustainable". How would you be able to mitigate the best of open space that's left in Portland?
46. Richard Johnson: 1414 SE Oak St. Shared a petition signed by neighbors regarding the zoning change at 1400-1416 and 1401-1415 SE Stark St. Changes from R1 to CS are not an option for this block. *See written testimony AND collected signatures sheet.*
47. Ronna Neuenschwander: Homeowner at 14<sup>th</sup> and Oak. She's against the proposal to change zoning from R1 on Stark St. The current zoning is compatible with our R2.5 property. We value the community that has grown in the Buckman neighborhood. We know our neighbors, have a vital community that is getting overrun and squeezed out. There are 128 apartments in a 1-mile radius of our home now. We've reached a saturation point.
48. Susan Lindsay, Buckman NA Chair. The NA supports the request to retain R1 zoning at the SE Stark properties Richard Johnson noted. There are also concerns about large property between SE 15<sup>th</sup> and 19<sup>th</sup> on Morrison, which is R2.5 currently. The new Comp Plan changes this to mixed-use commercial, which we think will mean demolitions and rebuilding as duplexes and other density. SE 17<sup>th</sup>-20<sup>th</sup> on Alder is all R5, which is proposed to be up-zoned as R2.5, which we don't support either. There is no transit service on SE Stark.
49. Tim Nguyen: Opposes the zone change at his properties, 6933 and 6919 SE 82<sup>nd</sup> Ave. He immigrated to Portland at age 15 with family for the promise of education and opportunity in the US. They worked for a zone change in 2006, which was adopted by City Council. This is 2 acres with half of the property being R2 and RH and half commercial-general. Going back to R2 will hurt us. *See written testimony - LU 05-107223 CP ZC.*
50. David Nemo: Regarding Policy 4.28, light pollution, we need better standards to reverse impacts of light pollution. We need to shield outdoor lights property so lighting is directed downward. Shrink the negative impacts of light pollution for health and safety, and it would be a good neighbor policy to reduce pollution. *See written testimony.*
51. Ben Franchuk: Works at an auto business at 7036 SE 82<sup>nd</sup> Ave. Also working on 6850 SE 82<sup>nd</sup> Ave. between Ogden and Duke. He doesn't support the plan to change the property to residential. This has always been commercial. I'm worried about the 15 year business (with 10 employees) being shut down if zoning changes.
52. Rebecca Liu, CCBA: Worried about the protection of the historic area in the Central



- City West Quadrant, particularly NW Davis St in Chinatown. We've invested time and energy into preserving Portland's oldest Asian-American community. We need to honor the immigrant experience of Portland's immigrant communities. Members of the Japanese and Chinese society oppose increased height proposals in the historic district. We need to make this an area where Portland's immigrant groups can be proud of with better design guidelines. Please support creating design guideline for Chinese-Japanese historic guidelines.
53. Jackie Peterson, Old Town Chinatown Community Association: We have an inhospitable climate for historic resources right now. This is a "development moment", but we need to save our historic areas. 10 square blocks in Chinatown are an homage to our original immigrant populations that make Portland what it is today. We are depending on the PSC to ensure heights are not increased without tying them to design guidelines. We need to tie Chinatown-Japantown guidelines to Skidmore Design Guidelines as well.
  54. Lily Nguyen: I'm a co-own of the property at 6919 SE 82<sup>nd</sup>. We oppose the Comp Plan map change to residential. The property won't be able to be used as commercial for retail and service space if it's rezoned. But 82<sup>nd</sup> is a principle arterial, 5-lane road with lots of traffic and a main street designation. This is not a residential location.
  55. William Kielhorn: We request that the Comp Plan hearings continue and the record be kept open until after the mixed-use zones have clearly been defined. Multnomah NA also made the request. This limits the role of NA in the updated Comp Plan, particularly in Policy 2.1.C., but others noted in Policy 2.1.E are unrestricted. Please make the wording and intent clear in these policies. Staff mentioned "community" is replacing "neighborhood association" as the primary body for state-required community involvement. The definition is too general in the glossary. The NA is the correct vehicle to play this role. *See written testimony.*
  56. Carol McCarthy: Urge the PSC to extend hearings for at least 90 days after details of other zoning projects have been made public so citizens can be involved. Also request additional hearings in 2015, including one in SW Portland. *See written testimony* from Multnomah Neighborhood Association.
  57. Alex Misink: Properties at 6708 and 6704 SE 82<sup>nd</sup> are currently commercial zoned. And now 15 years later the proposal is to change it to a residential zone. But 82<sup>nd</sup> is a business street. Want to keep property commercial for my son to run the business in the future.
  58. Joan Coates: A neighbor of the QFC grocery on SE Henry. Aspects of the current non-conforming code rules are helping the neighbors that live next to the store, so that the parking lot would continue to be closed 11 p.m. - 6 a.m. and only allowed to be used as a parking lot. Changing to commercial would be detrimental to the neighborhood livability. *See written testimony / photos.*
  59. William Moss: Lives at 1500 SE Duke, close to the QFC site. Strip zoning is like city planning by default, and it often defaults to opportunists. It's erosive to the neighborhood. When you rename the zone without consideration to the neighborhood area, it does damage to the whole neighborhood ambience.
  60. Richard Dickinson, Powellhurst-Gilbert NA: The NA voted to strongly support downzoning in our area. We are in the David Douglas School District and have a huge school-aged population, with little capacity to continue to serve students with present facilities. Investment in the neighborhood has not kept up with population growth. Please continue investment in the area but please downzone these areas.

61. James Peterson, Multnomah NA: Request the designation of neighborhood center be changed to neighborhood corridor. We are in-between 2 town centers, with radii that overlap. We also request an extension for 90 days after mixed-use zones and institutional zones have been defined. Task 4 and Task 5 have to be joined together. We have 250 mixed-use zones properties in the neighborhood, and there are 4 mixed-use designations, with 3-4 different zones. It's not a one-to-one correspondence, so you can't gauge density or effects of these changes.
62. Mike Connors, Hathaway Koback Connors LLP: Spoke on behalf of two clients, Space Age Fuel and Hayden Island Manufactured Home Community. *See written testimony.*
63. Dr Andrew Phan: Opposes the zoning change at 6919 SE 82<sup>nd</sup>. All my saving and income to work at this location have been put into my practice. By rezoning, I would need to move and practically wipe all my savings and let go of my 7 employees. Rezoning to residential is inappropriate here anyway since it's not safe for families.
64. Mark White: Zoning codes have historically not worked in East Portland. *See written testimony.*
65. Doug Klotz: I've proposed three areas where new residents and development should be going, where there is good transit service and good infrastructure. (1) Belmont & Chavez; (2) Hawthorne & Chavez; (3) Division & Chavez. *See written testimony.*
66. John Washington, North-Northeast Business Association Economic Development Chair: There's been attrition of African-America businesses in our district in last 5 years. Things are moving fast, and we'd like to consider slowing things down. For example, the Soul District needs community investment and culturally-specific nodes to address community needs in the area. There are equity issues, and we're trying to maintain the demographic that has been there for years, but housing costs are increasing too quickly. There's also a potential for conflict between the NAs and business associations. I'd encourage us to integrate business associations with NAs.
67. Fred Sanchez: Owner of 111<sup>th</sup> Square. Booster of the Gateway area. Proposed changes at 1342, 1409, 1418 NE 112<sup>th</sup> are good, and I support a mixed-use neighborhood. It will help to straighten out zoning lines. Buildings and improvements in the proposed designation will promote livability and safety for residents and businesses. 112<sup>th</sup> and Oregon needs a stop sign to slow down traffic. *See written comments.*

Written Testimony Received October 8-21, 2014 is available online at [ftp://ftp02.portlandoregon.gov/BPS/PSC/CPU/testimony\\_100814-102114\\_compiled.pdf](ftp://ftp02.portlandoregon.gov/BPS/PSC/CPU/testimony_100814-102114_compiled.pdf).

Written Testimony received at today's meeting:

- Alastair Roxburgh
- Portland Nursery
- Lisa Joerin, Rhododendron House
- HiNoon
- Melissa Andal
- Argay NA
- Powellhurst-Gilbert NA
- SE Wine Collective
- Lily Nguyen
- Terry Parker
- Eli Spevak
- Tim Helzer

- Living Cully
- Dawn Cartwright
- Ellen Wax, Working Waterfront Coalition
- Susie Lahsene, Port of Portland
- SMILE
- Greg Schifsky
- Fred Sanchez
- Richard Johnson
- Collected signatures from 17 neighbors re: 1400-1416 and 1401-1415 SE Stark, proposals #87 and 88.
- Ronna Neuenschwander
- Terry Griffiths
- David Nemo
- Tim Nguyen - LU 05-107223 CP ZC
- Rose City Astronomers
- Carol McCarthy
- William Kielhurn
- Joan Coates
- James Peterson, Multnomah Land Use Chair
- Hathaway Koback Connors LLP on behalf of Space Age Fuel
- Hathaway Koback Connors LLP on behalf of Hayden Island Manufactured Home Community
- Mark White
- Doug Klotz

The hearing will continue November 4 at 4 p.m. at the 1900 Building: 1900 SW 4<sup>th</sup> Ave, Suite 2500.

#### **Discussion about themes heard today**

*Commissioner Oxman:* Thank you to all the testifiers tonight. We have lots to process.

*Commissioner Schultz:* Cully's displacement mitigation ideas are helpful. I also appreciated the Green Thumb comments and would like to see staff take this further. How can we look at incorporating food resiliency throughout the city? Strategies that strengthen quality of life comments for all, particularly the disabled and elderly, struck me as well.

*Commissioner Houck:* "Ditto."

*Commissioner Gray:* I'll ask staff to research the charge to the PSC about Cully and displacement. Split zoning doesn't seem like a winning strategy, so I need some more information and history about why we split-zone places. I support ideas about Universal Design. Implementation measurability criteria is important. I'm also seeing things fall into two dichotomies: (1) neighborhood development versus displacement; (2) creating living-wage, career jobs versus environmental protection. There are thoughtful ways to go about this, and look forward to future conversation.

*Commissioner Hanson:* We heard diverse testimony tonight – thank you. Differing ideas about zoning for specific properties – how do we deal with those?

*Commissioner Tallmadge:* Things that struck me in tonight's testimony include: provisional performance measures; infrastructure needs; individual property requests. We need to have metrics within the Comp Plan so we can see how policies line up with the Portland Plan. We also need a greater analysis of community benefit agreements and follow through.

*Commissioner Smith:* How do we get more people into single-family neighborhoods and have more aggressive distributed infill without being disruptive? We heard ideas about ADUs, skinny houses and allowing single-family house to be subdivided. We need to ensure public safety through good design. I'm also supportive of the Green Thumb property request; and also, tying that to Portland Nursery, we need places in the city where we can fit these in. I do remember the PSC stating a commitment to evaluate the Cully Plan in two years. We also need to analyze household living patterns; we know we'll be building lots of multifamily and that household size is shrinking, but we don't know where people will live. For the properties on 82<sup>nd</sup> – why are we proposing designating them residential? It's ok to encourage housing through mixed-use, but I'm not sure why we're changing the zoning to specifically be residential. I do have a concern about the mixed-use zoning and consideration of merging Task 4 and Task 5. Finally, we need a tool to encourage places for small businesses to thrive.

*Commissioner St Martin:* The Cully Plan is intriguing, and I want to make sure we do go back to evaluate it. What about tribal input, especially as it relates to WHI? We also need to be aware of cultural recognition areas – WHI, Soul District, Chinatown. We also need to look at the distribution of the disabled and aging populations and the effect on households. Light pollution was an interesting concept that we could also talk about.

*Chair Baugh:* Thanks to everyone who came out to testify to night – it's very valuable to us. Tonight's comments clearly give us things to think about and things for staff to work on. Thank you to PCC Southeast campus for housing us at this great facility tonight. I echo many of the commissioners' thoughts. What are demographics of the people who will be here in the future? Regarding 82<sup>nd</sup>, what about the transportation component and how that integrates with the changes we're proposing? The TSP and the timing of that plan has to match with the zoning and how we think about it. We should think about design guidelines and how we address the concerns of design to get quality products so we get intended consequences versus poor quality development. NAs and business associations and other groups' need recognition. Is the Comp Plan underserving NAs? What about immigrant groups and others who don't fit into a NA structure but who provide good comments and are vital in the process?

Deborah Stein: At the November 18 work session, staff will take all these issues and divide them into a discussion for organizing future work sessions. And a sample of how we could walk through some of the hard decisions and specific properties.

## **Adjourn**

*Chair Baugh* adjourned the meeting 9:13 p.m.