

Moore-Love, Karla

From: Tim Allen <timallen@sti.net>
Sent: Sunday, February 01, 2015 12:37 PM
To: Moore-Love, Karla
Subject: Block 136 Proposal Meeting

Following is my comment. Please forward or ask someone to read it at the meeting if possible.

I am unable to attend the next meeting due to ongoing radiation therapy for cancer. I hope that this letter is at least read to the decision makers so our opinion will be heard.

My wife and I chose to buy in the Pearl district 11 years ago as our retirement home. Our realtor told us at the time there was a 75 foot or 7 story height limit for development. That is one of the factors that led us to purchase the condominium we chose. Currently, our view affords us a small band of sky above the existing structures. The proposed 150 foot development of block 136 will destroy that view of the sky and reduce it by about 80 percent. We believe the ability to enjoy at least some view the sky and the sunlight it provides is fundamental to everyone's quality of life and mental well being. We believe that raising the height limit will negatively affect the lives of many current owners and residents of the immediate surrounding area. This is one of the last low rise sections surviving in the Pearl and it should remain as such.

If you visit The Fields Park in the Pearl, (Block 15 Project), you will see the damage that high rise buildings are doing. Instead of the open airy feeling when the park was new, it is now suffocated by high rises on three sides. It feels like you are standing inside a large vertical pipe. The sun will now only directly shine on The Fields for about 3 ½ hours a day.

I understand that the PDNA , Pearl District Neighborhood Association supports the Block 136 development as proposed. I don't know who they represent but I doubt that any of their members actually live in the area or they would oppose it. I have personally spoken to perhaps 50 residents of our building, in local restaurants, at the local Safeway, and at Jamison Park near block 136. These residents all have three things in common:

1. They either knew nothing about the proposed development or they did not know how large a building was proposed,
2. They do not support a building of this size,
3. They think they are powerless to have any effect on the final decision because in their words, the developers have "bought and paid" the decision makers for the project's approval.

There is no benefit to the residents of the Pearl derived from the Block 136 proposal. Portland public officials are supposed to protect and serve its' taxpayers and residents, not promote the ambitions of developers at the residents' expense. If Block 136 is developed as proposed, those who approved the development will have set in motion the incentive for more high rise development that will be the ultimate destruction of the Pearl District. They will be remembered for their actions in the press, on the internet, and in the history of Portland. The Pearl will become nothing more than dark streets and concrete canyons of steel and glass.

Block 136 can be developed as a 7 story structure and still be very profitable as are the many buildings of that size either newly constructed or currently under construction.

My wife and I strongly urge you to retain the 75 foot height restriction.

Tim & Kathy Allen

1420 NW Lovejoy #308
Portland, OR 97209
503-241-2416

Parsons, Susan

From: Council Clerk – Testimony
Sent: Tuesday, April 14, 2015 8:32 AM
To: Rees, Linly; Beaumont, Kathryn; Robinson, Matthew; Schultz, Trisha; Blair, Aja; Crail, Tim; Nebel, Erika; Grumm, Matt; Mitchem, Jeffrey
Subject: FW: Against Preserve the Pearl, build block 136!

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

From: Jonathan Greenwood [mailto:jonathan.e.greenwood@gmail.com]
Sent: Monday, April 13, 2015 5:09 PM
To: Council Clerk – Testimony
Subject: Against Preserve the Pearl, build block 136!

Hello,

I wanted to write about my concern over the opposition to this project. It strikes me, as a lay citizen, that a monied few are trying to preserve a view they speculated would be preserved when they first purchased a condo. This new development, block 136, must go up as the developers want. We have a shortage of housing in Portland. Excessive preservationism is an excuse by land speculators to make an artificial shortage of housing the likes of which occurred in San Francisco. Too much density is not the problem, too little is. We must build. A city always evolves, and a glittering new building is not a terrible view compromise. Their condos will appreciate in value regardless.

And I want to make it clear I am not merely a moderate voice. I think our height restrictions are absurd and should be lifted so close to downtown. Our downfall will be trying to preserve history that is only 100 years old. We'll end up with a museum of buildings and a bungalow hell. People matter, people want to move here. We must build.

I hope my residence in east Portland does not make my plea less impactful; any wrench thrown into building new housing will create a shortage everywhere in the city. Rent is too high already. Inclusionary zoning is going through in Salem, hopefully. We should find ways to move hand in hand with developers to make income inclusive neighborhoods, everywhere in Portland.

I support the demolition of some Portland homes to remove the pressure on housing in our city by replacing them with far higher density. Most of our city is suburban density that can be better utilized. And I wish the parking minimums required for new developments would be removed: parking is not a right. Land owners near new development acting like little feudalists putting up orange cones to protect their parking need to stop. We are a growing city that needs to focus on housing and transit, not the little emperors that hope to up their property values and wall everyone else out.

We cannot allow last-one-in thinking to win in Portland. We are an inclusive city and cannot price out the lower and middle class. We must build.

Thank you,
Jonathan Greenwood
2116 NE 49th 97213

Parsons, Susan

From: Council Clerk – Testimony
Sent: Monday, April 13, 2015 9:50 AM
To: Rees, Linly; Beaumont, Kathryn; Dingfelder, Jackie; Robinson, Matthew; Schmanski, Sonia; Blair, Aja; Crail, Tim; Hockaday, Bryan; Grumm, Matt
Subject: FW: Block 136 comments - testimony
Attachments: Block 136 comments_roberts.pdf; ATT00001.htm

Testimony attached. Record is open until 5pm, April 15th.

Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085

From: Mary Roberts [mailto:m.e.roberts@comcast.net]
Sent: Monday, April 13, 2015 8:43 AM
To: Council Clerk – Testimony
Subject: Block 136 comments

April 12, 2015

Greetings City Council,

We are Pearl district residents having bought and moved into the Riverstone Condos in 1999. At the time of our purchase, it was our clear understanding that the height limit was six floors in our surrounding area. It was important for us to know this – it is what we purchased, in part.

We are well acquainted with great cities of the world- the historic urban neighborhoods of Barcelona, Paris, Rome, London, Stockholm, Salzburg, Shanghai, Beijing, Prague, Montreal, Copenhagen, and Manhattan. All of these great cities have human-scaled neighborhoods that have something in common- they are powerful magnets to visitors and residents who relate to the buildings, can see and be seen, and where sunlight drifts down onto even the most narrow pedestrian walkway. These vibrant neighborhoods; Soho in Manhattan, Nanjing road in Shanghai, Støget in either Copenhagen or Stockholm, draw tremendous sightseers and shoppers- creating enormous goodwill, energy, affection, and ultimately income for these cities.

Those cities also have districts that are taller than 6 floors in the newer areas that are without any historic buildings, areas that become residential bedroom communities without tourism and retail attraction. Our equivalent would be the South Waterfront that, from conception, was to be a high-rise area of new buildings and business and not a magnet for tourism, nightlife, or retail shopping.

We urge you to continue holding consistent goals for creating distinct character in the Pearl. The Pearl is a vibrant, walk-able, livable, human-scaled neighborhood that attracts visitors and metro-wide residents for entertainment and national and local retail shopping. A walk north and south along 10th- 11th- 12th- and 13th reveals high levels of pedestrians, lively sidewalk dining, and map-holding visitors eager to try the street car, find Powell's books, or sit in gloriously popular Jamison Park. Taller, shade throwing, out of human-scale buildings will have a significant detrimental effect on small locally-owned retailers throughout our area from Powell's books to Bridgeport Brewing. From Physical Element to World Foods....essentially pushing them out in favor of national chains and franchises.

There is a strong threat that these new, out-of-scale buildings kill the vibrancy that is making the Pearl District a major 'draw' to Portland. Allowing and encouraging out-of-scale development to occur is "killing the golden goose" that has so successfully added to Portland's reputation and coffers. At minimum tall buildings should be set back further or stepped back to preserve the feeling of intimacy, sunlight, and human scale.

But further, we now see that buildings we once thought would be preserved are being torn down (the Albina bank building at NW 10th and Glisan for example.) The city has the singular responsibility of preserving older buildings of character, maintaining a human-scale limit, and strictly observing sidewalk and passage ways that enhance and support the intention of this particular area.

Portland has a big vision for the future and will continue to draw people who wish to live in a livable, human-scaled city with healthy vibrant locally owned businesses. We strongly urge you to hew to the character of each neighborhood and the exceptional charms that together make our great city.

Please reject the out-of-character proposal for the 150ft tall building on block 136 that abuts the sidewalk without setback and instead approve a lower or stepped back building that enhances and adheres to the exceptional character of the Pearl neighborhood, the residents, and businesses that thrive there.

Thank you

Mark Roberts, retired regional economist
Mary Roberts, retired CEO, Rejuvenation Inc.
820 NW 12th Ave #606
Portland, OR 97209

**OPPOSE
APPEAL**

APPEAL OF PRESERVE THE PEARL LLC

LU 14-230014 DZM BLOCK 136, 1241 NW JOHNSON ST

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Bruce Morrison	1030 NW Johnson #612 Portland, OR 97209	bruce_morrison1@mac.com
✓ David Wark	921 SW Washington St 250 Portland, OR 97205	dwark@heneberyeddy.com
✓ Ben Kaiser	5229 NE MLK Portland, OR 97211	ben@kaisergrp.com
✓ RICHARD GRAHAM	1025 NW Couch St. #918 Portland OR. 97209	BLUESHIFT447@GMAIL.COM
✓ Gary Washington	1550 NW 14th Ave #520 Portland OR 97209	washingtongaryt@gmail.com
✓ Kate Washington	1550 NW 14th Ave. #520 Portland OR 97209	katemwashington@gmail.com
✓ Reza Farhoodi	1230 NW 12th Ave Apt 228 Portland, OR 97209	imichael87@gmail.com
David Wark	820 NW 12th Ave Portland OR 97209	dwark@apl.com

**SUPPORT
APPEAL**

APPEAL OF PRESERVE THE PEARL LLC

LU 14-230014 DZM BLOCK 136, 1241 NW JOHNSON ST

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

XXXXXXXXXXXX	1234 NW Johnson St #100	XXXXXXXXXXXX@XXXX.com
✓ David Haliburton	820 NW 12 th #416 Portland, OR 97209	davidhaliburton@mac.com
spoke ✓ Burton Francis	422 NW 13 th #187 Portland, OR 97209	BurtonFrancisLaw@gmail.com
✓ JEFF MERRICK	820 NW 12 th Ave #110, 97209	Merrick@JeffMerrick.com
XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX@XXXX.com
XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
✓ David Mordet	820 NW 12 th Ave Portland 97209	dmordet@aol.com
✓ Suzanne Leonard	1030 NW Johnson St #501, Portland OR 97209	Suzanne.L Leonard@LivableCities.org
✓ Elanc Schwartz	820 NW 12 th Ave #216 Portland 97209	ElancA2@gmail.com
wrong list ✓ Stark Ackerman	805 SW Broadway #1900, Portland 97205	sa@stark.com

✓ Tim Allen

Submitted by
Reza Farhoodi
4/08/2015

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

Appeal of LU 14-230014

Dear Mayor and Commissioners:

By policy, the Pearl District Neighborhood Association strives to review all design projects equally. As you are aware, Neighborhood Associations are advisory only to the design review process and have no standing in making any decisions on development projects.

All of our Planning & Transportation meetings exceed the ONI standards for public notice. Per ONI Standards, all our meetings are noticed in the NW Examiner newspaper with a circulation with over 36,000. Beyond that, all of our meetings are noticed on our website. They are noticed in our newsletters which goes out to 1100 individuals. The agenda is posted on our facebook page with over 820 individuals. The agenda is also sent to an email list of 70 individuals who have expressed interest in receiving the committee agendas.

Regarding this particular project, Preserve the Pearl (the appellant) was able to present their point of view prior out our non-binding advisory vote at our December 16, 2014 meeting. While we heard their concerns and point of view, the Association reviewed the project with the applicable city guidelines and found that this project met those criteria.

Regards,

Reza Farhoodi, Co-chair
Planning & Transportation Committee
Pearl District Neighborhood Association

7:1 FAR
150 ft
<2000

Farhoodi
4/8/2015

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

PEARL DISTRICT
NEIGHBORHOOD ASSOCIATION
EST. 1991

PDNA Letter to
Design Commission
- there was only one
PDNA letter to D.C. on
project.

Dear Design Review Commissioners,

The Pearl District Neighborhood Association met with the developer and architects for the proposed office/apartment building at 13th & Johnson (LU 14-230014). "Preserve the Pearl" also presented their objections at the same meeting. The committee voted to support the project as designed.

In general, the committee was of the opinion that the building was one of the best designed projects that has been proposed in recent memory and will be an extremely handsome addition to the neighborhood. The materials of the project are both high quality as well as appropriate regarding the design guidelines and the adjacent neighborhood.

There were some elements that were of particular note to the committee. Specifically the structure on 13th avenue was seen as an excellent addition to this critical neighborhood spine. 13th Avenue links the historic part of the district to the new part to the north and to the river beyond. It is the most unique street in the neighborhood. The inherent nature of the street gives a deep sense of what the Pearl District was and will be. The proposed building is a lovely link on that street and is elegant in form and in its material choices. The loading dock continues the language of the street and adds a welcome addition to the streetscape.

The tower building on 12th was seen as a lively addition to the neighborhood. The deep shadow lines created by the bays and the decks add great visual interest to the facades. The way that each side of the building reacts to its orientation was also appreciated. The lightness of the tower materials are a nice contrast to the structure on 13th and will lighten the streetscape around it. The fact that each building has its own character was deeply appreciated in their respect to the different characters of the Pearl District as well as the micro-environments around the site. There was a minor inconclusive discussion about the size of the plinth of the tower in relationship to the street - whether it should have a taller base.

The final element of discussion was the courtyard which was seen as an excellent addition to the open courtyards in the neighborhood - this will be the first courtyard that creates a more active environment with a bocce court and interior loading dock. The design of the space is sensitive, very northwest in character, and welcoming to the public.

In general again, the committee was very supportive of this project and felt that all the applicable River District and Central City Guidelines were being met in this well designed building. It will be a complement to the neighborhood in both its design and mixed use nature. We urge you to approve the design of this project.

Regards,

Patricia Gardner
Planning & Transportation Chair
Pearl District Neighborhood Association

Planning, Transportation, & Design Review Committee



PDNA
WEBSITE

DESCRIPTION

The Planning and Transportation Committee is focused on the built environment of the Pearl District. All projects going through city design review are reviewed. Any neighborhood planning efforts regarding city code, design guidelines, design in general, and transportation are done in this committee.

The committee tracks transportation issues and advocates for transportation solutions. The committee also tracks the River District Urban Renewal District and advocates on behalf of

COMMITTEE DETAILS

- **Chair:** Patricia Gardner
- **Contact:** [Send Email](#)

◦ **Time:** 1st and 3rd Tuesdays each month @ 6:00 PM

Farrukh
4/8/2015



Farhadi
4/8/15

PDNA February Newsletter

Pearl District Neighborhood Association

<Pearl_District_Neighborhood_Asso@mail.vresp.com>

Reply-To: Pearl District Neighborhood Association <reply-53d705fe24-c9e870619d-f55a@u.cts.vresp.com>

To: patig57@gmail.com

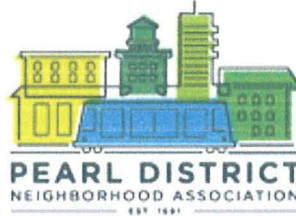
Mon, Feb 9, 2015 at 12:35 PM

Like Tweet Share

[Click to view this email in a browser](#)

Visit us [online!](#)

February 2015



typical
newsletter
w/ dates of all
meetings
1100 receive it

Upcoming Events

- Planning Committee | February 3rd | 6 pm
- Livability Committee | February 4th | 5:30 pm
- Executive Committee | February 5th | 8 am
- Emergency Preparedness | February 9th | 6 pm
- Board Meeting | February 12th | 6 pm
- Planning Committee | February 17th | 6 pm
- Communications Committee | February 24th | 6 pm
- Planning Committee | March 3rd | 6 pm
- Livability Committee | March 4th | 5:30 pm
- Executive Committee | March 5th | 8 am
- Emergency Preparedness | March 9th | 6 pm
- Board Meeting | March 12th | 6 pm
- Planning Committee | March 17th | 6 pm

See [website](#) for more details

**What Does the Pearl District
Neighborhood Association
Do?**

**Friends of the Pearl Turn out
for Safety Meeting**



Neighborhood associations are a proud tradition in Portland. The Pearl District Neighborhood Association ("PDNA") is one of 95 in the city. The PDNA is a city-sanctioned organization given the authority to make decisions about what happens in the Pearl District and advocate for the Pearl at the city level. This means that anyone can have a say in what goes on here!

Some of the things the PDNA does include:

- *Polish the Pearl*: a bi-annual neighborhood clean-up;
- *Pearl Party*: an annual block party and fundraiser;
- *Pet Waste Stations*: keep the neighborhood clean of pet waste;
- *Corner Garbage Cans*: keep the neighborhood clean of litter;
- *Design Review*: have a say in how buildings look;
- *Newsletters*: keep people in the know;
- *Movies in the Park*: Meet your neighbors and build community.

We coordinate over \$50,000 per year in donations, volunteer hours, sponsorship programs, and services – because we love this neighborhood and we know you do too.

The PDNA is entirely run by volunteers and we need you to be part of it. Your participation is crucial to continuing these important programs and creating a PDNA



About 60 Pearl District residents attended a safety information meeting on January 21 at the Ecotrust Building. Hosted by Friends of the Pearl, a subcommittee of the Pearl District Neighborhood Association's Livability and Safety Committee, attendees learned about crime issues and how everyone can play a role in helping to combat criminal activity.

Numerous handouts were provided including information about bicycle theft prevention, illegal drug activity, car prowling prevention and reporting suspicious activity. Detailed information is available at the ONI website:

www.portlandoregon.gov/oni/cp

[CLICK HERE](#) to read the full story.

For those interested in participating, please email Bill Dolan at Livability@pearldistrict.org

**Zimmerman Community Center
Now Part of Friendly House**



At the end of 2014, the Zimmerman Community Center ("ZCC"), ceased to exist as a separate entity and started

that is representative of the people who live here. Don't assume that everyone else is doing it so you don't have to.

For more information, please visit our website at www.pearldistrict.org.

New Businesses in the Pearl

Back Pedal

1425 NW Flanders St
www.brewgroupdx.com/brewcycle

Throne Traditional Barbershop

917 NW 13th Ave
www.thronepdx.com

Echo Natural Beauty

909 NW Everett St.
www.echonaturalbeauty.com

pistils & stamen

1515 NW 23rd Ave
www.pspdx.com

Urban Dog City Kitty

1019 NW 11th Ave.
www.urbandogcitykitty.com

2015 as part of Friendly House, which shares the vision of creating community in the rapidly growing Pearl neighborhood of Northwest Portland.

Friendly House, a non-profit neighborhood center and social service agency located at NW 26th and Savier, has a long history of serving families, children and adults in NW Portland. For 85 years, they have offered quality educational, recreational and other life-sustaining services for people of all ages and backgrounds.

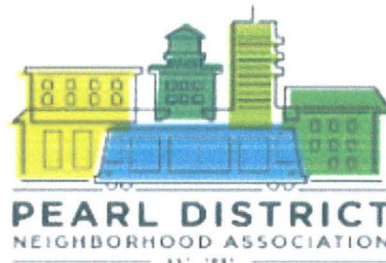
Friendly House will now expand into The Ramona to serve the growing population around the Pearl. Initially, they expect to offer a toddler play group, exercise classes for all ages, support and education for older adults, after school enrichment classes for school age kids, and more, depending on interest and need. (See below for the link to an interest survey by Friendly House.) The facility will also be available for rent, when Friendly House programs are not being offered.

As the Friendly House in the Pearl begins programming, they want to hear from you. What would you like to see in your community? Friendly House wants your input. Please complete their survey by clicking on this link:
https://www.surveymonkey.com/s/FHP_NA15.

**SAVE THE DATE:
February 26, 2015**

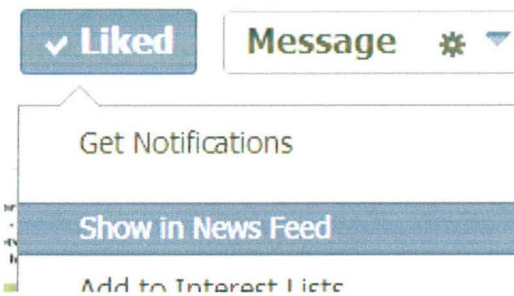
Raffle and silent auction to benefit Raphael House of Portland, hosted by Skin by Lovely and Pearl Women's Center! More details will be posted at www.explorethepearl.com as they become available.

Sponsor Corner



This month's pet station sponsor is the [Pearl District Neighborhood Association](http://www.pearldistrict.org). Thank you for your support of our neighborhood!

Quick Notes



Farhoodi
4/8/15

Have you [liked us on Facebook](#), but you feel like you're not seeing all our posts? According to our analytics, less than half of our [Facebook](#) followers actually see what we post, which is a shame really, because we've been working hard to add content more often.

When you like a page on [Facebook](#), be sure to hover over the like button and select "show in news feed" in order to receive that page's updates.

Become a member of the Pearl District Neighborhood Association and be an active participant in your neighborhood! Any individual who resides, owns property, owns a business or is the designated representative of a nonprofit in the Pearl District is eligible for membership in the Association. [CLICK HERE](#) to apply for membership.

[Forward this message to a friend](#)

[Click to view this email in a browser](#)

Do you have suggestions or something you'd like included in the next newsletter or posted on our [Facebook page](#)? Please contact us with your photos, videos, articles and comments via email. The next newsletter comes out on March 4th, so the deadline for the March 2015 newsletter is March 1st.

If you no longer wish to receive these emails, please reply to this message with "Unsubscribe" in the subject line or simply click on the following link: [Unsubscribe](#)

Pearl District Neighborhood Association
2257 NW Raleigh St
Portland, Oregon 97210
US

[Read](#) the VerticalResponse marketing policy.



planning meeting tonight 10/15/13



Inbox x



patricia gardner <patig57@gmail.com>

10/15/13

to bcc: Lynnette, bcc: Joan, bcc: David, bcc: Nancy, bcc: Kirsten, bcc: whstephenson, bcc: Bruce, bcc: theodo10, bcc: S ▾

Agenda

6:00 Introductions & Minutes

6:05 Unico - new tower

6:45 Update from Streetcar

6:55 Updates in general

7:10 Adjourn

Next meeting is Nov. 5th. Bridge Housing may come to present.

Planning Meeting Nov. 5th ■ Inbox x



patricia gardner <patig57@gmail.com>

11/4/13

to bcc: Lynnette, bcc: Joan, bcc: David, bcc: Nancy, bcc: Kirsten, bcc: whstephenson, bcc: Bruce, bcc: theodo10, bcc: S ▾

Agenda

6:00 - 6:05 Introductions & Minutes

6:05 - 6:35 Bridge Housing


6:35 - 7:05 Security Properties

7:05 - 7:15 Updates

7:15 Adjourn

next meeting is Nov. 19th. The bureau of Planning may be attending (still waiting confirmation)

agenda direct
PDNA - email to
list (opt-in-
addresses supplied
by choice)
70+

Planning Meeting tonight  Inbox x



patricia gardner <patig57@gmail.com>

3/18/14



to bcc: Lynnette. bcc: Jeff, bcc: David, bcc: Nancy, bcc: Kirsten, bcc: whstephenson, bcc: Bruce, bcc: theodo10, bcc: Ste

6:00 pm at Prem Group Office

Agenda:

- 6:00 Introductions and Minutes
- 6:05 Lovejoy Columns
- 6:20 Stoplights in Pearl
- 6:40 Updates
- 6:50 Adjourn

Our next meeting is April 1st (no joke!). At this time, we've got no guests although that may change.

Planning meeting April 1st - No Joke!

Inbox x



patricia gardner <patig57@gmail.com>

3/31/14



to bcc: Lynnette, bcc: Jeff, bcc: David, bcc: Nancy, bcc: Kirsten, bcc: whstephenson, bcc: Bruce, bcc: theodo10, bcc: Ste ▾

Planning & Transportation Committee
April 1st 6 pm at Prem Group office

Agenda:

6:00 Introductions & Minutes

6:05 Madrona Ridge - Old PNCA building

6:30 Flanders Bike Bridge

6:45 Updates

7:00 Adjourn

Next meeting is April 15th - PBOT will be at that meeting to discuss the traffic lights.

planning meeting Tuesday Dec. 2nd ■ Inbox x



patricia gardner <patig57@gmail.com>

12/2/14



to bcc: Lynnette, bcc: Jeff, bcc: David, bcc: Nancy, bcc: Kirsten, bcc: whstephenson, bcc: Bruce, bcc: theodo10, bcc: Ste

PDNA Planning & Transportation Committee
Prem Group Office 6:00 pm

Agenda

- 6:00 Introductions and Minutes
- 6:05 Flanders
- 6:15 Centennial Mills
- 6:30 Updates
- 6:35 Adjourn

Next meeting is Dec. 16th



patricia gardner <patig57@gmail.com>

12/15/14



to bcc: Lynnette, bcc: Jeff, bcc: David, bcc: Nancy, bcc: Kirsten, bcc: whstephenson, bcc: Bruce, bcc: theodo10, bcc: Ste ▾

PDNA Planning & Transportation Meeting
Prem Group Office 6:00 pm

Agenda:

6:00 Introductions & Minutes

6:05 Mithun Architects - PNCA Block

6:45 Centennial Mills

6:55 Lovejoy Columns

7:05 Adjourn

Our next meeting is January 6th - at this time we do not have any guests

PDNA
FACEBOOK

17 likes
(got page on their
feeds)



Pearl District Neighborhood Association

November 4, 2013 · Portland, OR · 🌐

The planning committee meeting is Tuesday at 6 pm at the PREM Group building (NW 12th & Flanders). We'll be hearing from Bridge Housing and Security Properties. See you there!

258 people reached

Boost Post

Like · Comment · Share



👍 Beth Hansen likes this.



Write a comment...





Pearl District Neighborhood Association

Posted by Kate Washington (?) · March 18, 2014 · 

Agenda for tonight's planning and transportation meeting:

6:00 Introductions and Minutes

6:05 Lovejoy Columns

6:20 Stoplights in Pearl

6:40 Updates

6:50 Adjourn

Our next meeting is April 1st (no joke!). At this time, we've got no guests although that may change.

116 people reached

Boost Post

Like · Comment · Share





Pearl District Neighborhood Association

Posted by Kate Washington [?] · March 30, 2014 · 

The planning & transportation committee meeting is this coming Tuesday (the 1st) at the PREM Group Property Management building at 6 pm. See you there!

92 people reached

Boost Post

Like · Comment · Share





Pearl District Neighborhood Association

Posted by Kate Washington [?] · April 1, 2014 ·

Tonight's planning committee agenda:

6:00 Introductions & Minutes

6:05 Madrona Ridge - Old PNCA building

6:30 Flanders Bike Bridge

6:45 Updates

7:00 Adjourn

Next meeting is April 15th - PBOT will be at that meeting to discuss the traffic lights.

107 people reached

Boost Post

Like · Comment · Share



Blondie A Salon and Beth Hansen like this.



Write a comment...





Pearl District Neighborhood Association

Posted by Kate Washington [?] · December 14, 2014 ·

The planning & transportation committee meeting is this coming Tuesday (the 16th) at the PREM Group Property Management building (NW 12th and Flanders) at 6 pm. See you there!

61 people reached

Boost Post

Like · Comment · Share



Margaret Thomas likes this.



Write a comment...





Pearl District Neighborhood Association

Posted by Kate Washington [?] · December 15, 2014 · Edited ·

Here's the agenda for tomorrow's planning meeting:

PDNA Planning & Transportation Meeting

Prem Group Office 6:00 pm

Agenda:

6:00 Introductions & Minutes

6:05 Mithun Architects - PNCA Block

6:45 Centennial Mills

6:55 Lovejoy Columns

7:05 Adjourn

Our next meeting is January 6th - at this time we do not have any guests

73 people reached

Boost Post

Like · Comment · Share



Farhoodi
4/8/15

Meeting minutes -
also posted on
website.

Pearl District Neighborhood Association
Planning, Design & Transportation Committee

Minutes for November 5, 2013

Jeanne Muir - Urban Relations	Alyce Flitcraft - Member	Kate Birdsall - Resident
Trevor Rowe - Williams and Dame	Patricia Gardner - Chair	Adonay Solleiro - PDNA
Anita August - Resident	Bob Girsberger - Member	Beth Hansen - Resident
David August - Member	Richard Graham - Member	Joel Rohrs - Guest
Bob Block-Brown - Member	Bruce Levy - Member	Michael Nanney - Security Properties
Joe Blunk - Resident	Bruce Morrison - PDNA	Heidi Oien - Mithun Architects
Dave Davis - PDNA	Michael Dennis - Member	Garrett Reynolds - Mithun Architects
David Dysert - Member	John Kirby - Member	Tiffany Sweitzer - HSP

Bridge Housing

- Isaac Johnson of Ankrom Moisan Architects discussed the updated design for the Bridge Housing project located in the NE corner site at 13th and Raleigh. Bridge was awarded the project to develop the 142 unit low-income apartment building. The project will include 70% 2 and 3 bedrooms, and 30% studio and 1 bedroom units.
- The 5 story H-shaped building design was modified after going through design advice. In the first review by the Committee, the two buildings were similar in massing but used different materials that contrasted each other. With the updated design, the contrast has been muted, and both buildings will use the same brick and some metal panel materials. The brick colors will be slightly different.
- 13th Ave will be extended (and deeded to the city) which is needed to accommodate the below grade 80-parking space garage entrance at the north end of the site along 13th. SW Raleigh will be extended but will be just 40' wide.
- Gardner asked Tiffany about previous plans for the area that HSP developed several years ago. Tiffany said that HSP is unsure if they will sell or develop the land themselves, and wasn't sure how 13th would terminate. Until plans became more firm, it was agreed that it was prudent to do the minimum in the short term.
- August made a motion to support the project and include the support for affordable family housing which dates to the Pearl Development Plan. Morrison seconded. The motion carried unanimously.
- The project will start construction in early summer with an opening in 2016.

PNCA – Johnson Street

- John Muroso of Security Properties wanted to begin a discussion for the PNCA building (Johnson Street location). Security Properties just closed on the purchase of the building, but doesn't currently have any plans for the property.
- Security is trying to determine if they should redevelop the block or reuse the existing building for a different purpose (e.g. office). Security Properties to date has focuses on redevelopment projects, and hold properties long term.
- The current zoning allows for a maximum height of 120' and a 7:1 FAR using development bonuses available. However, the zoning may change to allow up to 250', which would match the zoning north of Lovejoy.
- Several members mentioned that like the energy the existing building provides, and that it is non-residential that provides activity during the day. It was also suggested that it could be a great incubator space that businesses could use with common area spaces.
- PNCA is leasing back until PNCA moves to 511 building

R2D2 Update

- Gardner updated the Committee on the R2D2 location. Currently in a 60 day moratorium to allow for identifying alternative sites. She mentioned that there has been a lot of conversations. The City is negotiating for any potential properties.
- A consortium has formed to oppose the Lovejoy location which includes HSP, Williams & Dame, PDNA, and other local businesses near the location. The 4 will split legal fees. An appeal has been filed with LUBA but with a stay. The appeal had to be filed within a certain time period for the group to have standing and can be exercised if needed. In addition, and civil suit has been prepared.

Farhoodi
4/8/15

Pearl District Neighborhood Association
Planning, Design & Transportation Committee

Minutes for December 16, 2014

Neilson Abeel - Member Emeritus	Patricia Gardner - Chair	Philip Moyer - Resident
Barbara Backstrand - Resident	Bob Girsberger - Member	Jason Naiman - Member
John Bildsoe - Property Owner	Richard Graham - Member	Heidi Oien - Mithun Arch.
Bob Block-Brown - Member	Beth Hansen - Resident	Hyung Pak - Member
Pete Bowling - Resident	John Kirby - Member	Dan Powell - Business owner
Allan Classen - NW Examiner	Betty Lou Koffel - PDNA	Andy Steinman - Resident
Dave Davis - PDNA	Melanie Kuppenberder - Resident	Daniel Swaab - Mithun Arch.
Michael Dennis - Member	Thomas Lawwill - Resident	Glenn Traeger - Member
Judi Dunken - Resident	Michael Manning - Security Prop.	Kate Washington - PDNA
Reza Farhoodi - Member	David Moiel - Resident	
Dottie Faris - Mithun Architects	Bruce Morrison - PDNA	

PNCA Site

- Gardner provided a quick background to the project, by saying that Committee saw an initial presentation prior to informal Design Commission design advice process in April 2014 where they presented several massing studies (i.e. the basic shape of the building). As with other project in this phase, the Committee did not take a position. The project went through several design advice hearings. The project is now going through the formal design review process. Michael Nanney with Security Properties reiterated the process, and added that the project will be present to the Design Commission on 12/18.
- Heidi Oien of Mithun Architecture presented the design for a mix-use project with a 75' tall office located along 13th Ave between Johnson and Kearny, and a parallel 150' tall apartment building located along 14th with an open courtyard between the buildings (the mechanical screening is not counted in the building height). Restaurant and retail space will be located on the ground floors along 13th and portions of Johnson. The apartment building entrance is located along Kearny, with the 211 parking space garage entrance/exit located toward the north-end along 12th.
- 12th Ave. Residential building
 - The building uses board form concrete, aluminum composite siding and a two color window panel system to provide a more modern design. The current colors are charcoal with gray spandrels. The base is 20' tall. The building includes several setbacks of 3.5' where balconies are attached to the building instead of extending beyond the building face.
 - The building will have 220 units including a mix of studio, 1-bd, and 2-bd units. Along 12th there will also be several townhomes that are elevated by about 2 feet and accessible directly from 12th.
- 13th Ave Office building
 - The design pays homage to the 13th Ave Historic District with the rectangular brick building with a loading dock, however there are modern elements such as the use of large windows and a recessed balcony at the corner of the top two floors. In addition, along the courtyard there are several large bay window boxes set out several feet.
 - The lobby core is centered along 13th and accessible from either 13th or the courtyard loading dock.
 - The materials include brick, European-style vinyl windows, and wood soffits.
 - A managed parking plan is envisioned so that office workers use the parking during the day and the residential tenants use the spaces at night.
- The courtyard includes a loading dock along the 13th Ave building with the use of reclaimed wood from the PNCA building that will be used for benches. The design also calls for a Bocce court.
- Block-Brown others liked the design of the building, while Morrison commented that it will bring life to the entire block. Steinman said that he liked the design with the exception of the residential tower saying it was a failure. Several guests also thought the residential building was too tall and would divide the neighborhood.
- Naiman and others thought the tower dominates the experience of the townhomes. Heidi mentioned that they would like to have the townhome taller but the stair run makes it difficult.
- Abeel commended the architects for keeping the building low along 13th, and thought it would energize the block.
- Dennis thanked the developers for adding the office space to the project
- A question was asked about traffic. Heidi mentioned that they have been asked by PBOT for a queuing study, and they are in the process of hiring a traffic engineer.

- It was mentioned that the loading dock along 13th is only wheelchair/ramp accessible from the south side and suggested that a ramp be provided on the north side.
- A question was asked about those
- OLD During the meeting, it was discussed that the minimum cost for the site, which would tear down all existing buildings would be \$18 million. Schnitzer asked PDC to choose an option. The PDC Commissioners choose the \$38 million middle cost option.
- After a presentation by Preserve the Pearl (see below), Graham made a motion to approve the project as presented. The motion was seconded. The motion carried with two abstentions due to a conflict of interest.

Centennial Mill

- Gardner discussed that at the PDC meeting that a request for proposal (RFP) has been created to demolish all but several Centennial Mill buildings.
- PDC staff suggested that the current structure is in need of emergency demolition.
- The PDC Commission voted to have staff come back with bids for demolition.
- Gardner was upset that the neighborhood, and the MPU (Mounted Patrol Unit) were not notified.

Preserve the Pearl

- Burton Francis introduced the group and that it was formed around the PNCA property. It has about 100 members.
- Francis described attending a meeting in December and was upset to find out that Security Properties and Mithun had already presented (in April 2014) and that there was no outreach.
- Francis gave a presentation citing the River District Design Guidelines (for which all buildings in the River District must adhere), pointing out how the building didn't adhere to the guidelines. Some of the points discussed included that the orientation to the river was incorrect, that the 3:1 and 75' height bonus for residential housing should not apply, and there was a lack of pedestrian linkages (since the courtyard ends midblock along Johnson and Kearny but the adjacent buildings don't have a courtyard and the loading dock only had handicap accessible ramp form one side).
- Francis presented an image from Mithun of one of the three massing study images that showed two-100' tall parallel buildings. He suggested that if this design would have been chosen that the design could be acceptable.

Other

- Gardner received a letter from James Harrison regarding the Lovejoy Columns. He is trying to save two of them and looking at locating them at Pettygrove (as previously discussed), and at Centennial Mill. Graham suggested that the more columns preserved the better. Gardner mentioned that a group has been looking since before the Lovejoy viaduct was torn down. A motion was made to encourage preservation as many columns as possible. The motion was seconded. The motion carried with one abstention.

Minutes

- Washington moved to approve the Sept 16 minutes with corrections. Graham seconded. The motion carried.
- Traeger moved to approve the Nov. 4 minutes. Block-Brown seconded. The motion carried.
- Traeger moved to approve the Dec. 2 minutes. Block-Brown seconded. The motion carried.

Farhoodi
4/9/15

Pearl District Neighborhood Association
Planning, Design & Transportation Committee

Minutes for April 1, 2014

Neilson Abeel - Resident	David Dysert - Member	Michael Manning - Security Properties
David August - Member	Alyce Flitcraft - Member	Jason Naiman - Member
Kate Birdsall - Member	Patricia Gardner - Chair	Heidi Oien - Mithun Architects
Bob Block-Brown - Member	Bob Girsberger - Member	Hyung Pak - Resident
Hugh d'Autremont - Member	Beth Hansen - Resident	Glenn Traeger - Member
Dave Davis - PDNA	Davia Larson - Resident	Kathi Williams - Security Properties
Michael Dennis - Member	Bruce Levy - Member	

PNCA – Block 136

- Michael Manning from Security Properties discussed the initial proposed plans for the current PNCA campus building site located between NW Johnson and Kearny, and 12th and 13th Ave. Security Properties purchased the building last year, and have been reviewing development ideas. Development wouldn't start until 2015 after PNCA moves to the renovated 511 building.
- Heidi Oien of Mithun discussed the preliminary schematic design that will be submitted as part of the pre-application design packet. Heidi discussed that although the site isn't in the 13th Ave historic area, the project will follow the historic guidelines and limit the height along 13th. She also discussed the overall goals of the project which would include inclusion of a loading dock along 13th, and retail marketplace, and visible sustainability (LEED Gold).
- The design team developed 4 different massing options with different mixes of residential, office, and retail. The team is moving forward with parallel bar design with a 75' tall building along 13th, and a 150' tall building along 12th connected on the ground floor creating an open space in the middle. The design concept introduced is wood and seedling, with wood seen as solid and durable, while seedling was seen as new and fresh. The drawings presented translated to a solid and more horizontal expression for the building along 13th, and a precast concrete and glass with a more vertical feeling for the building along 12th.
- It was thought that the ground floor retail would be created as a food market place where people could shop at one of the 8 to 10 spaces and eat in a common area. Each retail space would be about 1k sqft. Several examples from Seattle projects were mentioned, including Melrose Market (www.melrosemarketseattle.com), and the ground floor of the Via6 apartment (www.via6seattle.com)
- Many of the comments were positive about the mixed use and the design concepts. Abeel thought the project was on the right track and to keep the energy that currently exists.
- Dysert suggested creating smaller blocks and include more office by removing the open courtyard.
- It was mentioned that PNCA is taking the bike rack with them to the 511 building.

Minutes

- Birdsall moved to approve the March 4th minutes with correction. Dennis seconded. The motion carried with abstentions.

Flanders Bridge

- Dennis discussed that he has been interested in exploring a conversation about a Flanders bike/pedestrian bridge.
- Dyset questioned if this is a worthwhile project. Gardner mentioned that this would be a larger project to connect more than Flanders to 16th. Dysert thought it would make more sense to enhance to Everett and Glisan. Gardner thought it would probably cost more because the bridges are not up to code, and would need to a lot more work.
- Levy made a motion to create a subcommittee to explore a Flanders street pedestrian/bike bridge. Dennis seconded. The motion carried.

in area in question

★

used height bonus → other buildings since 2005 that have used bonus: encove, 937 North Park Block Lofts, The Casey, block 15, Block 17,


Table 1: Bulk, Height, and Floor Area Characteristics of Recent Pearl District Projects

Uni go Site, ASA, Cash: Conroy Site, Metropolitan w/gatt

Project Name	Address	FAR	Building Height	Res. Units	LUR File #	Res. Sq. Ft.	Comm'l Sq. Ft.	Bldg Sq. Ft.	Site Sq. Ft.	Parking
The Avenue Lofts	1415 NW Hoyt	3.76	120'	225	03-106858	270,724	0	270,724	72,000	187
Bridgeport Condominiums	1130-1133 NW 12 th	4.71	91'	124	01-00360	180,587	7,852	188,439	40,000	138
★ Burlington Tower	900 NW Lovejoy	4.93	124'	163	02-127082	142,723	11,052	211,966	43,000	163
★ The Edge	805 NW 14 th	8.5	145'	117	02-132006	287,481	40,000	340,000	40,000	N/A
★ The Elizabeth	NW 9 th & Glisan	9.64	175'	182	03-153965	264,500	15,000	337,326	35,000	213
★ The Gregory	420 NW 11 th	8.4	141'	145	99-00379	150,000	48,000	336,000	40,000	201
★ The Henry	128 NW 11 th	7.69	173'	123	01-00632	191,340	14,800	270,731	20,000	159
Johnson St. Townhouses	NW 11 th & Johnson	1.88	37'	13	98-00702	31,068	0	35,582	18,898	13
Kearney Plaza	930 NW 12 th	3.26	56'	131	98-00298	106,000	9,000	140,000	43,000	159
The Lexis	1125 NW 9 th	4.55	80'	139	01-106334	135,561	9,000	182,883	40,000	143
★ The Louisa	1201 NW Couch	7.25	175'	244	02-154552	258,346	~32,000	290,346	40,000	3 levels
Lovejoy Station	915 NW Lovejoy	4.25	56'	177	99-00897	164,000	6,000	170,000	40,000	88
Marshall Wells Lofts	1420 NW Lovejoy	7.77	110'	164	00-00637	179,000	5,180	310,800	40,000	179
NW Front Townhomes	NW Riverside	1.2	35'	71	03-102995	159,246	0	159,246	130,897	137
★ One Waterfront Place	701 NW Naito Pkwy	2.92	145'	0	01-00165	0	256,000	418,000	143,090	700
★ Park Place	NW 10 th & Lovejoy	5.4	150'	124	01-00431	172,010	14,800	216,000	43,000	134
Pearl Court	920 NW Kearney	3.35	4 levels	194	96-00233	134,000	0	134,000	40,000	18
Pearl Townhomes West	601-637 NW 11th	1.42	35'	10	93-00279	29,135	0	29,135	20,500	6
★ The Pinnacle	NW 9 th & Overton	6.43	175'	179	03-100642	238,000	6,950	257,200	40,000	205
Riverstone	1030 NW Johnson	4.62	72'	122	97-00238	175,000	10,000	185,000	40,000	130
The Sitka	NW 11 th & Overton	4.3	75'	217	03-168997	160,000	12,000	172,000	40,000	130
★ Station Place	NW 9 th & Marshall	3.51	144.5'	175	01-00776	150,000	28,200	185,765	52,857	500
Streetcar Lofts	1030 NW 12 th	4.98	93.5'	152	00-00021	123,395	10,960	199,110	40,000	146
Tanner Place	809 NW 11 th	4.86	75'	122	98-00866	187,900	11,350	199,250	41,000	146
10 th @ Hoyt	911 NW Hoyt	4.7	68.5'	175	02-125719	135,194	12,997	188,000	40,000	160
Waterfront Pearl	1200-1300 NW Naito	3.48	115'	370	04-036771	602,535	3,250	673,683	193,561	843

11/11/11 st lofts converted 1988 1314 NW Irving st 100' height

Forhead: 4/12/15

 in immediate vicinity of project

 used height bonus

Recent Pearl District Development Characteristics

The table in this section summarizes data on Pearl District development since 1996. Research was initiated to provide a framework for understanding the relationships between building mass and height and the space devoted to residential, commercial, and vehicle parking uses.

Two caveats are necessary about of the table's contents:

- Project information is based on information submitted by the project's applicant during the Design Review process. While slight project revisions sometimes occur following design review, these revisions are unlikely to significantly change the project characteristics.
- Several of the projects provide vehicle parking that serves nearby functions – more than just the immediate project. These projects include The Edge, the Louisa, One Waterfront Place, and Station Place.

In very general terms, project size, expressed as FAR, has increased from the mid-1990s as illustrated at right.

Recent Pearl District Project Massing

FAR	1996 or earlier	1997	1998	1999	2000	2001	2002	2003	2004
9-10								The Elizabeth 9.64/175'	
8-9				The Gregory 8.4/141'			The Edge 8.5/145'		
7-8					Marshall Wells Lofts 7.77/110'	The Henry 7.69/173' (13.54 FAR on its 20,000 sf site)	The Louisa 7.25/175'		
6-7								The Pinnacle 6.43/175'	
5-6							Park Place 5.4/150'		
4-5		Riverstone 4.6/72'	Tanner Place 4.86/75'	Lovejoy Station 4.25/56'	Street-car Lofts 4.98/93'	Bridgport 4.71/91'	Burlington Tower 4.93/124' 10th @ Hoyt 4.7/68' The Lexis 4.55/80'	The Sitka 4.3/75'	
3-4	Pearl Court 3.35/40'		Kearney Plaza 3.26/56'			Station Place 3.51/144'			Waterfront Pearl 3.48/115'
2-3						One Waterfront Place 2.92/145'			
Less than 2	Pearl Townhomes West 1.42/35'		Johnson St. Townhomes 1.88/37'					NW Front Townhomes 1.2/35'	

Farhad
4/8/15

TESTIMONY FOR APRIL 8, 2016

My name is Judie Dunken. I live at 725 NW 10th, # 503, Portland, Oregon in the Tanner Place Condominiums, built in 2000.

I discovered the Pearl District in 1996 before main stream knew what the Pearl District was or where it was. I fell in love with the concept of the city and developers taking this blighted area and creating a residential area where people could live, work and recreate. At that time, there was no Jamison Square Park; only a few new condominiums developed and vast old rail yards Imagine.

I have been a Real Estate Broker for the past 22 years. After discovering The Pearl District, I moved my residence and my business to The Pearl in 2000. I wanted to invest in this neighborhood and work here. I love my neighborhood and have many friends here. I meet many people who are moving from another state or country. What draws people here is that it feels European, people say. This is created by not having canyons of very tall buildings. The ambience we feel around Jamison Square is very pleasant and inviting with an abundance of air space and open skies with light; such a critical need in the winter months.

The Pearl District is changing. That is a fact and it will continue to change because people want to live, work and play here. It is very inviting. We who live and work here should have a determining weight in what is built here. We have the vested interest. We pay the taxes to maintain what it is.

The visionary and "father" of the Pearl District, Al Solheim, could not have said it more wisely, "It's been especially exciting over the past 20 years, and it's going to continue. And that's because the people who have been involved in developing it are local, and they understand what can and should be done - they care about what they're doing.

Where do you, who are effecting the changes, live, work and play?

April 8, 2015

Good Afternoon,

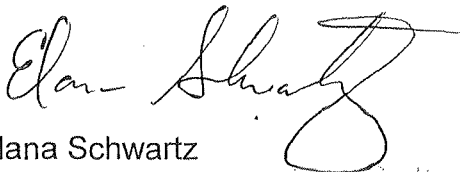
My name is Elana Schwartz and I live at 820 NW 12th Ave. I am testifying this afternoon in strong support of the appeal submitted by Preserve the Pearl LLC and am very appreciative of the effort they have put into the appeal. I agree with all the points made in the appeal document, but want to make two specific comments.

The first is the failure of my neighborhood association, the Pearl District Neighborhood Association, to gauge the opinions of the Pearl neighborhood residents in violation of the PDNA bylaws. I work for the City of Portland (I am here on my own time) and know that the intent of ONI is not for residents of neighborhoods to be so poorly represented as we have been on this project by our neighborhood association. If we had been notified and included in discussions with the developer from the beginning, we may not be here right now. I feel ripped off that my so called neighborhood association did not actively solicit neighborhood involvement in the initial review meetings with the developer.

Secondly, I want to recall the testimony at one of the DAR meetings for this building, from the owner of Cool Moon Ice Cream. She testified to the economic problems that could occur to her small business with the increase in the density of the shadow to Jamison Park and the length of time the park was in a shadow. I know this council purports to support small businesses, and here is testimony from a small business owner who creates such a positive ambiance to the neighborhood bringing in multiple generations to her shop and out on the street and the park. That is the kind of small business that keeps a neighborhood viable and lively; we don't need another Botox shop.

In conclusion, please listen to the testimony here and the recommendations put forth by the Preserve the Pearl appeal. Remand this case back to the Design Commission and require the commission to carefully consider all of the applicable guidelines in the case and approve the project only when all of the applicable guidelines have been met.

Thank you.

A handwritten signature in black ink that reads "Elana Schwartz". The signature is written in a cursive style with a large, looping flourish at the end of the name.

Elana Schwartz

Since 1991, the Pearl District Neighborhood Association (PDNA) is the neighborhood designee or face of the community responsible to represent the needs and views of the neighborhood. It is recognized as one of 95 other neighborhood groups by the ONI. Overall the PDNA has provided an important service to the community in several ways but there have been opportunities for improvement:

1. Representing the neighborhood requires an active outreach to residents and businesses. In 2012, the PDNA communication committee began an initiative to create an inventory of residential buildings, 11 years after being chartered.

Inventory of Residential Buildings

"I also met with Stanley Penkin, who supports the idea of increasing our exposure in the neighborhood. One of the steps he suggested is an inventory of all the residential buildings in the neighborhood. This will include which companies manage each building, who the contact is and how we can post our information inside their building (elevators, newsletters in the lobby, etc.). This is going to require considerable effort and I would appreciate the commitment of a handful of you to divvy up the list of residential buildings and take on the responsibility of contacting them. I'd like this to get done in October so we can move forward with the newsletter if we get the grant." 9/20/2012

Since the winter in 2014, there is no direct linkage of PDNA to all the rental and condominium buildings in the area. This failure to communicate is a critical feature for any successful organization who claims to be the face of the neighborhood. When they provide advice to businesses, developers, researchers, city government, they should meet some minimal standards.

NWNW review of PDNA

A NWNW review of the PDNA communication process for meeting minutes was reviewed before 2014 noting the lack of timely posting of electronic committee minutes on the PDNA website. There has only recently been an improvement in 2014 that an electronic pre-meeting agenda is distributed to interested parties. The agendas and minutes for the Planning, Transportation and Design Review Committee meeting are finally distributed as per NWNW metrics.

It is well known that homeowner-occupied buildings have higher levels of neighborhood affairs engagement than the rental buildings. Owners have greater financial interest, thus are concerned about important decisions in the community. Many of the condominiums have been purchased as investment properties with absentee landlords, whose interest in livability is minimal. Riverstone Condominiums, for example, has about 30% of its residential units rented by its owners. PDNA may be viewed as a representative of the neighborhood, but that is inaccurate.

During this process a *representative* from the PDNA has been an active participant in the Comprehensive Plan 2035 and has been engaged in discussions of the vision as it pertains to the Pearl District. The West Quadrant discussions reviewed a plan based on geographical boundaries- above and below Lovejoy, the Historic District, boundaries below Irving/Hoyt with a distinct section between Hoyt and Lovejoy. This was envisioned to be an East-West corridor of predominantly low-rise buildings that have step down heights to preserve a vision to the river and iconic structures. I would make you aware of the lack of neighborhood involvement as discussions that centered on recent development plans were not actively involving the people that actually live there, other than a select group of architects who are on the PDNA Planning and Transportation and Design committee.

- i. The assumption that the neighborhood is represented by the PDNA is a misrepresentation of reality. The PDNA has taken a passive approach to the neighborhood by being inviting but not fostering a direct linkage to any HOAs in the area that I am aware of. The PDNA to its credit has provided leadership for the community in a variety of ways, but in some ways failed to provide key elements of 'best practices' in involving the community neighbors to the current and future vision of the community.
 1. There is no direct electronic connection to the HOAs in the area (reportedly, 18) so that the PDNA BOD minutes or more importantly the PDNA subcommittee, Planning and Transportation (PDNA P&T), minutes have minimal availability to the neighborhood. This had been previously noted by NWNW and this was acknowledged as a problem over a year ago with continued delays in minutes being posted.
 2. The relevant PDNA P&T minutes for Block 136 have not been posted for over 7 weeks after the meeting recommendations. Anyone following deliberations will be uninformed until this is done. Block 136 deliberations are farther along before anyone knew what was going on. By the time of the DAR meeting in June re Block 136, the PDNA minutes were not posted until a day or so ahead. It is understood and appreciated that all participants in PDNA are volunteers.
 3. 'Many of us have lived in the neighborhood for years and we need to accept the noise with building' was the response to questions about the pile driving noise associated with construction above Lovejoy, rather than creating a dialogue for action for an reduced noise alternative, auguring. The immediate neighbors who have families, elderly, children and those that work from home were disenfranchised by 'that's the way it is, get used to it' attitude expressed by PDNA leadership. It was not noted that not only was

approximately 234 units with 220 parking spaces. That number does not take into account parking for the 5-7 story building (office/ residential) adjacent to it. Public parking is already at a premium so that outside area visitors to residents or park-goers will find it more costly and less attractive to be in the area which will affect businesses. Parking to accommodate visitors to the area will be reduced with the reduction in parking with the development of the building north of The Avenue. Of note is the acceptability of NO parking for the Multnomah County Medical building for its 350-person office structure in its initial planning. PDNA leaders acknowledged that parking will be worse for the second building and optimistic that the Block 136 building will have bicyclists for employees and renters.

3. The climate and the ecology of the area will continue to change and it is unclear whether this is a serious consideration in the urban planning in the area. Many concerns are noted in the City Plan 2035. The long term effects of buildings that will be expected to last 100 years cannot be underestimated. The environmental effects between low-rise and high-rise should be taken into consideration as the low-rise section is converted into another high rise section. The short term goals of optimizing the developer's return on investment, an increase in population density to save arable land, an increase ridership of transportation infrastructure, and temporary new construction jobs are estimable endpoints, but

- a. the increased costs in construction for high-rises will translate into higher rents that already are difficult for many, who are unable to afford the area. There are a significant number of units already being added to the area as noted above.
- b. research has examined the urban heat island effects (UHI) of different locales with acknowledgement that microclimates will change with building placement, size and height, external materials and the use of glass. The preservation of a tree canopy and the size of buildings is a key element in this equation. Tall buildings frequently cool sooner than the ground level that has been absorbing heat, but low-rise buildings with tree canopies will have less UHI as the ground level is cooler with the tree canopy protecting the direct sun to pavement and by cooling by transpiration. It should come to no surprise that the most trees on 12th north of Lovejoy are not healthy due to the absence of light and other air quality effects as demonstrated by bio-indicators.

Urban roof gardens reduce heat on the top of buildings and do little for the ground level temperature gradients that are a consequence of high rise buildings. Placing some trees in pots, planter boxes or small hedges are inadequate replacements for tree canopies that will be difficult to maintain in the darker tunnels of 12th over time.

Microclimate evaluations are not reliable enough at this time for small sections of cities at this time, but there are some assumptions that might be made based on grosser calculations based on empiric observations. Block 136 as proposed will have

a 100-year life effect is on our community. Over that time, it is more than likely some water levels will change and planning density on a new floodplain will be seen as questionable.

Most are cognizant of the climatic change we are experiencing and try to consider that the building of the future should be approached differently. One must use appropriate materials that have design characteristics that reduce the heating and cooling requirements of their structures and understand the ecological factors that will positively and negatively affect our community. Too much shade will kill the trees, too little of a tree canopy will increase the UHI effect, too high buildings will create airflow patterns that are deleterious over many blocks from the building site. We are fortunate to be adjacent to a forest, river and have water features incorporated into our parks.

- c. The present proposal limits access to sunlight to almost all residents on the west facing side of Riverstone. This is not an estimate but can be presently observed and its effect is most pronounced 2-4 blocks north by observing the effect The Wyatt building has on the Street Car Lofts, continuing north. The present plan deleteriously darkens the street by reducing sunlight to 2-3 hours per day and will expectedly create an unhealthy effect on the present tree canopy on the eastside 12th sidewalk side that will mirror the effects noted above Lovejoy on 12th that already are demonstrating unhealthy features. Some trees have already been removed. Most of the trees above Lovejoy on 12th are devoid of any microlife- lichens and mosses that are present on most trees in the Pearl except in the sunlight absent areas where tunnels are located. This plant life has been used as indirect air quality indicators by scientists for years.

4. Liveability

The character of 12th street is that of a quiet neighborhood street that is not considered a main thoroughfare. With the presence of the large proposed building facing the Riverstone Condominiums, there is concern about safety and street or building-entry crime. The street with light is safe at this point and less well traveled as it is less safe than 11th, but this part of 12th will be dark most of the day.

If Johnson is to really be a bike or pedestrian thoroughfare as is its official designation, the building placement is emphasizing the wrong street as traffic is moving east-west from the parks to residences and business with the planned site.

The pedestrian traffic presently flows from west to east and back with destinations- Eco-trust, the park to The Edge (REI). The painstaking planning that supported an active art school will attempt to disrupt that flow with a building placement facing 13th, which is an activity street on First Thursday but pedestrian unfriendly most of the time.

The extension of the character of the historic district is admirable, but ill-founded as long as it continues to be a 'major' thoroughfare as it is pedestrian unfriendly and unsafe. Of note, the Central City Plan considers that the pedestrian-oriented design enhance the pedestrian experience through public and private development that creates accessible and attractive places for all those who walk and/or use wheelchairs or other mobility devices. The pedestrian byway investments in the Pearl District that have been popular have an east to west orientation. The north-south orientation of the pedestrian walkway for the proposed Block 136 development guides a pedestrian to the entry of a big building and supporting the building enclosure, but nowhere as pedestrian walkway as it begins or ends at dead-end buildings. Living in the neighborhood we know that are presently designed and functionally useful corridors on Kearney between 9th and 10th, 11th and 12th, and Irving between 9th and 12th.

We are fortunate to be able to provide some concerns about Block 136. The voice of the neighborhood has been muted by the lack of participation, ignorant about decisions have already been made, and some exasperation with our *representatives*. The present Security Properties proposal for 2 buildings- 7 and 15 stories is ill planned for an area that is expected to be low rise buildings as per the Central City Plan-2035: West Quadrant plan. The public's view of the City-2035 plan is not including relevant details that make 'citizen feedback and approval' somewhat ludicrous. It may be an unfortunate lack of transparency that provides little for citizen input about our future environment.

The vision of this Pearl District section has been defined by a long process by the Central City Plan-2035 enlisting input from the West Quadrant plan in which the character is expected to be low-rise buildings,, stepping down to the river. What is proposed is a high rise (15 stories) that is incompatible with the planners who have been attempting to create a better city with little neighborhood input. I am sure all the participants thought they were doing their difficult jobs, but as NWNW noted, the PDNA communication processes are ineffectively linked to the community they seem to think they represent.

Understanding that your input is advisory, please stimulate the developers to consider other voices from the neighborhood, as we all want the development to fit into the area and for it to be a successful addition.

David Moiel, MD

820 NW 12th Avenue

Portland, Oregon

**May 20th
Sunset**

**8:40
Astronomical**

**6:17
Actual /
Artificial**

*Submitted by
Jeff merrick
April 8, 2015*



**Riverstone Condominiums
6 floors**

