

COPY

Block 7 Case #:

LU-14-105474 CP 2C

AUDITOR 11/26/14 AN10:43

October 1, 2014

TO: The Honorable Mayor Hales and Members of the City Council
FROM: Marilyn Weber, 1132 SW 19th Avenue, #805, Portland, OR 97205

My name is Marilyn Weber. I live at 1132 SW 19th Avenue and am a homeowner at the Legends. I relocated from New York City ten years ago to enjoy a healthier balance of urban life at a slower pace.

The rapid growth in the Portland area is affecting not only Goose Hollow but the entire city. The proposal to rezone will add excessive traffic to our streets but little thought has been given as to how traffic will be managed once we get this great influx of people and cars. Is there a plan in place to build out our streets, roads and expressways? The more urbanized Portland becomes, the more people will seek to escape it.

Referring now to the U.S. Census Bureau and the Texas Transportation Institute, published in the 2014 Business Insider: Out of the ten most traffic-clogged cities, D.C. being #1, Portland ranks #10, 44 hours are spent annually by commuters stuck in traffic, costing each an average of \$937 a year and rush hour lasts 4 1/2 hours per day in this city.

Portland planners have focused heavily on the Urban Growth Boundary but it should preserve residential livability and the historic character of Goose Hollow.

With respect to Block 7 and Goals 6 and 8 (Transportation and Environment) of the Comprehensive Plan, the plain and simple fact is that more MAC traffic equals more dirty air, more noise pollution, more safety issues. The destruction of all 40 trees will provide us with less oxygen and a lower quality of life. By keeping Block 7 zoned RH, a more appropriate scale could be built and at least some trees preserved.

We should not sacrifice quality of life for the parking needs of an exclusive club, 95% of whose membership does not live in Goose Hollow. What we do will affect us and future generations - our grandchildren and great grandchildren

Thank you for your time and consideration. Please vote "no" to Block 7 rezoning.



Marilyn Weber

Attachment: U.S. Cities with Worst Traffic, Business Insider

Based on their calculations, drivers in Washington D.C. have to contend with worst traffic in America.

Commuters in the District spend a whopping 67 hours a year delayed in traffic, costing them an average of \$1,398 a year. The average time for a commute in D.C. is 39.5 minutes and rush hours last mind-numbing 7 hours a day.

New York finished second on the list, with drivers spending 59 hours a year delayed in traffic at a cost of \$1,281 per year. The average commute in NYC lasts 39.1 minutes, while rush hours take up 6.75 hours a day. Los Angeles takes home the bronze medal in this ranking even though it leads the pack in rush hours per day: 8.

FindTheBest determined the rankings based on four equally weighted factors: annual average hours of delay per commuter, annual congestion cost per commuter, average commute time and rush hours per day, using data from the U.S. Census Bureau and the Texas Transportation Institute.

Here are FindTheBest's complete finding for the ten most traffic-clogged cities:

Rank (1=Worst)	Cities	Annual Hours of Delay per Commuter	Annual Congestion Cost per Commuter	Average Commute Time (mins)	Rush Hours per Day
1	Washington D.C.	67	\$1398	39.5	7
2	New York	59	\$1281	39.1	6.75
3	Los Angeles	61	\$1300	29.2	8
4	San Francisco	61	\$1266	29.9	6
5	Houston	52	\$1090	34.4	5.75
6	Chicago	51	\$1153	33.5	5.25
7	Atlanta	51	\$1120	31.4	5
8	Boston	53	\$1147	29.3	5
9	Philadelphia	48	\$1018	31.8	5
10	Portland	44	\$937	35.4	4.5

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AUDITOR 11/14/14 AM11:53

November 12, 2014

Mayor Hales and Commissioners
c/o Karla Moore-Love
1221 SW Fourth, Room 140
Portland, OR 97204

Case File: LU 14-105474 CP ZC

Dear Mayor Hales and Commissioners:

My name is Steve Roselli. I have been a member of the Multnomah Athletic Club for nineteen years. All three of my children are members and have actively participated in MAC activities since they were born. I am honored to be a member of the MAC. I also have worked for Harsch Investment Properties for nineteen years and as regional manager for the company with a local staff of 27, I know the MAC and its surrounding neighborhood very well.

Harsch Investment Properties is a Portland-based, family-owned real estate investment and management company. Founded in 1950, we have built a legacy of owning, managing and adding value to real estate properties which promote healthy work and living environments. We strive to improve each of the communities where we live and work. We own Portland Towers Apartments located at 950 SW 21st Ave in the Goose Hollow neighborhood, which we bought in 1991. At present, we lease 112 parking spaces in the Portland Towers garage to the Multnomah Athletic Club ("MAC") for its "overflow parking" and have done so for seven years.

As a member of the community and a property owner in the neighborhood, please accept this letter in opposition to the Block 7 rezoning request from the MAC and Mill Creek Residential Trust LLC ("Mill Creek"). This vibrant neighborhood is unfortunately already extremely congested with traffic from nearby venues and especially from the plethora of events held at the MAC. We fear if the rezoning request is approved, the traffic and congestion problems will get dramatically worse.

In addition, please note the statements made by representatives from the MAC and Mill Creek that the leased spaces in our building are "not a permanent solution" are simply not true. In fact, we have made it abundantly clear to the parties through repeated efforts that we are willing to sign a long term lease for these parking spaces; however, we have not received the courtesy of a response from them. Furthermore, approximately five (5) years ago, we presented a conceptual plan to Norm Rich and the MAC asking the MAC to consider a joint venture with Harsch to create guest suites for the MAC's sole use at the Portland Towers. The plan consisted of us remodeling a few floors of the building for the exclusive use of MAC members and their guests.



It was our belief that because our property is directly across the street from the MAC and it already was leasing parking from us, this seemed like a logical solution for the MAC. Again, however, we received no response from Mr. Rich or any other MAC representative.

The majority of the events that are hosted at the MAC which cause the excessive need for parking have nothing to do with athletics or MAC members. The MAC will continue to support outside events within the club and its appetite for more parking will never dwindle, but rather, it will only expand beyond what it is requesting today. We urge the City Council to deny the rezoning request to preserve the neighborhood and allow it to continue to grow in the manner envisioned by the City and the majority of stakeholders in the area.

Thank you very much for letting me address my personal and company opinion.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Roselli', with a large, stylized initial 'S'.

Steve Roselli, SVP, Regional Manager, Portland

Parsons, Susan

From: Wadsworth, Jasmine
Sent: Thursday, October 23, 2014 9:06 AM
To: Moore-Love, Karla; Poole, Colleen
Subject: For public records Block 7 comments
Attachments: 20141023040126507.pdf

Hello,

The Commissioner asked that I send this letter to you and Colleen for inclusion in the case records.

Jasmine Wadsworth
Constituent Services Specialist
Office of Commissioner Amanda Fritz
Jasmine.wadsworth@portlandoregon.gov
(503) 823-3008

-----Original Message-----

From: c1ricoh2000@portlandoregon.gov [mailto:c1ricoh2000@portlandoregon.gov]
Sent: Thursday, October 23, 2014 1:01 AM
To: Wadsworth, Jasmine
Subject:

This E-mail was sent from "RNP8417" (Aficio MP 2000).

Scan Date: 10.23.2014 04:01:26 (-0400)
Queries to: c1ricoh2000@portlandoregon.gov

1234 SW 18th Avenue, Apt. 503
Portland, OR 97205
2 October 2014

Commissioner Amanda Fritz
City Hall
Portland, OR 97204

Dear Mayor and Commissioners Fish, Fritz, and Novick,

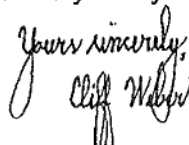
With apologies for adding to the accumulation of correspondence on Block 7 that you must already have received, I wish to bring to your attention only a couple of points that, in my opinion, did not emerge with sufficient clarity in yesterday's hearing.

The agreement reached between the applicant and the club amounts to free parking spaces and hotel suites for the club in return for ownership of Block 7 for the applicant. The first of these would require re-zoning. Therefore, when it is asserted by the applicant that "we can build the apartments under current zoning," or "the apartments will be built in any case," that is untrue. If Block 7 is not rezoned, the club will be denied its parking spaces and hotel suites, its bargain with the applicant will collapse, and the applicant will be left with no site on which to build.

The prolonged discussion of parking became so focused on 225 new spaces for the club that too little was said about the effect of adding to the neighborhood 280 new apartments. The applicant proposes to provide onsite parking for only 75% of these apartments. In other words, 225 new spaces for the club, but no parking at all for 70 new apartments (or for 33 new apartments in the applicant's Jefferson Flats building currently under construction one block south of Block 7). It does not seem to have occurred to the proponents that these two buildings alone would potentially add 103 vehicles to the competition, already intense, for on-street parking.

Parenthetically, concerning Goal 4 in particular, it is simply astounding that, in spite of the facts that I presented yesterday--and earlier before the Hearings Officer--he and his staff were able to conclude that the application satisfies the requirement for "housing of different types." After your unanimous vote to deny the previous application on your agenda, it was re-assuring to know that you do not always agree with the Hearings Officer yourselves.

Yesterday, I was attending a meeting of the Council for the first time. At the risk of appearing sycophantic, I wish to say that it was extremely encouraging to observe so high a level of rigor, intelligence, and fair play. Mayor and commissioners alike remained attentive and engaged throughout a very long--and sometimes highly technical--hearing. Quite unbelievable was the professionalism of Commissioner Fritz, for whom I feel profoundly sorry.

Yours sincerely,


Moore-Love, Karla

From: Reyes, Cindy
Sent: Tuesday, October 21, 2014 3:29 PM
To: Wiggins, Rachael; Moore-Love, Karla
Subject: FW: attached letter
Attachments: GOOSE HOLLOW FOOTHILLS LEAGUE Letter.docx

FYI

Cindy Reyes

Constituent Services Specialist
Office of Mayor Charlie Hales | City of Portland
1221 SW 4th Ave., Suite 340 | Portland, OR 97204
E: cindy.reyes@portlandoregon.gov
P: 503-823-4120
www.portlandoregon.gov/mayor

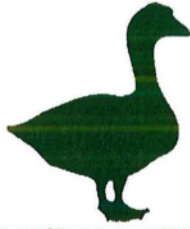
From: RJArkes@aol.com [mailto:RJArkes@aol.com]
Sent: Saturday, October 18, 2014 5:19 PM
To: Hales, Mayor
Cc: Commissioner Fish; Commissioner Fritz; stevenovick@portlandoregon.gov; Commissioner Saltzman
Subject: attached letter

Mayor Hales and Commissioners:

As chair of the Goose Hollow Foothills League, I submit the attached letter requested by the GHFL members present at a special meeting held October 8, 2014, in reference to the rezoning of Block 7.

Please let me know should there be any questions regarding this correspondence.

Bob Arkes.
503.819.6857



GOOSE HOLLOW FOOTHILLS LEAGUE
2257 NW RALEIGH STREET PORTLAND, OR 97210 503-823-4288

ELECTRONIC MAILED:

October 17, 2014

Mayor Hales
City of Portland Oregon
1221 SW 4th Avenue
Portland, Oregon 97204

At the 8 October 2014 Special Membership Meeting of the Goose Hollow Foothills League, the membership present adopted the following resolution:

Resolved: That the membership of the Goose Hollow Foothills League (GHFL) opposes the proposal submitted by Mill Creek Residential Trust LLC, partnered with the Multnomah Athletic Club (MAC), to rezone Block 7 from RH (residential) to CX (commercial).

Bob Arkes
Chair, GHFL

Copies:

Commissioner Fish, Commissioner Fritz, Commissioner Novick, Commissioner Saltzman

Additional Copies:

Darcy Henderson, President; Dwight Terry, Vice President; Ann Blume, Treasurer; David DeBlasio, Secretary;
Multnomah Athletic Club
Doug Dawley, David Horstkotte, Robert Nunn, Scott Sakamoto, Linda Higgons, Janice Marquis, Scott Stevens,
Mike Wells, Trustees, Multnomah Athletic Club
Norm Rich, General Manager, Multnomah Athletic Club
Sam Rodriguez, Managing Director, Mill Creek Residential Trust

GHFL Website and Archives

Moore-Love, Karla

From: danielsalomon@comcast.net
Sent: Thursday, October 09, 2014 11:03 AM
To: Parsons, Susan; Moore-Love, Karla
Subject: Daniel Salomon: Oral Testimony for Block 7 Rezoning (Please Reply)
Attachments: Block 7 Testimony before City Council of Portland.docx

Dear Ms. Parsons and Ms. Moore-Love,

Enclosed as an attachment is my oral testimony for Block 7 Rezoning which I recently presented to the Portland City Council on October 1st. Please add this to the public record for consideration for review by the Portland City Council alongside my earlier written testimony and provide a confirmation e-mail that my oral testimony has meet all the requirements for consideration?

Thanks so much!

sincerely,

Daniel Salomon

Block 7 Testimonies by Daniel Salomon for the City Council of Portland

My name is Daniel Salomon. I am an environmental writer with a Masters Degree in Theological Research and a Certificate in Science and Religion.

I am a resident of Goose Hollow and I live in Collin Circles Apartments.

I am against the MAC-Mill Creek proposal to rezone Block 7 from residential to commercial. Block 7 is home to many mature trees and shrubs. Cutting down trees and their benefits compromises the Comprehensive Plan's Goal 8. Retaining RH Zoning of Block 7 allows residential housing only while keeping open the possibility of preserving some mature trees.

Portland forester Dr. Geoffrey Donovan shows a correlation between preserving older trees and shrubs in cities and human survival.

Donovan demonstrated through three different scientific experiments that:

- Affluent neighborhoods that had older trees and shrubs experienced a reduction in crime. But affluent neighborhoods that had younger trees and shrubs experienced an increase in crime.
- Affluent neighborhoods east of the Mississippi who lost their native and/or non-native ash trees of any species because of the emerald ash borer also experienced an increase in mortality due to cardiovascular disease. Donovan contends that the ash stands for all mature trees. Mature trees reduce stress connected to the immune system and improve local air quality.
- In Portland neighborhoods that had more extensive tree canopy cover, women experienced greater reproductive success, while Portland neighborhoods that did not have as much of a tree canopy experienced higher reproductive failure. For the same reasons---mature trees reduce stress, strengthen the immune system and improve local air quality.

This means that the mature trees and shrubs of Block 7 are irreplaceable to the health, safety and well-being of the people of Goose Hollow. The mature trees and shrubs of Block 7 can't be mitigated through the MAC replanting seedlings.

As a neurodiverse human on the autism spectrum the stakes are high. I need a lower stress environment to manage my anxiety symptoms. This is not to mention the possibility of additional air, water, noise, light, electromagnetic chaos and carbon pollution caused by building a four story underground parking garage negatively impacting my nervous system if Block 7 is rezoned.

Keeping RH only zoning is compatible with preserving the scalability and livability for vulnerable populations.

Thanks so much!

Ecological Survey of Block 7

Mammals:

- One bat sited (native) (declining)
- Western grey squirrels (native) (declining)

Birds:

- Townsend's Warbler (native) (seasonal) (migratory to open habitats like Block 7)
- Ruby Crowned Kinglet (native) (seasonal) (migratory to open habitats like Block 7)
- American Robin (native) (seasonal) (migratory to open habitats like Block 7)
- American Crow (native)
- Steller's Jays (native) (seasonal)
- Western Scrub Jays (native) (resident)
- Song Sparrows (native) (resident)
- Spotted Towhee (native) (migratory) (neotropical)
- Northern Flicker (red shafted) (native) (migratory)
- Red-breasted Sapsucker (native) (seasonal)
- Anna's Hummingbird (native) (expanding range) (resident)
- Black Capped Chickadees (native) (resident)
- Bushtits (native) (seasonal)
- Cedar Waxwings (native) (seasonal)
- American Goldfinches (native)
- House Finches (native)
- Oregon Juncos (native)

Trees: All native trees

- Lodgepole Pine (child)

- Alaska Cedars (child)
- Big Leaf Maples (youth)
- Black Cottonwood (baby)
- Paper Birches (adult)
- Bitter Cherries (adult)
- Oregon White Oaks (mature)
- Oregon Ashes (elder)
- Pacific Dogwoods (elder)

Shrubs: Native and non native shrubs

- Black Huckleberries (native) (declining) (fruit producing)
- Pacific Rhodendron (native) (state flower) (mature)
- Pacific Yew (native) (mature)
- Leland Cypress (non-native) (mature)
- English Holly (non-native) (mature)
- American Hollies (non-native) (1 mature, 2 babies) (good food source for native birds)
- Camellias (non-native) (mature)

Native Wildflowers: Important for preserving biodiversity and food for wildlife

- Palmate Coltsfoots (native) (locally common)
- Queen's Cups (native) (abundant)

Exotic Wildflowers: Positive role of providing food for native wildlife and ornamental value

- Saint John's Wort (non-native) (good for wildlife) (ornamental and medicinal value)
- Snow Drops (non-native) (ornamental value)

Primitive Plants: All native, extraordinarily biodiversity and sign of good air quality and ecosystem health

- Flat-Leaved Liverworts (native) (locally common)
- Hard Scale Liverworts (native) (uncommon)
- Magnificent Mosses (native) (locally common)
- Oregon Beaked Mosses (native) (locally common)
- Slender Beaked Mosses (native) (locally common)

- Twisted Ulota(s) (native) (locally common)
- Curly Thatch Mosses (native) (abundant)
- Lover's Mosses (native) (locally common)
- Yellow-Green Peat Moss (native) (abundant)
- Licorice Ferns (native) (locally common)
- Sword Ferns (native) (locally common)

Lichens: All native, high biodiversity, sign of good air quality and ecosystem health

- Dust Lichens (native) (multiple species) (common)
- Bark Barnacles (native) (common)
- Cladonia Scales (native) (common)
- Peppered Moons (native) (abundant)
- Pimpled Kidneys (native) (abundant)
- Ragbags (native) (two different colors) (common)
- Sulphur Stubble (native) (abundant)

Historical:

- Traces, yards, staircases, gardens, plants and property lines of demolished Queen Anne's houses.
- One possible original outdoor staircase still useable today.
- Definitely in the watershed of Goose Hollow.
- Seed bank from an earlier floodplain Douglas fir lowland temperate rainforest has survived, explains presence of both wetland and rainforest plants, as well as why many wetland trees like the paper birches grow well here and are present in extraordinary numbers, including planted ones on surrounding streets.

Other:

- Extraordinary mushroom and fungous diversity including the Turkey Tail.
- Can see the moon and some stars in Block 7 on clear nights.
- "Dark space"----little to no light pollution in this area after dark.
- Fairly quiet after dark too.
- Not much in the way of litter, compared to more urban places in Goose Hollow.
- Used primarily as a dog park, communal social space and for informal athletic events.
- Home to a native bee colony.

- Saw at least two orb spider webs.
- Saw one migrating dragonfly.

Bibliography for Further Reading:

- Roger Burrows and Jeff Gilligan, *Birds of Oregon* (Lone Pine Publishing International Inc., 2003).
- Marco Della Cava, "One man's trash is another man's displeasure: Litterati cleans up world one snap at a time" *USA Today* (October 17, 2013).
- Geoffrey Donovan and multiple authors, "The Relationship between Trees and Human Health: Evidence from the Spread of the Emerald Ash Borer" *American Journal of Preventive Medicine* (2013; 44 (2): 139-145).
- Paul Gerald, *Peaceful Places Portland: 103 Tranquil Sites in the Rose City and Beyond* (Menasha Ridge Press, 2012) read "Maquam Nature Park" 97-98.
- *Ex Situ Plant Conservation: Supporting Species Survival in the Wild* ed. by Edward Guerrant Jr., Kayri Havens and Mike Maunder (Washington DC: Island Press, 2004) 31-38, "Wild, Compromised, and Faked Nature."
- *Wild in the City: Exploring the Intertwine---the Portland. Vancouver Region's Network of Parks, Trails, and Natural Areas* ed. by Michael Houck and M.J. Cody (Oregon: Oregon State University Press, 2011) "Hard Drinkers: Freshwater Mussels" by Mathew Shepherd, 308-310, "Oak Woodlands and Savannahs" by Mark Griswold Wilson, 67.
- Marcy Cottrell Houle, *One City's Wilderness: Portland's Forest Park-Third Edition* (Corvallis: Oregon State University Press, 2010).
- Michael Mehaffy, "Do Portland Planners have tower envy?" *The Sunday Oregonian* (September 29, 2013).
- Multiple Authors, *Gathering in the City: An Annotated Bibliography and Review of the Literature About Human-Plant Interactions in Urban Ecosystems* (United States Department of Agriculture Forest Service and Pacific Northwest Research Station, February 2012).
- Harry Nehis, Tom Aversa and Hal Opperman, *Birds of the Willamette Valley Region* (Olympia, Washington: R.W. Morse Company, 2004).
- Jim Pojar and Andy MacKinnon, *Revised-Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia & Alaska* (British Columbia Ministry of Forests and Lone Pine Publishing, 1994 2004).
- Tracy Prince, *Portland's Goose Hollow: Images of America* (Arcadia Publishing, 2011).
- Esther M. Sternberg, M.D., *Healing Spaces: The Science of Place and Well-Being* (USA: Harvard University Press, 2009 2010). Pay particular attention to "Chapter 11. Healing Cities, Healing World" 253 and "Chapter 12. Healing Gardens and My Place of Peace" 280.

Moore-Love, Karla

From: Reyes, Cindy
Sent: Tuesday, October 07, 2014 8:43 AM
To: Moore-Love, Karla
Cc: Wiggins, Rachael
Subject: FW: Testimony at City Council on October 1

FYI

Cindy Reyes

Constituent Services Specialist
Office of Mayor Charlie Hales | City of Portland
1221 SW 4th Ave., Suite 340 | Portland, OR 97204
E: cindy.reyes@portlandoregon.gov
P: 503-823-4120
www.portlandoregon.gov/mayor

From: Michael Wallace [mailto:mbw4971@gmail.com]
Sent: Friday, October 03, 2014 12:44 PM
To: Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman
Subject: Testimony at City Council on October 1

Dear Mayor and City Council Commissioners:
Below is the testimony that I gave at City Council on October 1.

Testimony at City Council, October 1, 2014

My name is Michael Wallace. I live at 3213 SW Upper Cascade Drive, a little west of Block 7, which I pass by every day on my way to work. I am opposed to rezoning for the purpose of commercial construction in Block 7. The MAC has repeatedly promised never to develop Block 7 beyond residential zoning, and now MAC is ignoring this commitment to the neighborhood.

Earlier today, Commissioner Fritz stated that compatibility is essential to changing land use. The proposed zoning change is not compatible with the existing neighborhood.

Do we need more commercial area in Portland? In historic neighborhoods? Commercial rezoning would increase traffic congestion, increase competition for on-street parking, increase noise and air pollution, decrease pedestrian safety, and decrease livability in a historic, residential neighborhood. Can the City Council not say "no" to development, say "no" to more traffic, and maintain livable residential space in Goose Hollow? Is this proposal compatible?

The neighborhood does not need nearly 300 new apartments, particularly when one-third of them will have no parking. Current residents will have to compete with new traffic and compete for limited on-street parking. If the MAC needs more parking, let the MAC-owned property on SW 20th and 21st be developed, close to the clubhouse and Providence Park. Is this proposal compatible?

As Portland grows, City Council must be increasingly aware of its obligation to the general public, and not be beholden to interests pushing for commercial expansion. Rezoning would allow MAC an exclusive garage that

is not public. Rezoning would allow MAC to build hotel suites that will require supply trucks in a residential neighborhood, and increase traffic far beyond that of the added residents of the new apartments. Trash collection will occur on a 24-hour basis, further disrupting the residential neighborhood. Is this compatible?

This zoning proposal does not provide net benefits to the City of Portland, nor to the residents of Goose Hollow. The only beneficiaries are the developer and some of the members of the MAC. Neither represents the general public of the City of Portland, which the City Council is committed to serve. This zoning proposal should be denied.

Thank you.

Charles Marlow
1000 SW Vista Avenue, #302, Portland, OR 97205

October 6, 2014

TO: The Honorable Mayor Charlie Hales, Members of the City Council:
Commissioners Amanda Fritz, Nick Fish, Steve Novick, Dan Saltzman

RE: LU-14-105474 CP ZC

Dear Mr. Mayor and Members of the City Council:

I live at 1000 SW Vista Avenue at the Vista St. Clair. I oppose Block 7 rezoning because the applicant's request doesn't meet, on balance, the Comprehensive Goals 6 or 8, the Goals designed to protect residents from excessive traffic, air pollution and noise.

I'm a long time Oregonian. I served in the army. I live a pretty simple life. I can tell you that a majority across Goose Hollow oppose Block 7 rezoning, not just Legends residents. For the record, my Legends neighbors are some of the most warm and welcoming folks I know. I don't hand out compliments easily because that kind of practice gives me migraines.

I also oppose rezoning because the MAC made a promise. Legal loopholes or not, you're as good as your word. Second, everyone talks about this magical tunnel. Well, cars won't just land there. They'll circle and circle and back up traffic to feed into this tunnel. Then we neighbors will be stuck breathing in their noxious fumes and horns will be honking three times a day and 95% of them don't even live in the area. Why give the MAC free parking for all their special events? Rezoning will turn Goose Hollow into a convention center. We have one of those. There are 3 MAX stops near the MAC. I'd think Title 33 says they're not entitled.

In King's Hill we have MAC traffic, Timbers traffic, Washington Square and Rose Garden traffic. The Japanese Garden expansion will bring more tourist traffic. I love the garden but Goose Hollow is becoming a repository for parking garages and through traffic. I appreciate how our city officials protected Goose Hollow in the 80s and 90s. I trust you can again because, if you let the MAC build an unnecessary garage, traffic will come. I don't ask for much. Just basic fairness, safe streets, and clean air. Please vote "no" to Block 7 rezoning.

Sincerely, 
Charles "Chuck" Marlow

October 6, 2014

AUDITOR 10/06/14 PM 3:32

The Honorable Mayor Charlie Hales and Members of the City Commission

Commissioners Amanda Fritz, Nick Fish, Steve Novick, and Dan Saltzman

City Hall, c/o Karla Moore-Love, Council Clerk

1221 SW 4th Avenue, Room 103

Portland, OR 97204

RE: LU-14-105474 CP ZC

Dear Mayor Hales and Members of the City Council:

This letter is written in strong opposition to the proposed Comprehensive Plan and Zoning Map change for Block 7 from RH to CX that proposes to locate a Commercial parking structure in a residential zone.

In addition to the specific criteria I shall list later, I first wish to state that this proposal by the Multnomah Athletic Club and Mill Creek Residential Trust LLC violates every principle of urban planning the City of Portland has stood for since the 1970s.

I urge you to recognize this proposal for what it clearly is:

- A private affluent club proposes to locate 225 commercial parking spaces in a residentially-zoned neighborhood.
- The site in question is one block in either direction from two Max stations (Goose Hollow and Kings Hill) and three bus lines, making it one of the best-served transit sites in the City.
- Portland has worked hard since the 1970s to create a pedestrian and transit oriented city for all. Should members of an affluent private club be exempt from this principle? Should residents of a neighborhood be subjected to the additional frequent in and out automobile traffic created by this proposal?
- The MAC Club already has a one square block 3-story parking structure. The Club has explored no options to use their existing structure more effectively, such as instituting valet parking, charging for parking or instituting facility use balances that would spread out parking demand. As one MAC Club member who testified against this proposal at the first hearing stated: "The Club charges \$ 1 for a towel but gives out free parking".

This project would be a terrible precedent for Portland.

I have no objection to the MAC Club building its proposed housing on this site as allowed for, nor accommodating parking related to this housing.

In technical terms, I offer the following points against this proposal.

The proposal violates the 1992 Master Plan of the City.

- The applicant and City staff were in error by limiting the scope of the analysis to the specific development plan identified by the applicants. The full range of uses allowed by the CX zone should be analyzed.
- The City staff analysis had insufficient findings on important City Comprehensive Plan Goals.
- The City staff report listed inadequate findings on Policies 2.17, 5.7, 12.2 and 12.8
- Statewide Planning Goals 6, 8 and 12 are not met.
- The Transportation Demand Analysis did not prove that a need for additional parking exists.

I should add that the Hearing Officer's report clearly misses the important points of this case. Instead of using common sense to address the issues he develops a point by point un-weighted analysis that provides no balanced. It is a technocratic analysis without common sense. The City has not been well-served by this Hearings Officer.

I urge you to reject this application.

Sincerely,



Warren Gerald Gast

Urban planner and designer.

Goose Hoolow resident and property owner at 2020 SW Main Street, Portland, OR 97205

Moore-Love, Karla

From: Scott McCormick <thescottmccormick@gmail.com>
Sent: Monday, October 06, 2014 11:56 AM
To: Parsons, Susan; Moore-Love, Karla; Wiedrick, Gina
Cc: board
Subject: Support Co-op Development

Dear Portland City Council and Portland Development Commission:

The Montavilla Food Co-operative (MFC) is an Oregon co-operative business start-up organizing a natural foods grocery store in East Portland. I am writing at the direction of the MFC Board.

The city recently announced that public subsidies would be used to bring Natural Grocers into competition with existing locally owned natural foods co-operatives (co-ops). We are concerned that the city's apparent stance favoring corporate over co-operative development threatens the jobs, wages, and business we are trying to create. We oppose these kinds of corporate public subsidies: they are harmful to Portland's locally owned co-op businesses and the investments of many thousands of Portland co-op owners.

As economic development policy for Portland's future is crafted, please consider the jobs and other economic benefits co-ops add to our city. Because we are democratically owned and controlled by community members, co-ops keep money and jobs here in Portland. We are more resilient in economic downturns and in impoverished communities. When other businesses may shut down or lay off workers, co-op members pull together to work out solutions. Cooperatives strive to make people's lives, communities, and economies more just, equitable, and democratic.

We invite the city and the PDC to adopt policies favoring locally owned co-operative business development. Dozens of existing Portland co-ops already provide goods, services, financial services, jobs and value-added services to member owners according to co-op principles that place people over profits. Our city's co-ops offer achievable and practical solutions to Portland's food, employment, and housing problems. Let's work towards these solutions together – cooperatively!

Thank you for hearing our concerns.

Cooperatively,
Scott McCormick, president
Board of Directors
Montavilla Food Co-op
608 772 8150

Moore-Love, Karla

From: Scott MacP <smacpnapa@gmail.com>
Sent: Monday, October 06, 2014 9:42 AM
To: Moore-Love, Karla
Subject: OPPOSE BLOCK 7

Hello!

I oppose more MAC parking in our Goose Hollow neighborhood and therefore I oppose the REZONE OF BLOCK 7.

Thank you!

Stephen E. C. MacPHERSON
(owner)
Four Seasons Condos
2020 SW Main St, Unit 606
Portland, OR 97205-1535
503-956-1870

Sherry Salomon
Vista St. Clair Apartments, #807
1000 SW Vista Avenue
Portland, OR 97205

October 1, 2014

The Honorable Mayor Charlie Hales, Members of the City Council
Commissioners Amanda Fritz, Nick Fish, Steve Novick, and Dan Saltzman
City Hall, c/o Karla Moore-Love, Council Clerk
1221 SW 4th Avenue, Room 103
Portland, OR 97204

RE: LU-14-105474 CP ZC

Dear Mayor Hales and Members of the City Council:

My name is Sherry Salomon. I am a senior citizen and rent and live at 1000 SW Vista Avenue at the Vista St. Clair Apartments. I oppose Block 7 rezoning because the applicant does not meet the city's Comprehensive Goal 8 to improve the quality of air, water, and land resources.

The CX zone change is needed to allow the two underground levels of MAC parking. This is expensive to build and increases construction costs on Block 7 by millions of dollars, not to mention the million dollar price tag to build the tunnel. To achieve economic viability, these costs force the applicant to maximize the mass of the building, resulting in a sidewalk to sidewalk Nordstrom-size project in the middle of historic Goose Hollow.

This also means that the forty large trees on the lot will need to be destroyed. But with RH zoning (without MAC parking), a significant portion could be saved.

A more modest project would allow for setbacks, or a better sidewalk width, which would be a better fit for our neighborhood and uphold the Central City Plan.

The new town-home project on 20th and Madison is an excellent example of appropriate design and character for Goose Hollow. The bottom line is that all residents, including new ones on Block 7, would be adversely affected by the over abundant parking for the MAC. Please vote "no" Block 7 rezoning.

Thank you for your time and consideration.

Sincerely,

Sherry Salmon