

13 Mar. 2015

Andrew Aebi

City of Portland
Bureau of Transportation
1120 SW 5th Ave., Suite 800
Portland OR 97204

Re: 323 NE 156th Ave.

With adjacent property owners able to submit objections by e-mail and me thereby being unable to have the information needed to respond; I submitted the attached letter dated Nov. 3, 2014.

Objections I was hearing at the meetings with the Portland Planning and Sustainability Commission caused me to submit the letter dated today and attached.

If Ford doesn't move on his property, I may take it on and that will get the ~~road~~ street improvement further.

Current concept also attached.

I hope what I've submitted helps us both.

Bob Rosholt
503 341 4582

March 13,2015

Planning and Sustainability Commission
Comprehensive Plan Update
1900 SW 4th Ave. Suite7100
Portland, OR. 97204

Re: A couple comments on street improvement and down zoning


A short drive on NE 157th from Glisan St. to E Burnside will put these comments in vivid perspective.

A person who lived on NE 157th was an obstructionist that pushed for down zoning. In your meetings that were open to the public I heard several individuals push for down zoning of multifamily property. I share this view if the density is extremely high and the parking so limited that the surrounding residential property is adversely impacted. Lower density multifamily with adequate off street parking does not adversely impact the surrounding residential area.

Street improvement should be seen as an investment that overtime will increase the value of exiting residential development, encourage development of undeveloped property and encourage the replacement of sub standard dwelling units with new. All of this would result in an increase to the tax base. Resistance comes from residents that cannot afford the expense. Use the same investment phycology that is used to attract commercial business interest, such as tax abatement. Allow quasi tax abatement in residential areas. Use existing tax to be used to fund repayment of street improvement until paid in full or the property is sold. Improvement costs would be a lien on property and collected at time of sale. Owner could expect to receive a higher value for property at time of sale due to the street improvements. Then a higher tax would kick in after the sale and you achieve a multiple win. Higher taxable income for the city. Higher property value for the owners. Improved neighborhoods. No need for urban renewal expense to fix a neighborhood that may otherwise have disintegrated.

I am a resident of this area who is concerned about our neighborhood and the inability of people to pay the costs of street improvement. Hopefully, if this has not already been considered my hope is that this need will be considered in your plan review.

Sincerely,



Robert G. Rosholt
409 NE 156th Ave.
Portland, OR. 97230
503-341-4582

November 3, 2014

Portland Planning and Sustainability Commission
Comprehensive Plan Update
1900 SW 4th Ave, Suite 7100
Portland, OR. 97230

Re: Proposed zone change at 323 NE 156th Ave.

The attached letter and preliminary drawings of a Site Plan and Street view elevation are provided in support of this zone change. If you don't receive any mail or e-mails objecting to your proposed change you don't have to bother reviewing this dissertation.

The zone change will provide the unit density needed to make it economical to develop and also make street improvements feasible.

My transition to 55 and older will keep this Garden Court complex of multi-family flats from over burdening the adjacent school, while still allowing children for 20% of the units and very important, provide for Grandparents that have the responsibility of raising their grandchildren



Robert G. Rosholt
409 NE 156th Ave
Portland, OR. 97230

November 3, 2014

Proposed Zone Change at 323 NE 156th Ave, Portland, OR. 97230

In the late 60's my wife and I built the first 6 units of an eventual 18 unit Garden Court Multi-family complex on three Multnomah County Tax lots (TL 18,19,20) This was at a time when landlords openly discriminated against single mothers and couples with children. These lots were adjacent to Glenfair Grade School and these families were the very individuals we intended to serve.

In 1968 we purchased $\frac{3}{4}$ acres immediately south of our TL 18,19,20 and also adjacent to the Glenfair Grade School). This property at 403 NE 156th Ave was zoned multi-family and we planned to build a Management and Social Activity unit as well as another 6 unit multi-family building. Construction for the management unit and the complex's social activity unit was completed in 1976. Life got in the way of our proceeding with the additional 6-unit expansion of our Garden Court development for almost 40 years. During this period we continued to acquire adjacent property with plans for expansion of our original project. These included 411 N.E. 156th Ave, then 15606 N.E. Glisan, followed by 323 NE 156th Ave. Both 411 NE 156th and 15606 NE Glisan are currently zoned R2 which is ideal for Garden Court development. The 323 NE 156th property is proposed for a change to R2 on your Comprehensive Plan.

Your plan to change the zoning of 323 N Glisan from R7 to R2 is key to how and if this process continues for several reasons.

Note: I will attempt to purchase 408 NE 156th if it is rezoned R2. Combining the square footage with my lot at 15606 NE Glisan would yield enough units to make street improvements doable for that side of NE156th Ave.

1. I am committed to multi story flats (Woody Walk-Ups)
 - a. Flats are less of a problem for the aged or handicapped. Negotiating internal stairs all day within a unit. (i.e. bedrooms up and living area down.) is quite an impediment. For these folks.

- b. The infrequent trip up or down a flight of stairs to gain access to a unit is desired by many who feel this provides added security. They get on a waiting list to move to a lower unit when it becomes physically necessary
- c. Garden Courts allow for a sense of community to develop. The back yard get togethers that used to exist and welcomed all the surrounding neighbors is restored by a shared back yard (the center court.)experience.

Note: For 45 years we have enjoyed a community that encompasses all ages, many cultures and races. A very positive environment to live in and raise your children. The sense of community that develops results in a stabilizing affect. We are up to 4 generations living here. Many tenants who have left due to job or marriage have come back. Children who grew up here have come back as adults. We have had tenants live here more than 2 decades and one analysis my wife discovered our average tenancy lasted 17 years.

- 2. We live in a time when ,even with low interest rates on debt, it will cost more to build new units than my existing units are worth.
 - a. This dynamic drives higher and higher density developments that usually fail to achieve affordable units, These virtual mausoleums for individuals still alive merely warehouse people and disrupt adjoining neighborhoods with their cars.
 - b. The ability to stay at the low end of market is achieved in Garden Court Multi-family due to cost savings achieved from low turnover.

3.I started the process to develop this property last spring. I planned to accomplish this with a Planned Unit Development and spread the amenity bonus units I would achieve on my R2 property onto my R7 property and retain an enlarged center court. I was told I would still be limited to only 5 units on my property at 323 NE 156th. This didn't pencil out even before you added the street improvement costs. I was forced to abandon development on 323 NW 156th. I then proceeded with a plan to develop only my existing R2 property and avoid getting involved with the additional expensive street development I could no longer afford.

Your proposed zone change makes it possible to proceed with development. of 323 NE 156th. I intend to focus on a transition to 55 and older. This allows Grandparents raising grandchildren and up to 20% non 55 and older tenants. This should eliminate any increase pressure on the Glenfair Grade School from an increase student population, provide increased dwelling units for elderly and handicapped that do not want home ownership and are under served by desirable flats in the available market.



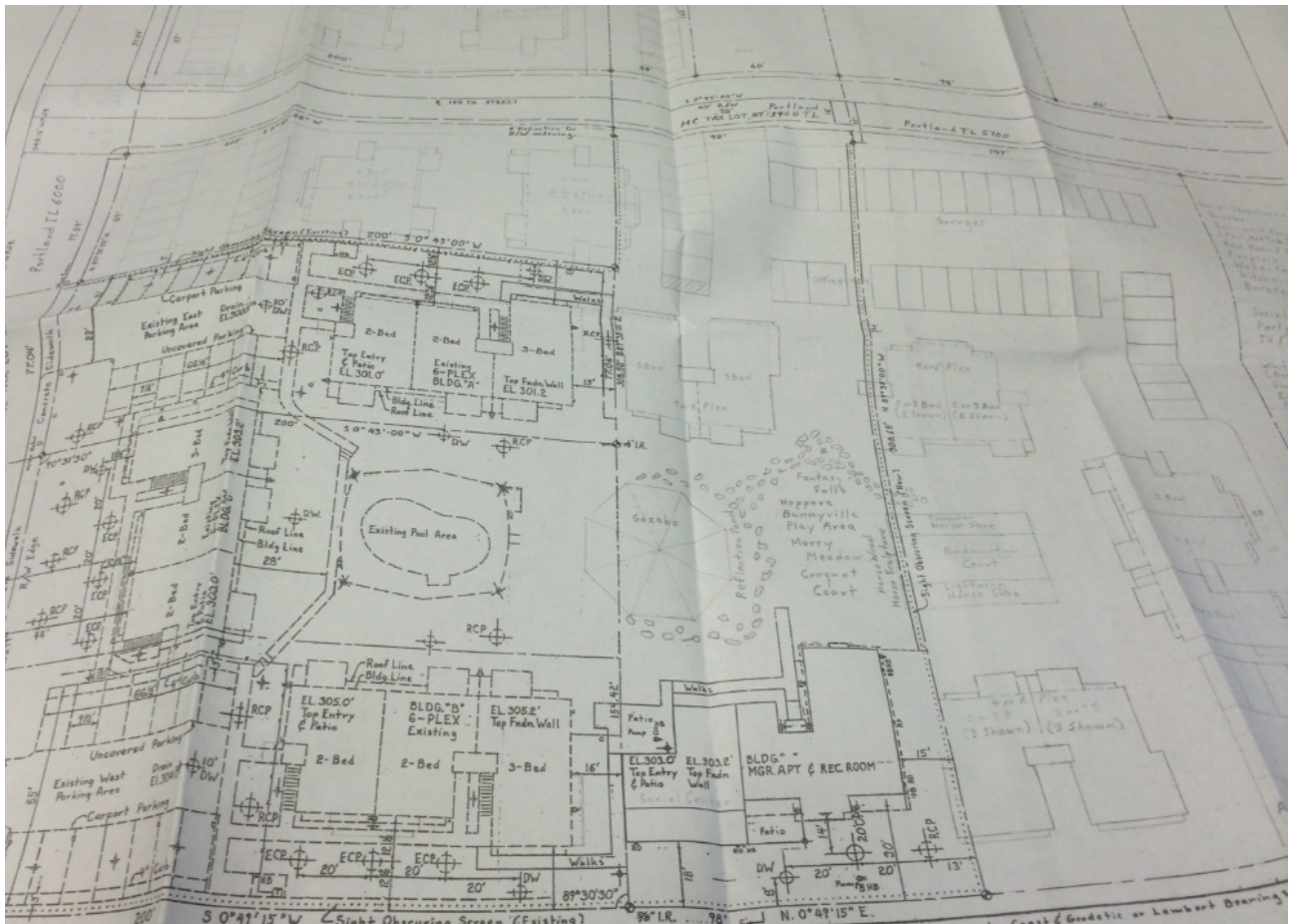
Robert G. Rosholt

409 NE 156th Ave.

Portland, OR. 97230

To Whom it May Concern:

I have been working with Bob Rosholt on possible formation of a local improvement district (LID) to improve NE 156th Avenue south of Glisan. We are awaiting an estimate from PBOT's Civil Design Section (CDS) as a prerequisite to petitioning this LID to Mr. Rosholt and other property owners. He has indicated his interest to PBOT in getting the zoning for his area changed to make infrastructure improvements more financially feasible. He dropped off this written testimony to me today. I spoke with Joan Fredericksen today in Chris' absence, and Joan suggested that I sent this testimony to you electronically with the hard copy to follow, which I will place in an interoffice envelope and will mail to Julie. I have scanned most of Mr. Rosholt's written testimony (attached above in a *.pdf file) except for a site development plan or proposal which is larger than 11 x 17 inches and which I cannot scan. I am attaching a screen print taken with a camera phone to provide a rough idea what that looks like, and will let you scan it once it arrives to you via interoffice mail. If you have any questions, please contact Mr. Rosholt at 503-341-4582.



The scan and camera phone shot aren't perfect; I see that the date stamps of today (3/13/15) didn't quite show up, but you will see them when the hard copies arrive.

Respectfully submitted,

Andrew Aebi
PBOT