

**Resolution regarding the Comprehensive Plan proposed change of the QFC parking lot from High Density Single-Dwelling (R5) to Mixed Use-neighborhood.**

**Background:**

The building located at 6411 SE Milwaukie has been a grocery store for many years. The property was originally sold to the Taggesell family in the 1880's. A grocery store was built on the property and became a Kienow's in 1950. While the store has always been commercially zoned, the parking lot on the west side of the property has always been zoned as residential. When the store was a Kienow's, the store and neighbors peacefully co-existed with no problems.

Currently, the building is a QFC grocery store. Since becoming a QFC in about 1999, there have been on-going disputes between the nearby neighbors and QFC. Neighbors have complained that semi-trucks use the parking lot as a loading dock, rather than using the loading dock adjacent to the building, which is used by QFC for storage. Sometimes up to 6 semi trucks at a time have parked in the parking lot, making it impossible for customers to use the parking lot, and creating dangerous traffic conditions. Semi- trucks were also parking and unloading next to houses on residential streets, creating noise, congestion, and vibrations felt inside homes as the trucks idled.

The neighbors have unsuccessfully tried to enter into a Good Neighbor agreement with QFC, but QFC has refused. Last summer the Bureau of Developmental Services started enforcing existing rules for R-5 non-conforming use of the parking lot and this action has greatly improved the resident's quality of life. There are no deliveries between the hours of 11 PM and 6 AM. The deliveries appear to have become more scheduled to avoid multiple trucks in the parking lot at one time. The neighbors are worried that if the zoning change occurs they will have no leverage to ensure that QFC lives up to its commitment to continue the steps that have improved the lives of neighbors.

**Resolution:**

It is resolved by the Board of Directors of SMILE to oppose the proposed Comp Plan designation change to the QFC parking lot from High Density Single-Dwelling (R5) to Mixed Use - neighborhood. This will give the neighborhood leverage to continue to enforce regulations which limit the impact of this commercial use in a residential zone.

## **Role of Neighborhood Associations in the Comp Plan**

After reviewing the Comp Plan the Board of S.M.I.L.E. is concerned with the lack of acknowledgement given to neighborhood associations for the role they play in giving ordinary citizens a voice in determining the future of their neighborhoods. We understand that there are parts of the population in the city that are underserved and they too deserve a voice in the discussion of issues affecting their lives in Portland. In that sense the term "community" as used throughout the Comp Plan, is a needed addition to ensure all points of view are heard.

At the same time Portland is identifiable by its geographical neighborhoods. Because of the unique structure of Portland's city government, neighborhood associations have long been *the* forum neighbors can use to influence issues and solve problems that are unique to their part of the city. Neighborhood associations are critical for the betterment of their neighborhoods, playing a crucial role in balancing "progress," outside influences, and planner's dreams with livability and quality of life issues residents sought when they chose to live in a particular area.

We hope you will provide some clarification between the important roles "communities" and "neighborhoods" play in the process of making Portland a strong and vibrant place to live.

Resolution regarding Comprehensive Plan designations of Metro  
owned property along the Springwater Corridor

**Background.** Some 10-15 years ago Metro, using funds from a bond measure for the acquisition of lands for "parks, trails, and natural areas", acquired a number of properties in the Sellwood neighborhood along the route of the Springwater Corridor. Since then the lands have primarily been used and managed as open space under a management agreement with Portland Parks.

When the properties were in private ownership they were zoned primarily for residential use and, despite the purchase by a public agency over a decade ago, they still retain that zoning. Nonetheless, most people in the neighborhood consider these lands to be most valuable for the public values for which they were acquired by Metro.

Anticipating that these lands would be used for parks and open space, substantial private investments have been made to develop the private lands adjoining these parcels. Additionally, the neighborhood association and Portland Parks have expended significant time and energy in the planning for the public use and enjoyment of these lands and to enhance their value as a wildlife corridor in a neighborhood setting. We, the Sellwood Moreland Improvement League Board of Directors, believe that the public interest would be best served if the Portland Comprehensive Plan designated these public lands for the purpose for which they were acquired by Metro.

**Resolution.** It is resolved by the Board of Directors of the Sellwood Moreland Improvement League that the public properties acquired by Metro along the Springwater Corridor in the Sellwood neighborhood be designated in the Portland Comprehensive Plan for the purpose for which they were acquired, open space.

Approved at the SMILE Board Meeting, October 15, 2014



# METRO OWNED PROPERTIES

