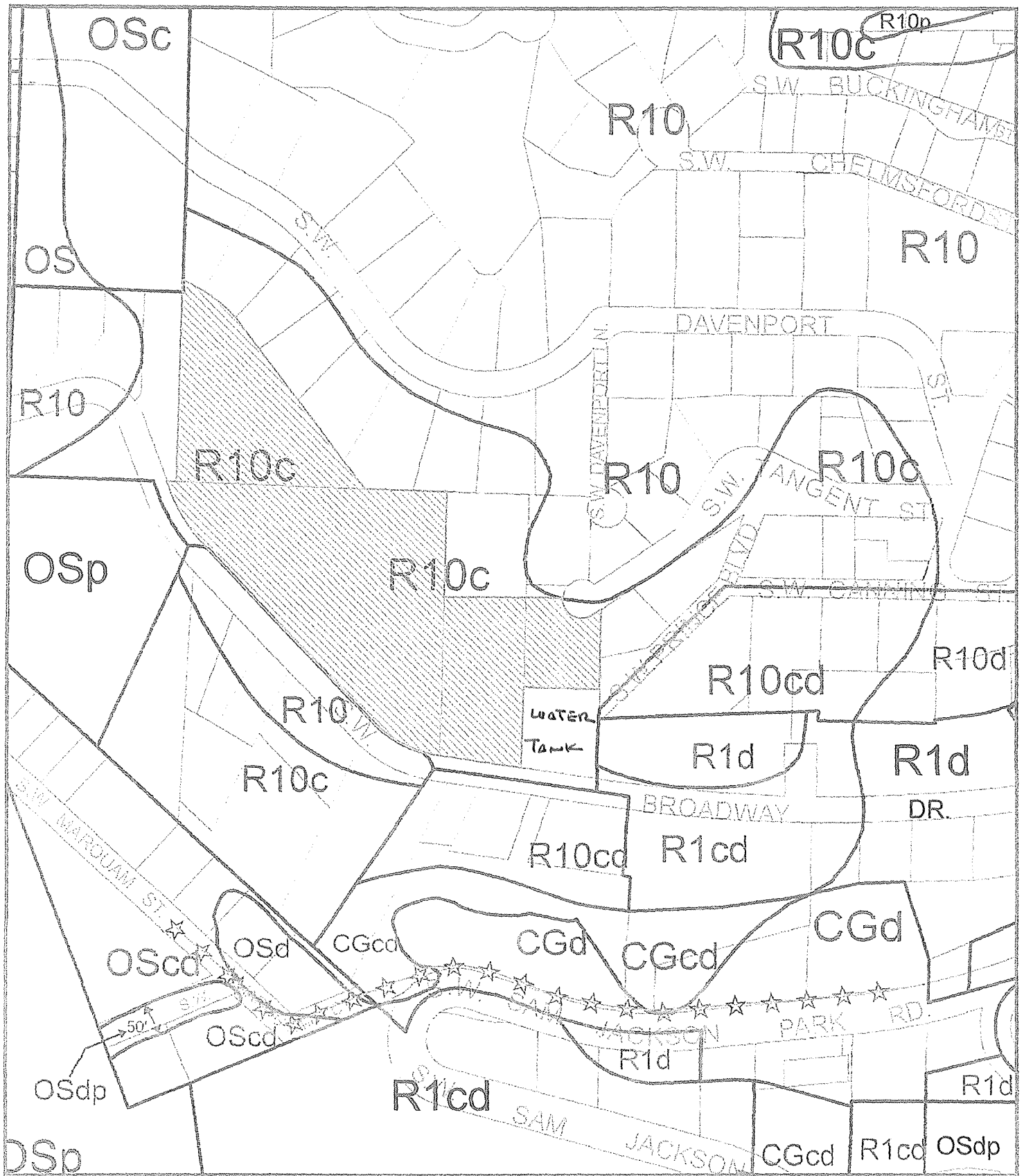


PROPOSAL TO CITY OF PORTLAND COUNCIL MEMBERS

BENEFITS TO CITY:

- 1] PROPOSAL IS REGARDING 4 TAX LOTS, BORDERING SW BROADWAY DRIVE, COVERING 4 ½ ACRES. MAP ATTACHED.
- 2] POTENTIAL FOR INCREASING CURRENT \$5,000/YEAR TAXES ON UNIMPROVED PROPERTY, TO \$150,000/YEAR ON IMPROVED PROPERTY, AFTER RESIDENTIAL DEVELOPMENT.
- 3] DEVELOPMENT WOULD BE UP TO 15 HOMES BEING BUILT.
- 4] NUMBER OF SCHOOL AGE CHILDREN PRESENT WOULD BE MINIMAL, BECAUSE OF TYPE OF HOMES.
- 5] SITE SUGGESTS A P.U.D. DEVELOPMENT, WHICH WOULD BE A BENEFIT TO HOUSING QUALITY.
- 6] HOMES WOULD BE WITHIN WALKING DISTANCE TO P.S.U. AND DOWNTOWN PORTLAND. I PERSONALLY DID THE ROUTE FOR MANY YEARS, WHEN LIVING IN AN ADJACENT HOME.
- 7] THE PROPERTY IS SOUTH FACING, OVERLOOKING MARQUAM NATURE PARK, GIVING A SYLVAN OUTLOOK. A TRUE NORTHWEST OREGON STYLE OF LIFE FEELING.



ZONING

-  Site
-  Recreational Trail



File No. EA 14-134488 APPT
 1/4 Section 3227,3228,3327,3328
 Scale 1 inch = 200 feet
 State_Id 1S1E09AB 1500
 Exhibit B (Apr 03,2014)

HISTORY:

1] OUR FAMILY HAS OWNED THE PROPERTY FOR 54 YEARS-SINCE 1960. BUYING THE TRACT AND PAYING TAXES ALL THOSE YEARS HAS BEEN A BIG FINANCIAL BURDEN.

2] THERE IS NO DEVELOPABLE TRACT SIMILAR AND THIS CLOSE TO P.S.U. AND DOWNTOWN PORTLAND.

3] WE HAD PREVIOUSLY BUILT A FAMILY HOME IN THE 1960 PERIOD, ADJACENT TO THE TRACT. WE HAD TO SELL IT RECENTLY, TO HELP PAY FOR PAST TRACT COSTS AND TO OBTAIN SOME FUNDS FOR TRACT DEVELOPMENT STUDIES.

4] OTHER EXISTING HOMES, BUILT SOME TIME AGO, SURROUND THE TRACT ON ALL SIDES, EVEN UP HILL FROM THE TRACT.

5] AN EXISTING CITY WATER TANK OFF BROADWAY DRIVE, IS ADJACENT TO THE TRACT. ROAD ACCESS TO THE TANK, WITH OUR PERMISSION HAS BEEN OVER THE TRACT. EVIDENTLY THE CITY ANALYSIS IS THAT THERE IS NO LANDSLIDE HAZARD.

6] THE TRACT AND SURROUNDING AREAS ARE ZONED R-10 AND R-10C

7] THE ARBITRARY R-10C IMPOSES UNWARRANTED RESTRICTIONS ON THE TRACT.

8] THE R-10C CONSERVATION ZONE WAS ARBITRARILY APPLIED. IN ADDITION TO THIS TRACT, IT INCLUDES NUMEROUS ADJACENT EXISTING HOMES, INCLUDING THE CITY WATER TANK.

9] R-10 ZONING CALLS FOR A LOT TO BE A MINIMUM OF 6,000 SQ FT, AND A MAXIMUM OF 17,000 SQ FT. $4.5 \text{ ACRES} \times 43,560 \text{ SQ FT/ACRE} = 196,020 \text{ SQ FT}$, WHICH IF DIVIDED BY 4= 49,005 SQ FT WHICH IS OVER 1 ACRE/SITE.

10] A CURRENT OFFICE OF TRANSPORTATION-DEVELOPMENT REVIEW REPORT, AMONG OTHER ITEMS, CALLS FOR TOTALLY ATYPICAL IMPROVEMENTS ALONG BROADWAY DRIVE. THE ESTIMATED COST WOULD BE ABOUT \$1,000,000, WITH NO BENEFIT TO THE TRACT. THE REPORT CALLS FOR AN 8 FOOT DEDICATION, CURBS, 6 FOOT SIDEWALK, 4 FOOT STORM WATER PLANTER OR 8 FOOT SWALE. CURRENTLY, THERE ARE NO SIDEWALKS OR ANY OTHER ITEMS UPHILL ON BROADWAY DRIVE FROM THE CITY WATER TANK.

11] WE HAVE ALREADY INCURRED EXPENSES OF OVER \$15,000 WITH NO LOGICAL, CLEAR PATH FORWARD. SUBMITTING TO THE EXPENSE AND TIME FOR AN ALTERNATIVE ANALYSIS IS FUTILE. THRU LONG PERSONAL EXPERIENCE, I KNOW A DEAD END WHEN I SEE IT.

12] THE TRACT TOUCHES GOVERNOR'S PARK AT ONE POINT. THERE COULD BE A CONTIGUOUS CONNECTION FOR BOTH SIDES OF THE RIDGE OF DAVENPORT STREET.

WHAT IS NEEDED? :

1] I AM 87 YEARS OLD-I WANT TO SEE THIS TRACT DEVELOPED BEFORE I DIE.

2] THE BUREAU OF DEVELOPMENT SERVICES, EARLY ASSISTANCE SUMMARY MEMO, EA 14-134488, HAS RAISED ISSUES, THAT IF COMPLIED WITH WOULD BE SO EXTRAORDINARILY COSTLY AS TOTALLY PRECLUDE ANY DEVELOPMENT OF THE TRACT.

3] CURRENTLY THE SITUATION IS, THE LINCOLN HIGH SCHOOL FOOTBALL TEAM PLAYING AGAINST THE SEATTLE SEAHAWKS NFL FOOTBALL TEAM, WITHOUT A REFEREE. WE CAN NOT PROCEED UNDER THE PRESENT SITUATION.

4] THERE IS A DESPERATE NEED FOR THIS CITY COUNCIL TO APPOINT A REFEREE.

5] THE CLARION CALL IS FOR THIS CITY COUNCIL TO APPOINT A REFEREE TO HELP THIS PROJECT TO SURVIVE, AND BE A REAL BENEFIT TO THE CITY. PLEASE DO THAT.

6] QUOTING FROM THE CITIES "SOUTHWEST HILLS RESOURCE PROTECTION PLAN" PAGE # 65.
"HOUSING AND EDUCATION VALUES WILL DIMINISH ONLY WHERE RESOURCE PROTECTION REDUCES OR ELIMINATES OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT".

7] SHOULD YOU DECIDE TO NOT TO HELP FACILITATE PROGRESS, BY APPOINTING A REFEREE OR OTHER SOLUTION, THEN PURCHASE THE TRACT. THE CONNECTION TO GOVERNOR'S PARK SHOULD BE OF VALUE TO THE CITY. WE ARE OPEN TO CONSTRUCTIVE DISCUSSIONS IN THIS MATTER.

THANK YOU GREATLY
FOR CONSIDERING OUR PLEA FOR A SOLUTION.

AWAITING YOUR CONSIDERED RESPONSE



KEN GUENTHER

3707 SW 52ND PL #1

PORTLAND, OREGON- 97221

503 203 8575

EMAIL-KENGUNTHER@COMCAST.NET

3
Parsons, Susan

From: Ken Guenther <kengunther@comcast.net>
Sent: Wednesday, September 17, 2014 10:37 AM
To: Parsons, Susan
Subject: FW: APPEARANCE SPOT AT WEDNESDAY 11/5/14 CITY COUNCIL MEETING

HOWDY SUE
THANK YOU FOR THE CONVERSATION 9/12/14
HERE IS THE REQUESTED SUBJECT INFO
PLEASE CONFIRM MY HAVING A SPOT OF THE AGENDA-TKX

A PRESENTATION TO THE PORTLAND CITY COUNCIL MEMBERS
OUTLINING THE FISCAL AND SOCIAL BENEFITS TO THE CITY
THRU THE APPOINTMENT BY THE COUNCIL ,OF A COUNCIL REPRESENTATIVE
TO OVERSEE PROGRESS OF A REAL ESTATE PROJECT

THANK YOU, SUE
KEN GUENTHER
503 203 8575-OFFICE
503 201 4079-CELL

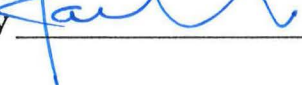
Request of Ken Guenther to address Council regarding Council representative to
oversee progress of a real estate project (Communication)

NOV 05 2014

PLACED ON FILE

Filed OCT 31 2014

LaVonne Griffin-Valade
Auditor of the City of Portland

By 

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		