

Arbor Lodge Neighborhood Association  
2209 N Schofield St.  
Portland, OR 97217  
by email [info@arblorlodgeneighborhood.com](mailto:info@arblorlodgeneighborhood.com)



May 19, 2016

City of Portland  
Planning and Sustainability Commission  
1900 SW 4th Ave  
Suite 7100  
Portland, OR 97201  
by email [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)

Dear Commissioners,

North Portland is a vibrant, diverse community of single and multi-family homes, commercial centers, and industrial preserves situated at the confluence of the Columbia and Willamette rivers. Our neighborhood faces increasing growth and density in the coming years. The City of Portland Comprehensive Plan identifies inner neighborhood areas such as North Portland as ideal for increased density.

In parallel with this growth trend has come a series of reports about unhealthy air quality throughout Portland, with North Portland being a particular hot spot with Swan Island, I-5 and other contributors playing a major role. With that in mind, the increased density carries with it the challenge of maintaining a healthy, connected city where residents have access to clean air, accessible green space, and vibrant employment centers.

In order to meet the coming growth in our community without compromising the health and well-being of our residents, we are strongly in favor of the creation of the health overlay zone put forward by the North Portland Land Use Group. This zone would apply specific land use, design, and monitoring requirements on new development in North Portland to mitigate negative health and safety impacts. The health overlay zone supports a vision along with goals and strategies outlined below that together preserve and enhance our way of life while accommodating new development in our community.

Especially if applied in conjunction with the new Mixed Use Zones project, the Health Overlay Zone could greatly mitigate the harms from poor air quality along with other potential dangers such as noise pollution and more general safety that often decreases with increased density. We strongly urge that all Mixed Use Zones be considered unhealthy and that the Health Overlay Zone be applied to these areas.

Our community draws inspiration for our recommendations from two key sources. Portland's Comprehensive Plan update, Policy 4.28.d, encourages design and land use patterns that mitigate negative impacts of air quality and noise in Portland neighborhoods, especially near high vehicle traffic areas, and other sources of air pollution. Similarly, Portland's Climate Action Plan (CAP) goals 1-4 aim to reduce the environmental impacts of new development through more sustainable land use and design principles.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Young".

Nate Young  
Land Use and Transportation Chair  
on behalf of the Arbor Lodge Neighborhood Association Board of Directors

Cc:

Mayor Charlie Hales

Susan Anderson, Bureau of Planning and Sustainability

Barry Manning, Bureau of Planning and Sustainability

Leslie Lum, Bureau of Planning and Sustainability

Mary Jaron Kelly, North Portland Neighborhood Services



Piedmont Neighborhood Association  
 c/o North Portland Neighborhood Services  
 2209 N. Schofield  
 Portland OR 97217  
 (503) 823-4524

[www.PiedmontNeighborhood.com](http://www.PiedmontNeighborhood.com)

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 2015 - 2016

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June 9, 2016

Planning and Sustainability Commission  
 1900 SW 4<sup>th</sup> Ave, Suite 7100  
 Portland, OR  
 97201

Hello,

On behalf of the Piedmont Neighborhood Association, we object to the Comp Plan rezoning proposal 1356.

The rezoning concept is expressed in a draft of the Comprehensive Plan 2035, in which property defined by streets N Borthwick/N Kerby, between N Dekum and N Rosa Parks, would be rezoned from R5 to R2.5.

Here is the link to original report:

<http://www.portlandoregon.gov/bps/article/568819>

pg. B-24 for Piedmont specifically.

Rezoning this area would be inappropriate for numerous reasons, as enumerated below:

Effects of zoning change:

- On existing community
- On future growth
- Unintended consequences

On existing community:

An analysis of the history of this part of our neighborhood is important. The main feature of this area was a convent and a school for troubled girls, founded by the Sisters of the Good Shepard in 1902, and moved to new buildings in Piedmont in 1917.

The main building, also known as Villa St. Rose, is now on the National Registry of Historic Places, and is used for affordable senior housing.

The Rosemont facility and property were purchased by the City of Portland in 1995, and plans for development went to bid under the parameters that there would be a mixture of housing options for a range of income levels. The city fast-tracked the planning and infrastructure before construction- streets, sewer, permitting.

Walsh Constuction Co. won the bid, because their proposal addressed the desired and stated goals of providing different housing types for a diverse demographic- some rentals, some affordable homes built by Habitat for Humanity, some market-rate homes. Northwest Housing Alternatives now owns the Rosemont Commons, 100 apartments for

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affordable senior living in Rosemont Court, and 18 affordable-rent apartments in Rosemont Town Homes.

We feel that the city urgently needs to sponsor *more* bold development projects such as these, and not succumb to current trends for development projects within these target zones that are unresponsive to existing neighborhood needs and contexts.

Additionally, the cohesive neighborhood feeling is in evidence by a colorful street painting that was created by the local residents at the corner of N Dekum and North Borthwick, and the proposed Comp Plan changes do not support a unifying principle that would support further neighborhood assets such as these.



On future growth:

The current demographic of the proposed rezoning area is 16% African American, 9.9% Latino, 30% renters, and \$34,784 median income. The 35 units in the proposed rezoning area are affordable housing for residents/renters with relatively low median income, and the residents of this historically ethnically and economically diverse area would be at risk for displacement. The type of development made possible by the proposed rezoning would lead to further gentrification and to displacement of low-income residents.

We recognize the projected growth in our city in the future. However, re-zoning, and the development patterns within this area, will not properly address density goals, as current trends show that after the demolition of existing houses, investors and developers are building larger, expensive single family houses that do not provide housing opportunities for renters, lower income home buyers, and multiple families. Increase in building size does not translate to increase in density.

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### Future affordability?

To date, the few infill and remodeling projects done by developers on the street have resulted in no affordable housing. In fact, these projects have resulted in less affordable housing as previous section 8 tenants who'd been long time residents on the street were forced to move as a result of such development. In our experience, developers have built environmentally unfriendly, expensive properties that result in less diversity in our neighborhood.

### Unintended consequences:

This "piecemeal" approach to addressing density goals is inadequate to the greater task, and the effects in and near to these affected areas are too great to be of benefit to the larger surrounding community.

The Residential and Open Space Zoning Map (Proposed Dreaft, March 2016) does not give a convincing argument for the rezoning. The fact that Rosa Parks to the south is zoned R1 is irrelevant, and the fact that Rosemont Commons to the North is R2 is clearly a very special and unique case. Both east and west are R5, nothing is R2.5.

It is not clear why these blocks were singled out, and the general feeling in the neighborhood is that it certainly was not explained properly.

It is also not correct to describe the area as "very well served" – both the grocery store and the coffee shop on the corner of Albina and Rosa Parks are not really nice and inviting facilities, and the Max Yellow line and New Seasons Market on Interstate are not really close.

Zoning ordinances should be embraced to protect the integrity of neighborhoods and the quality of life of the people who live in these areas. They should not be adopted to allow developers to profit from indiscriminate land use.

Thank you for your consideration.

Sincerely,

Piedmont Neighborhood Association

DATE: 2 July 2016

TO: The Planning and Sustainability Commission

FROM: Richard and Donna Buddemeier

48 SE 61<sup>st</sup> Avenue, Portland OR 97215 (State ID # 1N2E31DD 800)

We are an integral part of the Mt. Tabor community and our section should not be targeted or zoned differently (i.e., changed from R5 to R2.5). Re-zoning will make us not only look, feel and be different, but will diminish the Mt Tabor area as a whole.

Furthermore, a change in zoning in our area will degrade the actual basis of our community, a classic community, on which the larger community and image of Portland is built.

The existing housing, currently zoned as an R5 community, is in excellent condition and exceedingly well-maintained.

Despite their seniority in the community, older folks (veteran residents) in this area, of which there are many, will bear the pain of change and construction, which will inevitably include the demolition of existing housing and replacement of it.

An increase in both building density and height will mean demolition of green areas and visible sky. The eradication of mature gardens and trees in existing spaces will degrade the quality of the living environment – again a substantial blow to the ethos and image of “Portland.”

Other considerations should include:

- Curbsides already bear the residential parking that comes with adjacent areas currently zoned for apartments. Cars regularly block the fire hydrant by our house.
- Egress from SE 61<sup>st</sup> and SE 62<sup>nd</sup> onto E Burnside is already often impeded by cars parked up to the stop signs and corners, creating a safety hazard for travelers on E Burnside and those both entering and merging from SE 61<sup>st</sup> and SE 62<sup>nd</sup>.
- Drainage in the area has not been appropriately addressed by the City, and new construction will exacerbate that.
- Young children in the neighborhood will be restricted, perhaps endangered, by years of demolition and construction.

A walk around the blocks in this neighborhood (which the proposed zoning would affect) will lead any observer to conclude that this is clearly a majority (85%) one-family/one house per 5000 sq ft lot community . . . all the way to Burnside. Changing the zoning from R5 to R2.5 will violate the integrity of the existing

community and its neighboring contexts, reduce the quality of life, and downgrade Portland's image.

The proposal should be rejected.

Thank you for your work.

Respectfully,

Richard Buddemeier  
Donna Buddemeier

48 SE 61<sup>st</sup> Avenue  
Portland, OR 97215

215-206-7675  
rman11@gmail.com

## Hartinger, Kathryn

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**From:** Judith Huck <judith.huck@comcast.net>  
**Sent:** Sunday, July 03, 2016 11:55 AM  
**To:** Planning and Sustainability Commission  
**Subject:** PSC MISC Zoning Update Testimony

To Portland Planning and Sustainability Commission,

Our family has lived in the Eastridge Park neighborhood for 22 years and in Portland for 56 years.

We have great concern regarding the proposed trail being created through the middle of our neighborhood. While we are hikers and love to explore new areas none of the hiking trails we've been on run through neighborhoods. Having trails that lead to our neighborhood could lead to more crime than we already have. Crime in our neighborhood has increased considerably in the last 5 years.

Our neighborhood offers no public amenities for hikers, the same as most residential neighborhoods in Portland or Gresham.

There is an alternative route around the north end of our neighborhood leads to the same end, Eastridge Park park, as the trail that's proposed to go through our neighborhood. So the trail through our neighborhood is not necessary for hikers to enjoy access to Eastridge Park from the Springwater Trail.

We request that trail segment #'s 2252, 2888, 2889, 2890 and 2891 through our neighborhood be removed from consideration.

Respectfully,

Judith and Joe Huck  
7636 SE 140th Drive  
Portland, OR 97236

Judith: 503-936-6661  
Joe: 503-953-3073



## Hartinger, Kathryn

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**From:** Dorothy Cofield <cofield@hevanet.com>  
**Sent:** Wednesday, July 06, 2016 7:16 AM  
**To:** Cole, John; Planning and Sustainability Commission  
**Cc:** 'David Himmelberger'; lmerricson@yahoo.com; robert.spurlock@oregonmetro.gov; Roth, Emily  
**Subject:** Miscellaneous Zoning Amendments Testimony  
**Attachments:** CCF07062016\_0002.pdf

Mr. Cole,

We spoke last month about this public trail on my clients' Saltzman Road property. Since we spoke, I have found out from Metro the trail location is a mapping error.

Please review the attached public testimony on behalf of David Himmelberger and Louise Erricson and submit a copy of it into the record of the planning commission proceeding.

When you have reviewed the map correction letter and proposed amendment, please get back to me on how you will proceed. My clients would like to see the mapping error corrected as soon as possible and before the planning commission hearing on July 26, 2016. Thank you for all your assistance.

Best,

Dorothy S. Cofield  
Attorney at Law  
1001 SW 5th Avenue  
Suite 1100  
Portland, Oregon 97204  
COFIELD LAW OFFICE  
T: 503.675.4320  
C: 503.709.9859  
www.cofieldlanduse.com

Your message is ready to be sent with the following file or link attachments:

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Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Dorothy S. Cofield,  
*Attorney at Law*

**VIA ELECTRONIC MAIL**

July 6, 2016

John Cole  
Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue, Suite 7100  
Portland, Oregon 97201

**Re: Proposed Public Trail Alignment  
Property at NW Saltzman Rd., Portland  
State ID: 1N1W22AA 603**

Dear Mr. Cole,

I represent David Himmelberger and Louise Erricson, the owners of the above-referenced residential vacant lot (hereinafter "Owners.") The Owners received a letter from you on May 18, 2016 advising them that a future public recreational trail was proposed to be sited through their vacant lot, which is presently being developed through the City's environmental review and building permit process. *See Attached "A-2" Site Plan and EA 14-236148 APPT.*

Upon further investigation with Metro and the City of Portland Parks Department, the Owners were told that the trail does not go on the Owners property but is sited in the right-of-way of Saltzman Road. *See Attached Westside Trail Master Plan Map 15, Segment 5.*

In discussing the trail location with Robert Spurlock at Metro, he advised the Owners that the proposed trail does not go through the Owners' property which is confirmed in the final version of the Westside Trail Master Plan 2012, approved by Metro and the City of Portland. Mr. Spurlock sent the attached Resolution No. 14-4522 packet for the Owners to include in their written testimony to you.

I also spoke to Emily Roth of the Parks Department on June 28, 2016 who told me that the Parks Department is in favor of whatever trail location Metro has adopted. Ms. Cole felt that the trail location shown on the Owners' property was undoubtedly a mistake which can easily be cleared up in this Miscellaneous Zoning Amendment process by your office before the matter is heard by the Planning Commission on July 26, 2016.

Accordingly, please amend the Bureau's draft Major Public Trails Map to remove the public trail from the Owners' property and send me a draft of the corrected map (and any other

corresponding document) prior to the Planning Commission's July 26<sup>th</sup> public hearing for our review and comment.

The Owners are also proposing an amendment to Portland City Code (PCC) Title 33.430.080<sup>1</sup> that would allow a private, residential property in an environmental zone that is adjacent to a public trail to completely fence their property with a six-foot fence. Allowing a private property owner to permanently fence their property adjacent to a public trail is a necessary measure to keep the public out of undesignated trail areas and keep private property safe, secure and clean. Currently, PCC 33.430.080 only allows a temporary fence. PCC 430.22.080(D)(7).

**Proposed PCC 430.22.080.(D)\_\_\_ (Items Exempt from These Regulations)**

**"Installation of permanent fencing up to six feet tall around the perimeter of the private property when such property is adjacent to a public trail to protect private property from the public's entry;**

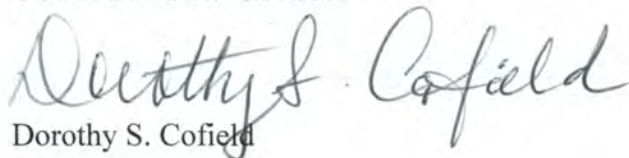
- (a) The added disturbance area does not exceed \_\_\_ square feet;**
- (b) the total disturbance area on the site does not exceed standards in Table 430-1;**
- (c) and the disturbance area is located at least 30 feet from the top of bank of a stream or drainage and at least 50 feet from the edge of a wetland."**

If you have any questions about this testimony, please contact my law office. Please place a copy of this written testimony and all exhibits into the record of this proceeding and put my law office on your notice list. I would appreciate your draft staff report to the Planning Commission via electronic mail seven days prior to the public hearing.

Thank you for your assistance.

Very Truly Yours,

COFIELD LAW OFFICE

  
Dorothy S. Cofield

DSC:dsc

CC: Robert Spurlock  
Emily Roth  
Clients

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<sup>1</sup> If there are other regulations within the Zoning Code that regulate fences, those corresponding regulations should be identified and amended for consistency. PCC 33.430.030.



## Dorothy Cofield

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**From:** David Himmelberger <david\_himmelberger@healthoutcomesgroup.com>  
**Sent:** Tuesday, June 21, 2016 2:24 PM  
**To:** 'Robert Spurlock'  
**Cc:** lmerricson@yahoo.com; 'Dorothy Cofield'  
**Subject:** Trail on NW Saltzman Road  
**Attachments:** Map of proposed trail\_Himmelberger-Erricson.pdf; 18May16\_OR trail letter\_Himmelberger-Erricson.jpg

Dear Robert,

Thank you for your returning my call and for clarifying the information about the proposed location of the trail continuing down NW Saltzman Road south of NW Skyline.

I am sending you two items that we discussed:

1. Letter we received from Portland Bureau of Planning and Sustainability concerning the proposed trail going through our property
2. Map showing the location of the proposed trail through our property (line in magenta)

As we discussed, you said that the location of the proposed trail that was approved by Metro and the City of Portland continues down NW Saltzman Road into the unincorporated part of Multnomah Country and does not pass through any part of our property. I would be very grateful if you can send me a message restating that this is indeed the case.

With kind regards,  
David Himmelberger

tel: +1 650 691.9810  
[david\\_himmelberger@healthoutcomesgroup.com](mailto:david_himmelberger@healthoutcomesgroup.com)  
[www.healthoutcomesgroup.com](http://www.healthoutcomesgroup.com)



**Bureau of Planning and Sustainability**  
Innovation. Collaboration. Practical Solutions.

May 18, 2016

RE: Property at NW SALTZMAN RD, PORTLAND  
State ID: 1N1W22AA 603

HIMMELBERGER, DAVID U & ERRICSON, LOUISE  
525 MARIPOSA AVE  
MOUNTAIN VIEW, CA 94041-1705

Dear Property Owner,

You are receiving this letter because your property described above is among those identified to include a segment of a proposed public trail alignment. This trail alignment will be reflected on the official zoning map applied to your property. Such identified trail alignments will be considered in future development proposals submitted on this property and in any future trail easement acquisition programs undertaken by the City.

This proposed Zoning Map amendment revising the Public Recreational Trail System alignments is part of the larger Miscellaneous Zoning Amendment package scheduled for a public hearing by the Planning and Sustainability Commission on July 26<sup>th</sup>. You will receive formal notice of the public hearing approximately 35 days in advance of this meeting including instructions how to submit public testimony.

Background information and a description of the proposed zoning map amendments pertaining to the public trail alignments are included as Section 5 of the *Miscellaneous Zoning Amendment Report*. Specific trail alignment locations are presented on the Bureau's *Major Public Trails Map (Interactive)*. Both the report and interactive map are available on the City of Portland Bureau of Planning and Sustainability's website at <https://www.portlandoregon.gov/bps/70647>.

Please contact me if you have any questions or comments regarding the proposed trail alignments.

Regards,

John Cole

John Cole | Senior Planner | Portland Bureau of Planning & Sustainability  
1900 SW 4<sup>th</sup> Avenue | Suite 7100 | Portland, OR 97201 | 503.823.3475  
[John.cole@portlandoregon.gov](mailto:John.cole@portlandoregon.gov)



City of Portland, Oregon | Bureau of Planning and Sustainability | [www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps)  
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

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EXHIBIT 1  
PAGE 2 OF 14



### MAJOR PUBLIC TRAILS

The Major Public Trail designation and accompanying regulations in Zoning Code 33.272 are intended to increase recreational opportunities and access to the City's rivers, natural areas, and open spaces; support active modes of transportation; and connect the city's regional trail system. This draft proposal, a part of the Comprehensive Plan Update's Miscellaneous Zoning Amendments project, updates the public trail designation on the zoning map to correspond to the Major Public Trail alignments generally described in the 2035 Comprehensive Plan. The Discussion Draft report provides more information about the status and implementation of the Major Public Trail designations.

[Map](#) | [Proposal](#) | [Comments](#)

#### TIMELINE

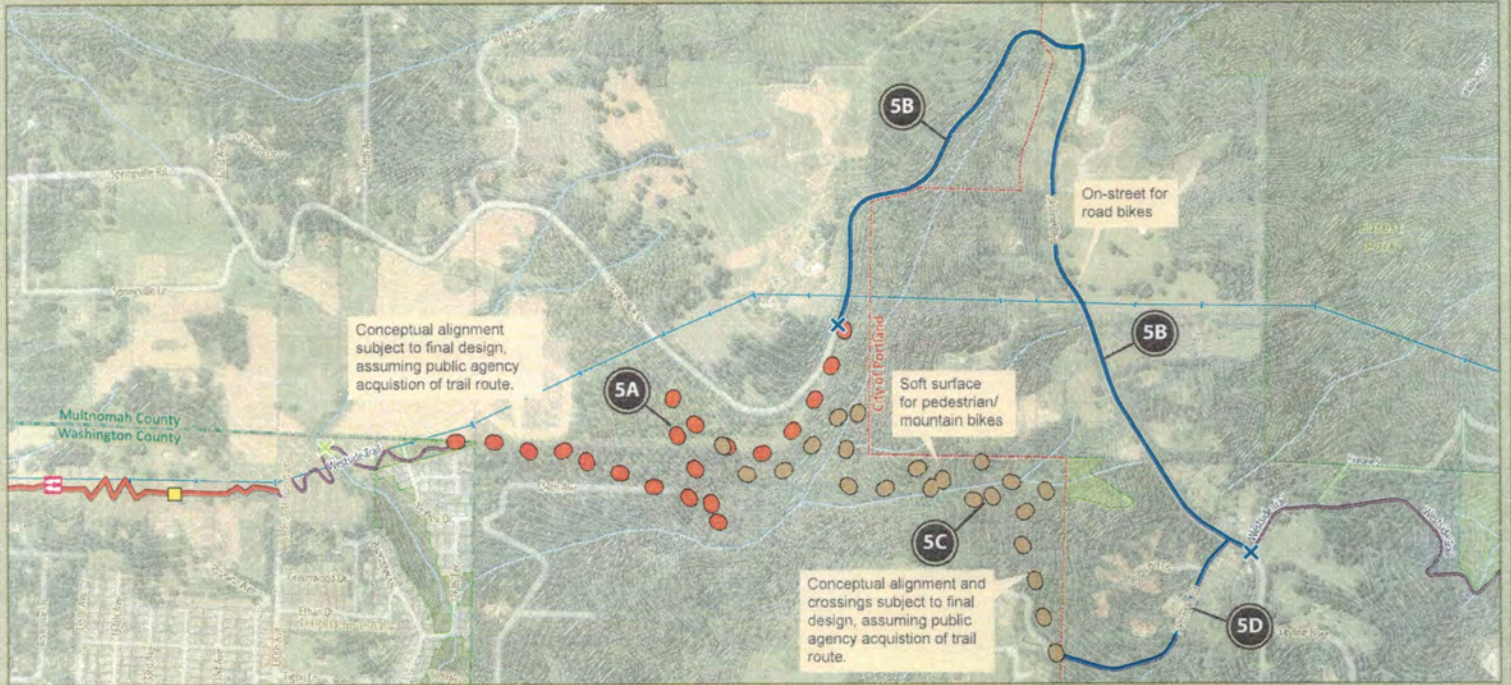


Comments on the Discussion Draft are open until May 20, 2016.



# Westside Trail Master Plan

Map 15 Segment 5  
Washington Co. line to Skyline Blvd



## Westside Trail Recommended Alignment

- |                                    |                         |                                |                         |                     |
|------------------------------------|-------------------------|--------------------------------|-------------------------|---------------------|
| Multi-user                         | Existing Westside Trail | Schools                        | Wetlands                | Powerlines & Towers |
| Soft surface                       | Other Trails            | Potential Viewpoints           | Taxlots                 | Streams             |
| On-street                          | Midblock Crossings      | Potential Trailheads           | Parks and natural areas | 10 foot contours    |
| Bridge                             | Wetland Crossings       | Potential Prairie Restorations | Privately owned         | City Boundaries     |
| Recommended Access Connector Paths | Minor Stream Crossings  | Subsegment number              | Publicly owned          | County Boundaries   |



All illustrated alignments subject to change based on final design, permitting, and engineering.



BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING THE ) RESOLUTION NO. 14-4522  
WESTSIDE TRAIL MASTER PLAN )  
) INTRODUCED BY COUNCILOR  
) KATHRYN HARRINGTON

WHEREAS, on July 23, 1992, the Metro Council adopted Resolution No. 92-1637, "For the Purpose of Considering Adoption of the Metropolitan Greenspaces Master Plan", which included the Regional Trails and Greenways Map (amended December 1992, July 2002 and October 2008); and

WHEREAS, the 1992 Metropolitan Greenspaces Master Plan and Regional Trails and Greenways Map identified the Powerline Trail (now known as the Westside Trail) as a regionally significant trail connecting the Willamette and Tualatin Rivers and the cities of Portland, Beaverton, Tigard, King City, and parts of Multnomah and Washington Counties; and

WHEREAS, over ten miles of the Westside Trail are already built in Tualatin Hills Park & Recreation District (THPRD) and the City of Portland; and

WHEREAS, on November 7, 2006, voters approved Metro's Natural Areas Bond Measure, authorizing Metro to issue \$227.4 million for bonds to purchase land in 27 regional target areas, including the Westside Trail target area; and

WHEREAS, pursuant to Metro's Natural Areas Bond Measure, Metro will only acquire interests in private property for the Westside Trail from willing sellers; and

WHEREAS, in 2007, Metro, in partnership with THPRD and the City of Tigard, applied for and was awarded a planning grant from Metro's Metropolitan Transportation Improvements Program to retain consultant services to conduct the Westside Trail master planning process; and

WHEREAS, the Westside Trail project advisory committee was created in 2012 and included staff and citizens from Multnomah and Washington counties, the cities of Portland, Tigard, and King City, THPRD, Bonneville Power Administration and Portland General Electric, to advise Metro and the consultant team throughout the master planning work; and

WHEREAS, Metro and its partners conducted extensive public outreach during the master planning work in order to identify a potential trail alignment and trail design that is widely supported by the trail partner jurisdictions and residents throughout the trail study area; and

WHEREAS, the Westside Trail master plan has been successfully completed and received approval from the project advisory committee; and

WHEREAS, the Metro Council's endorsement of the Master Plan via this Resolution does not establish a final trail alignment and is not intended to be a final land use decision that creates binding requirements on local governments, but rather provides a set of recommendations to guide Metro staff and other jurisdictions as they explore trail acquisition and continue design work on the Westside Trail; and

WHEREAS, the Westside Trail Master Plan will be considered for approval by Tigard City Council on May 13, 2014, and was approved by King City City Council, the THPRD Board of Directors, and the Boards of Commissioners of Multnomah and Washington counties in April and May 2014, and



those jurisdictions will subsequently decide whether to implement the trail through the adoption of final land use decisions that include a final Westside Trail alignment in their transportation system plans; now therefore

BE IT RESOLVED that the Metro Council hereby approves the Westside Trail Master Plan, appended hereto as Exhibit A.

ADOPTED by the Metro Council this 15 day of May, 2014.

  
\_\_\_\_\_  
Tom Hughes, Council President



Approved as to Form:

  
\_\_\_\_\_  
Alison R. Kean, Metro Attorney

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. 14-4522, FOR THE PURPOSE OF APPROVING THE WESTSIDE TRAIL MASTER PLAN

Date: May 15, 2014

Prepared by: Robert Spurlock, 503-813-7560

#### BACKGROUND

The goal of the Westside Trail Master Plan is to recommend a comprehensive strategy for the completion of a 25-mile north-south trail from Forest Park to the Tualatin River. In many ways the west side's equivalent of Portland's popular Springwater Corridor, the Westside Trail has been anticipated since as early as 1992 as a major component of the regional trail system. Since that time, Tualatin Hills Park and Recreation District (THPRD) has built over six miles of the trail in Beaverton.

Project objectives include engaging project stakeholders, identifying a final trail alignment, and producing construction cost estimates necessary to extend the existing trail north to Portland and south to Tualatin. The master plan provides direction as local and regional partners embark on efforts to fund, design and build the trail.

The master planning process started in January 2012, and its \$334,000 budget comes from a Regional Flexible Funds grant from Metro, and matching funds provided by Tualatin Hills Park & Recreation District (THPRD) and the City of Tigard. A Stakeholder Advisory Committee made up of 14 members representing neighborhood groups and local agency staff met six times to review project deliverables and give feedback to staff.

The trail has garnered strong support from project partners including the cities of King City, Tualatin, Tigard, and Portland; Multnomah and Washington Counties; Bonneville Power Administration (BPA) and Portland General Electric (PGE); THPRD; and Metro. Public input and the participation of local community organizations has been a strong influence on refining and adapting the trail alignments and options illustrated in the master plan.

The project team engaged stakeholders and the public at 60 events over the course of 27 months. The project team directly engaged approximately 1,400 people at these events, and also distributed 18,000 postcards and received over 200 completed surveys. The extensive public involvement resulted in a master plan that is widely supported by the partner jurisdictions and residents of the region. The Draft Westside Trail Master Plan was available for public comment from February 6 to February 28, 2014. Comments are summarized in the public engagement summary available on the Metro website.

The region's voters passed the Natural Areas Bond Measure in 2006, which identified acquisition priorities in the Westside Trail target area for the purposes of assembling a continuous trail corridor. Metro staff and project partners met with landowners where trail easements are needed to explain Metro's willing-seller program for trail acquisition and to gauge landowner interest in the project. Negotiations with landowners will continue on an as-needed, case by case basis.

In July 2011, Metro entered into an Intergovernmental Agreement (IGA) with the Oregon Department of Transportation (ODOT), whereby Metro managed a contract with a professional planning and engineering firm to conduct the master planning process and prepare the trail master plan. The Westside Trail Master Plan has been successfully completed and meets the intent of the IGA between ODOT and Metro.

The master plan recommends that partner jurisdictions (the three cities and two counties) amend their respective transportation system plans and that Metro amend its 2035 Regional Transportation Plan to include the master plan's recommended trail alignment in those documents. Adopting the trail alignment



in these and other land use and transportation plans will allow it to be eligible for local, regional, state and federal funding sources.

## **ANALYSIS/INFORMATION**

### **1. Known Opposition**

During the project advisory committee meetings, public open houses, stakeholder meetings and landowner interviews, concerns and issues were raised related to the trail's location and design, and adjustments in the alignment were made as appropriate. An extensive, thorough and transparent analysis was conducted to address these issues as they came up during the master planning process.

Following this initial process, at the request of the Forest Park Neighborhood Association (FPNA), staff committed project contingency funds and additional time to further analyze wildlife and stormwater impacts on the segment of the trail that links Bethany with Forest Park. Analysis findings show that the proposed alignment would have less impact than alternate routes.

Notice of the public review draft was widely distributed through e-mail, social media, and print advertising. Fifty public comments were received, mostly favorable about the project, with the exception of several comments from the FPNA voicing opposition. With the exception of the FPNA's representative, the project advisory committee unanimously endorses the resulting master plan.

King City, and Multnomah and Washington Counties passed resolutions in support of the plan in April. THPRD and Tigard will be voting on resolutions in early May. Portland submitted a letter supporting the plan.

### **2. Legal Antecedents**

Metro Council Resolution No. 07-3835 approving the Westside Trail Target Area Refinement Plan and confidential tax lot specific map, adopted on September 6, 2007.

Intergovernmental Agreement (#27275) between the Oregon Department of Transportation and Metro, dated July 20, 2011, for administration of the federal grant to prepare the Westside Trail Master Plan.

### **3. Anticipated Effects**

Located on the west side of the metropolitan Portland region, the Westside Trail will provide a regional active transportation link for pedestrians and bicyclists between the Tualatin and Willamette Rivers. Spanning approximately 25 miles, this trail will connect dozens of neighborhoods, businesses, schools and parks as it passes through King City, Tigard, Beaverton and Portland, as well as THPRD and unincorporated portions of Washington and Multnomah Counties.

The trail will provide a convenient, comfortable, and safe atmosphere for trail users of all types, ages, and abilities. Users will be able to recreate and commute using the trail, which has the potential to become an important corridor for wildlife habitat and movement. By primarily following the power transmission corridor owned or controlled by BPA and PGE, the trail will extend through highly urbanized areas with relative ease and few land acquisition costs.

The availability of the power corridor for trail development opens up the opportunity to establish a 25-mile-long trail, through highly developed urban lands, serving recreational and commuter bicyclists, pedestrians and, in some areas, equestrians. The trail will connect neighborhoods to major westside commercial and employment areas and to schools and open spaces. The major parks and natural areas connected by the Westside Trail will include the Tualatin River National Wildlife Refuge, Tualatin River Greenway, Tualatin Hills Nature Park, Terpenning Recreation Center, Bronson and Rock Creek Greenways, Forest Park, and the Willamette River Greenway, as well as numerous local parks.

The master plan proposes distinctive practices and standards for establishing the Westside Trail as a corridor for people and nature. Approaches to restoring and conserving habitats along the trail and within power corridors, as well as approaches to wildlife-friendly siting and design of trail pathways, crossings, bridges, and boardwalks, are an integral part of the master plan.

#### **4. Budget Impacts**

The Westside Trail is divided into 29 segments running south to north (see Map 1 of the master plan). 10.5 miles of the trail is built, leaving about 13.5 miles to build, including bridges and overcrossings where needed. The total cost to design and build the undeveloped sections of the trail is estimated at \$36.6 million. This represents a planning level cost estimate in 2014 dollars, and is intended to provide an order of magnitude opinion to inform future funding requests for trail development.

THPRD received a \$2.4 million grant from Metro's Regional Flexible Funds program to design and build a mile of the trail from Hansen Ridge Park to Kaiser Woods Park, with expected completion in 2015. Other jurisdictions will build remaining sections as funding becomes available.

Acquisition opportunities identified in proposed amendments to the Tonquin Geologic Area target area refinement plan would be funded primarily with funds from the 2006 Natural Area Bond Measure and grants that have been secured from other agencies.

#### **RECOMMENDED ACTION**

Chief Operating Officer Martha Bennett, with the concurrence of Metro Council President Tom Hughes, recommends approval of Resolution No. 14-4522.





## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

April 21, 2014

Council President Hughes and Metro Councilors  
600 NE Grand Avenue  
Portland, OR 97232

Dear Council President Hughes and Metro Councilors,

On behalf of Portland Parks & Recreation (PP&R), I would like to express my support for the Westside Trail Master Plan. The plan will do an excellent job guiding the Westside Trail's north and south expansion from Beaverton to Portland and Tualatin.

I am pleased that the trail alignments are consistent with Portland's existing plans and policies, including the Recreational Trails Strategy, the 2030 Bicycle Master Plan, and the Forest Park Natural Resource Management Plan. We look forward to working with Metro and the adjacent community to ensure that impacts to wildlife are minimized, and that the trail design does not adversely impact wildlife corridor connectivity in and adjacent to Forest Park. We recommend that Metro establish a baseline understanding of the wildlife utilization and movement in the area prior to any trail development in segments 5A and 5C, identify good points along the route for wildlife crossings, use wildlife-friendly culverts, minimize stream crossings, and avoid lighting on the trail.

Planners and natural resource specialists from PP&R were part of the planning team and have fully participated throughout the process. Their participation in public open houses, site visits with neighbors and stakeholder interviews shows the continued coordination between Metro and PP&R on moving the region forward for active transportation, wildlife connectivity and recreation. PP&R comments on draft materials are reflected in the final plan for the alignment within the City of Portland.

My understanding is that this project included extensive public engagement, and that Portland residents are excited about the alignment and the opportunities for their communities and schools. Metro has done a good job listening to local residents to understand their concerns, which have been clearly outlined in letters. I encourage Metro to continue to work closely with partnering organizations, interested individuals, and adjacent property owners through design and construction to resolve issues and questions that have arisen with the proposed trail's development.

### Administration

1120 S.W. 5th Ave., Suite 1302  
Portland, OR 97204  
Tel: (503) 823-7529 Fax: (503) 823-6007

*Sustaining a healthy park and recreation system to make Portland a great place to live, work and play.*

[www.PortlandParks.org](http://www.PortlandParks.org)  
Amanda Fritz, Commissioner  
Mike Abbaté, Director



EXHIBIT 1  
PAGE 10 OF 14

PP&R is committed to supporting Metro and other partners as they implement the Westside Trail Master Plan. We look forward to working with you to seek funding for the alignment within the City of Portland.

Sincerely, -



Mike Abbate, Director

Cc: Kia Selley, Portland Parks & Recreation  
Brett Horner, Portland Parks & Recreation  
Emily Roth, Portland Parks & Recreation  
Jim Desmond, Metro  
Mark Davison, Metro  
Robert Spurlock, Metro

## PROJECT DESCRIPTION

ZONING DESIGNATION - RFC

PROPOSED USE - SINGLE FAMILY DWELLING

PROPERTY AREA - 2.01 ACRES 87,599 SQUARE FEET

SITE AREA WITHIN ENVIRONMENTAL ZONE - 78,668 SQUARE FEET

SITE AREA WITHIN TRANSITION ZONE - 8,931 SQUARE FEET

PROPOSED TREES TO BE REMOVED - 12 ( 211" DIAMETER)

ALLOWABLE TREE DIAMETER TO BE REMOVED - ( 225" DIAMETER)

### PROPOSED DISTURBANCE AREA

PERMANENT DISTURBED AREA W/I THE ENVIRONMENTAL PROTECTION ZONE

875 SQUARE FEET BUILDING FOOTPRINT (1% COVERAGE)

TEMPORARY DISTURBED AREA W/I THE ENVIRONMENTAL PROTECTION ZONE -

3,658 SQUARE FEET MINUS 875

2,783 SQUARE FEET OPEN SPACE

AREA OF SANITARY DISPOSAL SYSTEM - 3,970 SQUARE FEET

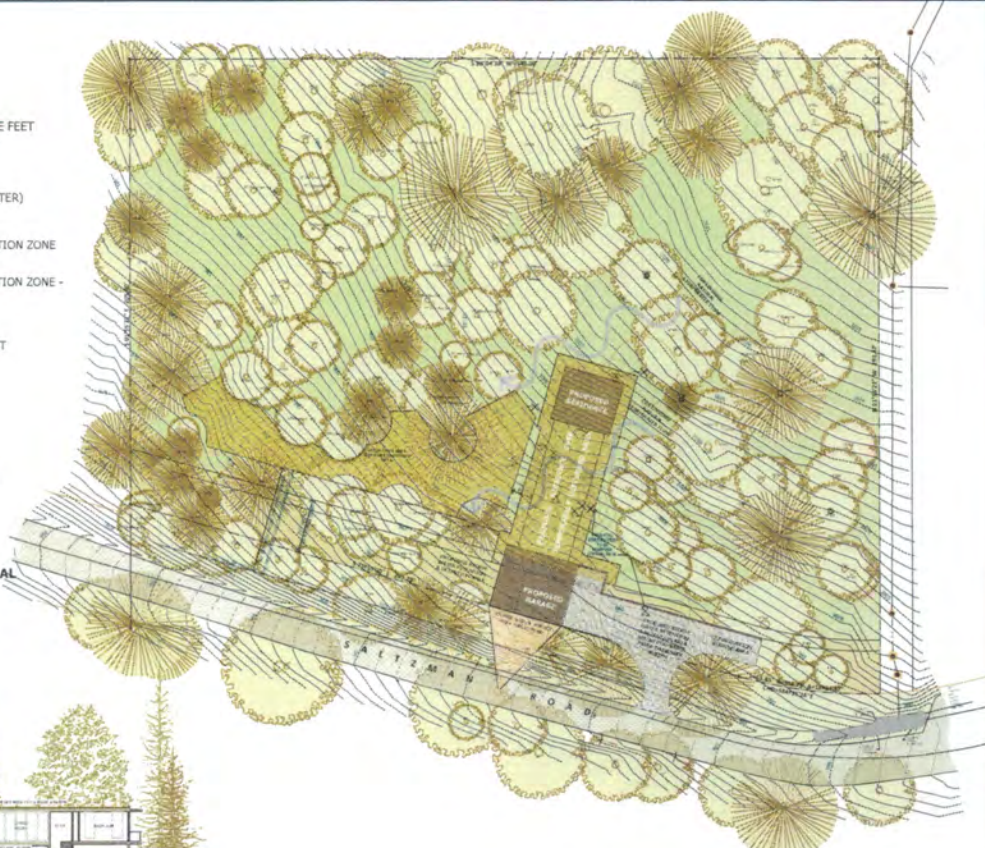
TOTAL DISTURBANCE AREAS - 8.7% (7,628 SQ.FT.)

## LEGEND

-  TEMP. DISTURBED AREA
-  ENVIRONMENTAL PROTECTION ZONE
-  DISTURBED AREA UNDER OVERHANG
-  PERMANENT DISTURBED AREA
-  RIGHT OF WAY AREA
-  TRANSITION AREA W/I ENVIRONMENTAL PROTECTION ZONE
-  TREE TO BE REMOVED
-  TREE TO REMAIN



CROSS - SECTION



SITE PLAN



PROJECT NAME  
**HIMMELBERGER & ERICSON RESIDENCE**  
LOT 374, 408  
HARRINGTON PLAT 2202-07  
APRIL 8-2016

REVISIONS

SITE PLAN  
CROSS-SECTION

DATE : 06-15-16  
SCALE : 1/16" = 1'-0"  
DRAWN BY : TS  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16629

SHEET NUMBER

**A-2**

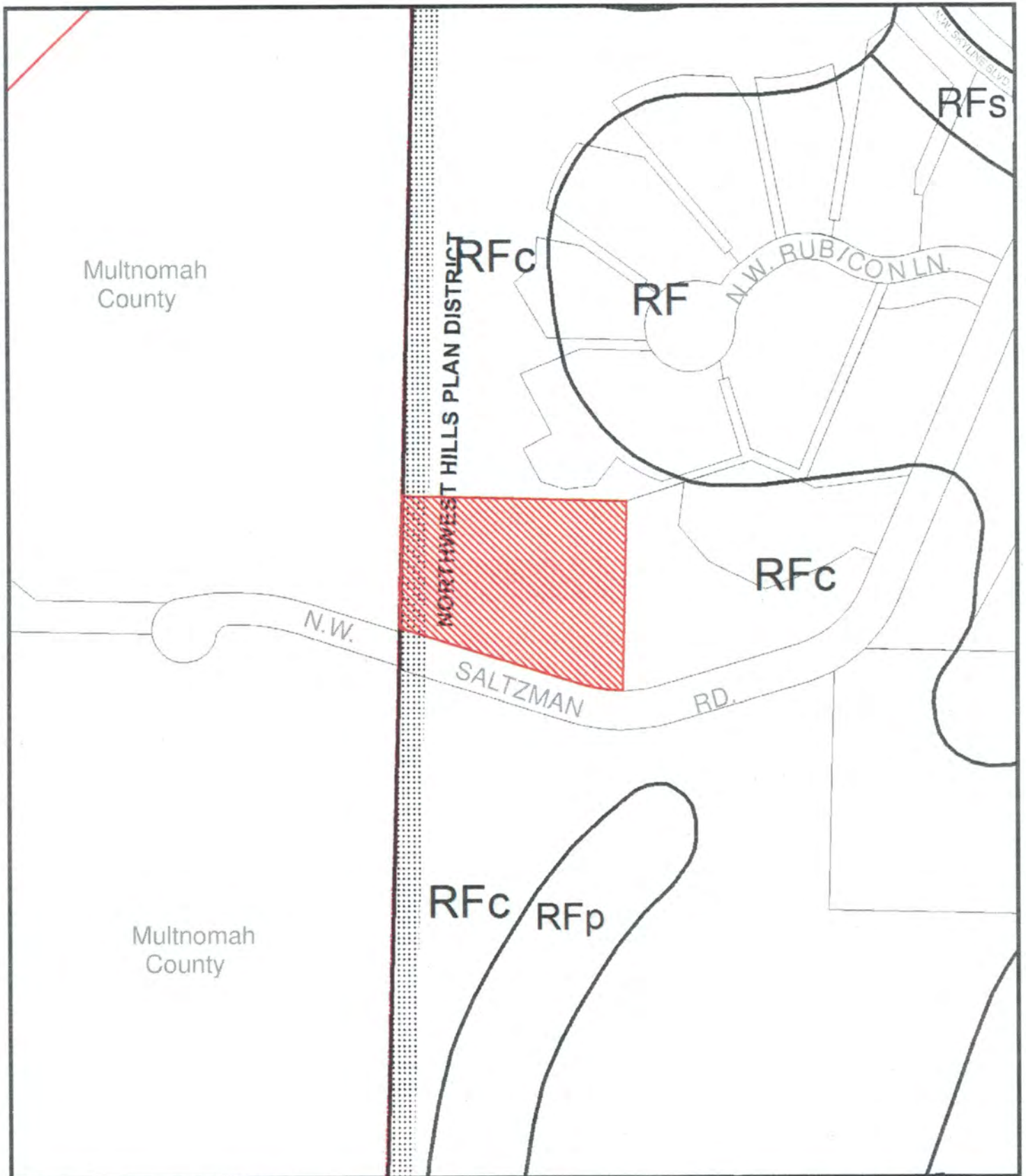
EXHIBIT 1  
PAGE 12 OF 14





EXHIBIT 1  
PAGE 13 OF 14





**ZONING**  Site



EXHIBIT 1  
PAGE 14 OF 14

File No. EA 14-236148 APPT  
 1/4 Section 2518  
 Scale 1 inch = 200 feet  
 State\_Id 1N1W22AA 603  
 Exhibit B (Nov 12, 2014)

# NOTICE OF A PROPOSED ZONING MAP CHANGE THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

## What does this mean for me?

You received this notice because a segment of a Major Public Trail alignment is proposed on your property. This may affect the permissible uses of your property. This may affect the value of your property.

One of the properties that may be affected is your property at:

State ID #:

New Major Public Trails will be reflected on the City's official Zoning Map. No actual trail acquisition or construction is proposed at this time. Proposed Major Public Trail regulations will apply to private and publicly owned properties that have the Major Public Trail symbol shown on the Zoning Map.

If you choose to develop your property in the future, your individual trail segment will be considered in the review process. When a proposed development will increase the use of the trail system or contribute to the need for additional trail facilities regulations may apply. Individual segments may be considered as part of any future easement acquisition programs undertaken by the City.

## Why are these changes proposed?

State law requires periodic Comprehensive Plan updates. The City is updating Portland's Comprehensive Plan as part of the state's periodic review. The 2035 Comprehensive Plan is a 20-year plan to shape the growth and development of the city. It is scheduled for adoption this summer.

The proposed Major Public Trail Alignment is one of several updates to the City's Zoning Code and Zoning Map. These updates implement the 2035 Comprehensive Plan.

## How can I learn more about this proposal?

1. **Visit the project webpage** at [www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps). Proposed changes to the Major Public Trails Alignment are part of the Miscellaneous Zoning Amendments Project viewable at [www.portlandoregon.gov/bps/70647](http://www.portlandoregon.gov/bps/70647). See Section 5 of the Proposed Draft report for a discussion of Major Public Trails.
2. **View the interactive Map App** at [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp) on any computer, tablet or smart phone and click on **Major Public Trails**. All Multnomah County libraries have public access computers. Type the property address to see proposed Major Public Trail Alignment that may affect your property.
3. **Ask City staff a question.** We are happy to help. Call 503-823-0195 or email us at [pdxcompplan@portlandoregon.gov](mailto:pdxcompplan@portlandoregon.gov).

The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, translation or interpretation please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 711.

## How can I provide feedback to decision-makers?

You may testify about proposed changes to the Planning and Sustainability Commission (PSC) in the following ways:

### Testify in person at the PSC public hearing

You may speak for two minutes to the Commission, and your testimony will be added to the public record.

**Tuesday, July 26, 2016 at 4:00 p.m.\***

Portland Building, Room C  
1120 SW 5th Avenue, Portland, OR

\*To confirm the date and time, check the PSC calendar at [www.portlandoregon.gov/bps/35452](http://www.portlandoregon.gov/bps/35452)

*If you need special accommodation, translation or interpretation, please call 503-823-7700 by July 19, 2016.*

### Testify in writing between now and July 26, 2016

You must provide your full name and mailing address.

- **Email:** [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov) with subject line "Miscellaneous Zoning Amendments Testimony"
- **U.S. Mail:** Portland Planning and Sustainability Commission, Miscellaneous Zoning Amendments Testimony, 1900 SW 4th Ave., Suite 7100, Portland OR 97201
- **Map App:** [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp), click on Major Public Trails, and use the comments tab to provide your testimony

All testimony to the Planning and Sustainability Commission (PSC) is considered public record, and testifiers' name, address and any other information included in the testimony will be posted on the website.

