

From: Heather Flint Chatto <flintheather@yahoo.com>
Sent: Wednesday, April 24, 2019 9:31 AM
To: Council Clerk – Testimony
Subject: Fw: Support for 10k Neighborhood Contact Meeting Trigger in D-Overlay
Attachments: RNA Notification & Community Engagement Policy - FINAL.pdf; Developer Follow Up to RNA Community Comments Form - Hacker 2017.pdf

Resending with my address

----- Forwarded Message -----

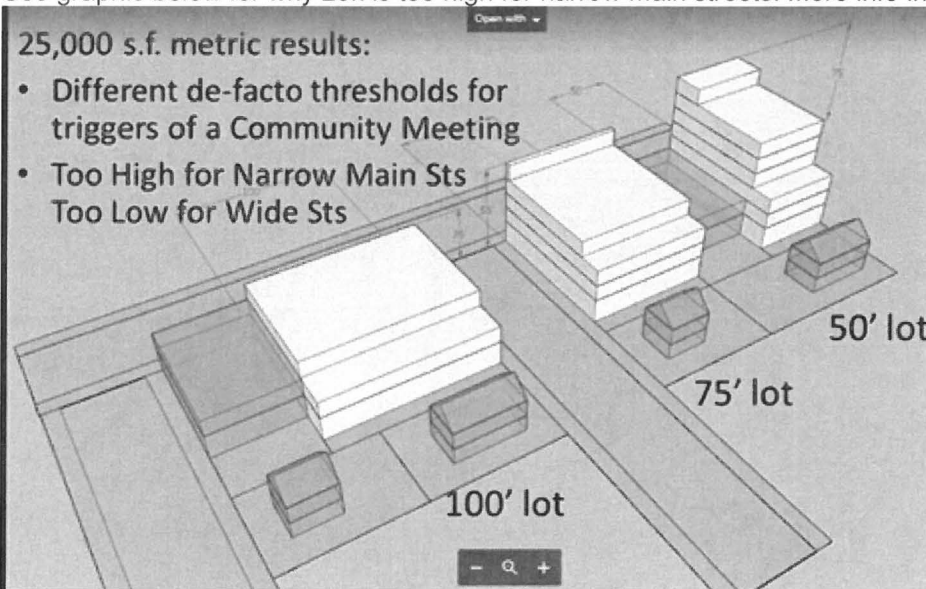
From: Heather Flint Chatto <flintheather@yahoo.com>
To: cctestimony@portlandoregon.gov <cctestimony@portlandoregon.gov>
Sent: Wednesday, April 24, 2019, 9:29:41 AM PDT
Subject: Support for 10k Neighborhood Contact Meeting Trigger in D-Overlay

City Council Members,

I am writing to strongly support the proposed Neighborhood Contact Code Amendment Council for a lower threshold for neighborhood contact meeting requirements (reduced from 25k) to

- Projects building at least 10,000 square feet on sites that are located in the design overlay zone.

See graphic below for why 25k is too high for narrow main streets. More info in summary below.



As a professional urban planner and designer, who has been living in an area undergoing significant growth and change, it is my professional recommendation that:

- 1) a lower trigger for community meetings at 10,000 s.f. for D-Overlay areas (especially on our un-designated historic Main Streets) will further encourage more effective and positive community participation in collaborative shaping of more compatible growth and density with sensitivity to differing contexts of each neighborhood.
- 2) I have seen these early meetings be very productive especially when developers document community priorities using our adopted Development + Community Engagement Policy "follow up form". Located here:

<https://richmondpx.org/s/RNA-Notification-Community-Engagement-Policy-FINAL.pdf>

Development + Community Engagement Policy adopted in 2016 by RNA, STNA, HAND, etc.

3) These early meetings also help the developer better understand community design priorities and goals for the neighborhood including alerting them to the many design resources in the community adopted Division-Hawthorne Main Street Architecture + Design Guidelines. This is particularly important as City staff has told the community it will not notify developers about this key community design guidelines resource because they are not a city adopted document. To this last point, how is it helping applicants not to tell them about these Community goals and resources that have been vetted extensively? Are we only supporting top-down planning or is good grassroots bottom-up planning still valued?

4) NOTICE TO APPLICANTS ABOUT ADOPTED DESIGN GUIDELINES: We recommend that if an area has community adopted design guidelines (as Boise, Sunnyside, Division, Hawthorne and Sellwood have) that this should be noticed as part of a Design Assistance Request response and other communication to developers/designers/applicants and we would be happy to work with staff to ensure any appropriate disclaimers are provided that these are community adopted design resources and not a mandated city document.

5) These early contact meeting are one of the most critical moments for community members to have meaningful input and influence in the process so we would strongly encourage a 45-60 timeframe if there is to actually have timely input. 35 days is not enough time, 60 days is much better for all parties including developers and designers to be able to incorporate improvements before permit documents are finalized.

Thank you for your consideration,
Heather Flint Chatto, Urban Planner of 20 years
DJC Top 25 Women of Vision for the State of OR Winner 2015
Co-Director, PDX Main Streets
2121 SE 32nd Avenue

3-Step Notification & Community Engagement Process

The following 3-step notification policy was approved by the Richmond Neighborhood Association (RNA) Board on March 14, 2016 in response to extensive neighborhood input about a desire for more notification and ability to have more meaningful and timely input about the future growth of the Richmond Neighborhood. For questions about meetings and notification contact the Richmond Neighborhood Association.

1 Notification for Proposed Projects

- a) **Projects ≥5,000 SF or ≥5 units proposed within the Richmond neighborhood should provide notice to the following potentially affected nearby stakeholders:** Business Association, Neighborhood Association, local historical society [if impacting any permanent structure built prior to 1940*], and adjacent neighboring properties and residents (including rental apartments) within a 500 foot radius.

**This date is defined as a threshold established because of the traditional quality building stock that exists in the Richmond neighborhood from this time period and earlier including Victorian, art deco, craftsman, early 20th century commercial main street mercantile architecture etc.*

2 Neighborhood Association Visit(s)

When to Come to the Neighborhood Association: A minimum of one visit to the neighborhood association is encouraged (and is required if on Division Street per City policy) to present an overview of the project to area residents, businesses, and property owners. However two visits to the project’s neighborhood association (NA) are encouraged as follows:

1. Suggested Courtesy Visit to the NA at the “Conceptual Design” stage: Visit to the NA to gather general feedback and give early notice. Timeframe: ideally within 90-180-days prior to submittal.
2. Pre-Permit Visit: Building applicants should make a presentation visit the Neighborhood Association not less than 60 days prior to building permit submittal.

What Project Materials to bring to NA meeting:

1. Site Plan & Proposed Building footprint/plan - Minimum of 25 - 8x11 copies denoted with scale, north arrow, existing trees (and size of DBH –depth at breast height), and showing adjacent surrounding development.
2. Building Façade Elevation Drawings showing proposed building in context with existing adjacent building and block development.
3. Solar Shading Analysis – illustration of solar shading impacts to adjacent development
4. Privacy & View Impact Analysis Drawing – showing how the placement of windows and balconies may or may not impact adjacent neighboring properties privacy and may impact any important public views.

3 Follow up: Applicant Comment & Response Form

An applicant should document and submit a list of comments received from the Neighborhood Association Meeting to the Neighborhood Association with a responding statement for each comment as to how each are being considered.

Neighborhood Association: Date of Visit:	Applicant: Owner:
SAMPLE NEIGHBORHOOD COMMENTS <ol style="list-style-type: none"> 1. Preserve mature tree at NE corner 2. Prefer balconies at street 3. Vary window patterns – continuity with variation 4. More street entries desired 5. Step building height up and down 6. Vary rooflines 7. Commercial at the first floor, smaller affordable commercial spaces requested 8. More family-friendly unit sizes and amenities 	SAMPLE APPLICANT RESPONSE <ol style="list-style-type: none"> 1. Will relocate on-site to preserve 2. Now included on SE façade 3. Incorporated exist. neighborhood patterns for storefront window design 4. Added more frequent entries 5. Will consider this to maintain better solar access 6. Will discuss with architect 7. Cannot make this work with program without amenities bonus 8. Redesigning midblock of building to include shared courtyard with more green space and art; added several 2& 3 bedroom units

January 5, 2017

Matt Otis
Land Use & Transportation Chair
Richmond Neighborhood Association
c/o Southeast Uplift Neighborhood Program
3534 SE Main Street
Portland, OR 97214

Re: Follow up letter to Meeting with the Richmond Neighborhood Association Land Use & Transportation Committee Meeting (Neighborhood contact Requirement 33.700.025)

Site: 3319-3325 SE Division Street

Hello Matt,

Thank you for hosting our team from Urban Asset Advisors and Hacker Architects at the Land Use & Transportation Committee meeting on December 19th. The team thought that it was a productive dialogue with the community, and appreciated the passion and commitment to the neighborhood that those in attendance showed.

I am following up with you after our meeting on the 19th of December, as per the Neighborhood Contact Requirement in the Portland Zoning Code Section 33.700.025 (www.portlandoregon.gov/bps/article/53464). Below I describe the current development proposal and how it has changed from the initial proposal after our discussion. If you have additional questions, feel free to contact me or call the City of Portland's Planning & Zoning Hotline at (503) 823-7526.

Site address and intersection: 3319-3326 SE Division Street, SE Division between SE 33rd Avenue and SE 33rd Place

Proposal Description: The proposal is an approximately 26,000 gross square foot mixed-use building. The building will stand four stories and 45 feet tall. It will feature approximately 2,000 square feet of ground floor retail and 30 apartment units. The apartments will be a mix of studios, one bedroom, and two bedroom units.

Neighborhood Comments	Response
What are the projects sustainable elements?	We are utilizing Energy Trust of Oregon's Multifamily "better" sustainability incentives. The project will achieve 15% reduction in lighting power density and 10% reduction in exterior lighting efficiency. It will utilize Energy Star light fixtures, Energy Star appliances and Energy Star ventilation equipment. The project will provide low-flow plumbing fixtures at bathrooms and kitchens and will utilize condensing tank water

	heaters at 91% efficiency ratings or greater.
The east elevation is too flat	We will look at design options that could break up the large flat surface of the east elevation wall with plantings, control joints or a material change.
Attempt to find room for a bench or seating area along frontage	We will add a bench to the tenant lobby entry recessed area at the Southeast corner of the site.
Please add Festoon lighting, add outlets at tree wells	We are assessing the addition of electrical outlets in the public right-of-way to allow holiday lighting at the tree wells.
Please substantiate the roof cornice	We have reviewed this option, but do not believe this is aesthetically appropriate for this project.
Please have some parking mitigation measures ready	Parking in the area will be mitigated through the inducement of walking, biking, and use of car share services. We will incentivize the residents to use Lyft, Uber, car2go, and ReachNow car share services. Additionally, the building has a strong orientation towards biking and walking.
Please have waste bags available for pets	A pet waste bag dispenser will be added at the front entrance of the building.
Please limit light exposure to the north neighbors' homes	We will minimize the exterior lighting placed at the north side of the building and will provide window shades with a 3% openness at the north facing tenant windows.
Consider community serving options for the retail tenant	We have reached out to the business association for a list of desired businesses, and always attempt to add a service that the neighborhood needs.

Sincerely,

Kevin Clark
Development Coordinator
Urban Asset Advisors

cc: Anne Dufay, Director,
Southeast Uplift Neighborhood Coalition (SEUL)
3534 SE Main Street
Portland Ore, 97214

McClymont, Keelan

From: Thatch Moyle <thatchmoyle@gmail.com>
Sent: Wednesday, April 24, 2019 9:30 AM
To: Council Clerk – Testimony
Subject: In support of the Neighborhood Contact proposed amendment

Hello! I am writing this email in support of the proposed amendment to lower the neighborhood contact threshold to projects at least 10,000 SF within Design Overlay Zones. As the Land Use Chair for the Woodstock Neighborhood Association, we are just now starting to see growth and redevelopment along our Woodstock corridor and the neighborhood wants/needs to provide input on these projects. Earlier this month we hosted a Developer's Meeting for the proposed Joinery redevelopment and had 200+ neighbors turn out for the meeting. Our neighborhood is engaged and wanting to have a say in any larger-scale projects in our neighborhood.

Thank you for the opportunity to comment!

Regards,
Thatch Moyle
LUC Chair WNA

From: Shari Gilevich <segmw@spiretech.com>
Sent: Wednesday, April 24, 2019 9:21 AM
To: Council Clerk – Testimony
Subject: Comment on Neighborhood Contact Meeting standard

For the requirement for neighborhood contact meetings, we fully support the lower threshold of 10,000 square feet on sites that are located in the design overlay zone. Please consider this lower threshold!
Thank you.

Shari Gilevich
Manning Welsh
1344 SE Rex St.
Portland, OR

McClymont, Keelan

From: Laurence Qamar <l.qamar@comcast.net>
Sent: Wednesday, April 24, 2019 9:17 AM
To: Council Clerk – Testimony
Subject: Neighborhood Contact - written testimony due by 9:30

To whom it may concern

I am writing in **support of the the Neighborhood Contact proposed amendment below for a lower 10k threshold for D-Overlay trigger on neighborhood meetings.**

I encourage Council to support a proposed lower threshold for neighborhood contact meeting requirement (reduced from 25k) to projects building at least 10,000 square feet on sites that are located in the design overlay zone.

Thank you,

Laurence Qamar

Laurence Qamar I AIA, CNU-A I
Qamar and Associates Inc.
Architecture and Town Planning
3432 SE Carlton Street - Portland, Oregon 97202
Mobile: 971-221-7692
Email: l.qamar@comcast.net
Web site: www.qamararchitecture.com
Recent work: www.seabrookwa.com

----- Forwarded Message -----

From: Wright, Sara <Sara.Wright@portlandoregon.gov>
To: Wright, Sara <Sara.Wright@portlandoregon.gov>
Sent: Friday, April 12, 2019, 1:30:09 PM PDT
Subject: Neighborhood Contact Code Update - written testimony due by morning of April 24

Hello all:

Thank you for your interest in the Neighborhood Contact Code Update project. City Council introduced and heard oral testimony on four amendments yesterday, April 11th. Five people testified at the hearing. You can watch the [video of the meeting](#) on the Council YouTube channel.

The record was left open for written testimony. (There will be no more oral testimony.)

Send your written testimony about the amendments to cctestimony@portlandoregon.gov before 9:30 a.m. on April 24th.

The amendments package is posted on the project website. Please note that the document lists potential amendments. The potential amendments were all introduced and seconded, but #3 was revised before being introduced; Commissioner Fritz removed the section about Expedited Land Divisions, so that is not included in the amendment.

Here's a quick summary of the amendments:

1. Limit **weekend** meetings to afternoon timeslots between 1 and 6 p.m. (rather than 9 a.m. to 6 p.m.).
2. Require the meetings to be accessible and provide accommodations on request.
3. Require a different process for projects in some cases: **Applicants would first have to offer a meeting to the neighborhood association.** If the neighborhood association declines to host the meeting, the applicant would then have to hold the meeting. This process would be required for:
 - Projects building at least 10,000 square feet on sites that are located in the design overlay zone.
 - Land divisions in environmental review.
4. Require notification of the neighborhood association, business association and district coalition within 400 feet of site.

Commissioners will discuss and vote on the amendments on April 24.

Please let me know if you have any questions about the process.

Thank you!

Sara Wright, Planner II

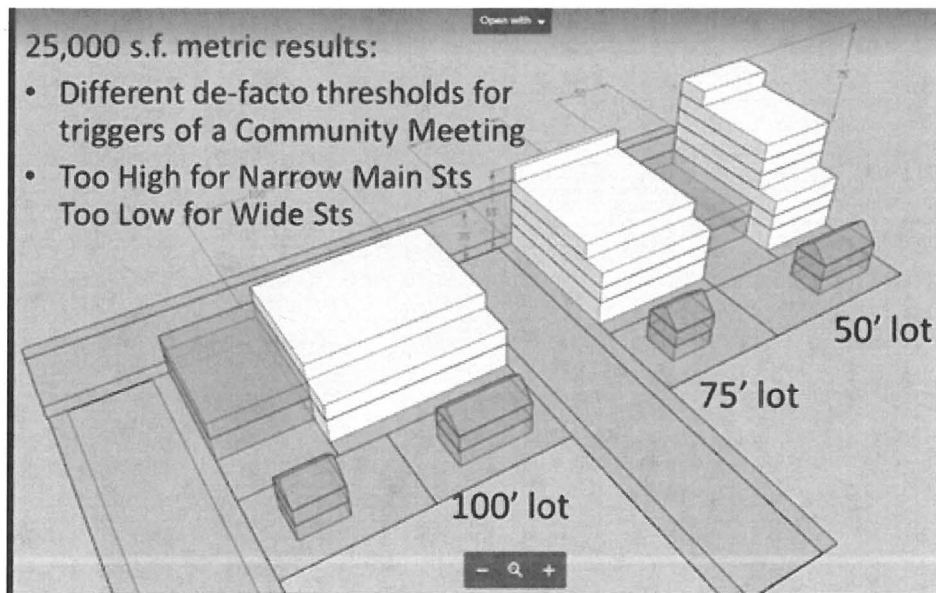
she/her

City of Portland Bureau of Planning and Sustainability

503-823-7728

www.portlandoregon.gov/bps/

The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868.



McClymont, Keelan

From: bhoch <bhoch@teleport.com>
Sent: Wednesday, April 24, 2019 9:13 AM
To: Council Clerk – Testimony
Subject: D-Overlay Neighborhood Contact Amendment

I encourage the City Council to support a proposed lower threshold for neighborhood contact meeting requirement (reduced from 25k) to

- Projects building at least 10,000 square feet on sites that are located in the design overlay zone.

I live in the Richmond area and NONE of the recent and planned buildings along se division would trigger a contact meeting.

Please do not shut the community out of the process. Thank you.

Brian Hochhalter
2133 SE 32nd Ave, Portland 97214
503-349-4159

Sent from my Verizon, Samsung Galaxy smartphone

From: karwaki2@yahoo.com
Sent: Wednesday, April 24, 2019 9:02 AM
To: Council Clerk – Testimony
Subject: UPNA testimony on Agends Item 353

The University Park Neighborhood Association Land Use Committee supports the proposed amendments by Fritz and Fish and feels that they will encourage community involvement and inclusion by all members of the community.

The UPNA Board and Land Use Committee supports extending the notification process, particularly signage requirements, to City building and development projects as well. The City should be a model citizen and operate under the same public notification process as private parties.

Thomas Karwaki
UPNA Land Use Committee Chair
UPNA Board member
7139 N. Macrum Ave
Portland Oregon 97203

received: 4/24/19 7:56 am

189488

1 of 2

FROM: Linda Nettekoven
TO: Portland City Council
SUBJECT: Amendments to Neighborhood Contact Code

Item #1 — Restrict meeting timing on weekends to 1-4 p.m.

I support this recommendation. It works in support of the overall goal of the Neighborhood Contact Code to provide realistic opportunities for community members to engage in planning for their neighborhoods.

Item #2 — Require public meeting to be accessible

I would be interested in comments from the Commission on Disability or the Office of Community & Civic Life regarding this amendment. I do think if we aspire to be an age friendly city and to engage the full diversity of our community we need to find a way to make this happen. I know we are talking about code language here, but staff seems to be pointing out the difficulties in implementation without considering strategies for making this work. It seems specific strategies can be included within administrative rules.

Having spent last evening at a meeting for small developers, I am sensitive to staff's concern that this could be especially burdensome for this group. However, working with the Office of Civic Life to put together, e.g., a list of translation services and other resources that could be passed on to applicants being asked to host a meeting could make this doable. Meeting with groups that represent small developers to alert their members about these changes would be useful as would be hosting a "Lunch and Learn" session about the Contact Code requirements.

Item #3 Apply a third type of neighborhood contact process ...

While I support the details of the process being suggested here, I don't think carving out another type of neighborhood contact process is the best answer to the underlying issues of what size building will trigger the requirement for a meeting and how early in the development process it should be held. Regarding timing, if a meeting is intended to result in actual changes to a design, it needs to occur before the developer has already invested in final drawings. As to size threshold, I testified earlier, 25,000 sq ft is too high. Since the New Seasons store on Hawthorne is only 17,000 sq ft in size they could have sited a grocery without ever meeting with the neighborhood. Of course, a sensible developer would never let that happen, but the threshold needs to be lower and based on likely impact of a building on its surrounding block or corridor. And I continue to suggest 10,000 sq ft or 4 stories within Neighborhood Centers with a higher cut off for Town Center

areas of the city with higher maximum height limits. For Civic Corridors and other areas of the city with wider streets and higher maximum heights, the threshold should be adjusted accordingly. I'm also concerned about how limiting this third type of neighborhood contact to design overlay zones impacts our efforts to further design equity goals. The fact these overlay zones exist signals that they should receive extra oversight. In the spirit of design equity any such process is equally needed (if not more so) in areas without overlays so that all parts of our city see improvement when redevelopment occurs.

Item #4 Notification of adjacent organizations
I support this amendment.

McClymont, Keelan

From: Charles Kingsley <chazkingsley@gmail.com>
Sent: Wednesday, April 24, 2019 7:56 AM
To: Council Clerk – Testimony
Subject: support fritz amendment

I strongly support Commissioner Fritz amendment that would require a public meeting to discuss the design of developments greater than 10,000 square feet in the design overlay zone. I live just off 13th in Sellwood (1105 SE Nehalem) and there are many buildings/lots close by that are less than 25,000 feet that if redeveloped will have a big impact on the street/neighborhood and should require public meetings.

Thanks,
Charles Kingsley

--
Charles Kingsley

m: 503-568-4044
e: chazkingsley@gmail.com

McClymont, Keelan

From: Miriam Erb <miriam.erb@gmail.com>
Sent: Tuesday, April 23, 2019 5:29 PM
To: Council Clerk – Testimony
Subject: Support Amendment 3 to Neighborhood Contact Code Update

Amendment 3 is needed because:

- 1) One threshold is not appropriate for the entire city.
- 2) This amendment increases information, dialogue and discussion available to ordinary citizens.
- 3) Contact meetings provide the opportunity to suggest usually simple mitigation that lessen the impact of development
- 4) and increase the feeling of ownership and pride in new buildings.

Miriam Erb
1002 SE Spokane St.
Portland OR 97202

503-234-6455

McClymont, Keelan

From: David Johnson <povdoc@comcast.net>
Sent: Tuesday, April 23, 2019 4:57 PM
To: Council Clerk – Testimony
Cc: land-use-chair@sellwood.org
Subject: Required Neighborhood meetings

As a member of the SMILE Neighborhood Land Use Planning I strongly urge the City Counsel to keep the required Neighborhood contact meetings for development projects of 10,000 sq. ft. or more. You will significantly damage Portland's liveability if you raise this important development threshold

Sent from my iPhone

S · M · I · L · E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 SE 13th AVENUE, PORTLAND, OR 97202
STATION 503-234-3570 • CHURCH 503-233-1497

April 23, 2019

Portland City Council
c/o Bureau of Planning and Sustainability
Attn: Neighborhood Contact Testimony
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

Dear Commissioners:

SMILE strongly supports a 10,000 sf threshold for a neighborhood meeting in the design overlay zone as proposed in amendment 3 to the Neighborhood Contact Code Update Recommended Draft.

Many of our contact meetings have resulted in improved project designs that will positively impact our community for years to come. These meetings provide a forum for architects, developers and the neighborhood to exchange views and concerns. Such livability benefits as improved setbacks and landscaping, creating better and safer traffic flows, and modifying construction materials and design to better complement our neighborhood's historical architectural quality have resulted from these meetings.

Contact meetings are particularly relevant in the design (d) overlay zone which is common in our neighborhood. *"The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value"* (city code 33.420.010). While signs effectively provide information about a project, they do not provide the opportunity to improve project design that meetings do.

We are disappointed staff does not support amendment 3 and we offer the following responses to their reasons.

- *The amendment adds process and threshold complexity that runs counter to the project goals of clarity and consistency.*

Complexity and clarity: If reduced complexity is desired, merge neighborhood contact II and III by either adopting the neighborhood association first right of refusal in III (our preference) or have the design overlay projects satisfy II as written. Having the opportunity to discuss and improve project design is more important than who hosts the meeting.

Consistency: As stated previously, a lower meeting threshold in the design overlay zone is consistent with the goals of the zone. One threshold is not appropriate for the entire city.

- *The amendment does not reflect the City's commitment to provide broad access to land use information for the general public.*

This is incorrect, the amendment does not decrease access to information, instead it increases access to information and goes beyond providing information by providing an opportunity for dialogue and discussion. Signs are the most effective way of conveying information to project neighbors and a sign is still required.

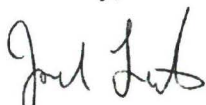
- *The environmental and design overlays already entail an extra layer of City review of development.*

Contact meetings address issues different from those addressed by City review which usually uses the Community Design Standards. Contact meetings provide project neighbors the opportunity to suggest usually simple mitigations that lessen the impact of development and reduces opposition and resentment of new development. Color, material selection, landscaping details, adjusting setbacks, lighting, tree preservation on neighboring lots, and coordination during construction are all important issues to neighbors that we have addressed at contact meetings that are not part of City review.

Amendment 3 would still result in a reduction in the number of contact meetings in our neighborhood compared to current code. Since 2015, 16 projects larger than 10,000 sf have been issued permits in our neighborhood and we were asked to host 27 contact meetings.

SMILE strongly supports amendment 3. This testimony was unanimously approved by the SMILE Board of Directors April 15, 2019. If you have any questions, please contact David Schoellhamer, Chair of the SMILE Land Use Committee, at land-use-chair@sellwood.org. Thank you for the opportunity to testify.

Sincerely,



Joel Leib

President, Sellwood-Moreland Improvement League

Moore-Love, Karla

From: Jim Friscia <jim.friscia@gmail.com>
Sent: Tuesday, April 23, 2019 12:38 PM
To: Council Clerk – Testimony
Subject: Amendments to the Neighborhood Contact Code Update
Attachments: SMILE Council written testimony neighborhood contact amendment 3.pdf

As a Sellwood-Westmoreland neighbor, I would like to voice my support for the SMILE Board's letter of support for the amendment of Commissioner Fritz that would require a public meeting to discuss the design of developments greater than 10,000 square feet in the design overlay zone (see [this document](#)).

Thank you.

Jim Friscia
1818 SE Bidwell Street
Portland, OR 97202
503-720-4629

Moore-Love, Karla

From: Peter Gutmann <gutmann.peter@gmail.com>
Sent: Tuesday, April 23, 2019 11:17 AM
To: Council Clerk – Testimony
Subject: Amendment to Neighborhood Contact Information

Dear Commissioners,

I'm writing to express my support for Commissioner Fritz's amendment, and for SMILE testimony with regard to neighborhood contact public meeting requirements. As stated in SMILE's testimony, Sellwood-Moreland neighbors have a strong interest in supporting this amendment to ensure we can continue to contribute to a better quality neighborhood.

Sincerely,

Peter Gutmann
1104 SE Nehalem St.
Portland, OR 97202

Moore-Love, Karla

From: David Schoellhamer <land-use-chair@sellwood.org>
Sent: Tuesday, April 23, 2019 10:43 AM
To: Council Clerk – Testimony
Cc: Wheeler, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Eudaly; Commissioner Hardesty; Wright, Sara
Subject: SMILE testimony on Neighborhood Contact Amendment 3
Attachments: SMILE Council written testimony neighborhood contact amendment 3.pdf

Attached is written testimony from the Sellwood Moreland Improvement League (SMILE) supporting Amendment 3 to the Neighborhood Contact Code Update Recommended Draft Report.

--

David Schoellhamer
Sellwood Moreland Improvement League (SMILE)
Land Use Committee Chair
land-use-chair@sellwood.org

Moore-Love, Karla

From: Doug K <dougurb@gmail.com>
Sent: Wednesday, April 17, 2019 12:07 PM
To: Council Clerk – Testimony
Subject: Comments on Neighborhood Contact Code Amendments

Doug Klotz
1908 SE 35th Pl.
Portland, OR 97214
4-17-19

Comments on Neighborhood Contact Code Amendments, which are scheduled before Council on April 24, 2019

I support the Neighborhood Contact Code Update as proposed. (My comments on Amendments follow) This proposal will add equity to the city's notification process. The current process unfairly advantages those who live in higher-income and better-connected Neighborhood Association boundaries, with experienced Land Use committees. It also advantages those who are retired and have time to follow newsletters and attend meetings.

Many people living and working in other areas, in East Portland, for instance, do not find out about the new projects in their neighborhoods until they are being built. In addition, Construction of housing is unnecessarily delayed, for "by right" projects, with neighborhood meeting requirements for small developers. This project as proposed will level that playing field by providing timely notice with large signs on the site, with basic multilingual contact information to follow up, and meetings only for larger projects, with meetings also noted on the sign, and a developer guarantee that the meeting will happen.

I oppose the proposed "Fritz Amendment #3", which would undercut the balance the proposal achieves between notification for some and equity for all, by adding meetings for smaller projects in the "d" overlay areas. This will add costs for developers, and only give certain neighbors an opportunity for small projects meetings, while adding costs to the smaller developers who often do these smaller projects. Many smaller projects will be using the "standards" track, so the projects will be "by right". These meetings would only raise expectations of change without delivering.

In addition, projects that do go through Design Review, as well as those that have an Environmental Review, have their own notification process and comment periods. The amendment will do is duplicate those processes. I oppose Amendment #3, AKA Fritz Amendment #3.

I understand both sides on Amendment #1 for Saturday and Sunday times and support either decision.

I think Amendment #2 is certainly a good step toward equity, but I worry that there may be no suitable accessible locations within the notification area (a problem even in inner neighborhoods). So I wonder if another means (such as video feed) could be used to help achieve similar results.

I support Amendment #4 for notification of adjacent neighborhoods.

Thank you.

Doug Klotz

Moore-Love, Karla

From: Sherry Salomon <sherrysalomon@comcast.net>
Sent: Saturday, April 13, 2019 2:59 PM
To: Council Clerk – Testimony
Subject: Neighborhood Contact Code Update Comment

Dear City Council,

My husband and I are senior citizens residing in the Goose Hollow neighborhood. Our son, who is on the autism spectrum, is 39 years old and lives in Section 8 housing at the Collins Circle Apartments.

We support the GHFL as our representatives. Thus, we support Amendment 3 requiring meetings with our neighborhood association.

We also support having meetings in our neighborhood where all citizens have easy access to attend important meetings. We support a participatory democracy where citizens have the maximum input into issues that effect us directly.

Sincerely,
Sherry Salomon

Sent from my iPad

Moore-Love, Karla

From: Mark H Linehan <mhl@mlinehan.us>
Sent: Saturday, April 13, 2019 9:18 AM
To: Council Clerk – Testimony
Subject: Potential Amendments to Neighborhood Contact Code Update Recommended Draft

I am writing in favor of the proposed amendments to the recommended draft of the Neighborhood Contact Code, which are at <https://www.portlandoregon.gov/bps/article/728588>.

Amendment 1:

This strikes me as a reasonable requirement, though I don't really care about it.

Amendment 2:

I certainly agree that meetings should provide equitable access to all members of the public. The amendment makes it clearer that requests for special accommodations should be made 3 days in advance. Both versions of this section require judgement as to what kinds of accommodations are "reasonable". Any such judgement depends upon what is requested as well as common practice. There is no way to avoid some level of subjectiveness.

Amendment 3:

I am in favor of more, not less, notification to the community. My big complaint about the proposed Neighborhood Contact code is that it reduces neighborhood involvement. This amendment tends to mitigate that. The staff thinks this "... adds complexity that runs counter to the project goals of clarity and consistency." Perhaps the project goals are the real problem.

Amendment 4:

As a member of the HAND board, I feel a responsibility to know what is happening both in and nearby HAND. I would appreciate the notification proposed by Nick Fish.

Mark H Linehan

Moore-Love, Karla

From: Jerry Powell <jeraldpowell@ymail.com>
Sent: Friday, April 12, 2019 5:01 PM
To: Council Clerk – Testimony
Cc: Wheeler, Mayor; Commissioner Fritz; Commissioner Eudaly; Commissioner Fish; Dan Saltzman
Subject: Testimony re Neighborhood Contact requirements
Attachments: Personal Letter RE Neighborhood Contact.pdf

I intended to provide this testimony at the council hearing in April 11th but was (and still am) out of town caring for a relative. Thank you for leaving the record open so that my concern with the proposed wording of one portion of the legislation may be heard. Find my testimony below

Thank you

Jerry

Jerald Powell
1924 SW Madison St
Portland OR 97205
geraldpowell@ymail.com

Jerald M. Powell

1924 SW Madison Street

Portland, OR 97205

April 12th, 2019

Mayor Wheeler
Commissioner Eudaly
Commissioner Fish
Commissioner Fritz
Commissioner Saltzman
City of Portland
1221 SW 4th Avenue
Portland OR 97204

RE: Neighborhood Contact Code Update

Delivered by email

Mr. Mayor and Commissioners:

My name is Jerald Powell, and I live at 1924 SW Madison Street in the Goose Hollow neighborhood. I was unable to attend the April 11th Council hearing on proposed amendments to the Design Overlay Zone Neighborhood Contact requirements. I wish to offer the following comments with respect to the proposed Code amendments (as further recommended by council).

The proposed legislation, generally, is an improvement on the current process in several respects and I believe the council should support it. However, the proposal, in attempting equity for developer as well as neighbor fails the neighbor by allowing a developer to effectively deny access to neighborhood voices who may be unable to attend a public meeting held far afield of the proposed development. The propose language in subparagraph 4b to 33.705.020c "Neighborhood contact III" stating that (the meeting)

"Be held at a location within the neighborhood where the proposed development is located or at a location that is not more than two miles from the boundary of the neighborhood within which the proposed development is located and within the boundaries of the district neighborhood coalition in which the proposed development is sited"

ignores the fact that many appropriate venues for such a public meeting exist within the affected neighborhood. In a neighborhood where such a site may not be available, there are certainly appropriate sites available far closer than two miles away from the neighborhood, even if constrained to be within the coalition boundaries. The staff recommended language will allow a developer to site his required public meeting half the city away from his site for no other reason than to limit public exposure and comment. I'll submit that a developer using that provision to limit transparency may fine there to be a

backlash. It's not in the developer's interest nor the city's to even open the door to such egregious abuse of the public's goodwill.

For many neighborhoods, particularly those that will most likely experience type three proposals, it's entirely reasonable to locate the required public meeting within the neighborhood. For neighborhoods that are more suburban, some of which are entirely residential, it may be entirely equitable to locate a required meeting at a nearby venue that may be more accessible to the public. I suggest that there are few if any potential development sites that aren't within a mile of a viable venue. Pegging any distance to neighborhood boundaries is absurd... neighborhoods and coalitions vary enormously in size. A specified distance from the *proposed development* is the only reasonable way to approach that issue.

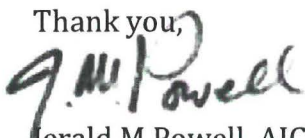
I propose the subparagraph be amended to require the required meeting to be within the neighborhood unless there is no such appropriate site, in which case an appropriate site may be selected within one mile of the proposed development.

Subparagraph 33.705.020c4b, satisfying this request could be amended to read:

"Be held at a location within the neighborhood where the proposed development is located, unless no such site is available, ~~or~~ in which case it may be at a location that is not more than two one miles from the ~~boundary of the neighborhood within which the proposed development is located~~ site, and within the boundaries of the district neighborhood coalition in which the proposed development is sited."

The important points here are that the affected neighborhood should be the preferred location, and only if a venue there isn't available should a site be chosen, and that any venue chosen outside the neighborhood should be within a reasonable distance from the site rather than the neighborhood boundaries.

Thank you,



Jerald M Powell, AICP (emeritus)

189488

NEIGHBORHOOD CONTACT REGULATIONS - AMENDMENTS

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

NAME (PRINT)	ADDRESS AND ZIP CODE (Optional)	Email (Optional)
✓ David Schoellhamer		land-use-chair@sellwood.org
✓ CHRISTIAN TREJBAL	OVERLOOK NEIGHBORHOOD ASSOC.	chair@overlookneighborhood.org
✓ SHAWN CANNY	ARLICK LODGE NEIGHBORHOOD ASSOC.	landuse@arlricklodgeneighborhood.com
✓ Doug Klotz	1908 SE 35th Pl. 97214	dougurb@gmail.com
✓ MARY SIPE		

Moore-Love, Karla

From: Wright, Sara
Sent: Friday, March 15, 2019 1:59 PM
To: Council Clerk – Testimony; Farley, Matthew; Barber, Josiah; Bradley, Derek; Carrillo, Yesenia; Garcia Medina, Mariana; Pierce, Meeseon Kwon; Quitugua, Betsy; Washington, Mustafa; Commissioner Fish; Eudaly, Chloe; Commissioner Fritz; Hardesty, Jo Ann; Wheeler, Ted
Cc: Engstrom, Eric; Rathfelder, Amy; Lawrence, Asena; Duhamel, Jamey; Adamsick, Claire
Subject: Testimony on City Council 3/6 Agenda Item - Neighborhood Contact
Attachments: Combined Testimony on Nhood Cntact final.pdf

Thank you for your thoughtful consideration of the Neighborhood Contact Code Update. The final package of testimony (including testimony you received previously, as well as testimony submitted after 3:30pm on March 5) is attached. You can also read it in the [Map App](#) if you prefer.

The discussion about the proposed changes is scheduled to be continued on April 11. We would very much appreciate it if you would **let us know about any amendments you're considering by April 3**. In the meantime, we're happy to provide further briefings or answer any questions you might have about the proposal – please let me know.

Sara Wright, Planner II
 she/her
 City of Portland Bureau of Planning and Sustainability
 503-823-7728
www.portlandoregon.gov/bps/

The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868.

From: Wright, Sara
Sent: Tuesday, March 5, 2019 4:01 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Farley, Matthew <Matthew.Farley@portlandoregon.gov>; Barber, Josiah <Josiah.Barber@portlandoregon.gov>; Bradley, Derek <Derek.Bradley@portlandoregon.gov>; Carrillo, Yesenia <Yesenia.Carrillo@portlandoregon.gov>; Garcia Medina, Mariana <Mariana.GarciaMedina@portlandoregon.gov>; Pierce, Meeseon Kwon <Meeseon.Kwon@portlandoregon.gov>; Quitugua, Betsy <Betsy.Quitugua@portlandoregon.gov>; Washington, Mustafa <Mustafa.Washington@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Eudaly, Chloe <Chloe.Eudaly@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hardesty, Jo Ann <JoAnn.Hardesty@portlandoregon.gov>; Wheeler, Ted <Ted.Wheeler@portlandoregon.gov>
Cc: Engstrom, Eric <Eric.Engstrom@portlandoregon.gov>; Rathfelder, Amy <Amy.Rathfelder@portlandoregon.gov>; Lawrence, Asena <Asena.Lawrence@portlandoregon.gov>; Duhamel, Jamey <Jamey.Duhamel@portlandoregon.gov>; Adamsick, Claire <Claire.Adamsick@portlandoregon.gov>
Subject: Testimony on City Council 3/6 Agenda Item - Neighborhood Contact

Here is a PDF of the six pieces of testimony received on the Neighborhood Contact Code Update project as of 3:30 today. The testimony can also be [read in the Map App](#).

Thank you,

Sara Wright, Planner II
pronouns: she/her
City of Portland Bureau of Planning and Sustainability
503-823-7728
1900 SW 4th Ave, suite 7100
Portland, OR 97201
sara.wright@portlandoregon.gov
www.portlandoregon.gov/bps/

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Comment ID	Name	Testimony Mode
31968	jeff burns	Submitter
31969	Daniel Heffernan	Submitter
31971	David Schoellhamer	Submitter
31972	Tracy Prince	Submitter
31974	Matvey Rezanov	Submitter
31975	Julie Livingston	Letter
31976	Mark Wyman	Submitter
31978	Mark Linehan	Submitter
31979	Roger Jones	Submitter
31980	Steven Fisher	Submitter
31981	Deanna Mueller-Crispin	Submitter
31982	Julia Hanfling	Submitter
31983	Nancy Chapin	Submitter
31984	Sandra Hay Magdaleno	Submitter
31985	Jonathan Konkol	Submitter
41995	Linda Nettekoven	Email
41996	Doug Klotz	Email
41997	Rocky Johnson	Public Hearing
41998	Linda Nettekoven	Public Hearing
41999	Doug Klotz	Public Hearing
42000	Chris Trejbal	Public Hearing
42001	Leah Fisher	Public Hearing
42002	Heather Flint Chatto	Public Hearing
42003	Council Clerk	Public Hearing

jeff burns

#31968 | February 20, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

Dear City Council, BDS, and Planning, The Neighborhood Contact Code Update Project, draft dated January 2019 has addressed a lot of my concerns about neighborhood notices and discussion on large development project in Portland. I appreciate the following revisions; • 35 days for notice, as most neighborhoods meet on a monthly basis. • Email notification – really helpful, as that’s how most of us work these days. • A larger jobsite sign, and a template for layout out the sign. The ol’ 8x11 notice just wasn’t cutting it. • A square footage threshold. 10,000 sf equates to a typical single story, quarter block development in inner Portland. I appreciate the continued informal nature of the notification process; having gone thru both sides of the neighborhood notification process in multiple jurisdictions, I’ve always felt that that the process is positive for projects, and that opinions count. Great work by staff and thank you for listening. Sincerely, Jeff Burns - Architect
1336 SE 20th Ave Portland OR 97214 jeff@organicmodern.com

Testimony is presented without formatting.

Daniel Heffernan

#31969 | February 20, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

The Sullivan's Gulch Neighborhood Association (SGNA) generally supports the effort to modify the neighborhood contact rules. Our Land Use and Transportation Committee reviewed the draft proposal and recommend a change that is not in the PSC draft. We ask that Section 33.705.020.B.3.c of the proposed code be modified in to require that neighborhood meetings scheduled on Saturday and Sunday occur between 1:00 PM and 6:00 PM to reduce conflicts with religious services.

Testimony is presented without formatting.

S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 SE 13th AVENUE, PORTLAND, OR 97202
STATION 503-234-3570 • CHURCH 503-233-1497

February 21, 2018

Portland City Council
c/o Bureau of Planning and Sustainability
Attn: Neighborhood Contact Testimony
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

Dear Commissioners:

SMILE strongly feels that one of the few ways it can impact neighborhood development is through the required Neighborhood Contact Meeting requirement. The elimination of these required collaborative planning meetings for proposed developments of less than 25,000 square feet (sf) is a serious mistake that will negatively affect the livability of our community for years to come. SMILE has had 24 contact meetings since 2015 while only 9 projects over 25,000 sf were issued building permits.

Many of our contact meetings have resulted in improved project designs that will positively impact our community for years to come. These meetings provide a forum for architects, developers and the neighborhood to exchange views and concerns. Such livability benefits as improved setbacks and landscaping, creating better and safer traffic flows, and modifying construction materials and design to better complement our neighborhood's historical architectural quality have resulted from these meetings.

We request that the development threshold to require neighborhood contact meetings be set at 10,000 square feet. We recognize that this may be a low threshold for zones that allow greater density than found in our neighborhood; setting different thresholds for different zones would be a logical and simple approach.

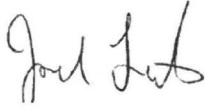
Contact meetings are particularly relevant in the design (d) overlay zone which is common in our neighborhood. *"The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value"* (city code 33.420.010). We believe that projects in a design overlay zone especially need our requested lower threshold for a meeting (10,000 sf). While signs effectively provide information about a project they do not provide an opportunity to improve project design.

Projects that utilize size bonuses or size adjustments will be larger than commonly found in that zone, so they should notify with a sign. Signs are the most effective way of conveying information to project neighbors.

Additional information that should be provided on a sign are date of posting, 35-day timeline, and the number of affordable units.

This testimony was approved by the SMILE Board of Directors February 20, 2019. If you have any questions, please contact David Schoellhamer, Chair of the SMILE Land Use Committee, at land-use-chair@sellwood.org. Thank you for the opportunity to testify.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joel Leib".

Joel Leib
President, Sellwood-Moreland Improvement League

David Schoellhamer

#31971 | February 21, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

The attached testimony was unanimously approved by the SMILE Board of Directors February 20, 2019.

Testimony is presented without formatting.

Tracy Prince

#31972 | February 23, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

The Goose Hollow Foothills League (neighborhood association) is requesting that developer's meetings be held within the neighborhood association (rather than the coalition). We want our elderly, disabled, and low-income residents (who are very involved in our neighborhood association) to not have an access barrier to attending meetings. Most do not own cars and most walk to meetings. So meetings held within our neighborhood will allow much better access for all to participate. Also we request that all emailed notifications must contain developer's contact information so that our planning committee can contact them (this is often left out). Thanks!

Testimony is presented without formatting.



City of Portland
Design Commission

189488
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

Date: March 1, 2019
To: Portland City Council
From: Commissioner Julie Livingston
On Behalf of the Portland Design Commission
Re: Design Commission Response to Neighborhood Contact Code Update
Project Recommended Draft dated January 29, 2019

Thank you for the opportunity to comment on the Neighborhood Contact Code Update Project's Recommended Draft. Design Commission received a briefing on this project from Staci Monroe, a Senior Planner on BDS's Design Review team, on February 21, 2019, and considered the requirements of the proposed new Chapter 33.705 in the context of process improvement recommendations made in the Design Overlay Zone Assessment (DOZA) final report dated April 2017.

Overall this project is an improvement over the current code and establishes a higher bar for public engagement and participation.

DOZA recommends four betterments to the public involvement system:

- 1) Post large signs noting impending reviews;
- 2) Increase mailed notices for Type II and Type III reviews;
- 3) Require applicants to document community input;
- 4) Ensure inclusivity in decision-making processes.

The first three items are addressed through process improvements in Chapter 33.705 that don't create undue burden on the applicant, and the Planning & Sustainability Commission's desire to improve online access to information facilitates further improvement to the public's access to timely information. These actions are likely to result in more inclusive community engagement in the design review process.

Additionally, proposed timelines for posting, notices, and meetings have been adjusted and are likely to slightly streamline the applicant's land use review process without lessening the public's opportunities to provide feedback through informal and formal channels.

Thank you for the very good work you do on Portland's behalf.

Sincerely,

Julie Livingston
Portland Design Commission

cc: Staff, Bureau of Development Services
Staff, Bureau of Planning and Sustainability
Portland Design Commission

Matvey Rezanov

#31974 | March 5, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

Establishing a threshold of 25,000 square feet to require neighborhood meetings all but removes any opportunity for direct engagement in our community. The lower threshold of 10,000 square feet for any required action appears arbitrary, and is not explained outside of a desire to create consistency. Required on site signage for all new development would be a greater step towards consistency--if that truly is the objective. Staff at BPS have spent the better part of a year advancing this proposal and have not made any estimate as to how many projects presently subject to the neighborhood contact code would be exempted from any obligation under the proposed revisions. Within Arbor Lodge, a review of 2018 permit data illustrates the impact of the proposed requirements. 66 percent of projects permitted in 2018 that are presently subject to neighborhood contact requirements would have been entirely exempted from any obligation under the proposed two-track system. 100 percent of the 2018 permitted projects required to meet in person with the Arbor Lodge community would now be exempted from this obligation under the proposed rules. The current Neighborhood Contact code is far from perfect, however the proposed modifications are unclear in their intent, riddled with loopholes, and will most certainly do harm to the objectives of community awareness and civic engagement. Thank you for considering the input of our community.

Testimony is presented without formatting.

Julie Livingston

#31975 | March 1, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

Letter attached.

Testimony is presented without formatting.

Testimony 3/6 (214)

189488



City of Portland
Design Commission

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

Date: March 1, 2019
To: Portland City Council
From: Commissioner Julie Livingston
On Behalf of the Portland Design Commission
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Project Recommended Draft dated January 29, 2019

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Additionally, proposed timelines for posting, notices, and meetings have been adjusted and are likely to slightly streamline the applicant's land use review process without lessening the public's opportunities to provide feedback through informal and formal channels.

Thank you for the very good work you do on Portland's behalf.

Sincerely,

Julie Livingston
Portland Design Commission

cc: Staff, Bureau of Development Services
Staff, Bureau of Planning and Sustainability
Portland Design Commission

Mark Wyman

#31976 | March 5, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

Thank you for the opportunity to provide comments on the proposed update to neighborhood contact requirements. The Arbor Lodge Neighborhood Association (ALNA) regularly receives appeals from residents who feel they have no agency to learn about or influence redevelopment activities. New development in the North Interstate Planning District has largely ignored the community's needs and input. We are experiencing a glut of high-priced, small square footage studio apartments, with minimal housing opportunities for families and virtually no commercial space for residents to gather. We are a community that supports an inclusive vision of infill and density. The market, simply put, is not meeting the needs of our community. The revision of the Neighborhood Contact Requirements presents the opportunity to increase awareness of new development, to promote meaningful engagement between developers and residents, and to establish accountability to the communities whose character and appeal are exploited by developers. The ALNA supports the proposed rules for signage, however the triggering requirements included in the proposed code updates function as a near universal exemption, and roll-back of the current code. Establishing a threshold of 25,000 square feet to require neighborhood meetings all but removes any opportunity for direct engagement in our community. The lower threshold of 10,000 square feet for any required action appears arbitrary, and is not explained outside of a desire to create consistency. Required on site signage for all new development would be a greater step towards consistency. Staff at BPS have spent the better part of a year advancing this proposal and have not made any estimate as to how many projects presently subject to the neighborhood contact code would be exempted from any obligation under the proposed revisions. Within Arbor Lodge, a review of 2018 permit data illustrates the impact of the proposed requirements. 66 percent of projects permitted in 2018 that are presently subject to neighborhood contact requirements would have been entirely exempted from any obligation under the proposed two-track system. 100 percent of the 2018 permitted projects required to meet in person with the Arbor Lodge community would now be exempted from this obligation under the proposed rules. We urge Council Members to ask critical questions as to what the purpose of the proposed draft may be, and for BPS to revisit this issue with an assessment of its impact utilizing permit data that is readily available to their office. The current Neighborhood Contact code is far from perfect, however the proposed modifications are unclear in their intent, riddled with loopholes, and will most certainly do harm to the objectives of community awareness and civic engagement. Thank you for considering the input of our community. Sincerely, Mark Wyman Vice-Chair Arbor Lodge Neighborhood Association

Testimony is presented without formatting.

189488

Portland City Council
Neighborhood Contact Code Public Hearing
Council Chambers, City Hall
1221 SW 4th Avenue



City Council Members:

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Establishing a threshold of 25,000 square feet to require neighborhood meetings all but removes any opportunity for direct engagement in our community. The lower threshold of 10,000 square feet for any required action appears arbitrary, and is not explained outside of a desire to create consistency. Required on site signage for all new development would be a greater step towards consistency—if that truly is the objective.

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Thank you for considering the input of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Wyman', with a long horizontal flourish extending to the right.

Mark Wyman
Vice-Chair
Arbor Lodge Neighborhood Association

Mark Linehan

#31978 | March 5, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

The recommended draft of the Neighborhood Contact Code requires a community notification for developments of 10,000 square feet or more, and a community meeting for developments of 25,000 square feet or more. The latter could be a 5 story building on a 5,000 square foot site. In the HAND neighborhood, many developments that are large for the area -- e.g. on SE Division St and SE Hawthorne Blvd -- will not meet this threshold. Yet the community will want a meeting to discuss such development proposals. The 2006 Division Green Street/Main Street Plan requires a community notification at 5,000 square feet. The recommended draft would double that amount. Summary: the notification threshold should be reduced to 5,000 square feet, and the community meeting threshold should be reduced to 10,000 square feet.

Testimony is presented without formatting.

Roger Jones

#31979 | March 6, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

NCC threshold should include all four story buildings on Main Street Corridors. One-size-fits-all at 25,000 sq. ft. ignores lot size, use of which is an easy fix.

Testimony is presented without formatting.

Steven Fisher

#31980 | March 6, 2019

Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**

I recommend the threshold for requiring a neighborhood contact meeting for a new development be lowered to four stories instead of the recommended five for all parts of the city.

Testimony is presented without formatting.

Deanna Mueller-Crispin

#31981 | March 6, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

The proposed reforms/improvements are sorely needed to improve current practices to Portland's goals of being open and responsive to the public. This is especially important in an era when the city is trying to accommodate many new residents. I particularly support the improvement in signage postings (early and conspicuous) for proposed developments. Documents should include contextual drawings of how the proposal fits into the block it will be on, as well as its effects on a couple of surrounding blocks if it would be significantly out of scale with existing buildings. This lets neighbors see the effect that the proposal would have on their own property (and property values). Notice to a larger area of neighbors is also essential - developments can severely impact more than just the few buildings on either side of the new building. This of course includes property on the other side of the street. I am pleased that the Commission has this opportunity to increase residents' information about new developments.

Testimony is presented without formatting.

Julia Hanfling

#31982 | March 6, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

Please include neighborhood input in planning any building over four stories tall, or over 15,000 SF. It is imperative that buildings fit into the neighborhood for livability and community focus. Thanks.

Testimony is presented without formatting.

Nancy Chapin

#31983 | March 6, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

For a primarily low buildings, historical district such as Hawthorne, it is important that the neighbors, business people and friends are invited to give input on new development proposals to include context and height. For example, always less than four stories and certainly no more five story buildings in between two one story buildings (34th and Hawthorne). Require developers to notify and meet with Neighborhood and business associations at the concept stage not at the final architecturally developed stage. Thank you for your consideration and desire to maintain a livable, beautiful City.

Testimony is presented without formatting.

Sandra Hay Magdaleno

#31984 | March 6, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

Appreciate all the work the City and the Planning Sustainability Commission are doing. Regarding the 33.110.050 Neighborhood Contact. A. Neighborhood contact I. I highly recommend the standard be changed to 100000 to 15000 sq ft. Thank you. I feel strongly about this and the impact it has on our neighborhoods. That also means for the next session that it start at over 15000 sq ft. Thank you very very much.

Testimony is presented without formatting.

Jonathan Konkol

#31985 | March 6, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

Portland is experiencing unprecedented growth. New development has the potential to enhance livability and attractiveness of communities, but to realize that potential, we need to ensure the highest possible quality of design. Portland has been a leader in connecting design with livability - for example, the snout house ban recognized the need for a public face not dominated by automobiles and the value of eyes on the street. We also have a strong tradition of community involvement. We are a stronger more cohesive community when we work collaboratively as neighbors and developers to "get to yes." Neighbors want to welcome new development but are understandably wary because of some past insertions that provided no context sensitivity. For this reason, I urge the City to adopt standards for notification that inform nearby neighbors and neighborhood associations of proposals for all new developments of 4 stories or more and all multifamily projects over 6 units. The City should also require that applicants present context elevations showing the proposed structure with adjacent structures on its entire block face, as well as a shadow study for equinoxes and solstices. I appreciate the need to increase the supply of real estate and believe that when developers show a good faith effort to respond to documented neighborhood concerns, consideration should be given to them by the City when assessing fees and potentially relaxing other standards that do not produce offsite impacts but may enhance the project's viability. Thank you for your consideration.

Testimony is presented without formatting.

To: City Council Members
From: Linda Nettekoven
Subject: Neighborhood Contact Code
Date: March 6, 2019

Good afternoon Mayor Wheeler and Commissioners:

My name is Linda Nettekoven. I live in the Hosford-Abernethy Neighborhood and am contacting you only on my own behalf this afternoon. I would first like to recognize Sara Wright's many months of excellent work in developing this update of the Neighborhood Contact Code with a wide variety of stakeholders.

This piece of code is crucial in giving neighbors, business owners & their employees an opportunity to help shape the growth and change coming to the places where they live and work.

First, I share the widely held opinion that the new signage requirement is an excellent innovation.

However, I have two major concerns regarding the other contact requirements in the proposal.

Notification Letters

First, I would suggest a slight modification regarding which organizations are to be notified when a building 10,000 sq feet or larger is proposed. In my neighborhood the Safeway store at SE 27th and Hawthorne was rebuilt back in 2010. That parcel sits at the junction of 4 neighborhoods and it will be important going forward to make certain that letters of notification are sent to any neighborhood or business district within so many hundred feet of the proposed project. I believe there are or were similar requirements in place for some of our land use reviews and these should be extended for all projects 10,000 sq ft. or over.

Triggers for Community Meetings

Second, I would ask that the threshold triggering the requirement for an applicant to host a community meeting be lowered to 10,000 sq. ft., as Sellwood has suggested in their letter, or 4 stories which is the most common size of buildings under construction along the many smaller commercial corridors in SE, NE & North Portland.

I can point to the New Seasons store at 40th & Hawthorne which is less than 17,000 sq. ft. in size. That may speak to the need for the development of a set of key "use categories" that automatically trigger a community meeting.

However, in my area of the city it is the 4-story buildings that are quickly changing the shape and character of the corridors. In our case the larger buildings being built tend to be in or near the Central Eastside Industrial District where there is less of an established fabric already in place and the impact of new buildings is quite different.

In 2006 City Council adopted the Division Green Street/Main Street Plan, which required developers to meet with the community to discuss any new developments occurring on the street. It is obvious to all that this requirement has not slowed down the redevelopment of that corridor

Without an opportunity to meet with developers to discuss these smaller scale buildings we will lose all opportunity to share ideas and concerns about the future of our corridors, and the Neighborhood Contact becomes fairly meaningless. Even though no one is required to make the changes we suggest, we can point to several buildings in my neighborhood that both neighbors & the developers would agree have changed for the better because of neighborhood meetings.

Strategies for More Successful Community Meetings

For these meetings to be truly useful I would also urge that BDS staff routinely supply applicants with a set of suggestions for conducting and participating successfully in a community meeting. The Hawthorne—Division Design Initiative has developed a set of notification guidelines for those coming to present as well as a sample letter to developers regarding what to bring and other expectations for a community meeting. It is also important to set the stage at such a gathering where some of those attending may have seen a sign, but have no knowledge of the zoning code, the Comprehensive Plan, etc. Sellwood-Moreland has developed a brief introductory segment that is presented at the start of each land use review and explains the code governing the proposal, etc. Sara Wright has included many of these best practices in the appendix of the proposal before you and more could be added for use by neighbors as well as developers. We are very willing to share our materials. However, BDS must make an active effort to see that they are pointed out as a resource even if they are voluntary.

Historic Resources

I also noticed that references to notifications regarding historic resources have been deleted. Since changes are being proposed at both the state and local levels to the ways that historic resources are to be designated and managed, it will be important to carefully coordinate changes to historic resource designation and review with other changes to Neighborhood Notification.

Thank you for your consideration of my concerns.

Sincerely,

Linda Nettekoven
2018 SE Ladd Ave
Portland, OR 97214

Linda Nettekoven

#41995 | March 6, 2019

Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**


Letter attached

Testimony is presented without formatting.

189438

Amend Title 33 to update the Neighborhood Contact regulations

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

	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ 1	Rocky Johnson	1014 SE Bidwell Street Fort. 012	
2	Leah Fisher	3534 SE Main St 97214	
✓ 3	Linda Nettekoven	2018 SE hadd Ave 97214	
✓ 4	Doug Klotz	1908 SE 35th Pl. 97214	
✓ 5	CHRISTIAN TRISBAE	2436 N WILSON ST	Chnir@overlookneighborhood.org
✓ 6	Leah Fisher	3534 SE Main 97214	
✓ 7	HEATHER FLINT CRATE	2121 SE 32ND AVE	lovepdxmainstreets@gmail.com
8			
9			
10			

Moore-Love, Karla

From: Doug K <dougurb@gmail.com>
Sent: Wednesday, March 6, 2019 12:11 PM
To: Council Clerk – Testimony
Cc: Wright, Sara
Subject: Neighborhood Contact Code Update

Doug Klotz
1908 SE 35th Pl
Portland, OR 97214
March 6, 2019

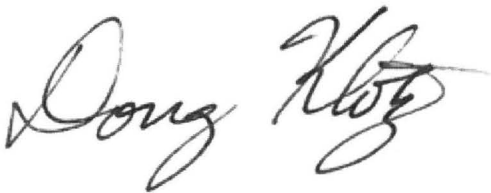
Mayor Wheeler and Commissioners:

I support the recommended Neighborhood Contact Code Update. The process of notification currently in use has many problems, especially in how irregularly it's implemented. Only those living where there are active Neighborhood Associations, and who subscribe to the NA's mailing list, can even find out about a development. When pre-application meetings happen for by-right projects, the public who do attend are frustrated at learning that there is no requirement for the applicant to make changes. The process also slows down and adds costs of time to the development of new housing, which the city sorely needs.

The requirement for a large sign for smaller projects, and a meeting only for larger projects, makes sense. It will inform more people nearby the site about what is planned. Even for larger projects where there will be a meeting, the sign is still a requirement, and serves a valid need.

I support the thresholds chosen, 10,000 feet for the sign, and 25,000 feet for the meeting. Lowering these thresholds will create more meetings that will burden the applicant while providing not real opportunity for nearby people to effect change, especially on by-right projects.

Thank you.



Doug Klotz

Doug Klotz

#41996 | March 12, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

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Testimony is presented without formatting.

Council Clerk

#42003 | March 6, 2019

Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**

Testimony sign-up sheet

Testimony is presented without formatting.

Rocky Johnson

#41997 | March 12, 2019

Testimony to Portland City Council on the Neighborhood Contact Code Update Project, Recommended Draft

See video

Testimony is presented without formatting.

Linda Nettekoven

#41998 | March 12, 2019

Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**

See video

Testimony is presented without formatting.

Doug Klotz

#41999 | March 12, 2019

Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**

See video

Testimony is presented without formatting.

Chris Trejbal

#42000 | March 12, 2019

Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**

See video

Testimony is presented without formatting.

Leah Fisher

#42001 | March 12, 2019

Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**

See video

Testimony is presented without formatting.

Testimony submitted by:
Heather Flint Chato
3/06/2019

SAMPLE SHOWING
HOW FOLLOW-UP
FORM WAS
USED
189488

RBAN SSET ADVISORS
Invest. Develop. Advise

January 5, 2017

Matt Otis
Land Use & Transportation Chair
Richmond Neighborhood Association
c/o Southeast Uplift Neighborhood Program
3534 SE Main Street
Portland, OR 97214

Re: Follow up letter to Meeting with the Richmond Neighborhood Association Land Use & Transportation Committee Meeting (Neighborhood contact Requirement 33.700.025)

Site: 3319-3325 SE Division Street

Hello Matt,

Thank you for hosting our team from Urban Asset Advisors and Hacker Architects at the Land Use & Transportation Committee meeting on December 19th. The team thought that it was a productive dialogue with the community, and appreciated the passion and commitment to the neighborhood that those in attendance showed.

I am following up with you after our meeting on the 19th of December, as per the Neighborhood Contact Requirement in the Portland Zoning Code Section 33.700.025 (www.portlandoregon.gov/bps/article/53464). Below I describe the current development proposal and how it has changed from the initial proposal after our discussion. If you have additional questions, feel free to contact me or call the City of Portland's Planning & Zoning Hotline at (503) 823-7526.

Site address and intersection: 3319-3326 SE Division Street, SE Division between SE 33rd Avenue and SE 33rd Place

Proposal Description: The proposal is an approximately 26,000 gross square foot mixed-use building. The building will stand four stories and 45 feet tall. It will feature approximately 2,000 square feet of ground floor retail and 30 apartment units. The apartments will be a mix of studios, one bedroom, and two bedroom units.

ADOPTED
TEMPLATE



Neighborhood Comments	Response
What are the projects sustainable elements?	We are utilizing Energy Trust of Oregon's Multifamily "better" sustainability incentives. The project will achieve 15% reduction in lighting power density and 10% reduction in exterior lighting efficiency. It will utilize Energy Star light fixtures, Energy Star appliances and Energy Star ventilation equipment. The project will provide low-flow plumbing fixtures at bathrooms and kitchens and will utilize condensing tank water

	heaters at 91% efficiency ratings or greater.
The east elevation is too flat	We will look at design options that could break up the large flat surface of the east elevation wall with plantings, control joints or a material change.
Attempt to find room for a bench or seating area along frontage	We will add a bench to the tenant lobby entry recessed area at the Southeast corner of the site.
Please add Festoon lighting, add outlets at tree wells	We are assessing the addition of electrical outlets in the public right-of-way to allow holiday lighting at the tree wells.
Please substantiate the roof cornice	We have reviewed this option, but do not believe this is aesthetically appropriate for this project.
Please have some parking mitigation measures ready	Parking in the area will be mitigated through the inducement of walking, biking, and use of car share services. We will incentivize the residents to use Lyft, Uber, car2go, and ReachNow car share services. Additionally, the building has a strong orientation towards biking and walking.
Please have waste bags available for pets	A pet waste bag dispenser will be added at the front entrance of the building.
Please limit light exposure to the north neighbors' homes	We will minimize the exterior lighting placed at the north side of the building and will provide window shades with a 3% openness at the north facing tenant windows.
Consider community serving options for the retail tenant	We have reached out to the business association for a list of desired businesses, and always attempt to add a service that the neighborhood needs.

Sincerely,

Kevin Clark
Development Coordinator
Urban Asset Advisors

cc: Anne Dufay, Director,
Southeast Uplift Neighborhood Coalition (SEUL)
3534 SE Main Street
Portland Ore, 97214

3-Step Notification & Community Engagement Process

The following 3-step notification policy was approved by the Richmond Neighborhood Association (RNA) Board on March 14, 2016 in response to extensive neighborhood input about a desire for more notification and ability to have more meaningful and timely input about the future growth of the Richmond Neighborhood. For questions about meetings and notification contact the Richmond Neighborhood Association.

1 Notification for Proposed Projects

- a) **Projects ≥5,000 SF or ≥5 units proposed within the Richmond neighborhood should provide notice to the following potentially affected nearby stakeholders:** Business Association, Neighborhood Association, local historical society [if impacting any permanent structure built prior to 1940*], and adjacent neighboring properties and residents (including rental apartments) within a 500 foot radius.

*This date is defined as a threshold established because of the traditional quality building stock that exists in the Richmond neighborhood from this time period and earlier including Victorian, art deco, craftsman, early 20th century commercial main street mercantile architecture etc.

2 Neighborhood Association Visit(s)

When to Come to the Neighborhood Association: A minimum of one visit to the neighborhood association is encouraged (and is required if on Division Street per City policy) to present an overview of the project to area residents, businesses, and property owners. However two visits to the project’s neighborhood association (NA) are encouraged as follows:

1. Suggested Courtesy Visit to the NA at the “Conceptual Design” stage: Visit to the NA to gather general feedback and give early notice. Timeframe: ideally within 90-180-days prior to submittal.
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What Project Materials to bring to NA meeting:

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3. Solar Shading Analysis – illustration of solar shading impacts to adjacent development
4. Privacy & View Impact Analysis Drawing – showing how the placement of windows and balconies may or may not impact adjacent neighboring properties privacy and may impact any important public views.

3 Follow up: Applicant Comment & Response Form

An applicant should document and submit a list of comments received from the Neighborhood Association Meeting to the Neighborhood Association with a responding statement for each comment as to how each are being considered.

Neighborhood Association: Date of Visit:	Applicant: Owner:
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Heather Flint Chatto

#42002 | March 12, 2019

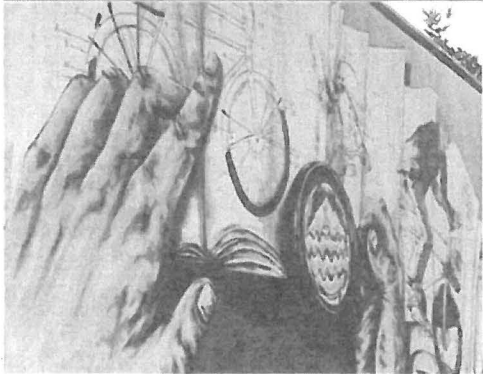
Testimony to **Portland City Council** on the **Neighborhood Contact Code Update Project, Recommended Draft**

See video

Testimony is presented without formatting.

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Contact: ilovepdxmainstreets@gmail.com

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Testimony submitted by:
Heather Flint Chato
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Urban Asset Advisors

422 NW 13th Ave, PMB 808, Portland OR 97209 • 503-445-7557 • info@uaapdx.com

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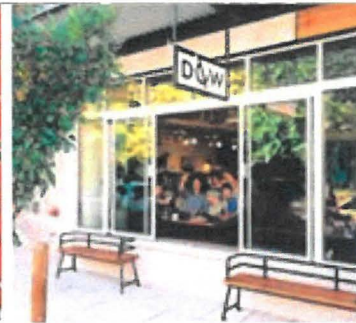
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