



2738 SE 82nd. Ave  
Portland, OR 97266  
971-340-4866  
[www.jadedistrict.org](http://www.jadedistrict.org)

February 18, 2015

Chair André Baugh and the Planning and Sustainability Commission

Bureau of Planning and Sustainability, City of Portland  
1900 SW 4th Avenue, Suite 700  
Portland, Oregon 97201

Re: Jade District Comprehensive Plan Requests

Dear Chair André Baugh and the Planning and Sustainability Commission

The Jade District commends the City of Portland in its broad, systematic approach to planning for our city's future growth. We appreciate that equity is a core value of the Comprehensive Plan and hope that this commitment guides all decisions made throughout the process. The neighborhood and commercial corridors that comprise the Jade Neighborhood Prosperity Initiative (NPI) district is a vibrant, thriving, multi-ethnic community and our Neighborhood Center designation reflects the community hub that is already in place. As this neighborhood continues to grow, however, we would like the city to implement measures so that our community members are not displaced from their homes or businesses. We hope our partnership with the city results in ensuring that economic self-determination and community stabilization are at the forefront of planning and implementation efforts. In order to support the NPI's neighborhood based, collective decision-making structure, we would like the city to partner with us in the following ways:

- 1) Work with the State of Oregon to return ownership of 82nd Avenue and Powell Blvd to the city so that safety and livability decisions for the streets can be made locally.
- 2) Change zoning in the residential area between 82nd and I-205 and between Division and Powell to R5 and retain the Comprehensive Plan designation for this area for R1 and R2. As property owners develop denser housing to Comprehensive Plan standards, we would expect community benefits agreements to be made with property owners to include affordable housing, local hire, and job training for construction projects. As the organization that developed the Jade District Visioning Plan in partnership with affected communities and organizations, we feel APANO and partners are in the best position to take the lead in determining what benefits are appropriate.
- 3) Hire and train local residents from within 1/2 mile of the Jade District NPI for all city funded projects.
- 4) Assist the Jade District in efforts to retain a portion of the Metro owned transit oriented development parcel on the southwest corner of 82nd and Division for community use, such as a community or health center and maximize the number of affordable housing units.
- 5) Convert the city-owned Bureau of Environmental Services property at the northeast corner of Brooklyn and 89th into a nature park for neighborhood use. Additionally, dedicate a portion of this land or procure adjacent vacant land for recreational opportunities.



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6) Implement a health buffer for all new apartments in the district on major corridors, such as 82nd, Division, Powell, I-205. These new developments must have proper HVAC systems to assist with air filtration and air circulation. Trees must be planted with new developments to also assist with air filtration. Finally, fully insulated walls that minimize vibration and sound from these corridors must also be installed in new developments.

We look forward to partnering with the City of Portland as the Jade District continues to develop and we hope our community is able to stay and share in the benefits that these initiatives will bring to the neighborhood.

Sincerely,

Jade District Steering Committee  
Approved unanimously February 17, 2015