

FREMONT APARTMENTS REVISED DESIGN

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Email (Optional)

spoke

STAN PENKIN

ON FILE

ON FILE

✓

NEILSON ABEEL

1325 NW Flanders 97209

Nabeel1940@gmail.com

(15)

Parsons, Susan

From: Jeff Kash bills <kashbills@hotmail.com>
Sent: Monday, May 7, 2018 7:24 PM
To: Council Clerk – Testimony
Subject: Case file number LU 16-278621 DZM GW (Fremont Apartments) - for the hearing on May 10, 2018

Dear Sirs:

I spoke against the Fremont Apartment proposal at the hearing on February 21, 2018. As I am out of town and unable to attend the May 10, 2018 meeting, I am submitting this email in lieu of oral testimony.

At the February 21 meeting, my primary objection to the proposal was the width of the greenway. In their modifications, the architects have increased the minimum width of the greenway trail to 20 feet. If there are no benches or other obstacles in the greenway trail, this is adequate. If there are benches or any other obstacles in this 20 foot width, this is inadequate to permit the free flow of pedestrians and cyclists in both directions.

The architects have achieved this increased width by shrinking the pediment of the structure, but have kept the same floor area by adding a sixth floor to the pediment. I believe this will make the greenway less inviting by making the building look even more like a wall, and recommend that at least this added floor be rejected. Also, I am opposed to allowing the building to violate the codes regarding shadows, as this will also make the greenway less inviting. Disingenuously, the developer notes (on p. 19 of the pamphlet mailed out prior to the present hearing) that these codes will disappear under Central Cities 2025. What the developer does not say is that, under Central Cities 2025, the greenway width will be increased to 50 feet.

Finally, after the public comments at the meeting, the attorney for the developer stated to the Council in her rebuttal that the lot size used for the FAR for the building did indeed include land under the Willamette river. This claim was purportedly based on state legislation that was in effect in the mid-nineteenth century. The attorney further asserted, without any documentation, that the current owner of the land has a chain of deed covenants or other documents that maintained this land as part of the lot size. I am deeply suspicious of this claim. It reminds me of the banks that have foreclosed on homeowners in recent years. The banks had frequently acquired these mortgages when they purchased other banks. When asked to provide documentation about the mortgages, the banks were unable to do so, and the foreclosures were cancelled. In the spirit of "trust, but verify", the Portland City Attorney should review the claim under which the developer has been granted the FAR for the building, as well as the documents that bring that claim to the present owner of the property.

Respectfully submitted,
Jeffrey Kash (kashbills@hotmail.com)
1075 NW Northrup St., Unit 1214
Portland, OR 97209

Moore-Love, Karla

From: Stanley Penkin <stanleypenkin@gmail.com>
Sent: Monday, April 30, 2018 5:20 PM
To: Moore-Love, Karla
Cc: Jeffrey Kleinman
Subject: PDNA Fremont Testimony
Attachments: Fremont Testimony 4.27.18.docx

Hi Karla,

Attached is PDNA's testimony regarding the Fremont Apartments appeal.

Thank you.

Regards,

Stan Penkin
President, Pearl District Neighborhood Association
845 417.8755



www.pearldistrict.org

April 27, 2018

Re: Fremont Apartments

Dear Mayor Wheeler and City Commissioners,

After many months of hearings, discussions and reviews regarding the proposed Fremont Apartments project, the revised plans provided to City Council by the applicant on April 11, 2018 have satisfactorily addressed the concerns of the Pearl District Neighborhood Association.

The applicant has made significant improvements to the Greenway which now better serves the neighborhood and the city. We appreciate the addition of creative artist and plaza space that is in keeping with City Council's recent efforts to promote affordable art spaces in Portland. Other revisions such as removing the originally proposed reduction in bicycle rack spacing and some setback adjustments further improve the building's design.

We thank Lincoln Properties and its architect, TVA, for hearing the Pearl community's concerns and responding to them in a manner that has created a better building than originally proposed. We look forward to positive collaboration with Lincoln Properties on future projects that may be proposed in the neighborhood.

We hope that City Council will approve the revised plans as submitted.

Thank you,

Stanley Penkin
President, Pearl District Neighborhood Association
845 417.8755



www.pearldistrict.org

Moore-Love, Karla

From: Mary Ann Schwab <e33maschwab@gmail.com>
Sent: Wednesday, February 28, 2018 4:51 PM
To: Council Clerk – Testimony
Cc: Wheeler, Mayor; Commissioner Eudaly; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; City Auditor, Mary Hull Caballero
Subject: mas response to: 177 TIME CERTAIN: 2:00 PM – Appeal on behalf of the Pearl District Neighborhood Association against Design Commission's decision of approval for design review with modifications and concurrent greenway review for the Fremont Apart...

Good Afternoon Mayor Wheeler and Commissioners, Eudlay, Fritz, Saltzman, and Fish:

Like all of you, I understand the City is in dire need for more affordable housing. To that a end, Portland voted to support the \$258.400,000 Affordable Housing Bond. An unintended consequence, is your approving the pending MARKET RATE Fremont Apartments 17 story will not meet your vision for those living on limited incomes, many of whom are sleeping under blue tents throughout the City, under bridges, in public parks, and behind dumpsters. Mayor Wheeler and Commissioner Eudlay, I believe former Mayor Hales City Council has been in serious conflict with CC2035 Task 4 and Task 5.

ind you also in dire conflict with CC2035 Task 4 and Task 5, expecting honest and open transparency is when blindsided by City Mayor and Commissioner, who selected volunteers mostly industry volunteers whose policies may also benefit financially.

Starting when the "Housing" Commissioner Saltzman selected the RIPSAC — from a list of willing industry volunteers prepared to establish polices that benefits.

We were surprised to hear from 7 of whom who addressed strong opposition to the Residential Infill and Quarter Mile Mapping. Sadly their voices were not heard — blindsiding CC2035 Task 4 and Task 5.

RIPSAC Infill and Quarter Mile Mapping's coffin was legally nailed on Monday, July 3, 2017, when Home Builders' Association paid lobbyist 1000 Friends of Oregon cut the 28 amendments from HB2007 (it died on Friday, June 30th) and then stuffed the 28 amendments in SB 1051 inclusionary. Listening to SB1051, one Senator questioned "...who here can answer my questions, this got to my desk one-hour before this 2:00 p.m. work session. How can new construction be affordable for those living on fixed Incomes?" The audio shut off, when on again, the Home Builder Association representative response: "Senator that is not what this bill is all about. It is up to the non-profit agencies and churches to construct subsidized housing."

Senate Committee approved SB1051 -- declared this an emergency; thereby, never routing SB1051 to the joint floor session bi-passing a debate. I repeat: Portland's compassionate Voters approved the \$258.4 million affordable housing bond.

This is an egregious socioeconomic issue when the Pearl resident are able to locate a probono Landuse Attorney living within their neighborhood, and Peacock Lane residents went to GoFundMe to protect their street from demolition and mega shoebox duplex/triplex. The affordable mega infill is selling for \$950,000, 511 SE Peacock Lane.

Nor was this the first time CC2035 Task 4 and Task 5 were not respected. I recall when the PP&R Commissioner — who shall remain nameless — selected the WA-MO Community Center Advisory Committee, ratio ten (10) Park and Water employees to two (2). Thanks to efforts from Buckman Community Association President, Susan Lindsay, five NA representative, including Sunnyside Neighborhood Association's representative, Mary Ann Schwab. Today, the two of us are still waiting for PP&R staff to locate available funding to construct the Recreation Center. Did I fail to mention we also supported Commissioner Amanda Fritz's *Fix-Our-Parks Bond* payable 2020.

Clock is ticking, simple email, I support the Pearl Neighborhood Association opposition rational to prevent the construction of a 17 high rise blocking views East. Like Commissioner Nick Fish, I don't want to see a wall of high-rises along the Willamette River front to the Markham Bridge — blocking views from the International Rose Garden, Japanese

Garden and Vista Bridge 60-miles East to Mt. Hood, Native American Tribes call Wy'East. Your voice! Your Vote! Speak now, or allow these Foreign and Domestic Investors to give Developer "by-right" to construct Market Rate units; thereby, forcing the City's Work Force and low income households — many with children to transfer schools — located in East Portland, Tigard, Willsonville, Happy Valley, and in Vancouver, Washington.

Clock is ticking, Like Commissioner Nick Fish, I don't want to see a wall of high-rises along the Willamette River front to the Markham Bridge — blocking views from the International Rose Garden, Japanese Garden and Vista Bridge 60-miles East to Mt. Hood, Native American Tribes call Wy'East. Your voice! Your Vote! Please do not allow pending Foreign and Domestic Investors to give Developer "by-right" to construct Market Rate units; thereby, creating a socioeconomic classless system. Untended social consequence when forcing the City's Work Force and low income households — many with children when forced to transfer schools — located in East Portland, Tigard, Willsonville, Happy Valley, and in Vancouver, Washington.

I fully support the Pearl Neighborhood Association's well stated rational in opposition to STOP the construction of a 17 high rise Market Rate units. I am asking all of you to vote NO.

Kindest regards,
Mary Ann Schwab, Community Advocate
Sunnyside Neighborhood Resident 1971 -
605 SE 38th Avenue
Portland, OR 97214

Moore-Love, Karla

From: John Hollister <jhollister@greatergiving.com>
Sent: Wednesday, February 28, 2018 5:28 AM
To: Council Clerk – Testimony
Subject: LU 16-278621 DZM GW, PC #16-262122 (Fremont Apartments)
Attachments: Rebuttal to Public testimony against the Appeal.docx

Karla,

Please enter this into the record and acknowledge receipt

thank you,

John

--

John E. Hollister

Regional Sales Manager | [GREATER GIVING INC.](#)

C:(503) 956.6294 | jhollister@greatergiving.com

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Rebuttal to Public testimony against the Appeal...

I listened and re-listened to public testimony against the appeal and here are the major points I heard. (I'm in agreement with all their points below)

- We need more affordable housing
 - I totally agree.
 - This project will be luxury apartments for more rich people – no affordable housing
- We wish this project had IH
 - I totally agree.
 - This project is part of the 15,000 units that got in before IH requirements went into effect
 - There are zero major IH projects in the City Central core currently in the planning process (from 2/13/18 IH twelve month report)
- 2035 will take away some of the modifications that concern the appellant
 - I totally agree.
 - 2035 has 50' vs. current 25' zoned greenway setback
 - 2035 eliminates 45 degree angle set back – that's great, with the extra 25' greenway the setback isn't needed.
- We need high density and tall buildings in City Central
 - I totally agree
 - 2035 will allow 250 buildings (vs. 175' currently) which will result in taller thinner towers that will have view corridors between buildings.

This sounds like we agree. None of these above mentioned issues are part of the approval criteria but are very important as we decide the future of our City. We get to decide what our growth looks like.

The appellant's attorney has given you many legal/approval criteria interpretations that could be your basis to overturn the design commission. **Vote in favor of the appeal.**

Please give this appeal your most careful attention as your decision will have important consequences for the future of our City.

Moore-Love, Karla

From: Kurt & Ruth Sorensen <kr.sorensen@att.net>
Sent: Tuesday, February 27, 2018 1:49 PM
To: Council Clerk – Testimony
Subject: rebuttal testimony Fremont Apartments LU 16-278621
Attachments: kurt Rebuttal testimony.docx

Karla, please file the attached testimony. Thank you, Kurt Sorensen

Rebuttal testimony of Kurt Sorensen

Fremont Apartments LU 16-278621

At the hearing Wednesday February 21, 2018, counsel for applicant objected that Portland zoning code section 33.930.025 was effective March 31, 2017, after the date of the application in this proceeding, and thus does not apply to the proposed Fremont Apartments. Section 33.930.025, Measuring Development Standards, reads as follows: "Unless otherwise stated below or elsewhere in this Title, all measurements involving development standards are based on the property lines and area of the site after dedication of public rights-of-way and/or designation of private rights-of-way. Standards include, but are not limited to, building coverage, floor area ratio, setbacks, and landscaping requirements. When site area is being dedicated to widen an existing public right-of-way, calculation of floor area ratio is based on the site area at the time of building permit application."

But in fact, for the most part, Section 33.930.025 is a restatement of the practice always followed by BDS staff. In a conversation on February 23, 2017, beginning at 1:00 P.M., Benjamin Nielsen, chief planner for this case, told me that the first two sentences outline the long-standing practice, and it only codifies what they had been doing. The change is in the last sentence. Before this section was enacted, the practice had been to exclude that portion of a site that would be required to be dedicated as right-of-way in the permitting process but was not yet dedicated. The last sentence allows that soon-to-be-dedicated land to be included in the base parcel for floor area measurement. So, dedicated public or private rights-of-way are to be excluded from base floor area.

Just like a sidewalk along Naito Parkway, the Greenway is a public right-of-way that must be excluded from measurement of base floor area. By adopting the Greenway Plan in 1987, Portland Ordinance # 160237, the City of Portland directed that as a condition of approval for new development or intensification of use of riparian parcels, property owners would be required "to dedicate right-of-way or easements' for a greenway and trail. That ordinance also stated that the dedicated right of way or easement was to provide necessary access for emergency vehicles to the riverward side of the riparian parcel. Portland zoning code section 33.272.020 requires a "dedication of a public right-of-way or easement" for that Greenway. It may be by dedication or grant and must be recorded. That had been done in previous applications regarding this Fremont Apartments property and there is an existing recorded Greenway right-of-way or easement on this property. Whether public or private, dedicated or granted, or in the form of an easement or a right of way, the greenway in this case should be excluded from measurement of base floor area.

Goal 15, OAR 660-015-0005, requires that development along a greenway "shall be directed away from the river to the greatest possible degree". This project accomplishes the opposite. Please sustain the appeal.

Kurt Sorensen

Moore-Love, Karla

From: P Mazer <themazers@gmail.com>
Sent: Tuesday, February 27, 2018 10:53 AM
To: Council Clerk – Testimony
Subject: Appellants Testimony re: Fremont Apartments

1. At the hearing the developer revealed for the first time that the locker room, for which it received a bonus of 40 times the space allocated for a locker room, or in this instance 15,200 sq.ft., was only intended to serve maybe a few employees on the one floor devoted to some commercial purpose. Given the very limited need for such facilities the allocation of 380 feet, the size of a studio apartment, is more than three times the size needed and the excess square footage has only been allocated to get the 40 times multiplier bonus.
2. The Design Commission failed to examine the size and adequacy of the locker room based on use and instead appeared to approve the allocation provided by the developer based on the total number of bicycle storage spaces made available. (See P.2 of the Final Findings and Decision). This was in error since the developer never provided any design standards or explanation to justify the allocation of 380 sq.ft. for this purpose. It was also in error since, as a predominantly residential unit, the number of bicycle spaces are irrelevant when considering the need for a locker room as all residents have their own shower facilities. The Commission never looked at the number of bicycle spaces reserved for potential employees on the first floor or the likely need for shower facilities for commuting employees. Thus It just gave the developer a blank check. Because the developer never provided the Council with any information regarding design standards, it expects the same blank check from the Council. Now that the PDNA has argued that providing such a facility for a residential building is patently absurd the developer has scaled down the need for the locker room but did not scale down its' original size. It still expects to receive approximately 5% of the mass of the entire building for this very limited first floor use.
3. The PDNA has provided testimony of its architect/expert that the limited need for this facility can be accommodated by the allocation of 112 sq.ft. for one shower facility which translates to a locker room bonus of 4,480sq.ft. The reduction in mass of 10,720 sq.ft. if the bonus is appropriately reduced, is not immaterial. It would result in the building being set back further from the greenway trail if that reduction was applied to the riverside of the structure.

Submitted by Lawrence F. Mazer, Portland, Oregon

Sent from my iPad

Moore-Love, Karla

From: gtraeger@gmail.com
Sent: Tuesday, February 27, 2018 10:52 AM
To: Council Clerk – Testimony
Subject: Fremont Apartments testimony Case LU 16-278621
Attachments: Final_Response.pdf

Council Clerk - Attached is rebuttal testimony for the Fremont Apartments Case No. LU 16-278621. Please distribute to the Mayor, City Council members and appropriate city officials.

Thank you.

Glenn Traeger

503 367 8529

Rebuttal Testimony to the Portland City Council

Pearl District Neighborhood Association's appeal of the Fremont Apartments

Fremont Apartments (case LU 16-278621)

February 25, 2018

At the appeal hearing there was some uncertainty expressed on the nature of the requested modification to the building length and its effect on the Willamette River greenway. To clarify this issue, we created Figure 1 to show the effects of the Fremont Apartments on the greenway. Figure 1A shows the greenway configuration as proposed by Fremont Apartments. Moving from left to right one has the Willamette River, then a 25-foot greenway. Adjacent to the greenway is the Fremont Apartments with a 3-foot greenway buffer. With this configuration the greenway path necks down to 12 feet 9 inches due to the limited space available in the greenway and greenway buffer.

Figure 1B shows the greenway configuration that is mandated by the current Central City plan. From the left you have the Willamette River, then a 25-foot greenway with a 33-foot greenway buffer. The increase in greenway buffer is a result of limiting the building foundation length towards the river to 200 feet as required by the current Central City Plan. With the increased width in the greenway buffer and with limited building encroachment one can now easily construct an 18-foot-wide greenway path that is consistent with the greenway path both north and south of the proposed project. There also would be ample space to provide additional landscaping and other amenities available for public use and enjoyment. It is also worthy to note the 2035 Central City Plan would require a 50-foot greenway which would double the current 25-foot greenway width. This would cause no impact to the combined greenway and greenway buffer areas since in the 2035 plan the maximum building length would still limit the Fremont Apartments building length to 200 feet. This is the same standard we currently have now.

The configuration as proposed by the Fremont Apartments has the following effects:

- It sets a dangerous precedent. This building encroachment upon the greenway encourages future developments along the North Pearl waterfront to encroach on the riverfront.
- Constricts greenway path. The Fremont Apartments building encroachment limits the use of the greenway path by making it narrow and dangerous to use. Bicyclists, runners, walkers and children will all have to share the same constricted pathway. This will only become more dangerous as time goes on as this area becomes more densely populated.
- Reduces open space at and around the green way path. This is apparent in this case due to the placement of a towering apartment building directly adjacent to the greenway. This will make this area on the greenway feel more like downtown Portland.

=====
At the hearing it was expressed there was a generous 60-foot wide plaza provided that somehow compensated for the Fremont Apartments encroachment upon the greenway. This is a false argument. The 60-foot wide plaza is not generous, in fact, it is the minimum required by the Central City Plan. The

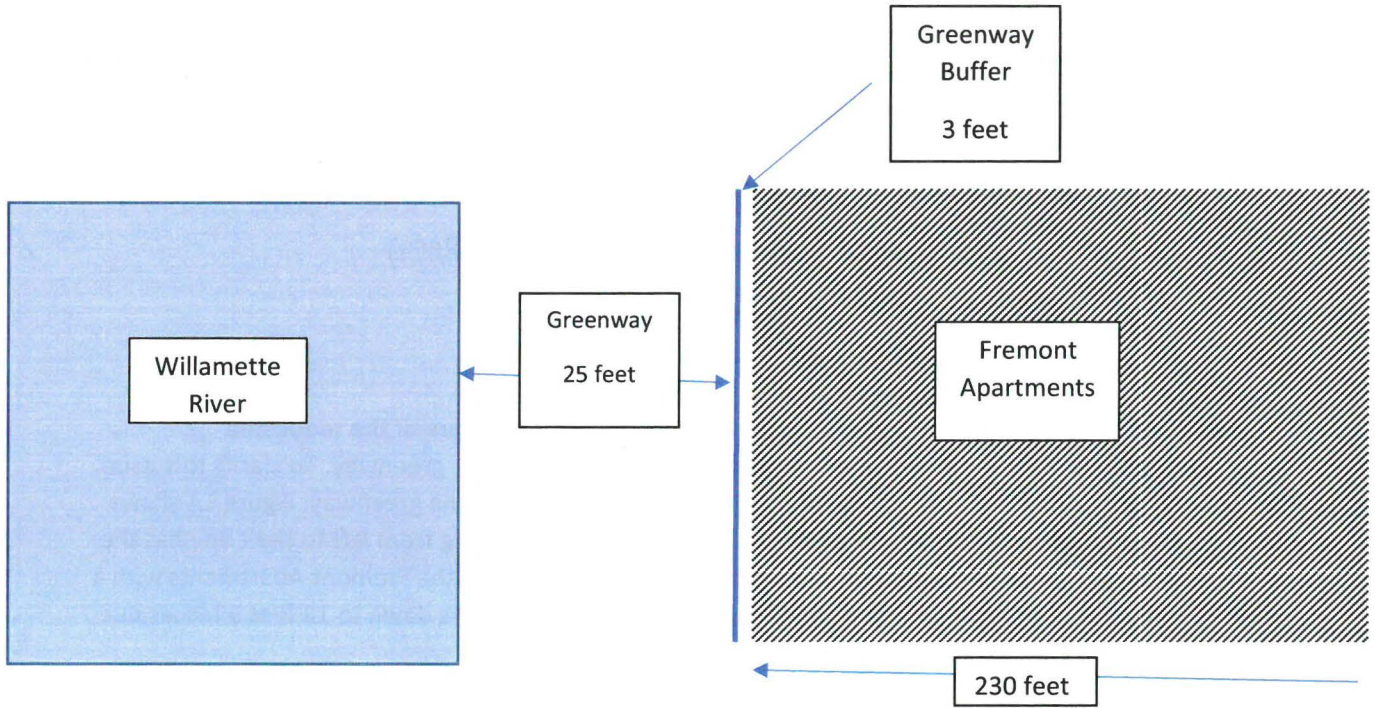


Figure 1A

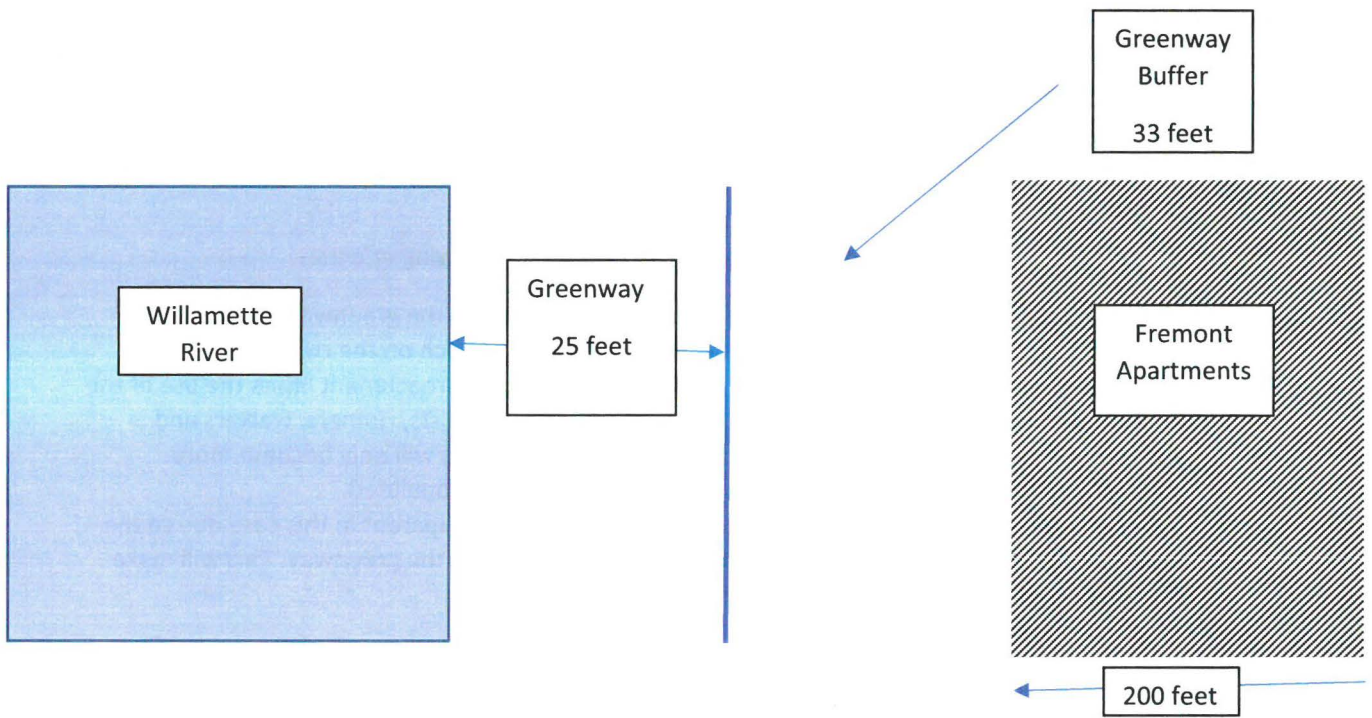


Figure 1B

Central City Plan requires 25% of the width of the site as measured along Naito Parkway to be maintained as a view corridor. Since the property length along Naito Parkway is shown as 240-feet then the minimum required view corridor is 60-feet. This is exactly what the Fremont Apartments provides.

To provide the required 60-foot open area as a continuous space the developer needed to move the Fremont Apartments directly against the south property line in a zero-lot line configuration. This opened the north end of the property by closing the south end. Consider if the adjacent property owner to the south would move his building to the north edge of his property. One would have a continuous wall of high rise buildings blocking off access and views of the Willamette River for hundreds of feet. A much better solution would be to require the Fremont Apartments to center their building on the property by requiring 30-foot side yards on both the north and south sides of the property. If adjacent properties would also provide 30-foot side yards there would be 60 feet of view corridor between buildings. This is a much better configuration since it does not rely on the good will of property owners to prevent zero lot line development along the Willamette River.

=====

The City of Portland is in a housing emergency. The Pearl District is doing more to solve this crisis than any neighborhood in the city. Currently, there are over 1,200 residential units under construction in the Pearl District. Additional housing units are needed and welcome in the Pearl, however, we desire new development conforming with the planning documents and guidelines that have successfully directed its development. To do otherwise, we risk losing the unique character and personality that has made the Pearl neighborhood such a great place to live and work.

Thank You

Glenn Traeger
1133 NW 11th Ave.
Unit 519
Portland, OR 97209
g.traeger@att.net

Moore-Love, Karla

From: John Hollister <jhollister@greatergiving.com>
Sent: Wednesday, February 28, 2018 5:21 AM
To: Council Clerk – Testimony
Subject: LU 16-278621 DZM GW, PC #16-262122 (Fremont Apartments)
Attachments: Minority Report from Design Commission not heard at appeal hearing.docx

Karla,

Please enter this into the record and acknowledge receipt

thank you,

John

--

John E. Hollister

Regional Sales Manager | [GREATER GIVING INC.](#)

C:(503) 956.6294 | jhollister@greatergiving.com

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Minority Report from Design Commission not heard at appeal hearing

On December 21, 2017 at 17:40 on the audio recording of the Design Commission hearing, the vote was taken and the Fremont Apartments project was approved 3 – 1.

Julie Livingston, the commission chairman who voted against the project made the following statement:

“There are likely members of the Pearl District Neighborhood Association in the room today. If you choose to appeal it – if the appeal lands in the Council Chambers on a Wednesday, there will be a Design Commissioner to represent the majority opinion and a Design Commissioner to represent the minority opinion.”

On December 27, 2017 the PDNA Board, at an emergency meeting, voted to appeal the decision.

One of the main arguments for appealing the decision was that the Chairman of the Design Commission was going to give testimony at the appeal. We further explained to the board that Design Commissioners are appointed by City Council, are considered City officials and their testimony would have the highest level of credibility.

City Council voted in 2017 to increase transparency by having minority positions represented at Council.

At the appeal, when Commissioner Fish rightly said (and I paraphrase) “I’ve heard interpretations of why a design commissioner voted against the project but it is odd to have it filtered through public testimony. With all due respect, it’s not the equivalent of a report from Julie Livingston. I actually can’t remember a time in the past when the chairman of the Design Commission was the dissenting vote”

The city attorney answered saying (again I paraphrase) “I won’t give a legal opinion on first impressions in a large public setting because I haven’t had a chance to think this thru and I haven’t been the one primarily involved in the boards or committees. It is my understanding that is in the process of being implemented. I don’t suspect the design commission has had an opportunity to address that issue

The City Attorney made the wrong assumption. Actually the process had been discussed at the Design Commission on December 21st. (see Julie Livingston quote at beginning of this submission) I’m not sure why staff didn’t correct the City attorney as he heard Julie Livingston make the statement that the minority position would be in attendance at the appeal hearing. Why wasn’t she invited to speak?

Julie Livingston was sitting in the audience – The most qualified person in the room never spoke

Ben Neilson correctly said, that all of the information is in public record but it is very difficult to find. For example the one paragraph conclusion that bullet pointed the minority position was on page 51 of the 66 page final decision document.

All of the minority position concerns were brought up in the multiple design commission meetings - they were in the 8 hours of audio recordings that I have yet to review.

The minority position could have been addressed in a 5-10 minute testimony from Julie Livingston

Appeals are stressful events and since we are human, mistakes are made and well intentioned assumptions aren’t correct. This seems like a simple problem to fix. In the interest of City Council making

the most informed decision, I ask that the city attorney implement a process allowing Julie Livingston to testify and answer questions from the City Council possibly at the scheduled March 7th appeal hearing.

Moore-Love, Karla

From: Mary Ann Schwab <e33maschwab@gmail.com>
Sent: Monday, February 26, 2018 9:42 AM
To: Commissioner Fish
Cc: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Saltzman; Commissioner Fritz; Commissioner Eudaly
Subject: Agenda 177, Part 1 -- stay tuned for Part 2 due 5:00 p.m. February 28th. Re: Support Portland's Creative Economy

Hi Nick:

Yes, I fully support Portland's Creative Economy as related to "artists".

Might I suggest starting with the elderly artist living in the Pearl, who on February 21, 2018 submitted into the Agenda 177 record, an example of his vision to protect and expand "field arts spaces" — existing iconic public views of the Willamette river and it's Bridges?

Thanks to quick action by Commissioner Eudaly, who took the photo on her cell phone — officials entered into the record.

I have discovered an egregious procedural loophole within that the ORS _____ referenced by the Investor's Legal Council. I will be sharing it with City Attorney Linly Rees and City Auditor Mary Caballero as well as my community contacts.

Here's the link to the documents for the Fremont Apartments land use case: <https://www.portlandoregon.gov/auditor/article/674250>

Note that "New Evidence" must be submitted by **5pm, Feb. 28**.

All the best,
Mary Ann Schwab, Community Advocate
605 SE 38th Avenue
Portland. OR 97214

On Feb 26, 2018, at 8:58 AM, Nick Fish <nick@portlandoregon.gov> wrote:

Nick Fish

Commissioner, City of Portland

Dear Friend,

In January, Council held a work session on recommendations to protect and expand affordable art spaces.

This **Wednesday, February 28 at 2:00pm**, Council will hold a hearing on a Resolution to add art spaces to the City Code. You can watch the hearing on [YouTube](#) or Channel 30.

You can read the proposal [here](#). OPB's *State of Wonder* recently took a deep dive on the topic. I encourage you to watch the episode.

The Resolution is the culmination of two years of study, meetings with key community stakeholders in Portland, Denver, and Austin.

As we all know, Portland is experiencing rapid growth and a housing crisis. This in turn threatens the character of our city.

We have long been a creative hub, with artists and makers of every type calling Portland home. But we need to protect and expand our art spaces, a true Portland special.

Thank you for your continued support of the arts and our community. I hope to see you on Wednesday.

Sincerely,

Nick Fish

A Plan for Prese

Affor Arts S Port



Mayor Ted Whe
Commissioner F
Commissioner C



Commissioner Nick Fish
1221 SW 4th Ave., Suite 240
Portland, OR 97204
portlandoregon.gov/fish
(503) 823-3589

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