

Be a
RAINBOW
in someone
else's
CLOUD.



RE: How to prevent Industrial Brownfields in the future?

Good Morning Mayor, Commissioners:

Yes, I'm pleased knowing that City of Portland/Office of Governmental Relations, Martha Pellegrio's team is actively lobbying the Legislators to approve HB 4084. It would enable local government to provide a temporary tax abatement IF an owner who did not cause the contamination cleans it up. Surely, that does not include homeowners like me, who stepped repair what BDS approved Developers "by-right" coupling sewers lines back in 1908.

Soon, I'll be addressing a newly elected Mayor, as we citizens fight to protect West Hayden Island and fight to stop Pembina Propane pipeline at Terminal 6 from becoming brownfields. The first time around, I wanted to know if Pembina agreed to accept full liability for any health, medical or environmental effects of damage to persons or environment? And if Pembina agreed to a bond or fund that can be used should their operations result in a Brownfield or other damage? I believe these questions need to be answered by any new Industry moving on to greenfields.

Recently, I read the Portland Brownfield Assessment Summary Findings. It is estimated that there are approximately 910 brownfields located in commercial and industrial areas of Portland. I'm guessing this is probably an accurate count of larger industrial sites, but likely undercounts smaller commercial sites - like vacant lots located on Division, Hawthorne, Belmont and Start Streets that was once a gas station or dry cleaner or auto shop or paint store.

Also of concern to me are the BDS, State, TriMet brownfields not included in the PBAS located within the inner-southeast neighborhoods:.

1. Trimet's surplus parcel located at SE 17th and Powell that had been earmarked for greenspace/possible community use as part of the new Orange Line. However, in order for BCA to sign a lease, SEUL's attorneys refused to do that because of the perceived liability issue surrounding lead and petroleum residues in the soil was too great a public health risk. Yes, despite the fact that TriMet has agreed to clean up the soil to residential standards. Members of the BCA were disappointed.
2. State Department of Transportation's five surplus properties scattered along the Esplanade, that continue to sit vacant and contaminated. With exception to the property located at SE 3rd Avenue and SE Harrison Street. It is my understanding when DEQ tests found two area contaminated. Mark Lakeman's renderings avoided placing tents over those areas.
3. Least I forget to mention the mini brownfield in my side yard -- no pun intended -- for anyone selling property. My neighbor reported, prior to selling the housing inspection cost \$16,000 to decouple the sewer line, remove the buried oil tank -- and order a radon inspection. Yes, as rising property values makes it feasible.

In closing, my highest priority is protecting the WA-MO property RH1 zone on 1.31 open field facing SE 14th Avenue and SE Morrison Street at WA-MO. Until PP&R finds available resources -- I rather see dogs running on the open field, than a CM3 Industrial complex leave us in ten years with a brownfield. On May 27th, I heard tell us, once open space inner city is gone, you can't buy it back at any price. Albeit, after you leave office, the newly elected City Council is not bound to support your visions for Portland or mine.

Citing the December 2012 Portland Brownfield Assessment Final Report generated by the Bureau of Planning and Sustainability:

<https://www.portlandoregon.gov/bps/article/502821>

and the Portland Brownfield Assessment Summary of Findings:

<https://olis.leg.state.or.us/liz/2013R1/Downloads/CommitteeMeetingDocument/16948>

Mary Ann Schwab,
Sunnyside Neighborhood Association Representative
Serving on the WA-MO Community Center Advisory Committee

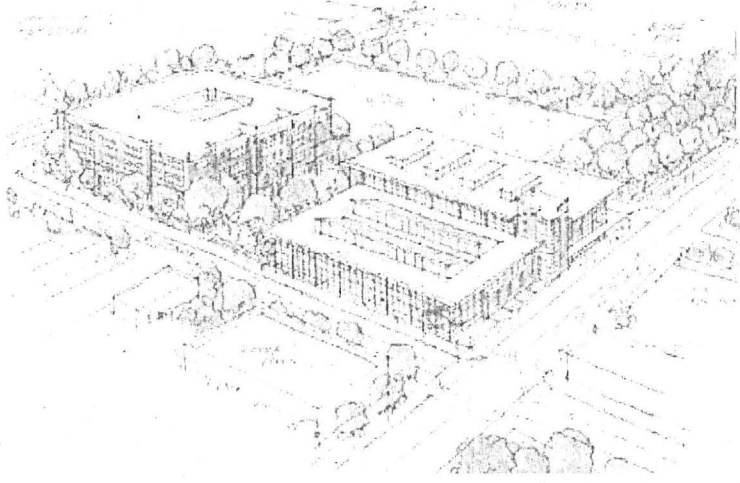
02/03/2016

Inner SE Residents Need a Park

page 23 ←

from cover

decided to change the direction of the development within the building. He sought the seldom-used Historic Preservation Initiatives process, which allows historic properties in residential zones to be used for non-residential uses if historic restoration is part of the process. Portland landmarks Commission unanimously voted to put the property on the National Register of Historic Places.



January 2011 preliminary design for WHSCC. View from north.

In doing so, the WHS building no longer qualified to be developed as living spaces since this is not allowed under stipulations of the National Landmarks Commission without a special Type III landuse review. Other types of commercial businesses are okay and they now occupy the building.

Venerable Properties currently rents the parking lots from PP&R for people to use who work in or attend events at the WHS building. It is assumed this money is directed to the general fund but PP&R never confirmed his question.

The two lots and parking lot between 13th & 14th on SE Morrison St. are owned by PPS. As previously stated, they are up for a zoning revision. It is the suggestion of Susan Lindsay, Buckman Landuse chair, Mary Ann Schwab and other citizens that these properties either become part of the park at WHS or remain open space.

"This is an opportunity to add more park land to the city. Especially since this area has projects like the 21-story Yard at the

Burnside Bridgehead, the LOCA building between 11th & 12th on Belmont and so many other high-rise apartments being added to our neighborhood," Lindsay said.

So the discussion continues about the property that is designated to become a community center and park. City Council has a \$40,000,000 surplus in the general fund. The \$985,000 in reserve by PDC is a pittance of the \$26,000,000 projected cost to build the community center and develop the park.

This community center and park has been promised to the people for the quality of life of those living in the inner eastside. The cry is that they need to use it or lose it.

In the meantime Lindsay suggests we direct some of the funds from the parking lot rental to keep the property cleaned up and post some signs to let people know they are on park land and that there are rules.

Mary Ann Schwab and oth-

er citizens are planning on doing some fundraising for the community center. What is PP&R willing to do?

The SOUTHEAST EXAMINER



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southeastexaminer.com

Still Waiting for WHCC and Park

BY NANCY TANNER

Washington High School (WHS) and the surrounding park and properties are once again the subject of conversation as we approach two deadlines.

Portland Development Commissions (PDC) has \$985,000 set aside in queue until June 30, 2016 for the Washington High Community Center (WHCC). If no action is taken these funds will revert to the general fund.

(Note: PDC made special compensation to include this parcel of land in their original 1986 Urban Renal Project.)

The other deadline: the review of the 2016 Comprehensive Plan is approaching. Portland Public Schools (PPS) is asking that the land between 13th & 14th on SE Morrison be included in the Mixed Use zoning update to allow commercial use on the ground floor.

This whole area became surplus school property in 2003. It included two city blocks or 7.61 acres.

The original 2004 Master Plan created by the Buckman Community Association, Portland Public Schools and the

Portland Bureau of Parks called for part of the grounds to be sold to Parks as the site of a community center, and for the 1924 main building to be renovated for office and housing use.

This property was zoned R1 - multi-family housing. All school property is zoned R1.

In 2011, the WHS building at 519 SE 14th Ave. was sold to Venerable Properties. Portland Parks & Recreation (PP&R) purchased 4.5 acres. The designation to convert the high school structure to housing and other uses was begun with the community by the late Art DeMuro, owner of the firm.

There was a tremendous amount of work done by the Washington High Project Advisory Committee and PP&R to create a design for a community center at the former Washington Monroe High School. They reached a consensus on a design and then five years ago, the advisory committee was dropped.

After DeMuro's death in 2012, Craig Kelly, Venerable Properties current head,

THE SOUTHEAST EXAMINER SEPTEMBER 15 2015

turn to page 23

Moore-Love, Karla

From: Schwab Mary Ann <e33maschwab@gmail.com>
Sent: Saturday, January 16, 2016 7:21 PM
To: Moore-Love, Karla
Subject: Communications: February 3rd,

Brownfields

Mary Ann Schwab
605 SE 38th Avenue
Portland, OR 97214-3203

Moore-Love, Karla

From: Schwab Mary Ann <e33maschwab@gmail.com>
Sent: Sunday, January 17, 2016 9:09 AM
To: Moore-Love, Karla
Cc: BPS Comprehensive Plan Testimony
Subject: Comp Plan 2035 Goal #1 as related to the City of Portland Public Involvement Principles Adopted by the City of Portland, Oregon on August 4, 2010

Good Morning Karla,
Confirming MAS request for Communications on Wednesday, February 3, 2016
Thank you,

City's 2013 State and Federal Legislative Agendas
City of Portland Public Involvement Principles
Adopted by the City of Portland, Oregon on August 4, 2010

Portland City government works best when community members and government work as partners. Effective public involvement is essential to achieve and sustain this partnership and the civic health of our city. This:

- Ensures better City decisions that more effectively respond to the needs and priorities of the community.
- Engages community members and community resources as part of the solution.
- Engages the broader diversity of the community—especially people who have not been engaged in the past.
- Increases public understanding of and support for public policies and programs.
- Increases the legitimacy and accountability of government actions.

The following principles represent a road map to guide government officials and staff in establishing consistent, effective and high quality public involvement across Portland's City government.

These principles are intended to set out what the public can expect from city government, while retaining flexibility in the way individual city bureaus carry out their work.

Respectfully,

Mary Ann Schwab, Community Advocate
605 SE 38th Avenue
Portland, OR 97214-3203
(503) 236-3522

Search Results

Individuals For Justice
www.individualsforjustice.com/

○

Everyone is welcomed to stand united as individuals for **justice** with us. ... **Joe Walsh**, a local activist who frequently attends Portland City Council meetings, took ... I know **people** are working, going to school but damn it if one of us is in trouble ...

Request of Mary Ann Schwab to address Council regarding brownfields
(Communication)

PLACED ON FILE

FEB 03 2016

Filed JAN 26 2016

MARY HULL CABALLERO
Auditor of the City of Portland

By  Deputy

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