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Sent: Tuesday, May 17, 2016 6:56 PM

To: Ocken, Julie <Julie.Ocken@portlandoregon.gov>

Subject: Sunnyside Neighborhood established in 1888 has a Proud Past -- Bright Future (Friend just arrived, I leaving now for the Portland Building 7:15 p.m.)

1888 PROUD PAST -- BRIGHT FUTURE is at risk.

PSC Commissioners:

My fear, the vacant lot North of 522 SE Peacock Lane is but the tip of the iceberg. Just learned Vic Remmer's has been serving on Commissioner Saltzman's newly formed key-stakeholder "in-the-middle" Residential Advisory Committee. That Developer who planned to cut three sequoias in Eastmoreland. So how can we prevent the Grinch from Stealing Christmas on Peacock Lane and protect the character and charm of Sunnyside's trolley line corridor? That depends on each of us, working with through city-wide partnerships and collaboration on so many levels. Especially, now that the Legislature fast tracked approval of the SB1533 inclusionary MFI 80%. The proposed "in-the-middle bonuses incentives are complicated and appear to deliver little certain public benefit in exchange for great massing of new construction. I believe the proposed zoning "in-fill-middle" Developer's Bonus "by-right" 20 units, simply invalidates the Comp Plan 2035.

Here is a link to the inclusionary zoning bill, SB 1533

(<https://olis.leg.state.or.us/liz/2016R1/Downloads/MeasureDocument/SB1533/Enrolled>). If you want to find out more information on the bill, here is the main page on OLIS for SB 1533

(<https://olis.leg.state.or.us/liz/2016R1/Measures/Overview/SB1533>). From here, you can click on the "Analysis" and "Meeting Material/Exhibits" tabs for more information.

Mayor Sam Adam's Portland Plan Draft:

In 2007, I was one of seven citizens who testified. What I found missing were the sections on public involvement and land-banking public school property in perpetuity. Regrettably, within weeks, Title 34 was deluded, and the Mayor asked Gill Kelly to retire.

Adopted by the City of Portland, Oregon on August 4, 2010, City of Portland Public Involvement Principles reads well on paper but lacks enforcement -- something Andre and Jeff referenced on May 10th. City Bureaus, PDC, Port of Portland all work in silos, reporting only to City Council. By passing PSC, one example where used as an X in the box, when AirB&B accessory short term rentals in 95 neighborhoods. But what a cost to our housing stock, -- Andre' will never tell Mayor Hale's "I told you so." <https://www.portlandoregon.gov/bps/66547>

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.

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.

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.

High Schools' Status under Proposed Campus Institutional Zones

Fast forward, I am deeply concerned knowing the camel's nose is under the tent, sleeping until the Comp Plan 2035 is approved by City Council.

I no longer trust Portland Public Schools, who already have met in work-sessions behind closed doors last November/December, 2016.

I have read the 148 pages, Campus Institutional Zoning Project, Early Implementation of the 2035 Comprehensive Plan Proposed Draft - November 2015.

Let's review both Hospitals on Marquam Hill and High Schools are also assigned Institutional Campus (IC) designation of the recommended Comprehensive Plan Map. This is intended to be an interim measure until such time as a high school base zone or alternative regulator approach is developed in cooperation with high schools and relevant stakeholders.

... Starting with Neighborhood Association Land Use and Committee members, Parents, Teachers, over potential Developers? Industry?

As a follow-up to my testimony this evening, please use the following link:

[Proposed Draft of Campus Institutional Zoning Project](#)

See boxed discussion of high schools on pg 6.

- Public and Private High schools over 10 acres in size are designated on the recommended Comprehensive Plan as Institutional Campus (IC)

See Table 150-1 Campus Institutional Zone Primary Uses on pg. 35

Note that schools are "prohibited" uses in both the newly proposed CN1 and CN2 zones.

- They remain a "conditional use" in the existing Institutional Residential zone. This is no change from the existing zoning code.

Peacock Lane - History - 1925 American Building Magazine - 1920s.

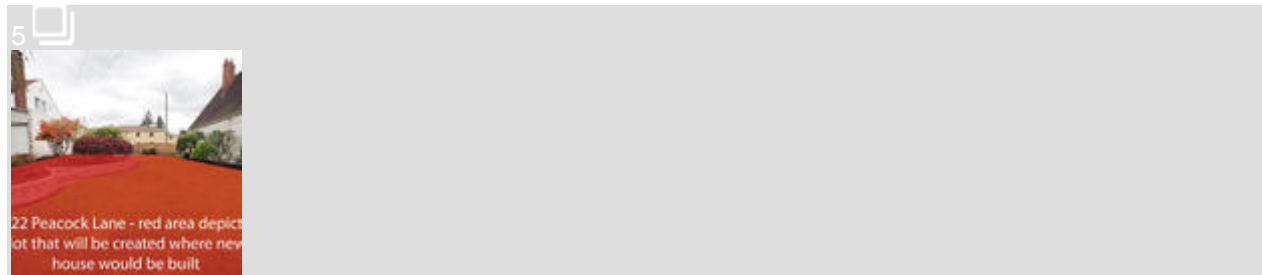
Kudos to Clair Coleman-Evans for sharing the Peacock Lane - History - 1925 American Building Magazine - 1920s. on Facebook. Like those copied herewith, I was disappointed knowing Commissioner Dan Saltzman was not able to intervene. It's not looking good for 522 SE Peacock lane. Hales needs to stop this nonsense by calling a emergency "in-fill-middle" moratorium, until the Planning and Sustainability Commissioners have time to weight in on finding possible solutions to protect housing stock. <http://www.antiquehomestyle.com/primary-sources/american-builder/peacock-lane.htm>

A 2002 code change, reflected today as PCC 33.445.510, is what allows owners of Inventory properties to request removal from the Inventory without delay or notification. With deepest regrets, come summer when Bureau of Planning and Sustainability releasing their discussion draft of possible code language that may require delay and notification following an owner's request to remove their property from the Inventory -- it will be tooooo late to prevent the Cinch from Stealing Christmas. We can only hope, the ORS 197.772 limits the City's authority to protect Inventory properties or apply new local designations against the consent of an owner.

Meanwhile, what can PSC and Portlanders do now to assist the Peacock Lane property owners to protect their 1925 circa -- **English Cottage style**. <http://www.peacocklane.org> ?

Peacock Lane: Sunnyside Land Use Update 3d ago

Jeff Cole from Sunnyside



Here's a quick update on the recent purchase of 522 SE Peacock Lane and proposed lot split with a new house to be built next to existing structure. This topic was discussed at a well attended Land Use meeting for Sunnyside this past Thursday night.

Multnomah County public records show the new owner of 522 SE Peacock Lane as Fidelity Trust, 16915 NE 40th Ave., Vancouver, WA 98686. This is to whom Portland Commissioner Dan Saltzman issued a letter on behalf of Peacock Lane residents (see pics).

The Realtor representing the buyer at 522 Peacock Lane is Darryl Bodle II (<http://www.darrylbodle.com/>). The Realtor has provided the following information to Peacock Lane on behalf of the buyer:

- 1) They decline a request for a meeting with residents of Peacock Lane
- 2) They will not be residing at 522 Peacock Lane

- 3) 522 Peacock Lane will not be demolished.
- 4) 522 Peacock Lane interior will be updated and then will be sold.
- 5) All inquiries regarding the newly created vacant lot next to 522 Peacock Lane should be directed to Everett Custom Homes.

Vic Remmers (Everett Custom Homes) has quoted a \$350,000 price for purchasing the newly created lot; otherwise he will proceed with building a new home.

There has been recent construction work at 522 SE Peacock lane to repair the sewer. No demolition permit has been applied for, and if it is, an automatic 35 day delay period will kick into action. The SNA board has pre-approved a demolition appeal should one be filed.

Of note: nearly a quarter million folks visit the free Christmas Light show on Peacock Lane held every year over the holidays. Nearly all the buildings were designed by the same architect in the English Cottage style. <http://www.peacocklane.org/>

Thanks to everyone who attended this meeting, including many residents of Peacock Lane who provided much of this information.

We'll try to keep everyone posted.

Jeff Cole

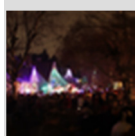
Sunnyside Neighborhood Association Land Use Co-Chair

Edited 3d ago · Shared with [Sunnyside + 8 nearby neighborhoods](#) in [General](#)

Peacock Lane is being threatened by demolition and infill. The street is looking for public support via this petition. Please take a moment to read what is happening and sign our petition. We are trying to save a nearly 80 year old tradition on a 100 year old street.

Thank you.

<https://www.change.org/p/portland-mayor-...>



Portland Mayor Charlie Hales: Save Peacock Lane
PETITIONING PORTLAND CITY COUNCIL Save Peacock Lane Peacock Lane in SE Por...
[CHANGE.ORG](https://www.change.org)

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