

June 27, 1978

MEMORANDUM

TO: Mary Pederson, ONA
FROM: Tracy Watson, Chief Planner *JW*
SUBJ: Comprehensive Plan Town Hall Meetings

NEIL GOLDSCHMIDT
MAYOR
OFFICE OF
PLANNING AND DEVELOPMENT
MIKE LINDBERG
ADMINISTRATOR
BUREAU OF
PLANNING
ERNEST R. BONNER
DIRECTOR
424 S.W. MAIN STREET
PORTLAND, OR 97204
PLANNING
503 248-4253
ZONING
503 248-4250

Attached are the summary testimony reports from the twelve town hall meetings. These included one meeting in each of the ten planning districts, one city-wide "make-up" meeting and one meeting for special interest groups. Attendance for all meetings was over 470, averaging 40 people per meeting. Low attendance was 8 for the special interest group meeting; the largest meeting was attended by over 100 persons at the SW Hills meeting. These figures are not exact since some people who attended did not sign the registration sheets -- these, therefore, are the minimum numbers.

These comments are to be analyzed by issue or topic area in the same manner as the District Edition Opinion Poll. The results will be presented in a Report on Citizen Participation Results, available in mid-August, along with an analysis of the other citizen response results.

If you have any questions about the meetings, please call me at 248-4260. I'll be happy to provide any additional information.

attachment

TW:sa

*1,500 miss.
3,500 requests
15,500 walk ins
14 K banks*

*34,000 / 1837.00 = 18.52
68,000 / 157.00 = 433.12*

RECEIVED
JUN 28 1978

NORTHWEST DISTRICT TOWN HALL MEETING

June 14, 1978

Testimony

1) Jim Atwood -

Likes alternative 4. Wants a specific site now zoned AO and surrounded by R7 and R10 to be down-zoned to correspond with the adjacent area. A map identifying the specific site was submitted to the Planning Commission, and is now on file with the Comprehensive Planning staff.

2) John Werneken - Goose Hollow

Residents of Goose Hollow unanimously favor alternative 4. There is a problem--all four plans address only zoning, we should use other tools to implement the policies.

Maps of Northwest are too small for people to tell what their property would be zoned (Maps in NW District edition are at a 1" = 2700'-0" scale).

Alternative 2 is a good direction but the proposed centers are too dense. Plan should be modified to allow for preservation of existing buildings.

3) Chuck Duffy - NWDA

How do proposed alternatives relate to the need to provide low cost housing for the elderly?

As property values rise, low income people will be priced out of the housing market. Housing should be evaluated based on how well it meets the needs of low income persons.

4) Penny Davis - NWDA

The Northwest District Plan is not adequately represented by any of the four alternatives. Thurman-Vaughn is still shown as industrial while the plan calls for housing. Some areas now zoned for medium density apartments are single family housing areas that should be maintained.

NWDA would like to work with the Bureau of Planning to insure that the intent of the policy plan for their area is carried out by the recommended zoning.

(Tracy agreed to coordinate with NWDA).

5) Alex Pierce

Wants to know how people in the southwest can propose a plan for the Northwest. Questions whether people can deal with areas remote from their immediate neighborhood. How are the ten district plans going to come together?

6) Greg Malinowski

Why is Forest Park zoned for housing and industrial? Recommends we create an open space or parks zone.

Prefers alternative 4 because by focusing growth in centers cost for services can be reduced.

7) Bob Michaelson - Goose Hollow

Would like to abandon the idea of zoning and replace it with something that would better control population density. He thinks a lid on density is required, especially in the city's high density apartment zone (AO).

Population growth in Goose Hollow should preserve the existing small houses. Doesn't want 'wall to wall' apartments.

Thinks there is a saturation point where a particular piece of land reaches its capacity. Land use controls should be designed to insure that the carrying capacity of an area will not be exceeded.

Opposes construction of high rises adjacent to each other.

8) Francie McDonald - Forest Park

Objects to the 4th alternative because it would rezone her property (now zoned R10) to farm and forest. Neighbors had no voice in developing the 4th alternative. There is no sewer in the area, so it will not develop but would like to see the minimum lot size stay at the R10 density.

9) Ginny Garcia - Forest Park

Was on the Planning Committee that developed the 4th alternative. Every effort was made to notify people of planning committee activities.

Alternative 4 does not address the area plot by plot but rather was intended to buffer Forest Park with farm and forest zoning.

The Forest Park Neighborhood Association supports alternative 4 because it zones for low density uses land which lacks urban services.

10) Bill Harris

Thinks the qualities evaluation is very subjective and questions the results.

11) Greg Malikowski

Wants to know how low the density must be before a septic tank is all right. What density makes sewers economically feasible?

12) Jan Bonaparte

Doesn't understand alternative 4.

13) John Chaney - Corbett

Opposes alternative 1 and supports alternative 4. We should be planning for all the land inside of the urban growth boundary, not just the city. In addition to the recommended map, also wants to see proposed code changes and review process. Supports the idea of "density zoning." Would like to see us create a broad mixed use zone. Thinks such a zone, allowing a mix of residential, commercial, and small industrial would provide for urban vitality. The highest and best use mentality is bad, we should preserve existing land uses where the residents wish it.

14) Molly O'Reilly - Forest Park

Alternative 4 - best represents the goals and best deals with the concerns of the Forest Park Neighborhood Association.

15) John Chaney

Wants to know how the Comprehensive Plan is going to preserve historical areas.

16) Alex Pierce

Thinks an inventory of historic places, structures and districts is long overdue.

17) Peter Stiven

Does everyone understand the process for development and adoption of the Comprehensive Plan?

18) Norman Burger

Against alternative 4 and in favor of alternative 1.

19) Lowella Winkler

In 1965 she purchased 1.8 acres on Skyline zoned R10. If it were rezoned farm and forest, could she still build on it?

20) John Werneken - Goose Hollow

Thanked the staff and the Planning Commission for allowing citizen participation.

Goose Hollow is an area of remarkable diversity. The area still has some unpaved streets. The neighborhood thinks they cannot speak for any area other than their own. Fears that the Comprehensive Plan will not adequately consider the needs of individual neighborhoods.

21) Ginny Garcia

Concerned about the problem of adequate coordination between the City and the county, particularly in her area (Forest Park) which is half in the city and half in the country.

MH:hj

FAR SW TOWN HALL

June 1, 1978

Testimony

1. John Marks

Wants commercial in neighborhoods. Does everyone have to use auto or public transport to shop? Are there any alternatives which provide for commercial and jobs in neighborhoods? Does Far SW support this concept?

Kathy - Do you favor mixed-use zone?

Marks - Now lives in a mixed use area (Fulton Park)
May move to Lewis and Clark and would like shopping area there.

2. Dave Naset - South Burlingame N.A. Chairman

Speaking for neighborhood association -
Seconds what Mark said regarding neighborhood shopping -
an amenity!

Regarding 4th alternative:

1. For transit to succeed, greater densities are needed.
2. Portland should get greater percent of regional growth in all cohorts.
3. Rehab and preservation of housing should be encouraged.
4. High paying jobs and affordable housing to encourage people to live in Portland.
5. Undeveloped land should be developed, especially substandard lots!

Alternative #2 - Proposed high density center at Barbur and Terwilliger - Too many vehicles on Terwilliger which is only two lanes. Now this is a bad location for a center.

I5/Terwilliger off-ramp - Neighborhood association wanted it closed - That off-ramp is cause of problems in neighborhood.

Tracy asked what would make neighborhood commercial objectionable?

- Naset -
- 1) Traffic
 - 2) Large institution drawing more than neighborhood
 - 3) Lack of landscape and poor design.

3. Robin Henderson -

A neighborhood within Jackson is now forming - South of Taylors Ferry in a low density area.
Neighbors expressed purpose is to maintain rural atmosphere that is now threatened due to present development pressures.

Grew up in Salt Lake City and lived in New York City.

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June 1, 1978
FAR SW TOWN HALL
Testimony

Is looking for city with diversity of options and neighborhood densities. Does not want homogeneous city.

Likes Alternative 2 which preserves his neighborhood and gives people choices.

Taylor's Ferry - Natural boundary between low and high density single family areas.

Katz - How do we cope with increased population?

Hendersen - Do we eliminate green belt around ^{of the city} or larger green areas within city?

Katz - What do we do about it? What about the population issue?

Hendersen - Wouldn't have moved here if had known the city would grow too big.

Provide range of housing types: high density and low. Not homogeneous areas.

Thinks the low population of Oregon is good.

Support Alternative 2.

Neighborhood Association: 18th Place - Maplewood - Terwilliger.

4. Paul Bonneau

Portland's growth is due to the amenities of the city.

Encourages planning to accommodate new growth.

We can absorb population increase and keep things desirable.

Germany experience: High density condominiums/duplexes/shared homes, yet still a nice place to be.

Condominiums created pride of ownership, encourage high quality apartments and condos.

Regulate auto traffic by providing mass transit.

5. Mary Ellen Cease - Favor Henderson's testimony - Wants large lots to characterize her area, SW Stephenson - Trying to get the area downzoned to R20. Favors alternative 2.

Russell - What about Terwilliger and I5/density of alternative #2?

Cease - Doesn't support the proposed center at that location.

6. Dennis Norstrom - board of S. Burlingame

Traffic is a problem on Terwilliger Blvd - Does not favor alternative #2 for this reason.

Neighborhood should be preserved.

A proposed study by the city for I5/Terwilliger interchange was never funded but is needed.

Russell - If intersection problem remedied, would you like the center proposed in alternative 2 at Barbur and Terwilliger.

Norstrom - Not opposed to high density if it wouldn't generate traffic. Definitely a traffic problem in that area now. ↩

From other areas (Beaverton and Lake Oswego).

7. Berk Moss

Liked Alternative #2 - because it reinforces neighborhood centers, preserves single family housing, and supports mass transit.

Did not like alternative 2 because of the large centers in Multnomah and Garden Home that it would allow.

Alternative 4 is preferred because it provides:

- 1) Geologic hazard zone
- 2) Strong downtown
- 3) Two housekeeping units in single family home (conversions)
- 4) New zone: Only duplex units - Could not combine land. Only two units per lot. Match neighborhood lot size.

8. Leslie Pohl-Kosbau
Fulton Area

- 1) Agrees with Neset, a high density center at Barbur and Terwilliger would put a strain on the area.
- 2) Improved transit for those in that area is needed.
- 3) Agrees with Berk Moss on A-Duplex area and need for green space with new development.
- 4) Provide for green space with new high density development.

9. Frank Phillips - rep. Jackson N.A.

Alternative 4

Traffic is still a problem in his area.

Needs an overpass at 35th.

Roads can't accommodate traffic, i.e., Romona, Capitol

Highway needs signal at Herber

Supports new duplex zone - Building site for duplex unit only.

Apartments on major transit streets are OK.

Traffic major problem and commercial uses are attracting traffic.

Russell to Tracy - How can traffic problem be solved through CIP?

Tracy - CIP will solve the problems of the new land use plan.

Sarah Hartley - How should Neighborhood Associations deal with traffic?

- 1) Forward concern to traffic engineer
- 2) Forward to transportation planning for short term solutions.

Country roads are also a problem.

Phillips - More parks needed - Developers must provide open space for recreation.

Design review should be required in apartment and commercial zones.

Russell

- 1) Asked Phillips to write to Katz in support of Design Review.
- 2) Do we intend to get specific with traffic problems?

Tracy - Yes.

10. Stan Detering - SW Nevada Court

- 1) How does it (Comp Plan) relate to transit, streets and parks?
- 2) Population - We should be giving state goals to create new population centers rather than overcrowding old metro areas, i.e. Portland.
- 3) Lives near Multnomah and likes it. If neighborhood commercial is like Multnomah, it would be desirable.
- 4) Population density - Plan for diversity but not high density centers, i.e. especially at Multnomah
- 5) Favorably impressed with the 4th alternative.

Russell - If high density development were questioned to make sure the area can support increased traffic, and provide adequate open space. Would it be OK?

Detering - Yes, but alternative 2 avoided issue of making plan truly comprehensive. It didn't note that land for parks should be provided.

Favors a more mixed type of neighborhood, i.e. Multnomah.

Doesn't happen when 60 acres (Ash Creek) is developed for single family R20 houses.

11. Robert Dinsmore - Multnomah

No provision for additional parks and open space in any alternative is made. Such provisions are needed.

Alternative 1 and 3 didn't satisfy park concern, especially along the river.

You (the city) should develop open space along river to attract housing.

Alternative 4 - Missed solving the transit problems; it increases density but doesn't disperse job centers. Shouldn't allow duplex in single family zones.

Create work centers away from downtown like in alternative 2, that way people don't drive through residential areas to downtown. Such centers would support parks and transit system and avoid suburban development.

High density centers create visual landmark and diversity of housing choices.

Population growth - don't extend services where you don't want growth.

12. Mel Stout - Likes concept of Alternative 2 with high density centers.

Likes text of Alternative 4.

- Clean industrial jobs
- Preserve neighborhoods
- Maintain a strong downtown
- Parks and open space zone
- Design review/performance standards
- River oriented mixed use areas
- drainage plan
- natural hazards and resource protection

Wants to see how SW plan connected to rest of city - Parks and transit - SW is not entity on its own.

Wants to see park and open space plan with links between parks - Then people could see how a developer's plan would fit in.

Regarding zoning map #2 - detail

Didn't see one (center) at John's Landing - should be one there. Thinks you could have high-rise there, but doesn't want to expand downtown there. Center of its own.

13. Wally Gibson - South Burlingame

Generally support increase density but not high rise in nodes - Would detract from aesthetics quality of the city.

Favors - Alternative 4 - FF zone and open space zone, especially along Willamette River.

Wants to see more high-density apartments along arterials, but not high-rise.

14. Tom Nakata

About alternative 2 and 4 - People support a compromise between both these alternatives. We need a plan for controlled growth.

State population growth 14% since 1970; double Washington and California.

Favors 2 & 4 - but with less growth.

Alta Park Neighborhood - Should remain low density - If changed, would create more traffic problems through the whole SW.

SOUTH WEST HILLS TOWN HALL MEETING
May 31, 1978
Summary of Testimony

Testimony

1. Emory Crawfoot
 - a. basically does not like any of the alternatives. The Southwest Hills area is well established and should not be changed by improving more apartments or changing the zoning;
 - b. Development on substandard lots is appropriate, but substandard lots that were created just before the 1959 zoning should not be allowed to be built upon;
2. Richard Hartman, 1620 SW Custer
 - a. Basically favors the direction alternative two which protects existing single family neighborhoods and creates higher density residential/commercial centers.
3. Dirce Toulon (Chairman, Robert Grey-Bridlemile planning committee) 2424 SW Sunset
 - a. objected to previous testimony in that neighborhood association believes that high density apartments are inappropriate for the South West Hills area.
 - b. Certain areas of the Southwest Hills district map are not consistent with Robert Grey-Bridlemile policy. For example: The commercial area shown at Dosch Road and Beaverton-Hillsdale Highway; the A2.5 density apartment zoning at the "Capital Highway Triangle."
 - c. There are also problems with the R-5 zoning indicated along SW 18th and Pendleton area. Most of those homes are located on 7,000 square foot lots or larger. The zoning density should be changed to reflect the actual land use in this area.
4. Ms. Jordan (Friends of Marquam Nature Park)
 - a. Supported the development of the Marquam Nature Park (plans on file with the Park Department - See Doug Bridges).
 - b. Also advocated the development of a 40-mile nature trail loop around the City. The nature trail should be included in the Comprehensive Plan (applause from audience).

5. Agnes Swanson, 2648 SW Hamilton Court; Upset about the apparent difference in zoning (R7) in her neighborhood in comparison to the lower zoning (R10) in adjacent neighborhoods.
6. Jim Attwood, 1709 SW Montgomery Drive.
 - a. We should promote more diverse kinds of development along the river front. For example, hotels, apartments and commercial centers that are water oriented.
 - b. Substandard lot development should be encouraged to provide new housing opportunities.
 - c. Development in the Goose Hollow area and in the hillside overlooking downtown should be sensitive to views and vistas. AO zoning in this area should be carefully reviewed for potential conflict with neighborhood livability.
7. Jean Roy, 2420 SW Broadway
 - a. Does not want to see Beaverton-Hillsdale Highway turned in to commercial trip development. The best land use along the highway is low to medium apartment development.
 - b. Basically favors alternative III, but without the high density housing envisioned for the Marquam Hill area.
8. Gaynell Alfred, 201 SW Bancroft Court
 - a. Disagrees with previous testimony in that she envisions the need for increased density housing and a revised zoning code that allows for common wall construction.
 - b. Parks should be where most people live, not in the less densely populated West Hills area. Does not support the Marquam Nature Park for that reason.
9. Jack Hines (member, SWIRL Board of Directors) 2828 SW Patton Road.
 - a. Alternative IV represented a compromise between the South-west Hills neighborhoods.
 - b. Thinks that Alternative IV should be supported because it does the most to maintain neighborhood character and livability.
 - c. Marquam Nature Park was considered by the planning committee, but was not included in the alternative.

10. Berta Delman (Citizen Involvement Committee member)
7325 Gable Place

- a. Comprehensive Planning gives us the opportunity to address city-wide problems.
- b. We must be careful not to erect exclusionary zoning patterns in our residential neighborhoods. Southwest Hills has very little low-income housing at the present time. The new Comprehensive Plan should address housing opportunities for all economic groups. This means that future housing development in the Southwest Hills should provide for low-income residential dwellings.

11. Evelyn Copper, Capcitalla Avenue (Board Member, SWIRL)

The residential livability of the Southwest Hills area is an important asset. It should be preserved. Particularly the views and vistas available from the Southwest Hills should be preserved through design review.

12. Tom Culhane, 3641 SW Tunnelwood

- a. The City of Portland has only grown by 10,000 during the thirty-year period from 1948-78, while the suburbs have expanded by some 400,000 people. For Portland to grow in the future, new housing opportunities will need to be provided. The existing zoning for apartments is adequate to meet our multi-family needs. We should not expand apartment zoning.
- b. Our existing commercial and industrial zoning is also adequate to meet our future growth needs and should not be expanded.

13. Judith Achani, 9310 SW 26th

- a. Supports mobile home subdivisions and modular housing.
- b. Higher density duplex zones should be encouraged to promote more housing opportunities.
- c. The City should encourage commercial and industrial planned development parks.
- d. Many areas of the Southwest lack sidewalks, which discourage residents from using the public transportation system.

- e. We need a natural resources study of the entire Tryon Creek drainage area.
 - f. Apartment zoning should be limited to the major arterials and be restricted from single family residential neighborhoods.
 - g. To improve traffic circulation in the Southwest area, the city should extend SW 35th across Barber Boulevard and I-5.
14. Eric Gritilson, 3915 SW Pendleton (Wilson High School student)
- a. The City should encourage more students to participate in the civic affairs.
 - b. Favors limited land use changes in the future. Keep the quality residential neighborhoods we have now.
15. Mr. Winther, 3604 SW Macadam Avenue (Winther Industries)
- a. Commercial and industrial land uses should continue along Macadam Avenue
 - b. Don't push industry out of established industrial area or they will move out of town
16. Mrs. Anna Cauduro, 6711 SW 14th
- a. Urbanization in the Southwest Hills neighborhoods has increased at too fast of a rate. We need to slow down new development.
17. Mike Arther, 3079 SW Flower Terrace
- a. Alternative II is undesirable because of the extensive concentration of residential and commercial development on major arterials.
 - b. In general, it is a good idea to cluster commercial development. But he does not favor new commercial on Dosch Road.

- c. Some low-income type housing should be located in the Southwest Hills area.
 - d. The comprehensive plan should preserve the quality of existing single-family residential neighborhoods.
18. Toby Fairbank, 0215 SW Terwilliger
- a. Does not like the downzoning in Alternative IV. We should provide more concentrated development.
 - b. Objects to the language in the Alternative IV text that states:

In order to protect people's choices, those neighborhoods wanting to maintain their single family residential character should be allowed to do so. Those other neighborhoods willing to accept higher densities will experience the most changes in their neighborhood environment.
19. Jack Daniel, 2910 SW Bennington Drive
- a. The evaluation of Alternative IV under "Limit Changes" (II), is confusing.
20. Brenda Detering, 3420 SW Nevada Court
- a. West Portland has not achieved racial or economic integration.
 - b. Alternative II does not appear to deal with the problems of racial/economic interpretation.
 - c. Alternative III is the best comprehensive plan choice.
21. Micki Rosen, 4475 SW Fairview
- a. Appears that the planning staff is attempting to reduce the variety of residential zones from four to three.
22. Mrs. Staton, 5920 SW 18th
- a. The Planning Commission should research and take into consideration the deed restrictions placed on many of the subdivisions in the Southwest area.

23. Steve Shepro, 4607 SW Rosch
 - a. Automobiles are the most important factor in determining urban land uses. Do we have a traffic and road system plan for the City.
24. Julie Stering (Schools for the City)
1718 SW Myrtle Street
 - a. The Comprehensive Plan should promote housing diversity and opportunity to achieve racial/economic integration.
25. Virginia Yankowski, 2197 SW Beaverton-Hillsdale Highway.
 - a. Commercial development along Dosch Road should be restricted.
 - b. Public parks and open space areas should be maintained for apartment residents. Parks are their "back yards."
26. John Kennish, 7102 SW 28th
 - a. How much will it cost to accomplish these plans? We need economic information to evaluate their impact.
 - b. How much energy consumption is involved in each of the plans?
 - c. We need more bike and jogging paths for recreational opportunities.
 - d. The alternatives are much too vague. The planners could propose any policy without conflicting with the alternatives.
27. Louise Weidlich, 7720 SW Capital Hill Road
 - a. HCD funds are being misused by City Hall.
 - b. Prefer Alternative I. It has the least impact on the City.
28. John Ellis, 3235 SW Idaho
 - a. Does not want to introduce low income housing into this area.
 - b. The SW Hills area should be allowed to remain the same.

29. Elaine Southworth, 3033 Flower Terrace

- a. Disagrees with Alternative II because the centers and corridors ~~encroach~~ upon established single family areas.
- b. Keep apartments out of single family neighborhoods. Allow apartments in undeveloped areas.

CBD/LLOYD CENTER PLANNING DISTRICT

June 8, 1978

Summary of Testimony

Commissioners

Gus Minden
Ogden Beeman
Sharon Roso

Staff

Tracy Watson
Jim Teasdale
Mary Nolan

Testimony

Burnside Projects, Inc. supports Land Use Alternative 4 (with one addition) because it was developed with the liveability of the downtown neighborhoods in mind. The land use pattern described in this alternative would strengthen the downtown by protecting existing housing, promoting rehabilitation of sound buildings, and encouraging variety in the area. In addition to the benefits to downtown, the 4th Alternative would enhance the city as a whole by helping to preserve the character of city neighborhoods, protecting parks and open space, and developing a combination of transit options.

The one addition we would like to make to this alternative would be to add to the mixed-use zone the ten-block area bounded by Burnside and Glisan between NW 5th and NW Broadway. The mixed-use zone was created in the 4th Alternative to encourage the retention of the remaining hotels and apartment as part of a healthy mixture of commercial and housing uses, with some light industry, such as warehousing. The area just described contains some eight hotels, with almost 40% of the housing units remaining north of Burnside. It was left out of the mixed use zone through an error in drawing up the map.

Planners say that a city needs housing in the downtown to prevent the area from becoming a bleak, nine-to-five ghetto. This is certainly true, but there are more important reasons for worrying about the fate of Portland's downtown housing. Any plan that affects existing housing will have far-reaching effects on the lives of people who have few enough choices as it is.

There are estimated to be at least three thousand low-income people living in the downtown today—nearly half of them live north of Burnside in an area which has one of the lowest average incomes in the entire city. The low-cost housing in which they live, such as the hotels north of Burnside, is a resource which cannot be replaced without massive subsidy, if it is lost. In the past eight years, 32% of the housing north of Burnside has been lost due to demolition and conversion. In addition to low-cost housing, the downtown contains many human services and employment opportunities for low-income people. If this population were to be dispersed throughout the city, even if appropriate replacement housing could be found for them (which it cannot be), many of them would be deprived of services which they desperately need to survive.

Testimony (cont.)

Retention of existing downtown housing is literally a life-and death matter for many of the people who live here. About half of the downtown low-income population — that's fifteen hundred people — are over 60 years old. Studies have shown that forcing elderly people to leave familiar neighborhoods can actually kill them — even when comparable replacement housing can be found, as in this case it cannot be. The region-wide housing shortage hits the elderly and the poor the hardest. It is vitally important that city policy be designed to protect their interests.

Stan Jewett, 2438 SW 5th

A comprehensive plan for Portland must anticipate the future. Oregon will continue to attract newcomers, and they must be drawn to urban areas to preserve our rural land. At the same time quiet single family neighborhoods must be preserved. Energy shortages will make mass transit more desirable. It will also reduce urban sprawl and encourage people to live close to where they work.

Alternative II accomplishes the objectives I have outlined. This is clearly demonstrated by its overall superiority shown in sections A through H of the "some qualities" analysis. It is unique among the alternatives in keeping development pressure off single family neighborhoods, doing so by directing development along transportation corridors and industrial/commercial "bulls eyes"...

Alternative II should be augmented by good ideas presented elsewhere. Substandard lots might be used for new compact single family homes. However, I oppose allowing mobile homes or common walls in single family areas. The geological overlay zone proposed in Alternative IV for the Southwest District makes good sense as well...

Mary Burki, Downtown Community Association

It is important to provide options for downtown housing. Subsidized housing for the elderly in downtown apartments and hotels could be lost by 1979. Concentrate on maintaining the existing low-cost hotel structures. But don't concentrate the subsidies downtown. Promote a mix of housing opportunities.

In the Lloyd Center area preserve the existing single family dwellings.

Chester Ott, 2211 SW 1st

Lives downtown because of choice. Most of the goods and services he needs are within walking distance. He feels that low income people live Downtown for the same reason — approximately to many services.

The City should allow neighborhood commercial services in residential areas to promote more convenient pedestrian access.

North Portland Planning District
June 12, 1978
Summary of Testimony

1. Gladys Dixon (North Portland Citizens Committee)

The 4th land use alternative prepared by the citizens committee suits the needs of North Portland best. This plan addresses our traffic problems and provides for increased river access for people, housing, and recreational opportunities. It also encourages a water transit system on the Willamette and Columbia Rivers.

As a general policy, apartments should be located on Tri-Met routes so that single family neighborhoods are not disturbed with heavy traffic.

2. Howard Galbraith, 9832 N. Williams

Supports Alternative IV as the most favorable land use plan for North Portland.

3. Robert DeWalt, 5905 N. Yale

Some people in St. Johns do not like the idea of housing being placed on the river. We need that area for jobs.

4. Lorraine Kerr

Alternative IV is the best land use plan because it encourages low density residential neighborhoods, parks along the Willamette River and more people access to the river.

Not everyone in St. Johns is against housing along the river. Problems we need to solve: 1. Increased truck traffic from Terminal 4 along Lombard Ave.; 2. A good regional shopping facility for North Portland.

5. Allen Wilson, 7807 N. Fiske

Truck traffic flowing through St. Johns is a major problem. This is particularly true at the corner of St. Louis and Lombard. We need a bridge over the Columbia to reduce Terminal 4 and Rivergate truck traffic.

6. Mrs. Pagett, 6005 N. Minnesota

Excessive interstate freeway traffic is still a problem for North Portland neighborhoods.

7. Tina Fittig, 4795 N. Yale

The city's land use plan must consider transportation and traffic problems. If we encourage more cars we will have to build more streets.

8. Carol Cushman, 4207 N. Colonial

Alternative II is the best solution for the future. The city needs the population density to support a viable public transportation system. New high density centers should be developed with the following criteria in mind:

- city-wide standards
- mixed income groups
- ownership opportunities
(e.g. townhouse, substandard lot development and condominiums)

9. Brian Lightcap, 6311 N. Commercial

A tract of land near the northern tip of Forest Park is zoned for medium density residential development which is an inappropriate use given the lack of public facilities, the proximity to the park and adjacent farm and forest zoning. The industrial zone located at the tip of the Northwest industrial area near the beginning of Multnomah channel needs to be reaccessed. It is a wetlands area that should be protected.

10. Doyle Delancy 7101 N. Lombard

Is Lombard currently being planned as a one-way street?
should be widened to allow left-hand turn lanes.

11. Mrs. Niehuser, 8806 N. Webber

In answer to the question whether Portland should grow in the future, the answer is no. Our existing facilities are already overtaxed.

Tri-Met should place more bus routes on Columbia and Lombard. Establish bus routes from Troutdale to St. John's.

If we do allow more apartments, we should also provide additional parks and open space.

12. John Marshall 8208 N. Dana

Concentrated high rise apartment development in Chicago has proven to be a disaster that should not be repeated in Portland.

13. Jeri Mounce (Coordinator, North Portland Citizens Committee) 3956 N. Longview

There is a city-wide problem with institutional land use planning in Portland. Examples in North Portland:
1) State of Oregon Human Resources Building at Interstate and Lombard is revising its parking policy that will force more employee parking in the neighborhood.
2) Beth Kaiser Hospital is attempting to expand its parking facilities at the expense of the surrounding residential neighborhood.

Recommend some kind of zoning code revision that requires master plan review of institutional development.

FAR NE TOWN HALL MEETING

June 6, 1978

Summary of Testimony

Testimony

1. Betty Barker

What are performance standards?

2. Horace Brown

I approve of the strategy of Alt II and of IV to preserve single-family areas. Housing Authority proposals to develop high-rise senior housing is in conflict with these proposals.

3. Elvina Ainsworth

Will standard lot size change? Will it be legal to build on lots now considered substandard? Are there any policies proposed regarding age group concentrations?

4. Bob Michela

I prefer Alt II because it curbs urban sprawl. Alt II brings people back into the City which will strengthen schools and cultural activities. It also provides opportunities for neighborhood commercial services within easy walking access of residential neighborhoods. It allows for urban growth in a concentrated pattern which allows for both change and preservation of existing neighborhoods at the same time.

5. Tom McGee

What kind of trends has Portland experienced with regards to family size and school enrollment?

6. Patty Palmer

The City Planner is very well done and easy to understand. How do apartments benefit a neighborhood? I like alternative 3 and 4. Apartments should not be high rise, they should start looking better than ones built in recent years. Light industry can compliment a neighborhood.

7. Frantz Draker

I can't distinguish the difference in colors on the maps. I am against downzoning Sandy Boulevard away from commercial uses. I like Alternative 3's emphasis on new industrial jobs.

8. Gloria Hall

Curb extensions on 15th were put in to reduce traffic. How will traffic problems be affected by new apartments? Will apartment zoning go on Fremont?

9. Mike Jarett

We think it is important to maintain neighborhood quality. New apartments should be good quality, low density, with yards (no bark dust) and home-like amenities. They should be large enough to support families. Covered parking should be encouraged. I am in favor of two families sharing one large home. Contemporary design for commercial buildings is incompatible with older single-family homes.

10. Tom McGee

Who in audience represents the various neighborhood associations?

11. Beth Brock

Area near Madison High School is proposed for industrial use. I object to this as being inappropriate near a school.

12. Gloria Hall

How can you tell the difference between a main street and a neighborhood street? Our parks need improvements.

13. Niki Smith

I like neighborhood commercial services. It creates a more intimate neighborhood atmosphere. What kind of green spaces are you projecting. Fast food stores or gas stations are appropriate on busy streets.

14. Tom McGee

Neighborhood planning must happen when the context of needs for the whole City. Supporting services, commercial cultural and transportation should be available in all neighborhoods. People should have the opportunity to work in the same neighborhood they live in. It is wrong to put all industrial uses far away from the heart of the City.

15. Norm Stall

How restrictive are existing zones? Can you have new uses in a zone that are less intense than the zone calls for? Economics forces the most intense use in most cases.

16. Frantz Draker

I am in favor of small neighborhood stores within walking distance of my home. Grocery stores, barber shops, drug stores are good examples of services we need. We need more options to convert larger older houses to duplexes.

17. George Nebale

I am boxed in by industrial uses on either side of me. What will happen to my property?

18. Helen Stoll

After these 4 plans, what comes next? I am part of a new group in Hollywood, we are interested in preserving the single-family homes around the Hollywood area, particularly on Tillamook and Thompson. We would like to be involved in future planning activities. We are against school busing.

19. Bill Tunstall

I don't like any of the 4 plans. How much is all of this costing? Where is the money coming from? Are my property taxes paying for this planning effort?

20. Dale Dzubay

Comments tonight have been fairly mild. I like Alt II because it focuses on mass transit and energy efficiency; but Alt II preserves the unique single-family neighborhoods of Portland. I like the idea of being able to provide a small rental unit in a large house. Alt IV is too conservative, it doesn't allow for growth and change, it cuts off development options for the future.

21. Norm Stoll

Alt II has too much high density. Will Hollywood Plan or other special studies be held up until the Comp Plan is adopted?

22. Bob Michale

We need high rises in areas other than downtown at affordable prices to middle income people. We will have to guard against new river development being very elitist along the river.

23. Ken Bailey

Residential Care Facilities should be allowed in single family neighborhoods. We need a grid system for mass transit.

24. Horace Brown

There appears to be some overlap with work being done on economic development by another Bureau. New housing should be encouraged where it does not have to replace existing housing. We need clean, not polluting jobs.

Summary of Testimony

INNER NORTHEAST TOWN HALL MEETING

Thursday, June 15, 1978

1. Ed Leek

Regarding the 4th Alternative, would like to see a little more medium density apartment housing, meaning a little more dense than duplex.

2. Janet McNeary

Are you working with the Department of Streets? Question of Fremont being turned into an arterial, concerned about that possibility (Note: Arterial Streets Policy designates Fremont as a Major Transit Street and a Neighborhood Collector Traffic Street). Concerned that traffic might be greater than it is now.

3. Betty Walker

Discussed neighborhood efforts to keep Fremont from being designated a Major Traffic Street during the review of the Arterial Streets Policy) Concern about Fremont expressed in testimony by Dale Dzubay, Alameda, at a meeting at Cleveland High School.

4. Ed Leek

One of the most important parts of the 4th Alternative: rezoning of some of the light industrial areas along Union Avenue to commercial. Many people do not want light industrial in neighborhood. People were opposed to it in the Nordstrom proposal. Would rather not see row of warehouses or car lots on Union. Want commercial uses. Feel that areas which are not now used for industrial should be rezoned for commercial.

5. Penelope Moody

Request for copy of District Zoning Map, Zoning Summary Sheet, Process Chart, Set of all ten District inserts.

6. Gail Washington

Why were there four alternatives but only three in the basic booklet?

7. Russell Smith

Suggest that when additional maps printed, do not use more than four colors and make them very distinct with crosshatching for additional categories. Difficult to read maps. Color chart too far from the maps.

INNER SE TOWN HALL MEETING

June 13, 1978

Process Question

It would have been helpful to have an existing land use map to compare to alternatives.

Testimony

Rosemary Whalen - (Written statement available)
3734 SE Market, Portland 97214

The neighborhood associations were not given adequate time to develop their alternative. We had been promised that plans would be mailed out, this did not occur. My bank had no copies. City Planner was confusing and difficult to know how to respond to. Statistical analysis was fuzzy and subjective.

Alt I and III encourage apartments around schools, this forces families out of city. Alternative IV best addresses preservation of neighborhood identity. Industry should be spread out throughout City rather than clustered together.

Dwight Long

Not enough emphasis on open space and future park projections in any of the Alternatives. Set back requirements should be relaxed to allow more yard room. I like Alt 2 and 4 best.

Lee Perlman

Representing Richmond N.A. We have a neighborhood plan, which I would like to read (copies in file).

Dennis Gilman - Buckman N.A.

Land Use can and should encourage social uses. In Alt IV we tried to personalize the concept of community and encourage pedestrian activity for both energy efficiency and safety. Activity on our streets changes everyone's sense of identity with an area. We should strive for a mixed socio-economic population. Another important feature of Alt IV is that it phases out auto-related "strip" commercial development.

Mr. Jenke

The City owns a lot of land along Powell and Mt. Hood Freeway corridor - This should be developed for low income housing. Homeowners should refuse to pay their tax increases, which are more than 6%.

Elaine Smith

I support the remarks said so far. There are limitations on planning forecasting. Plan proposals don't recognize the reality of energy and gas shortages, pedestrian activity must be encouraged. Most important developments in our city have resulted from imaginative citizens, not public bodies.

Maryanne Swabe - Sunnyside N.A.

Sunnyside has developed their own plan. We don't feel we had adequate opportunity for input into staff alternatives. Our primary concerns are: 1) creating more small parks, 2) reducing through traffic in the neighborhood by some street closures, and 3) preserving the existing housing stock through downzoning and discouraging absentee ownership of property.

Parking requirements for higher density housing should not be eliminated.

Vernon Smith

I like plan no. 4.

Carter McNichol - Brooklyn

We basically support Alternative IV, but have recommended some revisions based on the unique qualities of our neighborhood. Particularly, we are concerned with the types of commercial and industrial uses allowed near residential neighborhoods. The strip along the river should be devoted to park and recreational use rather than low-density apartments.

Stan Kahn - Buckman

Alt 4 is good plan and can be applied conceptually to the whole City. More small parks are needed. In order for any child to reach one of the existing parks, 2 major streets must be crossed. Belmont should not be a through street for the suburbs. Belmont should be reinforced to provide

commercial and cultural services to the surrounding neighborhoods. Many more street closures should occur to reduce traffic flow and encourage pedestrian activity, more trees should be planted. Mass transit should be built on a grid pattern. Any new higher density centers or nodes should be required to provide open, recreational space.

Thelma Skelton - SMILE

We like Alternative 4 because it emphasizes preservation of single-family homes.

Richard Ross - HAND

Additional important qualities are: a sense of place or identity; being able to walk to services, learning to know your neighbors, small commercial centers are vital to the life of a neighborhood, preservation of existing older housing stock.

Negative qualities in our area are: no access to the river, too much of a "wall" of industry west of 12th St., too much commuter traffic on neighborhood streets, commercial strips which relate to auto uses.

I like Alternative 4 the best. The most important thing any plan can do is to maintain human quality and reduce auto dependency.

Ed McGuire 1023 SE 31st. (234-4000)

I support Alternative 4 because it clusters high density into centers and preserves family homes. Neighborhood commercial should be encouraged and automobiles should be discouraged. Reduce minimum lot size to encourage more small single-family homes.

Nancy Waddell

I am an apartment dweller because I can't afford to buy a home. I like Alternative 2 because it provides an adequate supply of apartments. But why should apartments be located on busy streets. Also, any centers should provide open space.

Don MacGillivray - Buckman

The 4th Alternative is a concept and should not be interpreted literally.

In 1973 we had the John Perry Plan developed but not adopted. Eventually, our downzoning came out of our planning efforts. We object to some of the economic development recommendations coming out of the Policy Development Bureau and we feel citizens should be more involved in this process. I support Alternative 4 but stress that it should be refined to meet the particular needs of different areas. Also, we must begin to regulate design quality by expanded performance standards, design review, and local review boards like SEUL.

The Central Eastside is an appropriate location for a mixed use zone of housing, commercial and industrial uses.

Jay Weiner

I am for Plan #4 because it enhances and preserves this area instead of making it a dumping ground for industry. I strongly support the use of the river for recreational uses with access by the public, not for elite housing.

Cathy Galbreth(sp?)

I support Alt 4 because the other three seem aimed more at redevelopment rather than conservation. We should encourage owner occupancy and rehabilitation of existing housing stock. New apartment development should occur in areas that are not already densely developed. The inner SE has its share of apartments already new ones should go to other areas.

Maryanne Swale

Economic Development policies seem to be duplicating the efforts of the Comprehensive Plan.

Eloise Pepin

I whole-heartedly support Alternative 4. I also think we need an addition to the Sellwood Bridge.

FAR SOUTHEAST PLANNING DISTRICT
June 7, 1978
Summary of Testimony

Testimony

1. Marjory Weninger,

(Lents Concerned Citizens) has attended meetings of Lents Concerned Citizens and Fair Share. Plans 1, 2, and 3 were turned down and \$20,000 put in on a fourth which was ignored. (Note: reference to Lents preplanning study). Doesn't want high rises on property. Row houses equal instant slums as in Chicago, Philadelphia. Opposed to the proposed Lents UDAG project. Would cause traffic problems and force poor and retired people in one area. Lents area totally neglected by the City.

2. John McCabe

What effect will the vote to abolish CRAG and expand and restructure MSD have on the plan? Many people have houses in commercial areas and cannot afford taxes at the commercial rate. Can they be taxed at a single family rate?

Alternative 2 is missing, don't know nature of people in the area. Forest Park is smaller on the alternative maps than shown on City road maps.

People having difficulty using the system.

3. Kathy Kendig

Lives in Kenilworth area. Now zoned for low density apartments, which means duplex. However there are two apartment complexes of 20 to 30 units in the area which create problems. Retaining low density OK if duplexes but not at the higher level. Prefer Alternatives 2 or 4 (which downzone the area to single family residential)

4. Edward Marihart, Woodstock

Problem with commercial expansion, creep, into neighborhood single family residential. Since neighborhood not involved in preparation of Alternatives 1, 2, and 3 would have to go with Alternative 4. Others in the Woodstock neighborhood would also support 4. Reasons include maintaining existing neighborhood commercial and locating commercial at the intersections of transit streets.

Has reservations about the A2.5 zoning at SE 39th Avenue, SE 52nd Avenue and Woodstock. Existing single family residential in these areas. New apartments would generate traffic problems. Maintaining single family homes the utmost concern. Do need apartments on major transit streets, but does not consider Woodstock as a major transit street, despite its designation as such in the Arterial Streets Policy.

Also support performance standards in Alternative 4 and restricting institutional in single family zones. Should consider energy zoning. Building of homes on substandard lots also good.

5. Hugh Conner

Doesn't really like any of the alternatives, but prefers Alternative 3 because it shows parks remaining and wants to see parks preserved. (Note: Reed College was mistakenly colored green, the parks color, in the Alternative 3 map).

For high density, prefer downtown or areas where it already exists, as in Lloyd Center, but don't go out into new areas.

The corridor approach with additional apartments would cause greater traffic hazard. Already overcrowded. Preserve single family housing. People moving out to get to larger areas. Also want to avoid busing. Preferable to be close to work so don't need car or bus.

Prfers to keep things pretty much as they are now.

6. Mrs. George Dulchich

Doesn't understand plans. What gives us the power to change things? Why not take care of things now rather than worrying about the future. Fix streets, etc. pay taxes and get rebate, then increase property value and get the money back in the public coffers. Keep it up and get communism.

7. Robert E. Remley

On edge of duplex zoning. Heavy traffic which will go up as used for apartments. Area between SE 39th and 41st Avenues between Holgate and Schiller, only one that can get through. Object to apartments or commercial uses from 39th on up, nothing now but single family housing. Where are people and high density and all own cars, or two or three cars, what happens to cars?

Already can hardly get out of driveway on 39th Avenue. What will happen when zoned for multi-family and area gets built up to that? Any provision for increase in cars?

If mass transit going to force autos off the streets? Probably not, auto will take you where you want to go but mass transit cannot.

What will people who are dependent on auto do? And people who own their own homes? What will happen if the area is rezoned?

8. Barbara Conner

Portland's population should not be encouraged to grow. If anything, too much now, losing many qualities. Keep single family lots. People from back East are amazed at what we have, room, beauty, climate, etc. Influx of people into the city during World War II. Want to get quality back. Don't want to encourage multiple dwellings, substandard lots, or mobile homes. Don't want to encourage transients. Rather want homeowners who will stay. Losing many of the families. Trend to middle schools bad, busing bad. Everything adds to cost. Want to get back to

8. Barbara Conner (cont.)

self-reliance. Need more quiet, less busy streets. Commercial and Industrial areas should be away. OK to keep neighborhood commercial area as long as don't get too big. Hasn't had opportunity to study alternatives carefully enough to know which one prefers.

Why is Reed College different in the Alternatives? (Note: this resulted in catching the error in coloring of Reed College on Alternative 3; the other Alternatives were right)

Prefer to improve what we have now: streets, neighborhood facilities. And if no room for new people, they should go to the suburbs rather than jam in the City.

9. Rick Bauman

Regarding infill in vacant lots: size of lot not as large a concern as what goes in it. Style concern, object to the stock plan crunched in a lot.

Is this concern being addressed at all?

10. Harold Desper

Prefer Alternative 2, but possibly shouldn't have so many neighborhoods divided up. What happens in one neighborhood shouldn't be exclusive of others. Want to both reduce government interference and to coordinate neighborhoods.

11. R.A. Jones

Wonderful opportunity to present our views. Most people want security from crimes at home and in the street. Alternative 3 high on this. Also need to be concerned with energy. In 10 to 20 years, energy cost will be high. Need to be concerned with least energy for transportation, heating. Way of life in Scandanavian countries. Use bicycles. What thought to bicycles as a mode of transportation? Auto use unrealistic and need to change. Decree population influx but can't stop population increase unless stop illegale immigration. Have a choice between vast number of people and a decent standard of living.

12. Dave Sawyer

Lives in Lents. Enjoy Lents and Portland. Don't like some of the old buildings that look like they'll fall down. Don't like White Lake. Need planning to make needed improvements.

Need safety. Industry, commercial and residential zones need to be organized for security. Need to do something about zoning laws because zoning equates with taxation. Need to be equitable.

Likes Greenway Program, need to do Willamette Greenway. Need to include

12. Dave Sawyer (cont.)

step function to show what future would look like in 5-year increments.

Want the most futuristic plan we have, one which allows for the most freedom of the people.

13. Donald Malm

Which of the four plans is most like San Francisco? Seattle? Los Angeles?

Does any of the plans call for new school construction? For new park acquisition? Is there any integration of bike routes connecting schools and parks? See difference between commuter bike routes and the connector routes.

14. Marjorie Weninger (2nd Testimony)

Urban sprawl a concern. West side area low density. Consider converting some swimming pools to high rise apartments.

People wouldn't be forced to sell if property rezoned but would at least passively, because as property values go up, would be hard to keep property. Taxes will drive people out.

Abide by experience. Might be good idea to move high rises to the West Hills. Is there an attempt to put all the undesirables in one place?

15. Donald Malm (2nd Testimony)

Which of the alternatives has the largest number of permanent jobs? The smallest number? What of the Johnson Creek through route, as a transportation corridor (old Oregon Electric Route)? Was this considered as an alternative to the Banfield. Are there any plans for halfway houses in Alameda and Dunthorpe? What plans are there for the Columbia Slough? Any plans for a Greenbelt around the city? Get together with adjacent jurisdictions and set the zoning, and when its full, its full.

16. Edward Marihart (2nd Testimony)

In favor of bike routes. Sees bicycles as transportation both for commuter and recreation. City lax in this regard. Also supports Alternative 4 classification of a parks zone.

17. Marjorie Weninger (3rd Testimony)

Industry at 92nd and Foster. What happens if it floods?

Alternative 2 bad cause have industry in the middle of apartments. (Note: Alternative 2 map shows commercial, not industry, in the centers.) Don't want instant slums.

MID-SE DISTRICT TOWN HALL MEETING

May 30, 1978

Summary of Testimony

Procedural Questions

1. Will future input be in the form of workshops or testimony?
2. At what point will the question of low income housing be addressed?

Testimony

1. Daryl Smith - CENTER

- A. Neighborhood Planning Kits have been most important part of process so far - why was it scheduled so late in process?
- B. SF homes don't generate enough of a tax base. Why wasn't a more fiscal approach taken to planning which would guide neighborhoods towards becoming more self-sufficient economically?

2. Leonard Aowatt - Montavilla

Existing zoning is appropriate - likes alt 3 best but down zones some of his property which means he would lose money.

3. Harry Butcher

All plans too heavy on parks. Parks should be cut back because they are unsafe--more patrolling is necessary. Children play on neighborhood streets, not parks. Too much gingerbread on the mall. Received wrong plan in

mail. Got run around on phone..

NW Industrial District and industry along the river sends pollution over to Eastside. We need clean industry in the core of the City and along the river.

4. Tom Matthews -

Suburban sprawl is inefficient. Mixture of low and medium density apartments coupled with good mass transit is desirable. Also thinks "mother-in-law" unit is good for large SF acres.

5. Elaine Cogan

What are economic goals for the City? Have goals in general been set? How can we proceed to plan with no goals to guide us?

6. Richard Landefield

Works with single parent families and low income elderly. Great need for low cost housing. Expressed contradiction in our evaluation of low property tax and lowest housing cost are met by different alternative--How can this be?

7. Chris Tobkin

Alt II gets most dots. Alt IV gets least. This seems to reflect a bias.

8. Douglas Montgomery

Wants to see a composite of all 10 4th Alternatives.

9. Mr. McCarterney

We need improved mass transit system.

10. Franklin West

Concerned about 53rd - 49th, Hawthorne - Belmont - Lower Mt. Tabor, which would be rezoned under Alt II. Should remain single family since housing is old but solid.

In last three years there has been a noticeable rehabing trend in this area.

- Hawthorne could be a very beautiful thoroughfare.

11. Norma Eplay

I have nearly an acre of land - Will I be obliged to divide my land into 5,000 sq. foot lots? Can I sell it in parts or as a whole? How will my taxes be affected?

12. Fritz Van Gant

Why is there such little difference in population projections in alternatives? They all seem unrealistically low. We desperately need a better mass transit system.

13. Robert Webb

Break industrial zones into heavy medium plight. Only light or sometime medium density industrial should be allowed in areas near residential neighborhoods. Clean and labor intensive industry would in fact compliment a residential area. Also commercial differences should be noted in three groups. 1st draft plan should show these differences.

14. Doug Johnson

Heavy industry should be located along freeways or on outskirts of City. Greenway Plan along river would be great incentive for tourism and conventions. Ross Island should be accessible for re-orientation=uses. Hotels and motels would be appropriate along the river.

15. Hanna Whitehead

We need more apartments in the City yet we must find a way to make apartment dwellers feel a part of the neighborhood. It is important to strive for a mixture of different kinds of people, ages, income levels, etc. Center concept is good if it has open space and lots of shops on the bottom floor to create activity on the street.

Condominiums are good idea but generally not affordable to elderly, also likes the idea of townhouses if they are well-designed.

16. John Gardner

All alternatives seem lacking in their planning for offstreet parking. We can't force people to use mass transit. Laurelhurst is fine the way it is. Don't change it.

17. Loraine Justice

Mobile Homes are not appropriate inside the City. Filling in vacant land would eliminate necessary green space.

18. Charles Millican

Row housing are frequently energy inefficient because of current construction practices. In favor of development of substandard lots. We need higher standards of construction.

19. Bobby Vasilieff

Alt III has too much emphasis on industry, especially along the river. Swan Island should have some residential uses as well as industrial.

Apartments need better off-street parking incorporated with more green space.

20. Allan Williams

Mass transit is focused too much on Downtown. Transit should go across town as well.

21. Bill Allan

Alt IV is best - Alt II worst. Alt IV preserves what we all love about Portland, Alt II significantly changes this present quality. We do not need or desire a great increase in density.

22. Garry Shields - Laurelhurst

I would like to thank the staff for the fine job they have done for us in helping us to develop a 4th Alternative.

TOWN HALL MEETING

June 19, 1978

General City-wide Meeting

1. Margerie Winnenger 1593 SE 91st
Basically dislikes land use alternative II. This is another UDAG proposal for the Lents neighborhood. We are opposed to creating an urban ghetto to support Tri-Met. The people in Lents want single-family homes with improved streets. Johnson Creek flooding is a continual problem that must be solved before new development occurs in the Lents area.

Land use Alternative IV is the best plan for the Lents area.
2. Rachel Kessler, 5714 SE 88th
The Lents neighborhood defeated the UDAG proposal because high-rise apartment development does not belong in the Far Southeast area.
3. Doris Martin, 7265 SW Dogwood Place
Representing community planning organization 3 and 4 in Washington County.
More coordination needs to occur between the city, the county and the neighborhood associations that are planning land use in the Southwest area. CPO 3/4 does not want to encourage higher density residential or commercial development than currently exists. New development should be clustered.

4. Pat Gaesley, Washington County resident

Existing land use along the major arterials bordering Washington county are already too dense with commercial and apartment development. Don't zone for anymore. (?)

5. John Pagella

The livability of residential neighborhoods in the Southwest area are threatened by increased density. Our streets are overburdened now. Maintain a low density land use plan.

6. Mrs. Paggett, 60055 N. Minnesota

One approach to solving our land use problems in the future is to reserve the Willamette Valley for residential use and provide high speed transit to new industrial centers located in Eastern Oregon.

SPECIAL INTEREST GROUPS

June 22, 1978

Testimony

Process Question

Ed Hawes - Peacock Lane

How was 4th alternative for Inner SF developed? Peacock Lane was not informed of process.

Testimony

1. Lee Pearlman - Portland Tenants Union

Although we sympathize with the desires of Portland's neighborhood residents to preserve the existing character of their neighborhoods, the steering committee of the Portland Tenants Union believes that Portland's comprehensive plan must provide for new housing development at greater than R5 density if we are to provide sufficient housing at prices most renters can afford to pay. We feel that new rental housing should conform to higher standards of quality than currently exist, that it should be built for long-term occupancy, that it should be built to accommodate families, and that it should be located so as not to overload the traffic volume of area streets. Additionally, either the city or the developer should assume responsibility for assuring adequate recreation space within walking distance of any new major development.

(Pearlman, cont.)

We think the city should use its influence to ban discrimination against all classes of renters, especially families or single parents with children. Without this, the city probably will not be able to provide adequate housing for all residents who need it.

Lastly, we ask the city to see to it that renters, not just property owners, are notified of all zone change, variance, and conditional use requests and all government projects likely to affect them in time to make their views known. We represent half the population of Portland, we are affected by day to day government decisions, and we are entitled to be heard on those decisions.

2. David Williamson - Mazamas, Conservation Committee

We stress need for adequate open space, and recommend any existing open space be preserved. Powell Butte area would be an appropriate location for a new park. Also, paths should be developed along Johnson Creek. Eventually connect Johnson Creek to Forest Park.

The City Planner does not specifically address recreation issues.

3. Mark Greenfield - 1000 Friends of Oregon
(written statement available)

Implement LCDC's housing goal to encourage an adequate range of housing options at a reasonable price that families can afford.

(Mark Greenfield, cont.)

No lot should be larger than 5,000 square feet to reduce housing costs, except areas which do not now have adequate sewer facilities. New subdivisions should be planned for higher density. We support code changes in Alt III and higher density development along transit corridors identified in Alt II. We are against any rezoning of R10 to R20. We encourage new park development.

4. Tom Nakata

I challenge the philosophy which says "We're going to have growth so let's accommodate it."

We should be asking first why we are even thinking about the future quality of our city.

Speculation which raises the cost of land and housing should be regulated.

5. Ed Haas - Peacock Lane Association

We have existed as an organization for 50 years, and have fought many battles to keep the street in single family use.

6. Kathy Witte

When 1st draft is ready check with Neighborhood Association before meetings are scheduled.

7. Rosemary Whalen

If you want people (families) in the City, the cost of housing, and taxes, must be controlled.



February 23, 1978

MEMORANDUM

TO: Area Representatives
FROM: Jill Hinckley *JH*
SUBJ: Preparation of Zoning Code Revisions for the Comprehensive Plan

NEIL GOLDSCHMIDT
MAYOR

OFFICE OF
PLANNING AND DEVELOPMENT

MIKE LINDBERG
ADMINISTRATOR

BUREAU OF
PLANNING

ERNEST R. BONNER
DIRECTOR

424 S.W. MAIN STREET
PORTLAND, OR 97204

PLANNING
503 248-4253

ZONING
503 248-4250

On January 31, I met with Mary Pedersen from the Office of Neighborhood Associations, John Werneken from Northwest and Dick Ragland from Southwest to discuss the best way to go about preparing some recommendations on zoning code revisions to be included as part of the Comprehensive Plan. Representatives invited from North Portland, Southeast, and Northeast were unable to attend the meeting, but I did have a discussion with Jane Rhodes from Far Southeast on the same topic later in the week.

At the meeting, the general outline of a process for dealing with code revisions was agreed upon. I met subsequently with Chief Planner Tracy Watson and the Comprehensive Planning staff that has been working with the districts on the preparation of their fourth alternatives to discuss the process with them.

Attached is a summary of the process that has been agreed upon. I believe it is essentially the same as the one discussed at the meeting, although less emphasis has been placed on the use of established district planning committees. We do, however, anticipate that most of the same people will be involved.

We are working on a more detailed description of the process which will include a description of how district work on the zoning code fits into the entire comprehensive planning process (relationship to the land use element, timing, other supplements, etc.) and a proposed agenda for the district meetings, suggesting the types of questions useful for promoting discussion. We are also in the process of contacting people from each district to arrange the time and place for the meetings. Once these things are accomplished we will begin sending out notification to the districts.

If you have any questions, comments, or suggestions about any of this, please give me a call at 248-4239.

JH:sa

attachments

RECEIVED
FEB 27 1978

I. Issue Identification: February - May

- A. Neighborhood Associations: After each district has completed its fourth alternative, special meetings will be convened by the Comprehensive Plan district staff to discuss each district's proposed revisions to the zoning code in more detail. Notification will be mailed to all workshop participants, neighborhood association and coalition chairpersons, and district planning committee participants. A uniform format for the discussion of issues will be suggested by staff to facilitate discussion.
- B. Special Interest Groups: All groups which attend the Comprehensive Planning Orientation Meeting in early March will be invited to participate in a review and critique of all code changes currently under consideration and to propose additional items. Staff will arrange a series of meetings with interested groups.
- C. Government Bureaus and Agencies: Monthly meetings have been arranged with the Zoning Section of the Planning Bureau. Other government personnel will be contacted for their views.

II. Issue Resolution: May - June

- A. Summary of Issues: Staff prepares summaries of issues identified, areas of consensus and areas of conflict. If possible, the report is circulated and discussed with phase I participants and then presented to an informal meeting with the Planning Commission, City Council and City Attorney's Office.
- B. Workshops: All interested phase I participants meet together at a series of workshops organized around selected topics to develop the outlines of specific proposals to be investigated.
- C. Issue Resolution: Based on the outcome of the workshops, staff presents to Planning Commission outline of specific proposals to be addressed.

III. Preparation of First Draft of Proposed Code Revisions: July - December

- A. Staff Research: Staff investigates proposals outlined and prepares a report on recommendations in coordination with the development of the first draft of the Land Use Plan.
- B. Preliminary Review and Revision: All interested participants from the first two phases will be invited to review and discuss and revise the report.

IV. Review of First Draft of Proposed Code Revisions: January '79 - June:
First draft recommendation distributed for general citizen review as part of the first draft comprehensive plan.

PCPC

February 14, 1978.

E.B. Request to reconsider OT housing
room on March 7
guidelines of council term ^{next} = 3 yrs.

MB
MB MB
MB MB
MB

Town Hall - late March April
SPRING BREAK

Mar 15 - SE
(Wed) (Sat)

(FANF)

Feb. 14.
3/10, 3-17

John Frewing - Eastmanland

omission of Arterial Sts & other givers.

Parks Trilled, Cap Transp. FRAMEWORK PLANS.
Lower Wmette River Management Plan
Corps of Engineers

Sham Roo - need the deeper into to plugged in.

N V X X
N V L

Dennis Gilman 924 SE 18th 97214

reinforcement of citizens in life of city. CP important
how bring other elements to nd? how juggle?
* maps don't include elements.

Sheila Driscoll

CCI repr. Include CI steps in framework
will use this document as evalua tool.

Confusion betw "plan" & "optim" DEFNS.
more concerned as mass mailing than kits-
conferences like CEE's might help.

Jan 31
letter

a a d d a d
a a d a c

Ernie - By time start prelim. plan, we'll have much info as to how people want to see the city of the future.
By 1-77 will recommend goals of a plan.

Maam - How play comes in?

EB - Summer 78 - PCPC work on goals.

Larry Kusin

alternatives or examples, not options or choices.



cat letter

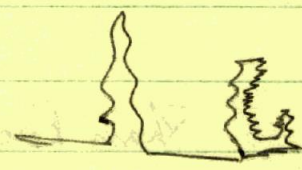
cites EB letter, Mezz's move.

Media, publicity.

a a

Note about Council Calendar Mondays

a Carl Glazman SMUE



- 1- drop "comprehensive"
- 2- specific allocation + budget!
- 3- specific procedure for adoption of 4th alternative
 - a- 2nd reprs (2) of conciliatory or compromise
 - b- staff support & type for consensus bldg comm.
 - c- provision of reqd consensus
 - d- majority must approve of publication

4- If staff delays > 30 days, formal request to revise schedule.

5- Policy elements formal row with each step of compor process to copasetic.

6- publication too expensive

part 2 of note.
 fm APC hearing
 on Citizen Involvement
 Feb. 14, 1978.

Jim Meadham SETP

6

How get district edition?

LOOK TO BANKS

PIEDMONT
 ✓ response to
 concept plan

notion
 procedures.

organ
 materials
 in kit.

Wendie Francis ✓ Planner per district.

use nh maps
 land use
 drawn in kit

policy
 elements
 overlay.

no. city plans.

7 HYBRID

- "district plans" ?
- 6 weeks not a valid plan.
- workshops held before publicity - confused

ggggg
 ggjgg
 ggjgg
 ggjgg

People resent being treated as machine, organic.
 whole = sum of parts, who
 from the BoP down.

99% of plan can be done by people. Profs as mediators
 betw nhs.
 Wash Co. Channel 12 shows on planing.

Elements in kit based on previous nh plans.

Basis of legal action if some nhs don't get same
 kind of planning assistance as others.

Bob Peitz

town hall setup sh become

- hearings on city-wide goals. -

Lee Perlman - adopt the revised
 new process.

EB

big issue.

Community or citywide goals.

18 months ago.

Develop direction even if tentative.

June-July for goals.

Russell - monthly report on status of plan

progress, CB, media / compared to schedule.

alerts in time to do something

- formalize input from CCI - monthly basis.

Traug

majority of votes in district pass 4th option
before printing.

flesh out details in each stage.

Land use & facilities ^{element} plan = umbrella.

chicken-egg on goals.

fall - joint PCPC-Council meeting.

tentative approval by PCPC & Council.

March meeting

revised package.

late 79 - compr plan at PC.

TENTATIVE GOALS 78.

INNER NE PLANNING DISTRICT FOURTH CITY LAND USE ALTERNATIVE

Land Use Plan IV would provide for an increase in population, housing and jobs within the City while encouraging the preservation and revitalization of the City's neighborhoods through the promotion of quality and diversity in housing, a range of employment opportunities and a convenient, efficient mass transit system.

The money available for public facilities such as sewers, water mains and streets, would be used to replace or improve existing facilities at the Centers and to maintain or improve these facilities throughout the remainder of the City.

Medium Density Residential and Commercial Centers at the intersection of major City transit streets - Residential and commercial centers

would be located within two blocks of the intersection of major City transit streets where major supporting commercial and service development currently exist. The Centers would be zoned for low and medium density apartment and commercial development. Parking requirements would be reduced and the Center oriented toward pedestrian traffic and transit use.

The zoning code would be amended to establish performance standards which relate to design and construction quality for all new development both within and outside of the Centers, including residential, commercial and industrial uses. The zoning code would also be amended to include an historic conservation designation.

Apartment zones continued in areas of apartment development - Areas currently zoned for apartments and developed as apartments would continue under an apartment zoning designation. Outside of the Centers, areas currently zoned for apartments but used for other purposes would be rezoned to the predominant land use. The zoning code would be amended to permit the construction of row housing, which can be individually owned, in the low density apartment zone.

Single family zoning continued and expanded - Outside of the Centers, all single family zoning within the City would be retained. Those areas currently used for single family residential development but zoned for apartments or industrial use would be rezoned to the single family zoning designation. Pedestrian and bicycle pathways would be developed in residential, commercial and industrial areas.

The zoning code would be amended to provide that scattered vacant lots, which do not now meet zoning minimum standards, could be developed with small single family houses where no natural constraints to development exist if approved by a majority of the adjacent property owners and the neighborhood association. Cluster development would be permitted on large parcels of vacant land where natural restrictions to development are in existence.

Commercial development continued and expanded - Existing commercial zoning would be continued, with increased land zoned for commercial development at the Centers. Commercial zoning would replace light industrial zoning within two blocks of the intersection of transit streets. General commercial zoning would be designated along major City transit or traffic streets and at the intersection of transit streets with neighborhood commercial zoning designated at other locations.

Industrial development continued - Industrial development would be promoted on vacant industrially zoned sites close to rail, water and truck transportation facilities except as prohibited south of the Broadway Bridge.

River-oriented residential, commercial and recreational use along the Willamette River - Large planned developments with a mixture of townhouses, garden apartments, marinas and other water-oriented commercial uses would be promoted on land along the Willamette River south of the Broadway Bridge that is vacant or used for industry. This development would include parks and trails that would provide access to the river for the entire community.

Park and Public Open Space zone - Land currently designated as City Park and Public Open Space would receive a separate zoning designation.

INNER NE PLANNING DISTRICT FOURTH CITY LAND'USE ALTERNATIVE

Strategy:

Provide for an increase in population, housing and jobs within the City while encouraging the preservation and revitalization of the City's neighborhoods through the promotion of quality and diversity in housing, a range of employment opportunities and a convenient, efficient mass transit system.

Land Use and Development Policies:

Zoning Map:

Medium Density Residential and Commercial Centers (A & C)

Establish medium density residential and commercial centers within two blocks of the intersection of major City transit streets where major supporting commercial and service development currently

1. Retain existing A and C zones
2. Rezone M to C
3. Rezone R to low and medium density apartment and commercial zones

Residential Zones (R)

- 1 Retain existing R zones except as required for Centers

Residential Zones (A)

1. Retain apartment zones where the existing land use conforms with the zone
2. Rezone apartment zones where the existing land use does not conform with the zone to that of the predominant land use by half-block except as required for Centers.

Commercial Zones (C)

1. Retain existing commercial zoned areas
 - a. Establish general commercial zoning where located adjacent to major City transit or traffic streets
 - b. Establish neighborhood commercial zoning in other locations
2. Rezone from light industrial (M3) to C within two blocks of the intersection of City transit streets
3. Expand commercial zoning as required for Centers

Industrial Zones (M)

1. Retain existing industrial zoning
 - a. where the existing land use conforms with the zone
 - b. where light industrial zoning exists adjacent to a major City transit or traffic street.
2. Rezone to R where the predominant land use by half-block is single family residential
3. Rezone to C where the predominant land use by half-block is commercial and as provided in Commercial Zones, Item 2 above.
4. Rezone to residential, commercial and open space where prescribed by the Willamette Greenway Design Alternative.

Zoning Code:

In R Zones:

1. Permit construction on substandard lots where no natural restrictions to development are in existence when approved by a majority of the adjacent property owners and the neighborhood association
2. Permit cluster development on vacant land where natural restrictions to development are in existence

In A2.5 Zone:

1. Permit construction of row housing

In All Zones:

1. Establish performance standards for new development
2. Establish an historic conservation designation

A New Zone:

1. Establish a zone for public open space



February 1, 1978

Dear Citizen:

We would like to thank you for attending the Committee for Citizen Involvement meeting on November 30, 1977. Your comments were informative and constructive and the Committee appreciates the time you took to relay your concerns to us.

The attached letter to the Planning Commission contains the Committee's evaluation of the comprehensive planning process and our recommendations for change.

Due in large part to the issues raised at the November 30th meeting, and because of other individual comments and letters received, the Bureau of Planning has been meeting with interested citizens in order to solicit suggestions for a new planning process. A draft of this process has been sent to all neighborhood association chairpersons and other interested people. If you would like a copy, please call CCI staff person, Julie Nelson, at 248-4260, and she will mail it to you.

The Planning Commission hearing to discuss the new planning process is scheduled for Tuesday, February 14, 7:30 pm, Room 200, Portland Planning Bureau. A City Council hearing to hear the Planning Commission recommendation on the process is planned for February 22 in City Council Chambers. If you have further comments concerning the planning process, please attend one of these hearings.

Again, we thank you for your time and your comments.

Sincerely,

Robert Ruiz, Chairperson
Committee for Citizen Involvement

RR:jn
attachment

NEIL GOLDSCHMIDT
MAYOR

OFFICE OF
PLANNING AND DEVELOPMENT

MIKE LINDBERG
ADMINISTRATOR

BUREAU OF
PLANNING

ERNEST R. BONNER
DIRECTOR

424 S.W. MAIN STREET
PORTLAND, OR 97204

PLANNING
503 248-4253

ZONING
503 248-4250

Committee for
Citizen Involvement
248-4260

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT


MIKE LINDBERG
ADMINISTRATOR

January 11, 1978

BUREAU OF
PLANNING

ERNEST R. BONNER DIRECTOR MEMORANDUM

424 S.W. MAIN STREET
PORTLAND, OR. 97204

FROM: Ernie Bonner 

PLANNING
503 248-4253

Please find attached two letters voicing various concerns about the planning process and my replies to them.

ZONING
503 248-4250

Both letters go into detail about some of the same problems that I am also concerned with and I thought you might be interested in the comments.

attachments

jn

RECEIVED

JAN 12 1978

RECEIVED

November 21, 1977

NOV 23 1977

City of Portland
Honorables Neil Goldschmidt, Mayor
City of Portland
1220 S. W. 5th Avenue
Portland, Oregon 97204

Dear Neil:

For the past two years I served as Chairperson of the Committee for Citizen Involvement (CCI) concerned with advising the City and the Planning Bureau on the best ways to insure citizen participation in the comprehensive planning process.

I resigned from the Committee last month for several reasons, not the least of which was my feeling that two years was enough and it was time for me to take up other challenges. But there was another, more significant, reason for my resignation. I have become increasingly alarmed and disappointed with Portland's entire comprehensive planning process.

For several years I labored under the apparent misconception that Portland would allow neighborhood associations to develop individual plans or, at the least, plan strategies at the neighborhood level. When the planning process was submitted to Council for approval I stated, on record, that I was surprised that the Bureau was suggesting a procedure which would have City and neighborhood options considered at the same time. This was a compromise process, but was one that had not been reviewed by the CCI and not seen by me until Ernie Bonner presented it to Council. I did not, however, object since it was my impression that the neighborhoods would still be allowed to develop neighborhood specific options.

It has become evident now that this will not be done. Last week, several members of the Bureau, at a neighborhood workshop, explained that that the neighborhoods were being asked to do was provide input for City-wide options only, and essentially to inform the Bureau what kind of zoning was wanted. I was flabbergasted. I had been an idiot, I suppose, in not seeing this develop.

Specifically, I have these problems:

a. There will be no opportunity for neighborhoods to be site-specific about the plan.

b. A zoning map ain't a comprehensive plan. One of the most confusing aspects to the average citizen is that the Bureau talks of "comprehensive planning" (now changed to "land-use planning") but is seemingly concerned only with the implementation tools; i.e., zoning, and codes. Meanwhile, the City is off on separate processes adopting elements of a comprehensive plan and putting into effect policies which will restrict future options. That is, the City is putting together a Housing Plan, an Arterial Streets Plan, an Economic Development Plan, working on UDAG, developing plans to change lot-width requirements, etc., etc. Also, the Port of Portland is putting together a plan for PIA, Swan Island and Rivergate, and no one seems to be coordinating these with the City's plan.

c. There are other concerns, such as what appears to be a total lack of administrative and management control over the entire process, and the fact that the City is so far behind in the process (we've been at it for 2 to 3 years).

I hear, more and more often, rumbles from the people. A lot of folks are unhappy. I am unhappy. It would do well for the City to reaffirm its commitment to the Comprehensive Plan, and to assure that the plan will be comprehensive. If the elements of the plan are to be done separately the City should explain how these elements will be coordinated, by whom, and how citizens, neighborhoods and other interest groups can be involved. Right now, it appears that the City has not got its stuff together.

My concern is two-fold. First, I want Portland to have a good plan, and second, I want a plan that has been developed with input from all the people. Obviously that is the same intention of the Planning Bureau. But it would seem that the average citizen will be, at best, confused with the disparate process now in effect. I'm also certain that this is not being done by design, but it is occurring in fact.

My understanding is that a meeting will be held on December 7 (such a date!) at the Jackson Heights Neighborhood Association to discuss this problem. Concerned citizens from all around the city have been invited to participate and I certainly intend to be there. My questions about the status of the Plan may not be the only ones in people's minds, but they are questions that have been put to me and are certain to come up at this meeting. Perhaps some of your staff could be present to discuss with the people the coordination process that will occur in bringing the various elements of the plan together.

My discussion of these concerns is meant to be constructive, and not to reflect on the competency or capabilities of anyone in the Bureau of Planning. My only concern is to see Portland develop a comprehensive plan that will allow this city to be the kind that we have always enjoyed.

Sincerely,

A handwritten signature in dark ink, appearing to be the initials 'MB' or a similar monogram, enclosed within a circular scribble.

Michael L. Burton

MLB:ts

cc: Ernie Bonner

5
THE CITY OF
PORTLAND



OREGON

December 27, 1977

CITY PLANNING
COMMISSION

c/o BUREAU OF PLANNING
424 S.W. MAIN STREET
PORTLAND, OR. 97204
503 248-4253

MYRON B. KATZ
PRESIDENT
SHARON ROSE
VICE-PRESIDENT
OGDEN BEEMAN
PAUL COOK
SARAH HARTLEY
A. N. (GUS) MINDEN
JOHN RUSSELL
JOAN SMITH
JOE VOBORIL

Mr. Michael Burton
6937 N. Fiske
Portland, Oregon 97213

Dear Michael,

I appreciate your taking the time to write your concerns about the comprehensive planning process. I would like to respond to the specific problems you raise in your letter.

You stated that there would be no opportunity for neighborhoods to be site specific about the plan. I disagree. The Neighborhood Associations of the City of Portland are offered four separate opportunities to comment on the Comprehensive Plan.

1. The Neighborhood Associations, in combination with Neighborhood Associations of their District, are offered an opportunity to pose before the households and businesses of their District an alternative land use plan to the three prepared by the Bureau of Planning staff.
2. Each Neighborhood Association is offered an opportunity, at the town-hall meeting or in writing to the Bureau of Planning staff, to propose any specific or general proposals or plans with respect to their neighborhood.
3. The Neighborhood Association will be permitted an opportunity to speak on behalf of programs or plans they favor at Planning Commission hearings.
4. Each Neighborhood Association will be given an opportunity to testify in support of their plans or programs before the City Council.

At each of these four points for Neighborhood Association comment or testimony, the association can be as specific about their plan as it wishes.

You note that a zoning map "ain't a Comprehensive Plan." To that, I clearly agree. For practical purposes, we must recommend a comprehensive plan to include the following:

1. A set of land use and development policies for the city as a whole and for areas within the city.
2. A zoning code and map designed to implement those land use and development policies.
3. A program of major capital investments which are consistent with the land use and development policies.
4. The procedure necessary to revise the plan.

Thus, I would be the first to agree that a zoning map is not the comprehensive plan.

You charge that the city is off on separate processes adopting elements of a comprehensive plan and putting into effect policies which will restrict future options. I remain concerned that the various policy matters under consideration not go their separate ways and that the population at large, in their review of these policies, will not be confused and unresponsive. As we go through the comprehensive planning process, related policies will be coordinated by the Planning Commission. Staff is now preparing a draft report, detailing this coordination, and I am hopeful that it will serve as a guide for the Planning Commission.

Although you provide no specifics to your comment on lack of administrative control, you should be aware that a Chief Planner, Mr. Tracy Watson, is now heading the Comprehensive Planning Section, and will be happy to answer any further concerns you may have.

Again, thank you for your interest. Your concern that Portland develop a Comprehensive Plan that will allow the city to be the kind we have always enjoyed is shared by myself.

Sincerely,

Ernie Bonner

EB:sa
enclosure

RECEIVED
NOV 17 1977
SE 80th
Portland, Oregon 97206
November 14, 1977

Mr. Ernie Bonner
Bureau of Planning
424 SW Main
Portland, Oregon 97204

City of Portland
Bureau of Planning

Dear Mr. Bonner;

I had been hearing unhappy comments from areas working on their comprehensive Land Use Plan, so I decided to talk to a few involved people. I did not poll the neighborhoods. I was merely collecting information to develop my own opinions.

The reasons for discontent are centered around the change from neighborhood to city wide orientation and the loss of credibility that the Bureau of Planning suffered during the change. The people who had volunteered hours to do preliminary work such as base maps saw their work wasted. Those districts having had Workshop I are discouraged and frustrated at trying to ignore their own areas where they feel competent while trying to solve problems across town. The lack of material and direction before the workshop added to the confusion.

When I did my calling I asked for a response to two questions. I stressed that these were my ideas and that they were for discussion, not automatic implementation.

1. Would your neighborhood be willing to develop a specific plan for your immediate area. This plan would be secondary to the city wide plan, but would be used by the Bureau of Planning to further define the criteria for presentation to the Planning Commission?

2. Would your neighborhood be willing to participate in a city wide workshop to coordinate the Alternate IV plans from each district into one plan?

The responses varied, but generally were supportive of both suggestions. Some areas such as South Tabor are satisfied with their current land use and have little enthusiasm for city wide planning. The citizen participation in these areas will be small, no matter what. Other areas such as Richmond have worked long and hard and now tend to be tired. Most of the areas, including these, will be able to generate cooperation, particularly with a few revisions in the process.

Training is needed! I realize personnel is a problem, but sessions within a district or two on SPECIFIC TOPICS could be arranged. Concentrate on those people who have expressed an interest. Assume

8

everyone attending the training session knows the importance of planning and has some background in the process. Develop, advertize, and stick to one aspect of land use for each session. Topics might include "Apartments: Why and Where" and "Industry Is a Part of Your Neighborhood." Different areas need different emphasis and training.

The Workshops can be improved. Be sure all of the people having expressed an interest in a district receive maps and proposals before the meeting. Include information on predicted district changes such as population growth and proposed street changes. The neighborhood association would probably help distribute the material. Encourage the Workshop participants to develop plans for their district plus the city wide proposals. "We want Powell widened," does NOT translate to "We want all arterial streets widened." We are experts in our districts. Use us wisely.

The proposals would partially coordinate at a city wide workshop of representatives of each neighborhood or district who have been involved. One Alternate IV would result from this workshop. I realize the Bureau of Planning has the "professional" part of the job which includes balancing theory and fact and checking for internal consistency.

Generally, people are willing to work with the Bureau, but want to insure that their input will be effective. That can occur only if the input is accurate, that is, if we know what we're talking about, and only if the input is openly accepted, that is, if you listen.

Let's work together.

Sincerely,

Jane Rhodes
Jane Rhodes
Foster-Powell Neighborhood

copies to:

Mary Runyon, Columbia
Jerry Mounce, Neighbors North
Cary Schaye, Outer SE Neighborhoods
Elsie Johnson, South Tabor
Bonnie Clement, Mt. Scott-Arleta
Margaret Strachan, West-Northwest Neighborhoods
Dean Smith, Goose Hollow
Mary Pederson, OONA
Cherie MacGillivray, PACT, Inner SE
Del Taylor, Jackson
Neil Goldschmidt

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT

MIKE LINDBERG
ADMINISTRATOR

BUREAU OF
PLANNING

ERNEST R. BONNER
DIRECTOR

424 S.W. MAIN STREET
PORTLAND, OR. 97204

PLANNING
503 248-4253

ZONING
503 248-4250

December 27, 1977

Jane Rhodes
Foster/Powell Neighborhood Association
3525 SE 80th
Portland, Oregon 97206

Dear Jane,

Thank you for taking the time you did to inquire into our problems with the comprehensive planning process and then putting your findings down on paper. I really appreciate your efforts.

You know the reasons for discontent are centered around the change from neighborhood to city-wide orientation. I think I would agree with that. That issue has been with us from the very start of the comprehensive planning efforts. The issue endures because it is an important one.

There are, on the other hand, some apparent problems that are not real. Some examples will indicate what I mean:

1. It is not true that Neighborhood Associations will not be permitted to develop their own neighborhood plan. Neighborhood Associations do not have to spend any time whatsoever in developing a fourth alternative for the city as a whole. They can, instead, choose to spend all of their time dealing only with their own neighborhood, or their own district. In pursuing these efforts at developing a proposed plan for their own neighborhood, however, the Bureau of Planning will not be able to contribute staff attention. Thus, it is not true that the Bureau of Planning will ignore plans or proposals developed by the neighborhood associations for their own neighborhoods. It is true that the Bureau of Planning will not be able to allocate staff to help them in these efforts.

2. It should be clearly understood that the above proposals will be treated like the proposals from any special interest group. They will be gladly accepted and considered in the development of the Bureau of Planning's recommendation. However, the district's work in developing a fourth alternative for the city at large will be treated somewhat differently. The fourth alternative proposed by the neighborhood association representatives in each district will become part of the published tabloid newspaper which goes to every household and business in that district. Thus, as you can see, a district's proposal for the city at large will get wide-spread distribution throughout the district. A district's proposal for its own area will get only the attention that a proposal can get at a town hall meeting or in writing to the Bureau of Planning. This does not necessarily make the effort in developing district or neighborhood plans any less influential in influencing the Bureau of Planning's eventual recommendation.

I am particularly interested in your suggestion for training sessions. The Comprehensive Planning Section is considering the logistics of these sessions and is hoping to coordinate bi-monthly sessions on particular issues with newspaper articles on that same issue.

Again, I want to thank you for your sincere concern and interest. You can be assured that the Bureau of Planning staff is listening to those who are sincerely interested in the development of the Comprehensive Plan and have suggestions to offer. This is an important effort for the city and will require a lot from all of us. I am proud of you for doing your share.

Respectfully,

Ernie Bonner

EB:jn

ALTERNATIVE 4
NORTHWEST PLANNING DISTRICT (1/30/78)

FINAL DRAFT

Interested citizens representing the diversity of the Northwest Planning District developed Land Use Plan 4. This plan reflects the physical, social, and economic diversity of the district. Implemented on a city-wide scale it allows a wide range of options where people live, work, and play.

The character of the city would be preserved by encouraging maximum rehabilitation and recycling of existing structures. Performance standards would be instituted to allow innovation and insure quality in new multi-unit residential and commercial construction. All new building heights would be limited to 12 stories. In addition, conservation zones would be established where existing structures are historically and/or architecturally significant. Undeveloped land without urban services would be preserved. More scenic routes would be designated and their natural and scenic values would be protected. This plan specifically encourages the preservation and creation of open, recreation and garden space in all areas, especially those areas with higher density uses.

Alternative 4 would maintain the city's share of the region's people and jobs by providing for an increase in population and in the number of commercial and industrial jobs. Many of these new jobs would provide neighborhood employment and services. Emphasis would be on commercial

and micro-industrial employment. Moderate density mixed use centers of residential, commercial, light industry, institutions, and recreational open space would be encouraged at transit centers and along corridors. These centers would be scale with their respective surrounding. A clean, quiet, efficient transit system would be implemented to service these corridors. Bicycle routes would be provided for recreation and transportation.

Implementation of the land use policies in this alternative would be coordinated with other public policies (taxation, public expenditure) at all levels, to achieve this overall comprehensive plan strategy.

Apartment, commercial and micro-industrial zoning at designated centers where major transit streets intersect - The centers would be zoned as a mixed use zone to allow for all types of residential structures, commercial, light and open space. A height limitation of 12 stories will be established for centers. New development over 3 stories would be reviewed for its compatibility with existing structures. City requirements for off-street parking would be determined by the needs of each center. These centers would allow a large part of the population to work and shop where they reside or to commute easily to other centers or downtown by using the transit system. These centers also offer jobs and services for those residing in nearby single unit residential areas.

Medium density apartments, commercial and light industrial corridors along designated major transit streets - These corridors would be developed with a mixture of uses including shops, offices, labor

intensive industries, duplexes and apartments within mixed use buildings. City requirements for off-street parking would be determined by the needs of each corridor. The transit system would provide easy access to services, jobs, and residences.

Other Industrial Development - New factories and warehouses would be encouraged on all sites large enough to be useful for planned industrial developments and close enough to necessary rail, water or truck transportation facilities. Small home (cottage) industries that meet certain standards would be allowed in single unit residential zones.

Other Commercial Development - Designated streets would allow for businesses catering primarily to auto traffic.

River-oriented commercial, residential and recreational use along the Willamette River - Land south of the Broadway Bridge, along the Willamette River, would be developed to provide public access to the river for the entire community. This development would include parks and trails. A design zone would be established which would include a height limitation on new development. Planned development with a mixture of townhouses, garden apartments, marinas and other water-oriented commercial uses would be allowed.

Smaller lot, single-unit housing in developed areas of the city, outside corridors and centers and now zoned residential - Existing substandard vacant lots, in areas where 5000 sq. ft. is now the minimum lot size, would be developed where appropriate with small single-unit houses or

pairs of units sharing a common wall. Small neighborhood groceries, shops and services would be built within these neighborhoods as needed. Existing homes could add one rental unit, subject to a public review process, to make home purchase and maintenance more feasible for a wider variety of people. All single unit areas would retain their present zoning.

Undeveloped single unit urban areas - On vacant land, planned communities with clusters of houses and apartments surrounded by large open spaces would be encouraged but only where urban services exist.

Other Undeveloped land - All rural and undeveloped land without urban services (sewer, water, roads) and not near transit corridors would be zoned Farm and Forest. A one-quarter mile wide buffer-zone, no denser than single family residential, would be established along the dedicated boundaries of Forest Park.

Additional Zoning Code Provisions - All citizens affected by a land use change would be notified and have adequate and reasonable time to respond prior to any decision making. This would include building permits for new construction. Prior to the issuance of demolition permits (for buildings and trees), neighborhood associations must be notified of application and intent of future use of land must be stated by applicant. All new parking lots would go through a review process.

Every two years, an institution would file an updated masterplan of its intent to expand or develop. Expansion would require a community impact

report and community review.

An "open space" zone would be established to protect existing, new, or dedicated park lands. A special zone would be created to protect and preserve the wilderness nature of Forest Park.

"Family" would be redefined as "housekeeping" unit and the code would allow unrelated persons to share single dwelling units.