

Arevalo, Nora

From: Council Clerk – Testimony
Sent: Monday, November 30, 2015 4:56 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: Multnomah Village as neighborhood corridor

From: Rose Florek [mailto:rflorek@spiritone.com]
Sent: Wednesday, November 25, 2015 12:50 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Multnomah Village as neighborhood corridor

I request City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan.

Multnomah Village is classified as a Mainstreet in the current Comprehensive Plan. The Mainstreet designation had a prescribed depth of 180 feet which is consistent with the definition of a Neighborhood Corridor. The Village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation. The change would make the business district of the Village contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capitol Highway.

If the Village were designated a Neighborhood Center with a ½-mile radius, it would overlap with the boundaries of the two adjacent town centers (Hillsdale and West Portland) and the Barbur Boulevard Civic Corridor. The higher-density development in these designations, overlapping with Multnomah, would leave little room for existing single-family zoning as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village.

Both the Multnomah Neighborhood Association and Southwest Neighborhoods Inc. have submitted requests to change the designation to Neighborhood Corridor.

Please add this to the record.

Thank you,

Rose Florek
3920 SW Nevada Ct.
Portland, 97219

cc: Mayor Charlie Halcs, mayorcharihalcs@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

Ordinance 187832, Vol. 1.3.N, page 8314

Arevalo, Nora

From: BJ Kahle <bjkahle@hotmail.com>
Sent: Monday, November 30, 2015 12:43 PM
To: BPS Comprehensive Plan Testimony
Subject: Fw: Portland Comprehensive Plan Proposed Zoning Changes for Buckman

Hello,

My name is Bradley Kahle and I have lived at SE Belmont and 16th (1611 SE Belmont #101, Portland, OR 97214) for over 15 years.

I am against the proposed zoning changes for Buckman as they will result in more teardowns and the loss of affordable housing, trees and open spaces, historic homes and neighborhood character.

Sincerely,
BJ Kahle

From: BJ Kahle <bjkahle@hotmail.com>
Sent: Monday, November 30, 2015 11:55 AM
To: cputestimony@portlandoregon.gov
Subject: Portland Comprehensive Plan Proposed Zoning Changes for Buckman

Hello,

My name is Bradley Kahle and I have lived at SE Belmont and 16th for over 15 years.

I am against the proposed zoning changes for Buckman as they will result in more teardowns and the loss of affordable housing, trees and open spaces, historic homes and neighborhood character.

Sincerely,
BJ Kahle

Arevalo, Nora

From: Jeffrey Clair <jbclair@yahoo.com>
Sent: Monday, November 30, 2015 10:19 AM
To: BPS Comprehensive Plan Testimony
Subject: zoning

Follow Up Flag: Follow up
Flag Status: Flagged

I fully support the proposed zoning changes (ie increased density) as part of the Comprehensive Plan. Increased density brings in more tax money for the city which in turn can be used to better schools, public safety and public transportation. Because there are more people living in those neighborhoods, it helps businesses in those neighborhoods. By protecting greens spaces and decreasing car dependence it makes Portland an even more attractive, livable city.

Regards,
Jeff

Jeffrey Clair
1285 SE Centerpointe Dr, Corvallis, 97333

phone: 541-368-8463

Arevalo, Nora

From: Ashley Buffington <ashleybuffington@gmail.com>
Sent: Monday, November 30, 2015 9:15 AM
To: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan; mnaLandUseCommittee@gmail.com; Council Clerk – Testimony; BPS Comprehensive Plan Testimony
Subject: Mult Village CS Zoning

Portland City Council

Council Clerk

cetestimony@portlandoregon.gov

eputestimony@portlandoregon.gov

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

Re: Multnomah Village CS Zones

The Mixed-Use Zoning Project of the 2035 Comprehensive Plan's proposes to change the Commercial Storefront properties to Commercial Mixed Zone 2 (CM2). I request City Council change this designation to CM1, to which limits building height to 35 feet in the business district of Multnomah Village with a D overlay, in the 2035 Comprehensive Plan.

With the exception of one 3-story building, Multnomah Village consists of predominantly 2-story buildings, many of which are historic. The Village has a design district overlay under the current Comprehensive Plan and this overlay states that new development must be consistent with the scale and character of the existing businesses. The new CM1 designation is a better fit for the historic Village, which appears to be the last remaining cluster of locally-owned businesses in the City.

Please add this to the record.

Thank you,

Ashley Buffington and Trevor Stephenson

3409 SW Moss St, Portland OR 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov

Ordinance 187832, Vol. 1.3.N, page 8317

Commissioner Amanda Fritz, Amanda@portlandoregon.gov

Commissioner Nick Fish, nick@portlandoregon.gov

Commissioner Steve Novick, novick@portlandoregon.gov

Commissioner Dan Saltzman, dan@portlandoregon.gov

City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov

Susan Anderson, Susan.Anderson@PortlandOregon.gov

MNA Land Use Committee, mnaLandUseCommittee@gmail.com

Arevalo, Nora

From: Ashley Buffington <ashleybuffington@gmail.com>
Sent: Monday, November 30, 2015 9:12 AM
To: Council Clerk – Testimony; BPS Comprehensive Plan Testimony; Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; City Auditor Griffin-Valade; Anderson, Susan; mnaLandUseCommittee@gmail.com
Subject: Mult Village as a neighborhood corridor

Portland City Council

Council Clerk

cctestimony@portlandoregon.gov

cputestimony@portlandoregon.gov

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

Re: Multnomah Village as Neighborhood Corridor

I request City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan.

Multnomah Village is classified as a Mainstreet in the current Comprehensive Plan. The Mainstreet designation had a prescribed depth of 180 feet which is consistent with the definition of a Neighborhood Corridor. The Village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation. The change would make the business district of the Village contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capitol Highway.

If the Village were designated a Neighborhood Center with a ½-mile radius, it would overlap with the boundaries of the two adjacent town centers (Hillsdale and West Portland) and the Barbur Boulevard Civic Corridor. The higher-density development in these designations, overlapping with Multnomah, would leave little room for existing single-family zoning as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village.

Both the Multnomah Neighborhood Association and Southwest Neighborhoods Inc. have submitted requests to change the designation to Neighborhood Corridor.

Please add this to the record.

Thank you,

Ashley Buffington and Trevor Stephenson

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov

Commissioner Amanda Fritz, Amanda@portlandoregon.gov

Commissioner Nick Fish, nick@portlandoregon.gov

Commissioner Steve Novick, novick@portlandoregon.gov

Commissioner Dan Saltzman, dan@portlandoregon.gov

City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov

Susan Anderson, Susan.Anderson@PortlandOregon.gov

MNA Land Use Committee, mnaLandUseCommittee@gmail.com

Arevalo, Nora

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Monday, November 30, 2015 3:33 AM
To: BPS Comprehensive Plan Testimony
Subject: address/ demolitions

3344 ne 15th pdx or 97212

From: bone1953@msn.com
To: cputestimony@portlandoregon.gov
Subject: demolitions
Date: Mon, 30 Nov 2015 03:01:44 -0800

to pdx.gov,

please cease with all demolitions as our tourism, quality of living, and affordable

housing is severely impacted..

thx,

teresa mcgrath and nat kim

Arevalo, Nora

From: Oregon Janet <oregon.janet@gmail.com>
Sent: Sunday, November 29, 2015 8:13 PM
To: BPS Comprehensive Plan Testimony
Subject: Changes to zoning

It bewilders me why a city that touts its livability wants to so drastically increase the density without, apparently, much consideration for current residents and affordability of housing. Only developers with their shady practices of demolition (improper asbestos removal, no materials recovery, questionable approaches to possible sellers, etc.) look to benefit from this. Certainly there are areas where crumbling buildings might be torn down and replaced with housing, but to encourage density willy-nilly will drive more people on limited incomes OUT of the city. What the city ought to be encouraging, if greater density is needed, is the rehab of current housing stock (with its far superior materials to what is used these days) into duplexes and such.

AND If any such zoning change is even considered, then a complete moratorium on demolition and on losses of trees and green spaces MUST come first, please.

Thank you.
Janet Mandaville
P.O. Box 69548
Portland, OR 97239

Arevalo, Nora

From: Julie Handsaker <jchandsaker@gmail.com>
Sent: Sunday, November 29, 2015 7:19 PM
To: BPS Comprehensive Plan Testimony
Subject: 2015 Comp Plan Flier re proposed Buckman zoning changes
Attachments: 2015_CompPlanFlier1[1].pdf

I would like to know who is reasonable for the proposed zoning change. I would like to discuss the logic underlying this proposal.

Please reply via reply email.

Best,

J. Handsaker-Gray

J.D. Candidate

Portland, Oregon

o: 503.446.1257 | t: 503.395.5054

f: 503.715.5695 | v: 503.395.5054

Project Mgmt. | Real Estate | Land Use | Zoning | Permitting

Please consider the environment before printing this email or its attachments.

CONFIDENTIALITY NOTICE:

This email and its attachments may be confidential and intended only for the named recipient(s) above, and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender via return email and delete this email message from your computer. Thank you.

Arevalo, Nora

From: James Kelly <jimokelly2@gmail.com>
Sent: Sunday, November 29, 2015 6:48 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony
Attachments: ESCO map.pdf; ATT00001.htm

To Whom It May Concern:

We own the building located at 2550 NW Nicolai. It is zoned for industrial uses (IH). Our tenant, Rejuvenation, has used the building for manufacturing and warehousing since 1998 and has a long-term lease.

Our property is located in the NW corner of a "superblock" of about 25 acres. Except for one building directly to the east of our property on Nicolai owned by Calbag Metals, the whole rest of the superblock is owned and occupied by ESCO.

ESCO has proposed a Comprehensive Plan Amendment (see map) to change all their property on the superblock from IH to ME (Mixed Employment).

We can accept ESCO's proposed plan amendment – if, and only if – it is modified to include the NW "chunk" of the superblock their proposal does not currently include – our property and the Calbag Metals property. And we formally request that our property be included in the proposal if the change requested by ESCO is approved.

We offer the following in support of this position:

CONFLICTING USES

We selected and purchased our property specifically as a manufacturing site for Rejuvenation. It was and is ideally located within an industrial area, well buffered from other conflicting uses. If only part of this superblock is rezoned, we face a very real threat of offices being built directly adjoining our factory. Rejuvenation manufactures products on this site and does a significant amount of metal finishing, and conflicts with noise etc. would be inevitable. This would damage the industrial viability of our property.

GOOD PLANNING

From a good planning perspective, it is plain ridiculous to draw these lines between zones in the middle of a block, along property lines, with no buffer between conflicting uses. The natural boundaries with streets in between are NW 26th and NW Nicolai. Our understanding is that the Bureau of Planning and Sustainability agrees with this point of view and will support inclusion of our property and the Calbag property (if they end up supporting ESCO's proposed plan amendment).

In sum, changing the zoning here is not our idea. We are okay with the status quo zoning as it is now for the whole super block as it is adequate for our uses and protects us from conflicting uses. But we are not okay if the ESCO plan amendment is approved for only part of this super block, leaving our property as an island and subject to significant conflicts. If ESCO's property is changed to Mixed Employment we request that our property's zoning be changed as well.

Thank you for your consideration.

Jim Kelly

Chase Building LLC

35393 Hwy 19

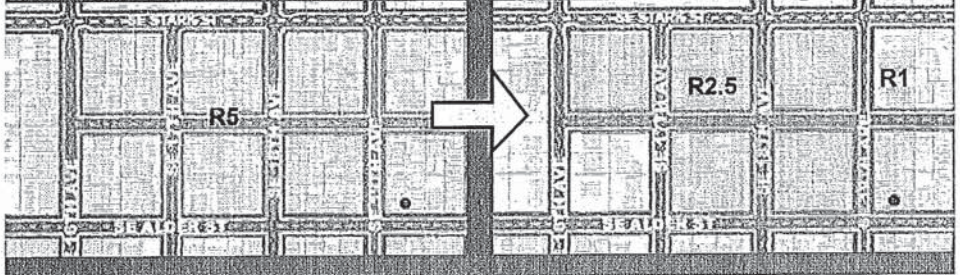
Kimberly, OR 97848

541-934-2425

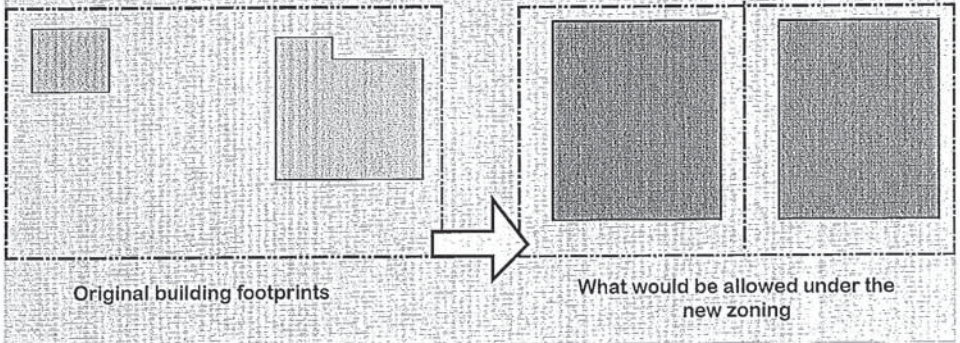
jamesowenkelly@gmail.com

Enclosure: Map

Portland Comprehensive Plan Proposed Zoning Changes for Buckman



R5 (5000 SF) lots are changed to R2.5 (2500 SF) lots
A 5000 SF lot can be subdivided into two 2500 SF lots with two larger homes



This change will result in more teardowns and

- the loss of affordable housing
- the loss of historic homes
- the loss of trees and open spaces
- the loss of neighborhood character



Please submit your testimony against this proposed change to cpustestimony@portlandoregon.gov before December 10th. Include your name and address to have your comment accepted.

Ordinance 187832, Vol. 13 N. page 8326

Arevalo, Nora

From: Sharon Swezey <sweez_pdx@yahoo.com>
Sent: Sunday, November 29, 2015 4:56 PM
To: BPS Comprehensive Plan Testimony
Cc: Matt Brischetto
Subject: Alfred Webb Property - Buckman Neighborhood National Historic Landmark

Dear Portland City Council,

I'm writing in support of my neighbor, Matt Brischetto, and his work to change the zoning from R1 to CM at 822 SE 15th.

Please vote to change the zoning in order to preserve not only these beautiful old homes but an important slice of Portland's history.

Even though the properties are currently listed as historic landmarks, if they are not maintained, their future could be threatened.

If the change is approved, what a perfect application of the Historic Zoning Incentive: selling density rights to another buyer in order to infuse the property with cash to make much needed and costly upgrades to the four Queen Anne's on the property (mostly to their foundations and retaining walls).

Thank you for your consideration.

Sharon Swezey
1531 SE Belmont

Arevalo, Nora

From: arleneclanton@yahoo.com
Sent: Sunday, November 29, 2015 3:15 PM
To: BPS Comprehensive Plan Testimony
Subject: Complete Address

I just realized that I omitted my zip code in my address when I sent my email to you. Would you be kind enough to include it with my former email?

Arlene Clanton
402 SE 30th Avenue
Portland, Oregon 97214
Thank you so much!

Arevalo, Nora

From: arleneclanton@yahoo.com
Sent: Sunday, November 29, 2015 2:35 PM
To: BPS Comprehensive Plan Testimony
Subject: Urban Housing Development

Dear Committee Members,

Having lived in Portland for over 40 years, I am very concerned about the current changes that I am witnessing in this city. Without any neighborhood input, lovely older homes are being torn down in the name of progress. Division Street immediately comes to mind. The entire personality of the area between 34th and 39th Streets is totally different. All of those apartments with no parking facilities has had a huge impact on a quiet neighborhood. I live in a home at 30th and Stark Street which is zoned to allow two residences on my lot. My house is a beautiful Victorian house which was built in 1889. I am greatly worried that when I sell this historic home someone can legally demolish it and built a duplex.

This kind of action is happening all over the city. Gorgeous old homes where I live are disappearing. Why is the developer allowed carte blanche? Why is the city not objecting over the destruction of its history? It is imperative that you examine what is happening now before many older homes that have made our city charming are not forever destroyed.

Also I would request that Southeast Portland has a review committee like the 3 other quadrant areas do. Thank you for your consideration of my ideas, Arlene Clanton
402 SE 30th Avenue
Portland, Oregon

Arevalo, Nora

From: jagjit bhui <bhusingh@yahoo.com>
Sent: Sunday, November 29, 2015 1:15 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council

I am writing to you to request a change in my Comprehensive Plan designation and zone, from residential to mixed use commercial. I am a dentist and my practice is located at 1027 NE 122nd in Portland. I just took over this Practice 2 months ago but the Practice has been there for the past 25 years or so. I wanted to enlarge my sign, but when I applied for a sign permit I found out that my business is "non-conforming" and I can't have a business-sized sign because of the residential zone.

In order to be successful, people should know where I am located, but easily miss this location. I am losing a lot of business just because of poor signage!

The original building was constructed as a commercial structure in 1949, while the property was under the jurisdiction of Multnomah County (annexed to Portland in 1988). The County applied residential zoning despite the commercial use of the building (office), and finally in 1973 changed to an office zone. In that same year, the owner applied for and was granted a building permit to remodel the office building.

In 1979, the county adopted a Comprehensive Plan/zoning change which changed the zone to a medium density residential zone which allowed office uses; the existing office use continued.

In 1988, the area was annexed into the City of Portland and rezoned to R3; the property became vacant.

In 1990, a new owner applied for a non-conforming use review and variance to reestablish the commercial use and change it from a real estate office to a dental office. The request was approved, and it has been a dental office ever since 1990. So you can see that the building is a legal commercial structure, but the zoning is inconsistent.

The review of the City of Portland Comprehensive Plan presents an opportunity to correct this situation. Since the building was constructed as a commercial structure, I want to make a request to change my R3 Comprehensive Plan designation and zone to a Mixed Use/ Commercial designation and CM1 zone. The zoning across the street is CO1, we are all small-scale buildings that fit into the surrounding neighborhood.

I hope you will consider my request to help my business thrive in East Portland.

Thank you.
Jagjit Bhui
1027 NE 122nd ave.
Portland OR-97230

Arevalo, Nora

From: Christine Yun <cpypdx@gmail.com>
Sent: Saturday, November 28, 2015 7:46 PM
To: BPS Comprehensive Plan Testimony
Cc: Matt Brischetto
Subject: Change in zoning to Alfred Webb properties

My name is Christine Yun and I live at 1915 SE Alder St.

I am in support of changing the zoning of these properties on the National Register at 822 SE Belmont from R1 to CM in order to allow the owner to take advantage of the transfer of density rights on this property to another property to provide more funds for preserving these properties.

My support is contingent on there being an iron-clad covenant between Matt Brischetto and any future property owners and the City of Portland that these properties must be properly maintained and that they may not be demolished.

Sincerely,
Christine Yun

Arevalo, Nora

From: Isha Leinow <ishaleinow@gmail.com>
Sent: Saturday, November 28, 2015 2:42 PM
To: BPS Comprehensive Plan Testimony
Subject: Master Plan Tetimonial for Richmond Neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Name: Isha Leinow
Address: 4315 SE Division St. Unit #C Portland, OR 97206

COMPREHENSIVE PLAN RECOMMENDATIONS Portland is Adopting a 20-Year Plan for Community Growth...

The following are recommended as strategies to increase density with less impacts. This means we maintain the City of Portland's density goals but balance the allocation and distribution for how it is currently proposed to relate better to context.

How and where do we want to direct this new growth?

A. Higher Density:

- 1. Wider Streets** (See DDI Top 10 Policy #6): Increase density on wider streets such as Powell, Cesar Chavez, Sandy, Foster, Broadway, Burnside where these increased intensities can provide the needed demand for increased transit innovation investments.
- 2. North-South Corridors** (See DDI Top 10 Policy #6, #9): 11/12th, 20th, 39th, 50th, 82nd where there will be less solar shading impacts to adjacent residential and an opportunity to increase the density that will support needed N-S transit routes.
- 3. Neighborhood Nodes/Centers** (See DDI Top 10 Policy #6), Division Green Street/Main Street Plan goals): Focus on the "Pearls" for increased density at major nodes, not so much on the "string" where there is primarily existing residential on narrow streets like Division.
- 4. Encourage Missing Middle on Major N-S Arterials:** (See DDI Top 10 Policy #4): Rowhouses, small-medium plexes, courtyard housing. We need more of the "missing middle" type of housing

B. Lower-Medium Scale Density:

- 1. Narrow Streets** (e.g. Ankeny, Clinton) - (See DDI Top 10 Policies #6, #4, #9)
- 2. Areas with special character such as older street car era main streets:** Belmont, Hawthorne and Division in the teens and 30s; Fremont; Broadway and Hollywood special areas, Mississippi,

Alberta, Albina, Sellwood, NW Alphabet District (21st & 23rd, NW Thurman) etc.

Other Key Long-Term Planning, Design & Development Issues:

Ordinance 187832, Vol. 1.3.N, page 8332

1. **Close the FAR Loophole in Mixed Use Buildings** (See DDI Top 10 Policy #2): Recommendation: Expedite adoption of a residential Floor-Area-Ratio (FAR) requirement for mixed use buildings. Dedicated residential and commercial use buildings have an FAR requirement but mixed use building do not have this for residential portion. This is an outdated and no longer needed incentive to encourage Mixed Use now that the market is building this type of housing in great numbers. The Mixed Use Zones proposal also includes a proposal to add this but it **won't take effect until 2017**. We need this NOW to avoid further overly boxy buildings, unsightly blank walls, and create better code parity and consistency.

Other Key Long-Term Planning, Design & Development Issues (Continued):

2. **Increase Notification Requirements** – per DDI Recommendations adopted by RNA, HAND, DCBA, and others. (See DDI Top 10 Policy #1):

3. System Development Charges (SDC's)

SDC's are fees levied for parks, transportation and water/sewer impacts when new developments are permitted. However, there is very little connection between where these are generated and where spent. Recommendations:

a. Return a portion of SDC's (~20%) to reinvest in specific improvements in the neighborhood where they are generated to support needed capital improvements (Recent RNA LU meeting &

DDC meetings both supported this concept) b. Waiver for Beneficial Uses (See DDI Top 10 Policy #7) c. Waiver for adaptive reuse of historic-designed properties (See DDI Top 10 Policy #5)

4. **Add Permit Requirement to Document Development Impacts** (See DDI Top 10 Policy #10) Most states require this. Recommended issues to be tracked should include impacts to: a. Health (e.g., noise, air quality, safety) b. Environment (e.g., loss of habitat, mature trees/heat island effect, climate change)

c. Economy (e.g., loss of affordable residential and commercial spaces, loss of solar access for energy generation, urban agriculture, etc.)

d. Community (e.g., loss of historic resources, important public viewsheds)

5. Design Review & D-Overlay (Addresses broad community concerns about lack of design review requirements and many long-standing issues identified by design and planning community)

Most of the City does not have the benefit of design review, and none of the Division recent developments have had any design review by the design commission. Community Design Standards are woefully out-of-date, and we've expanded our urban sphere without the tools we need to manage the new growth in a reasonable manner. Therefore, it is recommended that the following additional design requirements be added:

a. Design review for inner east-side street-car era pattern areas. b. Design Overlay for Division to ensure developments better relate to context and provide quality

infill design. (This should be added regardless of any Mixed Use Neighborhood Designation) c. Consider adding 1-2 additional quadrant specific or "pattern area" design commissions to help

ensure more context sensitive design and reduce the workload of the current City Design Commission.

Thank you,
Isha

Ordinance 187832, Vol. 1.3.N, page 8333

—^o

— \ < , —

Isha Leinow

..... (•) / (•)

C: 503.887.6586

E: ishaleinow@gmail.com

"The significant problems we face cannot be solved at the same level of thinking we were at when we created them" -Albert Einstein



900 S.W. Fifth Avenue, Suite 2600
Portland, Oregon 97204
main 503.224.3380
fax 503.270.2480
www.stoel.com

STEVEN W. ABEL
Direct (503) 294-9599
steve.abel@stoel.com

November 25, 2015

VIA E-MAIL CPUTESTIMONY@PORTLANDOREGON.GOV AND U.S. MAIL

Portland City Council
c/o Council Clerk
1221 SW Fourth Ave, Room 130
Portland, Oregon 97204

Re: Comprehensive Plan/Employment Zoning Project Testimony - Bill Naito Company

Dear Commissioners:

This office represents the Bill Naito Company, which owns the Montgomery Park site at 2701 NW Vaughn Street in Northwest Portland ("Property"). The Montgomery Park building is a nine-story mid-rise office building with approximately 850,000 square feet of office, retail, and event space. Rentable office space totals 656,898 square feet.

As part of the Employment Zoning Project: Comprehensive Plan Update, the City of Portland ("City") is proposing to rezone the Property from Central Employment ("EX") to General Employment 2 ("EG2"). The effect of this rezone would be to substantially limit the development potential of the Property because, under the proposed EG2 zoning code provisions, residential development is prohibited. For the reasons outlined below, we strongly object to the proposed change.

A. The proposed change is *ad hoc*.

The City's Map App notes that the proposed Comprehensive Plan designation and zone will allow a variety of small to medium sized office, creative services, craft, manufacturing, distribution, and other neighborhood-compatible light-industrial businesses in areas that currently lack living wage jobs. What is unclear, however, is why the City would decide to rezone the Property from EX to EG2 and, at the same time, eliminate residential uses from the list of allowable uses within the EG2 zone. Indeed, the City provides no rationale for its decision to eliminate residential uses as allowable use on the Property. This suggests that the City may



Portland City Council

November 25, 2015

Page 2

not have followed a disciplined approach when deciding where residential uses should be allowed within the City's employment zones.

B. The proposed change is not consistent with the housing goals set forth in the Comprehensive Plan Proposed Draft.

The Comprehensive Plan Proposed Draft notes that about 122,000 new households are expected in Portland between 2010 and 2035. Oregon's Statewide Planning Goals and Metro's Housing Rule require the City of Portland to provide adequate land and plan for a range of housing types that can meet the diverse housing needs of various types of households. Consistent with that direction, the City's proposed housing policies aim to "[m]aintain sufficient residential development capacity to accommodate Portland's project share of regional household growth" (Policy 5.1) and "[s]trive to capture at least 25 percent of the seven-county region's residential growth." The zoning change proposed for the Property is inconsistent with these housing goals and policies because it eliminates the ability to develop the Property with a mix of uses that includes residential uses, thereby *reducing* residential development capacity.

C. The proposed change interferes with the investment backed expectations of the Bill Naito Company.

When the Bill Naito Company purchased the Property in 1986, the Bill Naito Company had a reasonable investment-backed expectation that the Property could be developed, over time, with a mix of uses, including residential. Over the years, the company has made significant investments in the Property, all with the understanding that, at some point in the future, the Montgomery Park building and surface parking lot could be converted to a mixed use development that includes residential uses. Thus, not only is the proposed zoning change ad hoc and inconsistent with the City's stated desire to retain residential development capacity, it substantially interferes with the reasonable investment-backed expectations of a property owner that has, for decades, been a responsible member of the Portland community.

The Property, in particular, provides a unique opportunity for the type of mixed-use development that the City is promoting through its focus on more intensive mixed use buildings because the non-residential component is already in place.

For these reasons, and those contained in the attached letter from the Bill Naito Company, we urge the City Council to reconsider the proposed zoning change and to retain the current EX zoning for the Property. Thank you for this opportunity to comment on the considerable work



Portland City Council
November 25, 2015
Page 3

that has been done on the Employment Zoning Project to date, and thank you in advance for your careful consideration of these comments and our recommendation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Abel".

Steven W. Abel



November 25, 2015

BY EMAIL (CPUTESTIMONY@PORTLANDOREGON.GOV) AND U.S. MAIL

Mayor Charlie Hales
Portland City Council
c/o Council Clerk
1221 SW Fourth Ave, Room 130
Portland, Oregon 97204

Re: Comprehensive Plan Testimony - Bill Naito Company

Dear Mayor Hales and Commissioners:

We appreciate the opportunity to comment on the proposed zoning map change for the Montgomery Park site, which is located at 2701 NW Vaughn Street in Northwest Portland. The City of Portland is proposing to change the zoning from Central Employment (EX) to General Employment 2 (EG2). As discussed below, the Bill Naito Company objects to the proposed zoning and urges the City Council to retain the current EX zoning.

The Naito family has been a pillar of the Portland community for nearly 100 years. Their involvement in real estate development has been marked by foresight, dynamism, and creativity. While many were demolishing historic buildings to make way for surface parking lots, the Naitos saw both the importance of historic preservation but also the business opportunity in refurbishing and repurposing old properties. Their success has been the result, in part, of the freedom to pursue development that was outside prevailing thinking of the time.

In 1912, Hide Naito emigrated from Tara, Japan to America and opened H. Naito Japanese Goods gift shop in downtown Portland in 1920. He later operated a wholesale importing business from his NE Portland home, where his sons Bill and Sam grew up. After returning to Portland after unconstitutional expulsion during World War II, the wholesale business moved to a warehouse located on NW 6th and Davis and flourished.

With that success, the Naitos began to acquire distressed properties in the downtown area. They were pioneers in the movement to save historic properties from the wrecking ball, and, beginning in the 1960's with the historic Merchant Hotel in Old Town, they renovated thirteen of the city's most beloved buildings, including the Galleria and Montgomery Park. In the early 1980's, they built McCormick Pier, a 305 unit multi-family apartment complex on the Willamette River. It was one of downtown Portland's first "work force" housing projects and built in an abandoned railroad area. In 1996, Bill died suddenly of cancer and the City of Portland renamed Front Avenue Naito Parkway for his lifetime of civic contributions to the city.

Today the family business operates as a real estate investment and property management company with over one million square feet of commercial office and retail space in Portland's

historic Northwest, Pearl and Downtown districts. The Bill Naito Company has a historic involvement in community participation and views this as an integral component of its business strategy. We seek to be a profitable and successful company while acting in an ethical, socially and environmentally responsible manner.

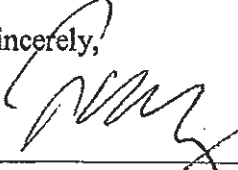
Montgomery Park is an Energy Star certified, nine-story mid-rise office building with approximately 850,000 square feet of office, retail, and event space. Rentable office space totals 656,898 square feet. The building consists of a basement level, floors 1-9 including an Atrium level and the penthouse. The building was originally constructed in 1919 and served as the Northwest Regional Montgomery Ward warehouse. The only other offer on the then abandoned warehouse was from a man who intended to grow tomatoes hydroponically in the space. Instead, it is now Portland's second largest office building, and its presence has led to the growth of small businesses along Vaughn Street to meet the needs of its many tenants.

When the Bill Naito Company acquired the Montgomery Park site in 1985, the company invested in the property with the understanding that, at some point in the future, it could be developed with a mix of uses, including residential. Rezoning the site now, after the Bill Naito Company has invested substantially in the site over many years, unreasonably interferes with the expectations the company had when it acquired the property. For this reason, the Bill Naito Company urges the City Council to reconsider the zoning map change for the Montgomery Park site and to retain the existing EX zoning.


One of the defining characteristics of the decades of Bill Naito Company property development has been to take conventional thinking and turn it on its head. With Old Town, no one believed that retail could succeed north of Burnside. With McCormick Pier, no one could envision work force housing downtown. With the Galleria, no one could believe downtown could support a retail mall. With Montgomery Park, no one could envision a thriving office building on the cusp of the industrial area. Changing the zoning limits the ability of the Bill Naito Company to do what it has always done – adapting properties in unique ways to maximize business and community development.

Thank you in advance for your careful consideration our comments on the proposed zoning map change.


Sincerely,




Lawrence M. Naito
Owner and Director
Bill Naito Company



Anne Naito-Campbell
Owner and Director
Bill Naito Company



Rick Gustafson
Chairman of the Board
Bill Naito Company



William W. Barendrick Jr.
Chief Executive Officer
Bill Naito Company

November 25th, 2015

Mr. Michael Suh
PO Box 6774
Portland, OR 97228

City of Portland
City Clerk
1221 SW 4th Avenue, Room 130
Portland, OR 97204

SUBJECT: Proposed Comp Plan Map Changes for 7212 NE MLK, 7232 (S) NE MLK & 7232 NE MLK

Dear Council Members:

As the owner of the above mentioned parcels located on the east side of NE MLK between NE Buffalo and NE Holland, I support the planned map designation change from R1 to the proposed CM designation. I also support the actual change in zone from R1 to CM.

I have met with the Land Use Chair for Woodlawn Neighborhood Association, Anjala Ehelebe and there appears to be positive support from the neighborhood for the proposed map and zone change.

I personally welcome the zone change of these frontage parcels along MLK Boulevard for several reasons including that the (CM) zone conforms to a vision for neighborhood revitalization of the district by enlivening this area of MLK. Also important is that the potential retail component can provide greater financial support to enable a more affordable mix of residential capacity for the site.

While the Woodlawn Neighborhood Association has yet to vote in support of the Comp Map change to these individual parcels, my sense is that a positive vote should result given the positive feedback I received.

Thank you for your attention.

Michael Suh

503-449-2811



Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 3:06 PM
To: Susan Millhauser
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Agenda Item 1998 Accessory Structures Zoning Code Update Project (Second Reading 1164; amend Title 33)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Susan,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Susan Millhauser [mailto:susanm@spiretech.com]
Sent: Wednesday, November 18, 2015 9:16 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; commissioner-novick@portlandoregon.gov; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>; CCTestmony@portlandoregon.gov
Subject: Agenda Item 1998 Accessory Structures Zoning Code Update Project (Second Reading 1164; amend Title 33)

Dear Mayor Hales and Members of the City Council,

I am writing today to urge you to approve the Accessory Structures Zoning Code Update **in whole and unanimously recommended by the Planning and Sustainability Commission**. The Advisory Committee and staff spent many months crafting this proposal and have struck a good balance with the proposed code updates.

Please DO NOT include the last minute amendment proposed by Commissioner Fritz to remove the allowance for construction of a single level accessory dwelling unit within the five foot yard setback. Five feet really can make a difference in someone's ability to build an accessible and affordable single-level ADU, meeting multiple objectives for efficient, affordable infill development that would also allow aging in place without undue impact to adjacent property owners.

Thank you in advance for your consideration.

Sincerely,

Ordinance 187832, Vol. 1.3.N, page 8341

Susan Millhauser
5834 NE 23rd Ave.
Portland, OR 97211

[susancm@spiretech.com](mailto:susanm@spiretech.com)

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 3:05 PM
To: Kris Sarles
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Ombudsman's Auditors Report

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kris,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Kris Sarles [mailto:krissinge@comcast.net]
Sent: Tuesday, November 17, 2015 5:47 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; City Ombudsman <Ombudsman@portlandoregon.gov>; allan@nwexaminer.com; Wwrahm@aol.com
Subject: Ombudsman's Auditors Report

To Whom It May Concern:

The findings of the ombudsman's auditors report are sadly of no surprise, but of great concern. The West Quadrant Plan Stakeholders Advisory Committee(SAC) was to be borne out of community involvement, not personal gain. The entire process appears to have been perverted such that people in the community have no voice or significant input unless they have political or financial power. Having attended some of the meetings it became obvious that concerns over changing the entire character and make-up of this city were falling on deaf ears. The reason for that is now abundantly clear. Those who were going to benefit financially from the plan were the ones with the greatest input and influence over its outcome. Portland can still be a good city. One that is not rife with conflicts of interest and questionable ethics, but one of transparency and one that truly represents its members of the community. Therefore, it is imperative that the members of the SAC publicly disclose any and all financial dealings in association with the current iteration of the West Quadrant Plan.

Ordinance 187832, Vol. 1.3.N, page 8343

Kris
Sarles

1314 NW Irving

St.

Portland, OR 97209

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:52 PM
To: Ali Berman
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Comprehensive Plan feedback on industrial lands

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ali,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Ali Berman [mailto:emmash@gmail.com]
Sent: Tuesday, November 17, 2015 11:11 AM
To: Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Comprehensive Plan feedback on industrial lands

Dear Mayor Hales, Commissioner Amanda Fritz, Commissioner Fish, Commissioner Novick, and Commissioner Saltzman,

First, thank you so much for your vote on fossil fuels and on oil trains! I was thrilled to see Portland step up in the fight against fossil fuels.

Second, I wanted to reach out and tell you how happy I am about the Comprehensive Plans approach to industrial lands. By making industrial developers make better use of the land they have, clean up contaminated sites, and stop selling their industrial lands for other uses for profit, we can keep Portland green for people and for animals. It's critical that we protect the natural areas we have left. Let's make sure this approach to industrial lands stays secure through the hearing process.

Thank you so much!

Best,

Alyson Berman
1125 NW 9th Ave #509
Portland OR 97209

--
www.aliberman.com

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:45 PM
To: Deanna
Cc: BPS Comprehensive Plan Testimony
Subject: RE: West Quadrant Plan - influenced by conflicts of interest

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Deanna,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Deanna [mailto:deanna@involved.com]
Sent: Monday, November 16, 2015 5:39 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: West Quadrant Plan - influenced by conflicts of interest

Dear Mayor Hales,

I attended several of the Stakeholders Advisory Committee meetings for the West Quadrant Plan as an "unrepresented" member of the audience. "Unrepresented," because no one actually living in the West End where I reside was on the SAC - no one on the SAC even represented the West End. However, as has recently been brought out in the City Ombudsman's report and in the NW Examiner's recent stunning issue, owners of large tracts of property here - whether they live in the area or not (I believe none actually live here) - were amply represented. Their voices were listened to and ended up greatly influencing the final proposed plan.

The financial conflicts of interest of several SAC members were NEVER revealed in the public meetings, nor were the windfall profits they may receive from changes proposed in the plan. Moreover, none of these SAC members recused themselves for voting for changes which would net them literally millions of dollars.

On the other hand, residents of the area were restricted to three minutes (or less) of comment at the SAC meetings. Many residents pled for analyses of the allowed and proposed building heights - especially how these heights could negatively affect livability. Residents also argued strongly that lower building heights (max 100') could also create the "density" so desired by the City. But this was never seriously considered by staff or the SAC. The one height analysis done by staff was very superficial (concluding that 100'

heights wouldn't meet goals). SAC members offered few or no comments, and no members of the audience were allowed to ask questions or comment on this report.

The City of Portland appears to be in the thrall of developers - and prevents public knowledge of this by allowing "stakeholders" whose stakes are HIGHLY financial to make decisions affecting the (disappearing) livability of our city.

Advisory committees MUST be required to declare conflicts of interest, and to recuse themselves from voting on proposals in which they stand to make substantial financial gain. The "remedy" offered by the City Ombudsman is necessary, but far from sufficient.

I urge the City Council to put a hold on the West Quadrant Plan; and to appoint a new Stakeholders committee where at least some of the "stakes" are held by those who actually live in the West End.

Moreover, all potential City advisory committee members should be required to declare potential conflicts of interest, and recuse themselves from decisions in which they stand to gain financially.

Thank you for your consideration,

Wilfried and Deanna Mueller-Crispin
1221 SW 10th Ave Unit 1013
Portland, OR 97205

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:41 PM
To: Rgrahm@aol.com
Cc: BPS Comprehensive Plan Testimony
Subject: RE: West Quadrant SAC Conflicts of Interest

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Richard,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Rgrahm@aol.com [mailto:Rgrahm@aol.com]
Sent: Monday, November 16, 2015 5:16 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; omsbudsman@portlandoregon.gov; allan@examiner.com; mzusman@wweek.com
Subject: West Quadrant SAC Conflicts of Interest

The city Ombudsman's finding of bold, undisclosed conflicts of interest on the part of so many of the West Quadrant SAC members, covered in the "NW Examiner" November edition, is appalling but hardly surprising. For far too long city staffs have packed so-called citizen or stakeholder committees with real estate developers with vested interests. I attended numerous sessions of the WQ SAC, and it was obvious all along it had been stacked with developers and their representatives. Extensive testimony from the public and residents of downtown strongly opposing excessive building heights fell on deaf ears. The composition of this SAC guaranteed from the start that profits would overrule integrity or sensible urban planning.

The current plan produced will scar the city for years to come. I urge the Council to stop the approval process, to put aside this tainted WQ plan, and to form a new, transparent and representative SAC to re-start this important task.

Somewhere in this process, in response to a complaint about the moneyed developer dominance of city planning, I heard a staffer comment to the effect "developers deserve a seat at the table". Hell, the city seems to have given them the table as well.

Richard Rahm

1221 SW 10th Avenue, #1001
Portland, OR 97205
(503)227-8527

Katherine Christensen

To: Katherine Christensen
Subject: RE: City Council hearing testimony

My name is Katherine Christensen and I live in the Multnomah neighborhood. In reading the 2035 Comp plan I see some issues that affect our already congested SW Portland streets. I am a bike commuter and find Portland roads dangerous and adding more cars and busses will make them worse.

I recently have been so fortunate to get to vacation in Europe and ride throughout France and Spain. With over 20 days of bike riding I NEVER was scared or threatened by any vehicle. It is wonderful to mix mass transportation with riding to arrive at any destination. Here in Portland, I cannot ride for 1 day without feeling threatened by vehicles. In many cases it doesn't even involve angry or impatient drivers but situations where we are thrown into each others' paths and unprotected bike riders are at severe risk.

The increased density planned for our neighborhood and the lack of infrastructure to support it is concerning. Last spring I helped write our neighborhood's recommendations to improve Capitol HWY. Sadly, the funding disappeared. Our Capitol HWY is misunderstood. Along the 1 mile stretch from Barbur to Multnomah Village, it is 1 lane in each direction with no shoulder and large ditches to handle water runoff. It is a nightmare for pedestrians and bikers. As Capitol HWY enters Multnomah Village it remains 1 lane and becomes 1 way going North with angled parked cars using the 1 lane to enter and exit parking spots. During the many high traffic hours, the throughput can easily be less than 10 cars a minute with busy cross streets and many pedestrian crosswalks resulting in large lines of traffic backup. Trimet busses bring our 1 lane of traffic to a stop!

Multnomah Village is a vibrant downtown community along Capitol HWY. However, there are few jobs and no grocery stores. Most everyone is forced to use a car to get to work and run most errands due to poor bicycling conditions and limited bus service. Building high rise apartment complexes with little off street parking along Capitol HWY or anywhere within our neighborhood is not sustainable for apartment dwellers, those who frequent the downtown businesses or the neighboring homes. Just recently my apartment dwelling neighbor and friend, who lives more than a block away, asked if his daughter can park in front of my house. He has 3 cars and parks 1 in his allotted spot and another 2 in the neighborhood. There are now 4 cars for his 1 apartment.

Increasing the housing density in Multnomah Village will only increase the congestion in our small town. Many roads aren't even paved in this area. There are no high volume alternate routes for traffic.

I signed the 3 letters Multnomah neighborhood prepared and submitted for record. I support what was stated in these letters.

The recent house building boom in our Portland neighborhoods has resulted in 4 new houses on my street. None of these houses were built in character with our smaller affordable homes. All are built from lot line to lot line with square footage maximized. It was sad when the beautiful mid-century modern clear cedar house on this property was torn down to build these houses. They hired an arborist to protect the beautiful old oak tree during the build out. It was fenced off at the drip line to prevent damage to the root system. The contractor removed the fencing, dug the roots up and cut it down. Countless affordable corner houses have been demolished to build houses on 2500 sf lots. These houses are built lot line to lot line and trees we all value so much in our Portland neighborhoods are cut down. Our tree canopy needs better protection from these developers.

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:39 PM
To: Michael Van Kleeck
Cc: BPS Comprehensive Plan Testimony
Subject: RE: [mttaborpx] Zoning changes coming to a lot near you!

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Michael,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Michael Van Kleeck [mailto:michaelvk@gmail.com]
Sent: Monday, November 16, 2015 10:53 AM
To: Stephanie Stewart <stewartstclair@gmail.com>; Mt. Tabor Google Group <mt_tabor@googlegroups.com>; mttaborpx@lists.riseup.net
Cc: Stockton, Marty <Marty.Stockton@portlandoregon.gov>; novickforportland@gmail.com; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>
Subject: Re: [mttaborpx] Zoning changes coming to a lot near you!

I agree that the development at SE 50th and Division is an improvement. Most abandoned gas stations in the city are still empty lots, 20 years after the new tank laws went into effect. Without the cleanup needed for development, we would have never seen anything but food trucks, sketchy bicycle repair, and pay-as-you-go phone dealers on that property.

However, that development and others in progress on SE 50th are putting excessive strain on transportation infrastructure, and that strain is compounded by the 52nd and Division diverter.

Good planning, once the hallmark of Portland, necessitates that infrastructure be planned before large-scale development commences. Infrastructure includes roads, water, and community spaces. The Transportation Bureau has done absolutely nothing to prepare 50th and the neighborhood for the influx of vehicles, pedestrians, and cyclists. Parks has not done anything to preserve open space or community space in the area.

PBOT committed to MTNA that the traffic levels in the neighborhoods resulting from the 52nd diverter would not exceed specified thresholds. PBOT has not delivered on that commitment. Further, PBOT has authorized

new development in the area that will increase traffic levels far beyond the promised thresholds, with no planning whatsoever to mitigate neighborhood impacts.

MTNA leadership and legal experts, are we in position to sue the city and/or PBOT to enforce compliance with the promised traffic levels in the neighborhood resulting from the diverter?

-Michael

On Nov 14, 2015, at 10:36 AM, Jeff Skelton <jeffskelton@yahoo.com> wrote:

Lets be careful not to exaggerate. I find the traffic on 50th to be the same. I have yet to experience the congestion/delays that other are expressing. And I think the developments on 50th are an improvement over what was there.

As far as 52nd. Yes that is a nightmare. Something should be done there.

Jeff

On Friday, November 13, 2015 8:20 AM, STEVE REINEMER <STEVEREINEMER@HOTMAIL.COM> wrote:

I don't have personal experience with the safety aspect of these intersections, but I completely agree that it's a congested mess at 50th/52nd and Division. Between single lane traffic, restricted access to Lincoln and short street light timers, lack of a left turn signal and left turn lane on west bound Division, not to mention over-concentrated density/cars in the area, what else could be expected?

On 52nd north bound to Division, I have seen cars backed up to Franklin High sometimes. I never saw that in 25 years before the changes at that intersection. And I've seen random afternoon west bound Division traffic take 3 street light cycles to get through the 52nd intersection starting no further back than 54th. Seems like the least that could be done there is to add a line to demark two lanes within x feet of the intersection to help separate the left turners from the majority going through the light. Otherwise, they often do not think to scoot over so others can get around. We need those sort of guiding lines at many intersections, whether to get left turners out of the way or, at other intersections, to help separate those going straight ahead from those wanting to turn right (ex.: southbound 52nd to Powell).

I also find it very confusing to be at the light at Div. when northbound on 52nd and getting a plain non-arrow green light while the cars on the other side of the light coming southbound don't have the green yet. At most lights, one expects the other cars would also have a green light, so the tendency is to wait for them to go before turning.

And this congestion is before completion of the big box 100+ units going in at 50th, along with the others in the works on 50th, and the proposed complex at 52nd (after leveling the 100+ year old farmhouse and tree). Oh but I'll be able to do the "20 minute walk to everything I need" thing the City likes to talk up. Nothing like a round-trip 40-minute quick errand. Why

bother when I can round-trip drive that business-patronizing errand in ... well, maybe 20 minutes if I take some short cuts through the Mt. Tabor neighborhood.

Steve in South Tabor

From: Michael Van Kleeck
Sent: Thursday, November 12, 2015 3:47 PM
To: Stephanie Stewart ; listserv ; Mt. Tabor Google Group ; Marty Stockton
Cc: novickforportland@gmail.com ; Hales, Mayor ; dan@portlandoregon.gov
Subject: Re: [mttaborpdx] Zoning changes coming to a lot near you!

(added Marty Stockton as well as commissioners who are responsible for issues related to increased density on SE 50th)

I'd love to be at this meeting as I have a lot of questions and concerns, but will be unable to make this time. Will there be a followup meeting? Will there be a way for us to access resources, like meeting notes or maps showing the proposed changes? And is there a way for those of us who can't attend to provide feedback?

I will note here that traffic on SE 50th is now at a virtual standstill during both morning and evening commutes, and crossings at SE 50th and Division and SE 50th and Lincoln have become severe bicycle, automotive, and pedestrian hazards. SE 50th is creating gridlock in Southeast and this problem will continue to fester, and lead to catastrophes, unless drastic steps are taken. The new zoning rules must take this dangerous situation into account.

SE Lincoln has long been a designated bikeway, but the additional density further endangers cyclists on this route, especially at the SE 50th interchange. We have made Steve Novick aware of this on numerous occasions, but his responses have all been personal attacks and he has shown no willingness to work with residents to protect pedestrians and cyclists at that intersection. He has defended the placement of the driveway for the new condos at that corner, a placement that is certain to increase automotive-cyclist conflicts on one of the city's treasured bikeways.

Overflow traffic on SE 51st is far beyond the caps promised by PBOT when the SE 52nd diverter was put in place. Several months ago, the MTNA rebuffed PBOT's efforts to gain acceptance for the current traffic levels on neighborhood streets, including SE 51st. Has there been any further response on that issue from PBOT?

Thank you,
Michael

Additional comments and suggestions below

Additional density in the neighborhood cannot be accommodated by the existing infrastructure. A moratorium needs to be put in place immediately on development that increases density on SE 50th between Hawthorne and Division, in order to protect children, cyclists, pedestrians, and motorists. We have raised this issue to Novick and

Hales repeatedly, and they have never taken a proactive stance- ironic since transportation safety is a central plank of Novick's re-election campaign.

I made extensive comments on the Portland Plan website about these issues but have never seen a response.

Though it is beyond the scope of MTNA, I have proposed that the city make a one-way, two-lane loop with SE 50th, Hawthorne, and Division, with extensive use of neighborhood diverters to keep through traffic out of neighborhoods. Chavez would not be modified due to the impacts to through traffic. Traffic would flow west on Division, north on Chavez, east on Hawthorne, and south on 50th. This, coupled with an enforced 20 or 25 MPH speed limit, would allow for widening of sidewalks and/or additional transit and bikeway capacity through the area. It is not a perfect proposal but is worthy of discussion to mitigate the problems that additional density on SE 50th is causing for MTNA as well as for the adjoining Richmond neighborhood.

On Nov 9, 2015, at 7:06 PM, Stephanie Stewart
<stewartstclair@gmail.com> wrote:

Zoning changes are coming to properties in the Mt. Tabor Neighborhood. These changes are happening as part of the Comprehensive Plan process, and the Mt. Tabor Neighborhood Association is hosting a presentation for Mt. Tabor neighbors, by a staffer with the Bureau of Planning and Sustainability.

Thursday, November 19

7:00 – 8:30 pm

basement dining hall of the Presbyterian Church at the corner of SE 55th and Belmont
(use the main entrance off Belmont)

At this meeting...

Staffers will lay out how each of the following two Comp Plan projects will change zoning in our area:

The Residential/ Open Space Zoning Project –

- We'll see a map of the properties where the Comp Plan "Designation" doesn't match the site's zoning, and we'll learn how the zoning will be changed so that the two parts match up. [Click here for a sneak peak at this map.](#)
- We'll learn the metrics by which the City will make zoning-up and zoning-down decisions, as they make the "Designations" and zoning match. *The staffers will take feedback on these metrics, and suggestions for new metrics.*
- There will be time for Q & A, and you will leave with instructions on how to provide feedback to the City about these changes.

The Mixed Use Zoning Project –

- These changes are especially relevant to SE 50th Avenue, as they are relevant to any lot currently zoned anything that starts with a "C" (or, Commercial). (That would include CS, CN, CO, and CG in the neighborhood.)
- We'll learn the new names for "Commercial" zones, and how trimming down the number of Commercial zones will impact what is allowed in each of the remaining Commercial zones.
- We should hear specific examples of how these changes will effect SE 50th Ave.
- There will be time for Q & A, and you will leave with instructions on how to provide feedback to the City about these changes.

Stephanie Stewart
MTNA

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:38 PM
To: Rosalie
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Conflict of interest: West Quadrant Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rosalie,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Rosalie [mailto:rosalietank@comcast.net]
Sent: Monday, November 16, 2015 9:52 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; City Ombudsman <Ombudsman@portlandoregon.gov>; allan@nwexaminer.com; mzusman@wweek.com
Subject: Conflict of interest: West Quadrant Plan

Mayor, City Council and Ombudsman,

The existing West Quadrant Plan should be revisited with a newly created "balanced" SAC. The members should NOT have financial conflicts of interest. All voices should be heard, including West End residents and others concerned with livability. I was shocked to learn the existing committee is stacked with an overwhelming majority of members with financial conflicts of interest. This is "crony capitalism" to be sure and does not represent the Portland I have been proud to live in since 1973.

Rosalie Tank
1910 SW Clifton St.
Portland, OR 97201

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:37 PM
To: TERESA MCGRATH
Cc: BPS Comprehensive Plan Testimony
Subject: RE: st johns gateway to be demolished

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Teresa,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: TERESA MCGRATH [mailto:bone1953@msn.com]
Sent: Monday, November 16, 2015 6:19 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: st johns gateway to be demolished

dear mayor hales,

please don't let them demolish ivy island in st johns:

- 1) Ivy Island is a Traditional, lovely and Historic entrance into St. Johns. Nice, comfortable and ours.
- 2) On approach, currently the entrance gives a good view into the St. Johns Business District. If constructed, the view because of the Bolouri Development, upon entering St. Johns will be a four story wall of bland unattractive apartments. This will be the first impression of St. Johns upon entry. You will not see into the Business District until you are at the proposed right turn signal.
- 3) The current message upon entering St. Johns is a small town that's a unique and a historic community that's different from other parts of Portland. The Bolouri Development has no message other than "big," "gentrification," and just like every other up-and -coming Portland Neighborhood.
- 4) The new right turn signal will create traffic congestion. As motorists avoid this right turn traffic congestion it will change the traffic patterns in the neighborhoods.

5) It will make walkability into St. Johns worse, for if you want to walk into St. Johns you will be confronted by a four story wall of apartments that you'll need to walk around. To do that you will be exposed to the traffic of Truck Route 30 , with only the sidewalk that Bolouri provides to separate you from the heavy traffic, heavy trucks and noise and air pollution.

6) The safety at the Charleston corner has alternative solutions. These include changing the sightline on Lombard so that it is no longer a blind curve, lowering the speed limit, traffic cams, pedestrian light etc.

7) The St. Johns Lombard Plan is given as justification for the vacation and razing of Ivy Island. The Bolouri Development is not in accordance with the St. Johns Lombard Plan. See Notes titled "sold a Bill of Goods; cherry-picking the St. Johns Lombard Plan."

thx,

teresa mcgrath and nat kim

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:36 PM
To: Patrice Hanson
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Potential Conflicts of Interest of volunteer public officials

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Patrice,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony email box. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Patrice Hanson [mailto:patrice939@gmail.com]
Sent: Sunday, November 15, 2015 8:35 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>
Cc: City Ombudsman <Ombudsman@portlandoregon.gov>; Allan Classen <allan@nwexaminer.com>; mzusman@wweek.com
Subject: Potential Conflicts of Interest of volunteer public officials

Dear Mayor Hales and Commissioners,

In the light of the revelation of the potential conflicts of interest of a majority of the SAC that that developed the West Quadrant Plan, I request that action be taken to correct this bias in the most appropriate way before the plan is voted into law.

Also, I agree with the intention of the City Attorney's Office to "develop a standard, City-wide approach to informing and training volunteer public officials on their obligations under state ethics laws." I personally have attended meetings of committees that included members of the public who I couldn't help but feel had potential conflicts of interest. This feeling seriously undermined my trust in the process. A standard plan for transparency would alleviate distrust, create accountability and be more equitable for the community as a whole.

Thank you for your consideration.

Sincerely,

Patrice Hanson

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:36 PM
To: Peggy Dollar
Cc: BPS Comprehensive Plan Testimony
Subject: RE: Draft Comp Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Peggy,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Your email has been forwarded to the comprehensive plan testimony inbox. They will review your testimony.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Peggy Dollar [mailto:peggydollar@gmail.com]
Sent: Sunday, November 15, 2015 2:03 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Cc: Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregongov.onmicrosoft.com>; Commissioner Fritz <amanda@portlandoregon.gov>
Subject: Draft Comp Plan

To Whom This Concerns:

The Draft Comp Plan takes the right approach in focusing on intensification of use of the existing industrial land base rather than converting natural areas to meet industrial land demand. The Draft Comp Plan takes the right approach in limiting conversion of industrial lands for non-industrial uses rather than destroying the last remaining natural areas along our rivers. Industrial interests should not be allowed to cash out their industrial land holdings and then turn around and demand cheap new industrial acres in critical natural areas.

I support the approach taken on industrial lands in the recommend draft of the Comprehensive Plan. Portland has over 900 acres of contaminated sites. The Draft Comp Plan takes the right approach in focusing on cleaning up contaminated sites. Environmental regulations on industrial lands should not be restricted or rolled back—industrial lands along our rivers are also some of our most important and degraded natural resource lands and industrial landowners should not be exempted from protecting our rivers.

Personally, this is an area my Bridgeton Road neighborhood enjoys just across the North Portland Harbor. We have fought for years to protect precious natural areas like West Hayden Island from industrial development. West Hayden Island should not be included in the industrial lands inventory.

I support the approach to industrial lands currently in the Draft Comp Plan.

Very Sincerely,

Margaret Dollar
12 NE Bridgeton Rd
Portland, OR 97211
on the North Portland Harbor

Arevalo, Nora

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 2:31 PM
To: BPS Comprehensive Plan Testimony
Subject: FW: Ombudsman finding/insufficient remedy on WQ SAC process

Follow Up Flag: Follow up
Flag Status: Flagged

From: Wwrahm@aol.com [mailto:Wwrahm@aol.com]
Sent: Sunday, November 22, 2015 2:29 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; City Ombudsman <Ombudsman@portlandoregon.gov>; allan@nwexaminer.com; mzusman@wweek.com
Subject: Ombudsman finding/insufficient remedy on WQ SAC process

Mayor, Commissioners and Ombudsman,

I firmly believe in the importance of advocacy as an integral part of our democratic system. It is important for elected leaders to hear, learn, process and blend views from those that support them with large financial contributions *and* from those who elect them. Listening, hearing and learning from both are crucial for good outcomes. If only one of those segments is heard, the outcome will be skewed. Current theories of urban planning call for more grass roots input rather than less for better outcomes. Although Portland pays lip service to that philosophy, it was not visible in the West Quadrant (WQ) planning process.

In the 80's and 90's, bringing residents to the West End, the Pearl, and South downtown was a strategy to revive a dead downtown core, making the city 24-7. It worked. So now, we central city residents *are* here, and we need our residents' voices heard to ensure livable, yes dense (but not excessively so), urban neighborhoods.

As a member of the public, I attended nearly all of the CC2035 Plan (Central City 2035) meetings and then the WQ SAC (West Quadrant Stakeholders Advisory Committee) meetings to ensure a West End residential perspective was heard. The CC 2035 process was expertly led by Chet Orloff who heard and incorporated views from staff, a balanced committee and the public. The CC2035 product is a good plan. However, after a few meetings of the WQ SAC, it was readily apparent to many that the committee had been stacked with those with financial gains at stake. According to the November NW Examiner, 24 of 33 members had a potential financial conflict. Sadly for us all, the recent finding by the Ombudsman has confirmed that impression.

The Ombudsman's finding is disturbing, but just as disturbing is the proposed remedy, which is barely a slap on the wrist. It doesn't address the impact the seriously flawed outcome/plan will have on Portland's future. Portland is unique in still having, particularly in the West End, many of its original early (pre-1935) downtown buildings. These human-scale buildings survive, graced with picturesque architecture, activated by small businesses, and populated with affordable and market-rate housing. The largely historic, livable West End has the kind of architectural detailing that attracts both tourists and young creatives. This area distinguishes Portland from the homogenization that is happening in so many other cities. So does our west-side Willamette riverbank with its sunlit emerald park, lined with human-scaled buildings. No, we are not NY City, nor do we want to try

to be. That is not who we are. Many of us fled the hypertrophic density of east coast cities for our human scaled, historic Portland.

The Central City 2035 Plan recognized these values in its policies and goals. Not so with the West Quadrant Plan. If the WQ plan survives as it is today, those rare west-side central city characteristics and values will be short-lived. Portland will likely lose its identity and its brand. I'm not sure I will want to live here.

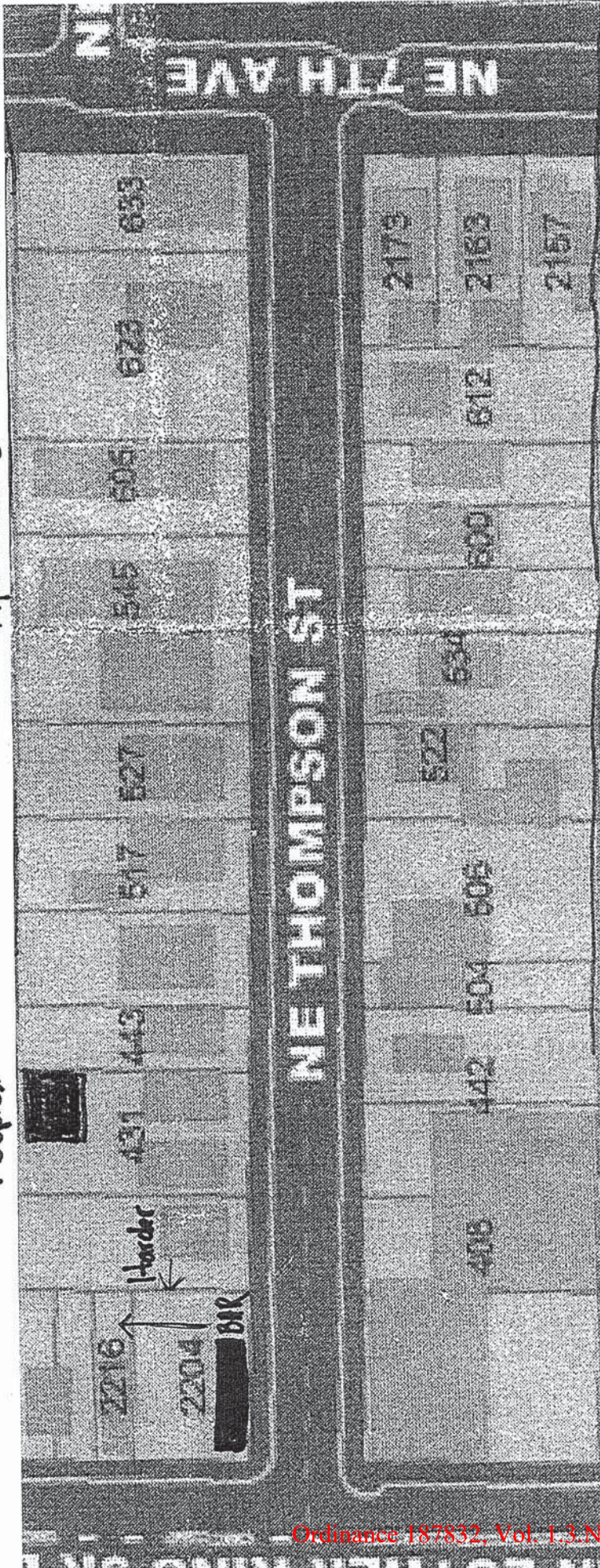
The outcome of the biased WQ SAC was inevitable: politically pressured staff and those with potential financial interests were in command of the conversation. Since the draft West Quadrant Plan will direct planning for our city for the next 25 years and since the plan is a flawed product of a deeply flawed process, the Ombudsman's remedy must be stronger. The remedy should require the plan be revisited and likely revised, this time by a newly-appointed and transparent SAC. Many perspectives that were excluded and ignored up to now need to be included in a new and vigorous conversation, especially about heights and zoning. Only by having a vigorous conversation with a balance of perspectives will a better outcome see daylight.

It's not too late to focus on how to increase density without losing livability, tourist appeal, a lot of existing affordable housing, historic buildings, and the preservation of our unique heritage of wonderful architecture. We can do better. We must do better.

Wendy Rahm
1221 SW 10th Avenue, #1001
Portland, OR 97205
503 227 8527
wwrahm@aol.com

2 homes
1 Duplex

Seen to be
Apartments 8 Condos



My property
2 Homes 1 home
1 Duplex

Harder Contractors

Submitted:
Rebecca
mode

Arevalo, Nora

From: Arevalo, Nora
Sent: Tuesday, November 24, 2015 9:07 AM
To: BPS Comprehensive Plan Testimony
Subject: FW: FW: Top 10 Policies for PDX - DDI Comments on Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

From: Alan Kessler [mailto:alankessler@gmail.com]
Sent: Monday, November 23, 2015 12:00 PM
To: Stockton, Marty <Marty.Stockton@portlandoregon.gov>
Cc: Doug X <dougurb@gmail.com>; Arevalo, Nora <Nora.Arevalo@portlandoregon.gov>
Subject: Re: FW: Top 10 Policies for PDX - DDI Comments on Comprehensive Plan

Thanks, Marty.

So she added this:

The following are proactive solutions based on broad community input to fix current planning and zoning policies.

The intent is a no net density loss approach to encourage additional infill density with fewer impacts.

It's shorter and (IMHO) weaker than the language we approved. We talked about not wanting a net reduction of housing capacity... in any case, I hope that people considering these recommendations would understand that solar access, lower height, FARs, etc. is only wanted if we can provide offsetting increased housing capacity elsewhere in the neighborhood.

Thanks for letting me know your availability tomorrow.

--Alan

On Mon, Nov 23, 2015 at 11:54 AM, Stockton, Marty <Marty.Stockton@portlandoregon.gov> wrote:

Marty Stockton | Southeast District Liaison
Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue | Suite 7100 | Portland, OR 97201
p: [503.823.2041](tel:503.823.2041)
f: [503.823.5884](tel:503.823.5884)
e: marty.stockton@portlandoregon.gov
w: www.portlandoregon.gov/bps

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and additional information, contact me, call 503-823-2041, City TTY 503-823-6868, or use Oregon Relay Service: 711.

From: Division Design Initiative [mailto:ilovedivision@gmail.com]

Sent: Thursday, November 19, 2015 12:46 PM

To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>; Heather FlintChatto <heather@newbuildings.org>

Cc: Stockton, Marty <Marty.Stockton@portlandoregon.gov>; Manning, Barry <Barry.Manning@portlandoregon.gov>; Adamsick, Claire <Claire.Adamsick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; rep.robnosse@state.or.us; RNA Board Chair <rnaboard@eco-community.com>; Sydney Mead <sydney@habitatepropertymanagement.com>; David Aulwes <david.aulwes@gmail.com>; Bob Kellett <bob@seuplift.org>; Dufay, Anne <anne@southeastuplift.org>; Cunningham, Bill <Bill.Cunningham@portlandoregon.gov>; Wood, Sandra <Sandra.Wood@portlandoregon.gov>; Nettekoven, Linda <linda@lnettekoven.com>

Subject: Re: Top 10 Policies for PDX - DDI Comments on Comprehensive Plan

Hello all,

I inadvertently attached our previous letter commenting on the Comprehensive Plan to the Planning Commission (still relevant) in the first email, however this is the current letter for consideration by the City Council.

On Thu, Nov 19, 2015 at 12:27 PM, Division Design Initiative <ilovedivision@gmail.com> wrote:

On behalf of the Division Design Committee, I am attaching the following as testimony and comments on the Comprehensive Plan Update.

In addition to our comment letter, we are submitting the full results of the Division Perceptions Survey (plus three out of 12 reports of the key questions: Opinion of Recent Development, Positive/Negative perception, and Design Preferences).

Also attached are our Top Ten Policy Recommendations for the City of Portland. These policy recommendations have been endorsed by many community leadership organizations including: the Division Clinton Business Association (DCBA), the Hawthorne Boulevard Business Association (HBBA), the Richmond Neighborhood Association (RNA), the Mount Tabor Neighborhood Association (MTNA) and the Division Design Committee (DDC). The attached Top Ten policies represent a response to extensive community outreach, research, and stakeholder engagement over the past 18 months to create proactive approaches to engage community members in the planning and design of their neighborhoods.

Thanks for taking the time to read the survey results! They highlight preferences and we hope will spur community members and polic

Notes About The Data

The Survey Author was Johnathain Fain, a PSU Planning Student
The survey questions were informed by RNA & HAND Neighborhood Association
The survey was disseminated in Spring of 2014 via the Suprmap online survey
The Division Design Committee took over the management of the survey after
Division Design Initiative and Design+Culture Lab performed initial data analysis

Removal of Personal Information

All data in the "All Data -Depersonalized Tab has been cleaned to the extent fe
All data in the other tabs are also cleaned of any personally identifiable data
This cleaning of the data was performed by Design+Culture Lab on behalf of th

Data Analysis

Tabs numbered 1-12 are individual reports of the survey questions with demogr:
Analysis of the Survey Data was initiated to inform the development of Design
Due to limited budget and time, as well as the challenging format of the studen
survey, only a few of the survey questions received in depth analysis.

- Age
- Occupation
- 4 Positive-Negative Perception of Recent Development (Subsets in
- 8 Design Preferences Subsets of this question: Scale, materials, ar
- 10 Vision for the Future

Further analysis of the other questions would be welcome!

Priority questions needing further analysis include

- 1 Character & Identity
- 2 Opinion of New Construction (cross-data analysis with results of the
- 3 Important Street Elements
- 5 Desired Type of Development (cross data analysis with Vision for th
- 6 Meaningful Areas
- 7 Special Buildings
- 9 Strategies to Involve Community
- 12 Demographics (cross data analysis on other questions for subsets (

***We can provide the key codes if needed for tagging data - thanks in advanc

**** For further information about the survey, please contact the Di**

If you would like to see further detail on the survey, there are 12 individual reports with demographic data located here <http://divisiondesigninitiative.org/division-perceptions-survey/>

We also have more policy recommendations and presentations here: <http://divisiondesigninitiative.org/2015/10/29/policy/>

Thank you for the opportunity to comment and for your leadership and innovation in sustainability for the City of Portland.

Heather Flint Chatto, Urban Planner & Designer, LEED AP

Richmond Board Member, Division Design Committee Member

--

DIVISION DESIGN INITIATIVE

Research | Community Advocacy | Design Resources | Neighborhood Planning Tools

Website: www.divisiondesigninitiative.org

Email: ilovedivision@gmail.com

--

DIVISION DESIGN INITIATIVE

Research | Community Advocacy | Design Resources | Neighborhood Planning Tools

Website: www.divisiondesigninitiative.org

Email: ilovedivision@gmail.com

***important community priorities and design
makers to take these into consideration.***

ons and the Division Design Committee members
, and was available through February 2015
the PSU student class it was developed for was completed
is but more is welcome and desired! See notes below..

asible to remove any personally identifiable data

ie Richmond Neighborhood Association to enable this information to be released to the community

aphic data for reference or additional analysis.

Guidelines for Division Street

t designed, open-ended nature of the

include Positive Responses & Negative Responses)
chitectural style, façade design

Pos-Neg Perception Question)

ie Future Questions)

of priorities for business owners, occupations, age groups, transportation modes)

e for any help!

vision Design Initiative, ilovedivision@gmail.com

24 November, 2015

City Council
c/o Council Clerk
1221 SW 4th Ave, Room 130
Portland OR 97204

To the Mayor and Commissioners,

This letter concerns one of two new communities that Orange Splot LLC is currently planning in the Cully Neighborhood. "Camp Cully" will consist of ~22 new homes, 1 existing home, and a common house, located at 4736/4752 NE Going St. and 4540 NE 47th Ave.

The Cully Association of Neighbors (CAN) would like to express its support of local developer Orange Splot LLC's efforts to:

- Build this community of relatively small and inexpensive homes;
- Provide common interior and exterior spaces for all to share;
- Incorporate 2-3 units of permanently affordable housing; and
- Preserve existing trees on the property.

Specifically, CAN supports three features essential to successfully achieving these development goals and site design:

Smaller Dwellings & Funding for Permanent Affordability

At 650 and 1,500 square feet, the homes at Camp Cully will be significantly smaller than Portland's average new home size of 2,400+ square feet. Hence sales prices will be lower and more likely to fall within the range of first time homebuyers. Residents will also have access to shared spaces to supplement their individual homes, including a common house, guesthouse, community gardens, and central fir tree grove. Finally, Orange Splot LLC is committing significant financial resources to a partnership with Proud Ground to make 2-3 homes permanently affordable to low-income, first-time homebuyers.

Therefore, CAN encourages the Portland Housing Bureau to allocate enough home ownership funds so that, between Camp Cully and a second community under development by Orange Splot LLC at NE Mason St., a total of five homes can be made permanently affordable to first time buyers. This will require approximately \$50,000 per unit (beyond Orange Splot's match contribution), of which only \$50,000 has been tentatively committed to date.

Land Use Approvals

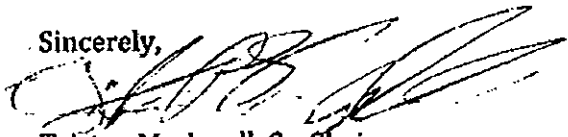
CAN supports Orange Splot LLC's request for land use approvals for the Camp Cully community development, assuming no major changes to the site plan. This would be accomplished either through a Planned Development or a Comprehensive Plan Amendment and Zone Change (making the whole site R3, rather than current R5/R3 split).

Street Tree Preservation

CAN encourages Portland Bureau of Transportation to offer flexibility in half street improvement designs so that trees in or close to the right-of-way can be preserved. This includes allowing public sidewalks to meander and/or narrow as they pass existing trees.

We believe that the aforementioned efforts are in keeping with the City of Portland's goals surrounding housing, equity, and the environment, as expressed in the Portland Plan and the Comprehensive Plan Update. We are ready to help assist these efforts in whatever way we can.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tristan Markwell', written over a horizontal line.

**Tristan Markwell, Co-Chair
Cully Association of Neighbors**

24 November, 2015

City Council
c/o Council Clerk
1221 SW 4th Ave, Room 130
Portland OR 97204

To the Mayor and Commissioners,

This letter concerns one of two new communities that Orange Splot LLC is currently planning in the Cully Neighborhood: "Mason St. Rowhomes" at 5836/5900 NE Mason St., which will consist of 13 new homes and one small existing house.

The Cully Association of Neighbors (CAN) would like to express its support of local developer Orange Splot LLC's efforts to:

- Build this community of relatively small and inexpensive homes;
- Provide common interior and exterior spaces for all to share;
- Incorporate 2-3 units of permanently affordable housing; and
- Preserve existing trees on the property.

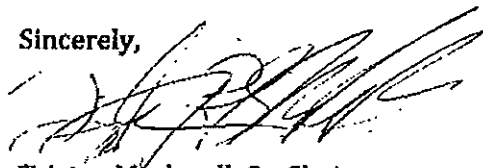
Specifically, CAN supports Orange Splot LLC's commitment to incorporating permanent affordability into this development.

At 1,100 to 1,280 square feet, the 13 new homes at Mason St. Rowhomes will be significantly smaller than Portland's average new home size of 2,400+ square feet, and will have correspondingly lower sales prices. By living in community, residents will also have access to a common house, guesthouse and shared amenities such as community gardens and play areas for children. Finally, Orange Splot LLC is committing significant financial resources to a partnership with Proud Ground to make 2-3 of these homes permanently affordable to low-income, first-time homebuyers.

Therefore, CAN encourages the Portland Housing Bureau to allocate enough home ownership funds so that, between this development and "Camp Cully" (a second community under development by Orange Splot LLC near NE 47th and Going St.), a total of five homes can be made permanently affordable to first time buyers. This will require approximately \$50,000 per unit (beyond Orange Splot's match contribution), of which only \$50,000 has been tentatively committed to date.

We believe that the aforementioned efforts are in keeping with the City of Portland's goals surrounding housing, equity, and the environment, as expressed in the Portland Plan and the Comprehensive Plan Update. We are ready to help assist these efforts in whatever way we can.

Sincerely,



Tristan Markwell, Co-Chair
Cully Association of Neighbors

Arevalo, Nora

From: Catriona Buhayar <cat@bluesweatshirt.com>
Sent: Monday, November 23, 2015 1:32 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Portland staff,

I wanted to re-iterate my support for dense housing and mixed-use zoning. I believe I submitted feedback during the earlier development of the comprehensive plan. With continued efforts for excellent and affordable mass transit, alternative transportation options, and the central location of this neighborhood, I'm excited to shift to a denser urban area.

I know this transition may be challenging (parking, multi-family housing, change in general), but I want to be able to welcome everyone to our city and keep housing affordable.

I live in Sullivan's Gulch, and I'm glad to see we're continuing to be pushed to increase our density, including along Multnomah.

Thank you for all your hard work.

Catriona Buhayar
1927 NE Clackamas St.
Portland, OR 97232

Portland City Council
Council Clerk
cctestimoney@portlandoregon.gov
cputestimoney@portlandoregon.gov
1221 SW Fourth Avenue, Room 130
Portland, Oregon 97204

Re: Truth in Zoning

I request specific language shown below be removed from the general description of land use designations on page GP10-3 the 2035 Comprehensive Plan. This would preserve neighborhood character and would reduce the number of demolitions. This would remove the exceptions that allow land divisions less than the base zone. A Comprehensive map amendment would then be required for a land division less than the base zone.

Land use designations - Amendment

The Comprehensive Plan is one of the Comprehensive Plan's implementation tools. The Map includes land use designations, which are used to carry out the Comprehensive Plan. The land use designation that best implements the plan is applied to each area of the city. This section contains descriptions of the land use designations. Each designation generally includes:

- Type of place or Pattern Area for which the designation is intended.
- General use and intensity expected within the area. ~~In some cases, the alternative development options allowed in single dwelling residential zones (e.g. duplexes and attached houses on corner lots; accessory dwelling units) may allow additional residential units beyond the general density described below.~~
- Level of public services provided or planned.
- Level of constraint.

I also request Section 33.110.240.E of the zoning code, allowing corner lots zoned R5 or R7 to be rezoned to R2.5 if they are larger than 50 feet by 100 feet, be removed from the zoning code in the 2035 Comprehensive Plan.

Please add these to the record.

Thank you,

(Your Name)

PEGGY HICKEY

(Your Address)

8407 SW 46th Ave Portland 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

4629 SW Carson

Portland City Council
Council Clerk

cctestimoney@portlandoregon.gov
cputestimoney@portlandoregon.gov
1221 SW Fourth Avenue, Room 130
Portland, Oregon 97204

AUDITOR 11/23/15 4:19:17

Re: Multnomah Village as Neighborhood Corridor

I request City Council change the designation of Multnomah Village from a Neighborhood Center to a Neighborhood Corridor in the 2035 Comprehensive Plan.

Multnomah Village is classified as a Mainstreet in the current Comprehensive Plan. The Mainstreet designation had a prescribed depth of 180 feet which is consistent with the definition of a Neighborhood Corridor. The Village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation. The change would make the business district of the Village contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capitol Highway.

If the Village were designated a Neighborhood Center with a ½-mile radius, it would overlap with the boundaries of the two adjacent town centers (Hillsdale and West Portland) and the Barbur Boulevard Civic Corridor. The higher-density development in these designations, overlapping with Multnomah, would leave little room for existing single-family zoning as redevelopment continues to occur. The Neighborhood Corridor designation better fits the design and character of the Village.

Both the Multnomah Neighborhood Association and Southwest Neighborhoods Inc. have submitted requests to change the designation to Neighborhood Corridor.

Please add this to the record.

Thank you,

(Your Name)

Peggy Hickey

(Your Address)

8407 SW 46th Ave. Portland 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

Portland City Council
Council Clerk
cctestimony@portlandoregon.gov
cputestimony@portlandoregon.gov
1221 SW Fourth Avenue, Room 130
Portland, Oregon 97204

Re: Multnomah Village CS Zones

The Mixed-Use Zoning Project of the 2035 Comprehensive Plan's proposes to change the Commercial Storefront properties to Commercial Mixed Zone 2 (CM2). I request City Council change this designation to CM1, to which limits building height to 35 feet in the business district of Multnomah Village with a D overlay, in the 2035 Comprehensive Plan.

With the exception of one 3-story building, Multnomah Village consists of predominantly 2-story buildings, many of which are historic. The Village has a design district overlay under the current Comprehensive Plan and this overlay states that new development must be consistent with the scale and character of the existing businesses. The new CM1 designation is a better fit for the historic Village, which appears to be the last remaining cluster of locally-owned businesses in the City.

Please add this to the record.

Thank you,

(Your Name) PEGGY HICKEY

(Your Address) 8407 SW 46th Ave. Portland 97219

cc: Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov
Commissioner Amanda Fritz, Amanda@portlandoregon.gov
Commissioner Nick Fish, nick@portlandoregon.gov
Commissioner Steve Novick, novick@portlandoregon.gov
Commissioner Dan Saltzman, dan@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Susan Anderson, Susan.Anderson@PortlandOregon.gov
MNA Land Use Committee, mnaLandUseCommittee@gmail.com

11/23/15

AUDITOR 11/25/15 AM1814

To: Council Clerk

From: David and Susan Riley
2175 SW Kings Ct.
Portland OR 97205

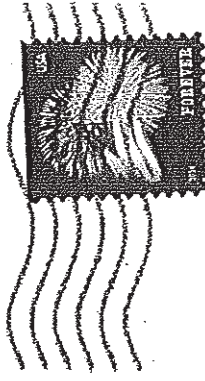
We are strongly apposed to any
change of zoning single family
dwelling, R5, to multi dwelling
R2 on SW Main Street between
SW St. Clair Ave and SW King Ave.
This is a part of Portland
with historic designation.

Thank you,

Susan Riley

Riley Consulting Service
2175 SW King Court
Portland, OR 97205

PORTLAND OR 970
23 NOV 2015 PM 2 L



Council clerk
1221 SW 4th Ave Room 130

Portland OR
97204

97204190021



Arevalo, Nora

From: Matthew Raske <matthew.raske@gmail.com>
Sent: Sunday, November 22, 2015 8:42 PM
To: BPS Comprehensive Plan Testimony
Subject: Comprehensive Plan Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

I am strongly against any change from residential to commercial at 2715 SE 15th Street at SE Clinton and would be happy to give testimony against the planned zoning change. This property needs to stay zoned as residential in the 2035 Comp Plan.

Matthew Raske
1605 SE Clinton Street
Portland, OR 97202

Arevalo, Nora

From: mjones@miltjones.com
Sent: Sunday, November 22, 2015 7:09 PM
To: BPS Comprehensive Plan Testimony
Subject: Comp Plan Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Comments from:

Milton Jones
425 SW Bancroft
Portland, Oregon 97239

I have been following the development of the proposed Comprehensive Plan and have the following comments.

First, I want to praise the City staff working on this project. They are doing an excellent job and have been responsive, knowledgeable and are doing more than you should expect in the way of community outreach.

I fear, however, that the plan itself is headed in the wrong direction. In brief, it is chasing a brass ring of little value while sacrificing the conditions that make Portland a great place to live. The plan emphasis should not be on accommodating development, growth, and increasing density. The emphasis should be on preserving Portland as a very livable mid-sized city with uncrowded, quiet neighborhoods, uncongested streets, and a high quality of life for those who live here. The plan should not be about attracting and servicing an additional population density Portland does not need.

Somehow, the planning staff seems to have been given direction to turn Portland into a another San Francisco. This is a mistake. If we wanted to live in San Francisco, we would move there.

Thank you.