

**Portland City Planning Commission
Albina Community Plan**

Minutes of the Meeting of
April 7, 1992

The Portland City Planning Commission met in special session on Tuesday, April 7, 1992 to consider the Albina Community Plan and associated neighborhood plans, design and historic districts, design guidelines, and amendments to the city's zoning code and comprehensive plan. The meeting was convened at 7:05 p.m. by President Richard Cooley in the cafetorium of the King Neighborhood Facility, 4815 NE 7th Avenue, 97211, Portland, Oregon.

Tape recordings of this meeting are available for review and will be retained by the city of Portland for 10 years following action by the City Council to adopt the Albina Community Plan and related documents. The following annotated outline constitutes a summary of the discussion at the meeting. The information attached to these minutes summarizes any staff presentation and testimony given at the meeting.

Planning Commission members present were: Stan Amy, Joan Brown-Kline, Richard Cooley, Margaret Kirkpatrick, Richard Michaelson, Vivian Parker, and Douglas Van Dyk.

Planning Commission members absent were: none. (Two positions were vacant.)

Bureau of Planning staff members present were: Colleen Acres, Julia Gisler, Michael Harrison, Jean Hester, Kim Moreland, Terry Moore, Barbara Sack, Paul Scarlett, and Robert Stacey.

Albina Community Plan – Public Hearing on Proposed Plan

| Tape # | Discussion |
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| 07-201 | Cooley: Introduced meeting and explained procedures for conduct of the hearing. Also explained the process that would follow completion of these hearings on the proposed plan. |
| 07-232 | Harrison: Noted a typographical error on page 124 of the Albina Community Plan, section 33.505.200 noting that the minimum density should be for each 2000 square feet of site area, not for each 1000 square feet of site area. Said the Design Commission would hold a hearing the proposed design districts and guidelines on May 21, 1992 and the Historic Landmarks Commission would hold a hearing on the proposed historic district boundaries and guidelines on May 20, 1992. Each commission would advise the Planning Commission on the matters related to its particular area of expertise. Noted that people who asked for futher notification, offered written comments, or testified in person before any of the three commissions would continue to receive notification of public hearings and commission meetings on the plan. |
| 07-248 | Cooley: Began public testimony and thanked City Commissioner Gretchen Kafoury for her attendance at the hearings. |

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| 07-254 | Testimony of the King neighborhood association. <i>Steven Foust, 605 NE Going, 97211</i> read from a written statement he submitted for the record, and which included several large colored maps of the neighborhood. (See compilation of written testimony on the Albina Community Plan.) |
| 07-345 | Amy: Is the Section 8 housing referred to operated by the Housing Authority of Portland? Foust: Didn't know. Just knew they were Section 8 units. |
| 07-351 | <i>Brent H. Jauch, 2038 NE Alberta, 97211</i> testified in regard to property located on the north side of Marine Dr. at the I-5 bridge. Said there were four ownerships involved and the property was currently zoned C2. The owners did not want that zoning changed to residential. Referred to a petition #6088 reviewed by the Planning Commission on June 6, 1972 and to a planning staff report for hearings held in 1972 and 1973 on zoning for land along the Columbia River. Said he had several companies interested in developing that land for commercial purposes. |
| 07-419 | <i>Jordis Jensen, 3325 NE 26th Avenue, 97212</i> spoke on behalf of the Alameda neighborhood association. Submitted a statement for the record. (See compilation of written testimony on the Albina Community Plan.) |
| 07-451 | <i>Steve Telfer, 1919 NW Lovejoy, 97209</i> testified on behalf of Legacy Health Systems. Submitted a statement for the record. (See compilation of written testimony on the Albina Community Plan.) |
| 07-490 | Michaelson: Are you in favor of the institutional zone? Telfer: Would work if applied citywide, not just in the Albina area. Michaelson: Isn't the density more restrictive in the new zone than with the existing zoning? |
| 07-501 | Testimony of the North-Northeast Economic Development Alliance (NNEDA). <i>Carl Talton, 3535 NE 15th Avenue, 97212</i> began the presentation on behalf of the alliance. Asked for support of the 1989 business plan with its eight action items. Suggested several changes to policies in the proposed ACP. Didn't want high-density residential development along MLKing Blvd. Said zoning depths for commercial uses should be increased only in locations where the increase was specifically justified. Supported enlarging the Oregon Convention Center urban renewal district. |
| 07-555 | <i>Jennie Portis, 739 N. Killingsworth, 97217</i> testified for the NE Jobs Committee. Introduced Bonnie McKnight who had developed much of the data presented on jobs and employment in her testimony. Referred to written comments related to the jobs, employment, and business growth sections of the plan. (See compilation of written testimony on the Albina Community Plan.) |
| 07-646 | <i>Bonnie McKnight</i> , no address given, continued the testimony related to jobs, |

- employment, and business growth. (See compilation of written comments on the Albina Community Plan.)
- 08-000 Portis: Continued testimony and spoke to land use issues. Felt the median on MLKing Blvd. should be removed.
- 08-004 McKnight: Referred to employment density guidelines and asked that new zoning not be allowed to create disincentives for commercial and industrial development.
- 08-010 Parker: Do you have any feel for the number of racial minority people living in the study area who are also employed in the area? Portis: Couldn't get that figure or the number of unemployed in the neighborhoods.
- 08-018 Cooley: What about the depth of commercial or industrial zoning along major streets? Talton: Don't take a 200-foot swath because of the impacts that would have on housing and on the residential neighborhoods.
- 08-020 Brown-Kline: About the employment density guidelines, who should develop those for the plan? Portis: Didn't want the city to encourage new business to locate in the area unless it employed a good number of people. For instance, did not want to see auto wrecking yards come in because the new zoning would allow them or would create parcels more attractive to them. Suggested that the commission work with planning staff and the NNEDA to develop those density guidelines.
- 08-036 *Karol Juszcak, 3832 N. Interstate, 97217* testified on behalf of the Polish Library Association. He submitted a written statement for the record. (See compilation of written comments on the Albina Community Plan.) The association's building was in the proposed Kaiser institutional zone and they did not want to be within an area into which Kaiser would be encouraged to expand. The library was next to St. Stanislas Church and they did not want to move from that location. Suggested that the two properties be designated a historic district and historical landmarks.
- 08-062 *Don McInnis, c/o PCC Cascade Campus, 705 N. Killingsworth, 97217* testified on behalf of the community college. Discussed the master plan for the PCC Cascade campus. Supported the proposed plan.
- 08-080 *Jack Orchard, 101 SW Main, #1100, 97204* testified on behalf of the purchaser of a Mr. Jeans' property. (See written testimony submitted by Mr. Jeans and included in the compilation of written comments on the Albina Community Plan.) Wanted the community plan to conform to the development actions underway on that property (i.e. the commercial development actions underway) and did not want zoning that would make those uses non-conforming.
- 08-098 *Ted Drier, 7037 SW 54th Avenue, 97219* testified on behalf of the Portland Area

- Teachers organization and as a teacher at Ockley Green Middle School. Asked that the plan further consider: the importance of smaller class sizes; that schools must be restructured to decrease class size and to reduce administration. Said everyone in a school should teach at least one class. Said the present approach to education should be reconsidered to increase accountability. Agreed with the position that graduating students must be employable, but cautioned against a policy that focussed the curriculum too narrowly on work. Education should be broader rather than narrower.
- 08-126 Parker: Are you opposed to higher-density residential zoning? Drier: Opposed to anything that would lead to more crowded schools.
- 08-130 *Dr. Darryl Tukufu, 10 N. Russell Street, 97227* testified as executive director of the Urban League of Portland. Exhorted the Planning Commission to listen to community residents and to keep the community plan a real community plan. Felt the city should provide some of the funds that would be needed to carry out the action items included in the plan. (See also compilation of written comments submitted on the Albina Community Plan.)
- 08-145 Cooley: What are the three most important things to carry out in the plan?
Tukufu: Jobs and employment; i.e. make human and physical infrastructure improvements. Asked that the commission concur with what "we" want to do on MLKing Blvd. with multi-family housing densities versus commercial nodes on King.
- 08-161 *Margaret Skarra, 2811 NE Holman, 97211* spoke for the Concordia neighborhood association. Had two major concerns: site review overlay and the affordable housing overlay. Supported both concepts, but did not want the extra density allowed in the 'a' overlay to be rental units. Asked about granny flats. Felt site review should be a major part of the plan for the Concordia neighborhood.
- 08-173 *Robert Boyer, 3236 NE Liberty Ct., 97211* spoke as the representative of the NE neighborhood coalition and on behalf of the Concordia neighborhood. Said the neighborhood was solving its own problems by working hard together to do that. Amy: Asked that he provide the commission with written comments summarizing his testimony.
- 08-220 Van Dyk: Do you have a position on the proposed 'a' affordable housing overlay zone? Boyer: The most important thing to have is owner-occupied homes and affordable high-density housing.
- 08-238 *Jack W. Gates, 2141 N. Williams, 97227* testified about the Portland Packaging Company, located on the block between Williams, Vancouver, Thompson, and Tillamook. His building was 60,000 square feet in size and the company employed 25 people from the northeast area of Portland. Did not want RH zoning for his property as there was no development potential in that zone. Said his current zoning was EXd.

- 08-251 *John Carneau, 2141 N. Williams, 97227 or PO Box 12128, 97212* also spoke about the Portland Packaging Company. Worried that a residential zone would force them to move from the area.
- 08-265 *Walker Hughes, 4835 N. Albina, 97217* spoke about his business at that location (Jake's Floors Inc.). Said his zone was presently CG and was proposed for R1a. Preferred to remain CG or change to EX. Needed outside storage and parking.
- 08-287 *Kent Lucas, 9828 E. Burnside, #200, 97216* spoke on behalf of Bitar Brothers and presented a list of properties for which they wanted the EX or GE zone, and not the RH or CN zones. Submitted written comments reiterating his testimony. (See compilation of written comments on the Albina Community Plan.)
- 08-301 *James Paul Brown, 3407 NE 27th, 97212* testified on behalf of the Alameda neighborhood association board regarding the "overlap area" between NE 21st and 26th Avenues, Knott, and Fremont. Didn't know much about the Albina Community Plan or what changes its proposed for that area. Didn't think it would do anything to enhance his neighborhood, however, and especially because of the R5a zone that was part of the plan. Asked that the overlap area be excluded from the plan boundaries. Was opposed to the possibility of reclassifying NE 15th Avenue for less auto traffic because the displaced traffic would probably go to NE 33rd and Knott, impacting the Alameda neighborhood.
- 08-330 *Vesia Loving, 4028 N. Michigan, 97227* spoke as a member of the Boise neighborhood association. Didn't see that the plan would do much to improve the situation of the neighborhood. Wanted to keep the area residential and said surrounding businesses were smothering the neighborhood. Liked the proposed historic district along Shaver. Said the area's population was already growing and said schools were full and had waiting lists. Didn't think the businesses in the area really did hire neighborhood residents. Wanted small business to locate in the area, not larger businesses. Didn't want higher residential densities. Suggested several changes to the proposed plan: 1) an environmental and air quality control to study lead and other chemicals that entered the neighborhood from the freeways and businesses in the area; 2) regulation of truck and auto traffic around the Boise School; 3) better maintenance requirements for publicly-owned (e.g., county-owned) properties in the area; 4) better maintenance of properties managed by absentee landlords; 5) cleaned up streets; and, 6) maintenance of historic districts and properties.
- 08-397 *David Van Giest, 3529 N. Missouri, 97227* said the oldest houses in Portland were found in the Boise neighborhood and it should become a designated historic district so those homes would not be torn down.
- 08-408 *Rev. Stewart Minniewether, 3404 N. Missouri, 97227* wanted to see vacant lots in Boise neighborhood replaced with new housing, not with new businesses.

- 08-429 *Julia Danielson, 6533 N. Campbell, 97217* was a resident of the Arbor Lodge neighborhood association. Felt the 'a' affordable housing overlay could erode the ethnic and economic diversity of her neighborhood. Felt moderate and upper-income residents could be models for lower-income residents in the neighborhood. The 'a' overlay will detract from the area.
- 08-456 *Henry Markus, c/o 2000 SW First, 97201* testified on behalf of Metro; had been a member of the plan TAC. Submitted a written statement for the record. (See compilation of written comments on the Albina Community Plan.)
- 08-518 Amy: Does Metro have any intention of assuring that all Metro-area jurisdictions provide affordable housing, or will Portland be the only jurisdiction to provide the full range of housing types and prices? Markus: The process the cities and counties have gone through to develop their CHAS documents relates to federal programs; the housing rule is the state LCD's regulation and will be updated. The RUGGOs adopted by Metro considered the affordable housing question and included affordable housing in all jurisdictions. Whether Metro will have housing oversight is unclear at this time, but the Metro council wants to reintroduce its housing staff in the next 18 months.
- 08-543 *Keith Jacobs, 5528 NE 24th Avenue, 97211* didn't agree with the affordable housing overlay being added to only one part of the city; it should be a citywide zone. Suggested the R5 zone for the neighborhood west of Killingsworth to Jarrett, between NE 22nd and 33rd Avenues. Said he would submit a petition of names in support of his testimony.
- 08-563 *Jay Collman, 5523 N. Montana, 97217 and David M. Alvarez, 5533 N. Montana, 97217* asked if the proposed light rail line shown in the plan would really cut right through their homes. (They lived next door to one another.) Didn't know about the plan until this point. Worried they couldn't find housing they could afford to own if they had to leave their homes.
- 08-600 Testimony of the group Sustainable Urban Neighborhoods (SUN). *Ruth Miller, 33 NE Cook, 97212* presented lengthy testimony. Offered six changes to the plan. Submitted written statement for the record. (See compilation of written comments on the Albina Community Plan.)
- 09-007 Van Dyk: Is there any relationship between the supply of affordable housing and crime and drugs? Miller: The relationship is between transiency/vacant houses and crime/drugs. Said a minimum ratio of a 60% owner occupancy level to a 40% rental level was needed to have a stable neighborhood. Van Dyk: What about Section 8 housing where on-site managers aren't supplied by the owners? Miller: The city must require landlord training and make rents more equitable.
- 09-021 *William S. Reed, 2808 NE MLKing Blvd., 97212* generally supported the plan

but said the Standard Dairy Building would be hurt because of a lack of parking. Wanted the EX zone so he could provide additional parking on Lot 7 (zoned R2) and Lot 25 (zoned EXb). He said he wanted to redevelop the site, including other lots (Lot 24 and one-half of Lot 23) which he also wanted to be rezoned EXb for parking. Said he owned many properties in the area and wanted to create some new housing there.

- 09-046 *Diane Meisenhelter, 1905 NE Going, 97217* testified on behalf of the Sabin neighborhood association. She submitted written comments for the record. (See compilation of written comments on the Albina Community Plan.) Parker: What are the boundaries for the OAME projects? Meisenhelter: Along Alberta Street between King and NE 23rd Avenue.
- 09-124 *Joanna F. Patten, 2145 NE 19th Avenue, 97212* was opposed to the rezoning proposed on NE 20th between Thompson and Tillamook from R5 to R2.5. Did support the 'a' affordable housing overlay with the amendments suggested by the Irvington community association. Said those amendments coupled with the affordable overlay would negate any need for rezoning to accomplish the city's goals for higher residential densities in the area.
- 09-157 *Carol Hopkins, 3827 N. Gantenbein, 97227* liked her neighborhood and supported the testimony of the Sabin neighborhood association and SUN. Wanted more and brighter street lights, low- and no-cost educational and recreational opportunities, more community garden space. Felt those things should be put back into the Boise neighborhood plan. Wanted to encourage more small businesses and home occupations in the neighborhood. Didn't want the plan to encourage more polluting businesses or large trucks in the neighborhood. Supported the work of the Police Bureau in community policing. If rezoning is done as part of the plan, be very careful not to affect the neighborhood's residential character.
- 09-185 *JoAnn Koester, 3226 NE 24th, 97212* lived in the Alameda "overlap area". Supported the 'a' overlay zone and said she had worked on the "Ten Essentials" design book for residential construction in the plan area.
- 09-198 *Brett VanBuskirk, 5053 NE 8th Avenue, 97211* was a member of the neighborhood watch and a home owner. In regard to high density housing, said he lived next door to a Section 8 apartment building where there was lots of drug and crime activity. Said higher densities in the neighborhood would make the crime situation worse than it was because it would be harder to monitor the additional residents of the area. Felt affordable housing stock should be spread to Lake Oswego and should not try to concentrate it in the Albina area. Wanted more help so people could purchase their homes. Thought light industrial and neighborhood commercial businesses should be located in the MLKing Blvd. corridor instead of the proposed higher density housing.
- 09-222 *Michael Sprinkler, 5834 N. Borthwick, 97217* lived in the Humbolt

- neighborhood. Opposed the R1a zoning in the eastern edge of the neighborhood – between the freeway, Ainsworth, and Commercial. Said rental units were often used for drug dealing and worried that quality multi-family residential projects would not be the kind built in their neighborhood. Felt the city should make the builders and architects of multi-family housing live in the projects they designed and built for three to six months. The area needed good, well-paying jobs as much as it needed affordable housing.
- 09-252 *Brad Perkins, 2826 NE 23rd, 97232* lived in the Irvington/Alameda area. Said it was important that the plan include provisions for relocation of existing good quality buildings and suggested an addition to the plan to allow relocation of housing and rowhouses as alternatives to the ‘a’ affordable housing overlay zone. On page 5, paragraph 1, suggested that duplex conversion and rehabilitated houses be allowed in the R2.5 zone on corner lots. Stressed the need to provide for relocation of houses rather than continuing to see their demolition.
- 09-289 Cooley: Announced the April 14th hearing schedule. Harrison: Reviewed a memorandum outlining a suggested process for Planning Commission adoption of a recommended plan for forwarding to the City Council by September of 1992. (See attachments to the minutes of April 14, 1992.)

The following people either yielded their time to other speakers or submitted written comments for the record. (See compilation of written comment on the Albina Community Plan.)

Baird, Joy, 2205 NE 19th Avenue, 97212
Balekowski, Janusz and Ursula, 3832 N. Interstate, 97217
Blackburn, Michael, 3116 N. Williams, 97227
Bonner, Viola, 3926 N. Vancouver, 97227
Boyle, Patrick T., 715 SW King, #36, 97205
Brown, Rev. Victor R., 4025 N. Vancouver, 97227
Burgess, Mary E., 3927 N. Gantenbein, 97227
Busch, Crystal, 3512 SE 8th Avenue, 97202
Camara, Dean and Sharon, no address given
Cimino-Conrad, Carla, no address given
Concannon, Kathleen, 4945 NE 35th Avenue, 97211
Cox, Gerald L., 7831 N. Delaware, 97217
Czupryk, Mary, 3832 N. Interstate, 97217
Douglas, Rosalie, 4510 NE Mallory, 97211
Edman, Marlo, C., 6027 NE 32nd Pl., 97211
Eller, Douglas and Janice, 5631 NE 31st Avenue, 97211
Elliott, Jack, 7608 N. Denver, 97217
Erickson, Arthur and Doralee, 6705 N. Maryland Avenue, 97217
Foulkes, Gabrielle, no address given
Gaines, Stan, 870 NE Jarrett, 97211
Hansis, Dick, 4552 NE 19th Avenue, 97211

Haraguchi, Bonnie, 4136 NE 17th, 97211
Hartnett, Susan and Jeff, 28 NE Graham, 97212
Haugen, OD, 3220 N. Williams, 97227
Holloway, Jimmie L., 3938 N. Vancouver, 97227
Howarth, Virginia and Dennis, 4951 NE 39th, 97211
Hughes, Tom E., PO Box 12045, 97212
Jacobson, Doris M., 6621 N. Maryland Avenue, 97217
Jeans, Harold, 15341 S. Springwater Rd., Oregon City, 97045
Johnson, Jennifer L., 537 N. Stafford, 97217
Juszczak, Janina, 3832 N. Interstate, 97217
Kern, Debra E., and Robert W., 3133 NE 26th Avenue, 97212
Lamkin, RL, 16340 NW Blueridge Dr., Beaverton, 97006
Lilly, Michael J., 320 SW Yamhill, #800, 97204
Mazza, Patrick, 3116 N. Williams, 97227
McCulloch, Michael, 3554 NE 26th Avenue, 97212
McInnis, Allan TJ, 2090 SW Cedar Hills Blvd., 97225
Mesirow, Margaret and David, 2136 NE 20th Avenue, 97212
Montgomery, Fred L., PO Box 2138, Beaverton, 97075
Moore, Zephyr, 2732 NE 15th, 97212
Murphy, George T., 2848 NE 24th, 97212
Nuttelman, Bonnie, 6346 NE 26th Avenue, 97211
O'Malley, Patrick J., 3630 N. Russet, 97217
Patten, A. Peter, 2145 NE 19th Avenue, 97212
Richardson, Alfred, PO Box 11912, 97211
Rockney, Hortensia M. and Merton G., 4401 NE MLKing Blvd., 97211
Schlatter, David, PO Box 11565, 97211
Scolnick, Peggy, 1831 NE Going, 97211
Sherrill, Michael, 4728 NE 17th, 97211
Smith, Alicia, 4050 NE 18th, 97212
Supke, Adelaide, 3832 N. Interstate, 97217
Talton, Ruby L., 4505 N. Haight Avenue, 97217
Tapinski, Gray, 5307 N. Albina, 97217
Walker, Betty, 3124 NE 17th, 97212
Walker, Carmen P., 4239 NE Wistaria Dr., 97213
Watt, Reynold C., 804 N. Killingsworth Ct., 97217
West, Dennis L., HAP, 135 SW Ash St., 97204
Wright, Will S., c/o 2827 NE MLKing Blvd., 97211
Zenner, Ella May, 5025 NE 8th Avenue, 97211

There being no further business, the meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Robert E. Stacey, Director
Bureau of Planning

tshm/14 May 1992