

374171

NE 97th Avenue Phase II LID

If you wish to speak to Council, please print your name, address and email

Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
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✓ Linda Robinson		
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⑩ MARY STEE		
✓ Courtney Shannon		

Testimony
Jennifer Steadman
JMW Properties

I am Jennifer Steadman. I have been the Director of Operations for JMW Properties, owned by Joe Westerman, for the past 2 ½ years.

I would like to tell you a little bit about myself. I have worked in Property Management for 15 years starting as a leasing consultant and moving my way up the ladder over the years.

Back in 2015 I worked for a different company in the area that built a mixed use MULTE tax exempt property in Northeast Portland with 20% affordable units at 60% the median family income. As the Portfolio Manager, I made it my personal goal to reach out to all of the local agencies to educate myself and my staff about the needs in the community. I was determined to have every resource at my fingertips and be an advocate for the tenants should they need any additional help. I have had open communications with the NAACP, Teen Insight, Central City Concern, Catholic Charities, HUD VASH program - which is particularly close to my heart as I am a military brat with veteran parents - Impact Northwest, REACH and many more. The goal was to build a community that helps and supports one another.

However, as I'm sure you're all too familiar, building a community isn't quite the same thing as creating one. Developers build communities all of the time, but to create a new community you have to start from within the area itself and with the people who are already living there day to day. The reason this Gateway project is so important to me is that I feel I'm finally able to be part of creating such a community. Over the past couple years I've developed a close friendship with one of our residents living in Gateway Area Apartments. We shared meals and stories; I've watched her kids grow up and play in the area; she's introduced me to her neighbors and allowed me to become a part of the neighborhood instead of just a landlord. Instead of hearing about issues with the plumbing or a cabinet door that's askew like a landlord would, I was able to hear, as a friend, about the issues with living in an area with unconnected sidewalks, no nearby parks for their kids to play in, and feelings of being unsafe with an ever growing transient presence with seemingly no easy resolutions to the problem. My friends have pointed all of these out to me as we've taken their kids for walks. Whereas before, as I said previously, I was intent on being the best advocate for the tenants – you all know that's a whole different story when you want and need to be the best advocate for your friends. It's this intention that I've taken to heart and it's from that intention that I've been moving forward with every day as I try to make this dream of a project become a reality.

Another great relationship in the community that I've come to cherish is the one I've created with JOIN. Our property management company gives JOIN the first right of refusal when we have a vacant house or apartment, particularly in the Gateway neighborhood. It's been a treat watching JOIN's presence thrive and grow in the area. Working with organizations National Association of Minority Contractors and people that have a real stake in the community on development and construction opportunities we've

begun to create a community with the intention to make diversity and social equity our neighborhood hallmark.

With all of this being said, I am new to this side of affordable housing and the beginning stages of building a community but with Gordon Jones and Joe Westerman empowerment and the help from the community I assure you I will be a success helping to make the Gateways vision a reality. I am very excited for this opportunity to work alongside so many people that care and love this community and the city.

Next, I would like to bring up the topic of displacement for the Gateway residents. JMW Properties owns roughly 233 apartments units within 2 miles of the Gateway neighborhood. We are willing to help relocate our Gateway residents to any of our sister properties of their choosing. We understand the importance of not displacing the residents and have discussed ways to make sure the transition for these residents as seamless and as stress-free as possible. Possible solutions include discounted rent for those having to move, hiring movers to keep the burden of the relocation off the residents or monetary compensation if the residents choose not to transfer within our company's properties.

Our goal is to provide affordable/integrated housing and a safe stable community with the mindset of helping and supporting one another.

CENTRAL GATEWAY PILOT PROJECT: GORDON JONES' TESTIMONY

This pilot project is the vision of multiple property owners and neighbors that are committed to the Gateway Urban Renewal Area reaching its full potential.

The Central Gateway Pilot Project Vision: To build a neighborhood for the future that is equitable, sustainable, walkable and affordable, including; high density housing, parks and open spaces and with multiple transportation options that make living here without a car pleasant and practical.

Background: I live in the Gateway neighborhood and have a long history of civic involvement in the Portland area, including serving on the Milwaukie Planning Commission, various boards and commissions, such as the Gateway Eco District, Gateway Urban Renewal District and the Gateway Transportation Committee. My proudest accomplishment is The Rose Apartments, built in the center of this neighborhood on two streets using the LID process, NE 97th and NE Everett Court. This 90-home community opened its doors to residents four years ago with the help of Metro, PBOT, PHB, BES and Prosper Portland. It features public art, gardening boxes, gold standard sustainability, and most importantly 40% of the units are affordable at 60% of median family income. There is now a concentration of ownership in this RX-zoned neighborhood, and the continued assistance of LID Administrator Andrew Aebi is needed to form the LIDs, which will enable the construction of much-needed new workforce and affordable housing.

Pilot Project Goals:

1. The Model: 40% Affordable / 60% Market
2. FAR 3:1 to 5:1 (6-8 stories) – Up to 2,000 homes
3. Livable Family Community – 2 Bedroom & 3 Bedroom homes
4. Achieve David Douglas School District Preference Policy

Community Benefits – Shared within neighborhood:

- Day Care / Head Start
- Parks / Plazas / Gardens / Playgrounds / Open Spaces
- Ground Floor Mixed Use / Retail / Restaurants / Services / Social Spaces
- Food Carts / Festival Street / Farmers Market
- Roof Top Uses / Amenities / Solar Power
- Electric Vehicle & Multi-Modal Sharing Program
- Electric Vehicle Charging Stations
- Expand Nike Bike Town Boundary East from 52nd Ave. to Gateway and East Portland

What We Need:

- Partnership with the City and Support for Affordable Housing
- LIDs to Help Build Streets, & Parks
- \$2 Million Prosper Portland TIF Funds & \$2 Million PBOT SDC Funds to Reduce Economic Barriers to Reconstructing North/South Street, Building New East/West Streets, New Water Mains, and Utility Undergrounding*

***Gateway Action Plan – 2016: RE: Central Gateway; pg. 10**

- **“Planned PDC Budget Commitment: \$2million for potential Local Improvement District support,”**
- **“Planned PBOT Budget Commitment: System Development Charge Match”**

March 13, 2019

Mayor Wheeler
Commissioner Eudaly
Commissioner Fish
Commissioner Fritz
Commissioner Hardesty

I apologize for being unable to present this testimony in person. Today, I am writing in support of an LID project in Gateway. The proposal by Gordon Jones and his partners is the type of development that we desperately need to create the Gateway that we have all envisioned for decades; a Regional Town Center. I am asking that you support the relatively modest request for funding for the LID projects that will allow the rest of the development to occur.

For many years now, PDC now Prosper Portland has literally poured money into Gateway. Some of this funding has been helpful while other investments seem ill advised. Although appreciative of the ongoing improvements to Halsey-Weidler, I do not believe that investment will result in significant momentum to Gateway. I firmly believe we need to support projects like those presented by Gordon Jones and Ted Gilbert. Both projects will invest in the "downtown" of Gateway and that investment will support and encourage other positive growth. It can and will lead to a vibrant and active community core while addressing our community needs. Coupled with other projects like a remodel of the transit center, we could see the future we have all been waiting for actually happen.

I'd also like to encourage you, as our elected leaders to support the extension of the Urban Renewal funding. Clearly the investment to date has had an impact and terminating it at the completion of the current cycle would leave much unfinished. I would also encourage reinstating the URA oversight committee to ensure adequate community participation.

Thank you for your consideration and leadership. I would be happy to have continued conversation if you have any questions.

Sincerely,

Tom Badrick
Parkrose Heights Association of Neighbors
Gateway One Ecodistrict

Moore-Love, Karla

From: Christopher Masciocchi <masciocchi@mac.com>
Sent: Wednesday, March 13, 2019 9:31 AM
To: Council Clerk – Testimony
Subject: Agenda Item 221 - NE 97th AVE LID

Dear Mayor Wheeler and City Council Members,

As someone who lives and works in Gateway and has been engaged in efforts to uplift this area for over 13 years, I'm excited to endorse this important project.

This LID is part of a Livable Gateway vision that represents the caliber of development Gateway has been waiting for for a very long time and that aligns well with the original, highly aspirational vision of Gateway as a true Regional Center. When Metro designated Gateway as a Regional Center over 20 years ago it did so because of the area's intrinsic value as an unparalleled transportation hub and because it was clear, even then, that the city was destined to grow in an easterly direction.

Today Gateway's position as a transportation hub is more important than ever, especially as we focus on creating high-quality, Transit-Oriented Development. As the city has grown east, Outer East Portland has become the most culturally diverse area in the entire state of Oregon and that very diversity amounts to another truly unique asset. That growth, of course comes with its challenges. If we look at PBOT's Equity Matrix map today, we see a city that is essentially split in two along the I-205 border line. If we look at that data over time we see the contrast between those two areas becoming increasingly profound. While points on the west side have flourished like never before, points east have experienced serious disinvestment.

Because the Gateway Regional Center is situated at the intersection of those two dramatically different parts of the city, it represents a world-class opportunity to bridge that divide. For a city deeply committed to equity and diversity, Gateway is a unique opportunity to think outside the box, walk our talk and do our very best work. It's an opportunity to apply everything we have learned from our past mistakes and create vital, safe and truly thriving neighborhoods *without* displacing people.

The Livable Gateway project has the potential to make tangible progress toward these goals by thinking holistically and focusing on family, inclusion and sustainability. The project looks to achieve these goals by utilizing high-quality design and seamlessly integrating both affordable and market rate housing with thoughtful amenities and green space. Also, by employing unique public/private partnerships, the project seeks to result in the kind of infrastructure improvements this LID represents and which can otherwise be extremely difficult to achieve by either sector alone. The success of these partnerships has the potential to set a precedent for broader solutions.

Of course Portland is not the only city where houselessness has become a critical issue and where diverse and less-affluent populations have been marginalized to the periphery. We do, however, have an opportunity to take a leadership position with regard to how we address these issues. In many ways, houselessness is a symptom of much larger challenges, those of a world where we treat each other differently based on how we look or think, how much money we make or where we live. While the need for more affordable housing is clear, the urgency to create it can address the symptoms while inadvertently exacerbating part of the cause. Poorly designed, cheaply built units, especially when concentrated together at the periphery, create neighborhoods whose very identity is one of poverty and despair. The irony is that this creates more separation and further marginalizes and stigmatizes the very folks we are trying to integrate and help, essentially creating neighborhoods where resident's highest aspirations are to leave.

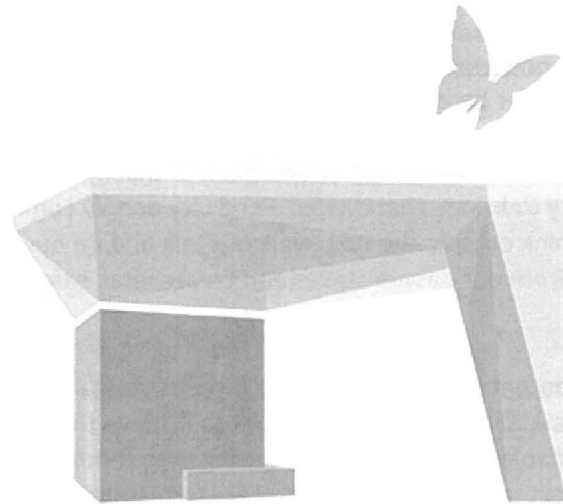
The Livable Gateway Project has the potential to create the type of high-quality Transit-Oriented Development the city needs while leveraging the Gateway Regional Center's unique assets and long-untapped potential. By utilizing creative

public/private partnerships and taking a nuanced, holistic approach, it has the potential to set a new precedent for truly sustainable, integrated and thriving neighborhoods.

Many Thanks,
Christopher Masciocchi



GATEWAY AREA BUSINESS ASSOCIATION

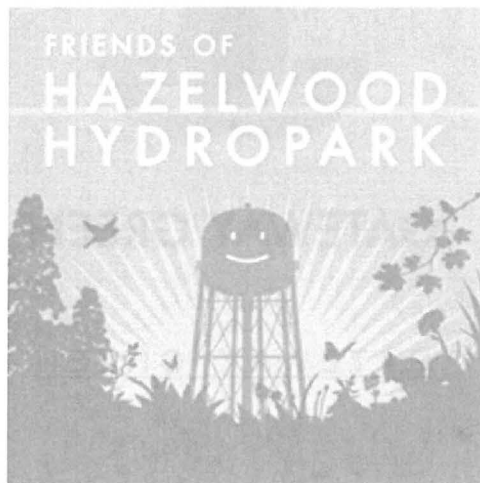


FRIENDS OF GATEWAY
DISCOVERY PARK

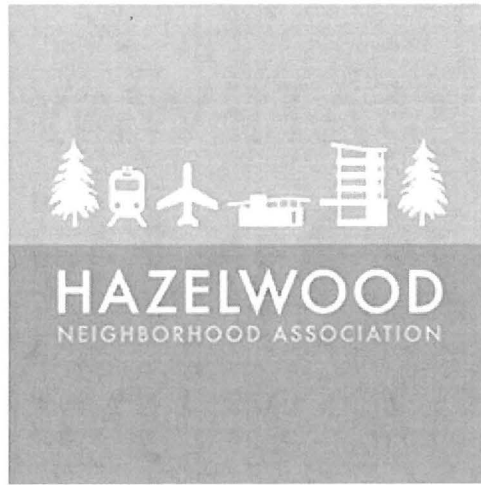
FRIENDS OF GATEWAY DISCOVERY PARK

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FRIENDS OF HAZELWOOD HYDROPARK



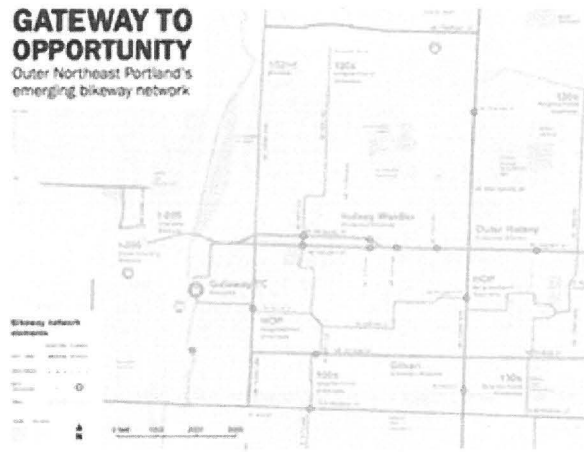
HAZELWOOD



GATEWAY GREEN

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GATEWAY TO OPPORTUNITY
Outer Northeast Portland's emerging bikeway network



GATEWAY TO OPPORTUNITY
EAST PORTLAND BIKE PROJECTS

M A S C I O C C H I



McClymont, Keelan

From: Gordon Jones <gordoncjones@gmail.com>
Sent: Sunday, March 10, 2019 11:34 AM
To: Council Clerk – Testimony
Cc: Aebi, Andrew
Subject: NE 97th Ave. LID - Agenda Item 221 - Testimony
Attachments: 2019-03-09 CENTRAL GATEWAY VISION.pdf

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- ***“Planned PBOT Budget Commitment: System Development Charge Match”***

Aebi, Andrew

From: Bob Schatz <bob@allusaarchitecture.com>
Sent: Tuesday, March 05, 2019 11:09 AM
To: Aebi, Andrew
Subject: Testimony for March 13 meeting

Andrew

Regarding your March 13 City Counsel meeting 10:30 NE 97th avenue Phase 2 LID

I just met Gordon Jones last night, he owns property very close to mine and is a partner with Asena Lawrence. Both our properties had the zoning changed last year and in a negative way. I have already testified last month regarding the loss of value I have be dealt with city council approving a change of zoning which is now costing me about \$500,000, yes half a million bucks.

I don't appreciate city council taking this type of value from me or my neighbors and it only makes sense for City Council to give it back.

I have reviewed Gordon's project for a whole little village which has about 2,000 new apartments along with some small commercial space, parks, streets and walkways. It is brilliant! I support what he is doing 100% and I urge city counsel to do the same.

**ARCHITECT BOB SCHATZ**

2118 SE Division street, Portland, OR 97202

Phone(503) 235-8585

See our web site at Allusaarchitecture.com