

**OPPOSE
PROPOSAL**

**PROPOSAL OF MADELINE KOVACS FOR 23-UNIT DEVELOPMENT
AT 4736-4752 NE GOING ST, LU 16-133809 CP ZC**

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Bruce Nelson		

SUPPORT PROPOSAL

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AT 4736-4752 NE GOING ST, LU 16-133809 CP ZC**

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NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Cameron Herrington	5421 N Montana Ave 97217	cameronherrington@livingcivily.org
✓ Yesika Arcuato	5288 N. Interstate Ave. 97217	yesika@proudground.org
oppose Bruce Nelson	4922 NE Going St, Portland 97218	nelson-matthews@comcast.net
✓ David Sweet	4759 NE Going St Portland 97218	callyguy@gmail.com
BRIAN DUMM	610 SW ALDER, STE 700 97215	bdumm@kittelson.com

Submitted by
David Sweet
09/08/16

Cully Association of Neighbors Inclusive Cully Policy

We love our neighborhood. We want anyone and everyone who wants to live in Cully to have the opportunity to do so. We want a Cully where everybody is welcome and everybody's interests matter: young and old, rich and poor, renter and homeowner, healthy and sick, citizen and immigrant, lifelong resident and new arrival. The greatest asset Cully has is its people.

We value the economic and ethnic diversity of our neighborhood. We are aware that economic forces threaten that diversity by displacing many of us. We acknowledge that people of color face higher barriers to finding housing and employment, and are particularly vulnerable to displacement. Improvements to our parks and transportation infrastructure and the growth and enhancements in our commercial areas, while needed and desirable, are making our neighborhood more attractive to developers, investors and home buyers, driving up prices and exacerbating displacement.

It is our vision that improvements in Cully will benefit existing residents and encourage them to remain in the neighborhood as we also welcome and make room for new residents, including people of color, working families, and lower-income people in need of affordable housing. Toward those ends we will promote, support, advocate for, participate in and join with other groups in efforts to advance the following:

- Encourage development of permanently affordable housing in Cully.
- Encourage development of workforce housing in Cully.
- Encourage existing and new businesses to create family-wage jobs for Cully residents.
- Support quality childcare and other services that working families need.
- Encourage renters to become homeowners to build wealth and stabilize families.
- Encourage moderately-priced individual homeownership.
- Support programs that help homeowners to repair, maintain and improve their properties and connect them with services that can help them remain in their homes.
- Support elders who want to remain in Cully and age in place.
- Encourage alternative designs for infill such as accessory dwelling units, small house "cottage clusters," and other strategies to promote more affordable, market-rate, infill housing.
- Support greater density of development where appropriate in areas that have good access to transit and other services.
- Encourage City agencies to develop and implement strategies to prevent displacement.
- Encourage new developments, which benefit from improvements in Cully, to provide jobs, housing, services, or other benefits to existing residents.

Moore-Love, Karla

From: Wickstrom, Matt
Sent: Monday, June 27, 2016 2:14 PM
To: Moore-Love, Karla
Subject: FW: Cully Grove Development

Hi Karla,

This is testimony for 16-133809 CP ZC. The record was closed following the hearing with the Hearings Officer today, which I'm told means testimony goes to the Council Clerk now.

Thanks,
Matt

*Matt Wickstrom, City Planner
Title 33 Team, Land Use Services Division
Bureau of Development Services, City of Portland
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
503-823-6825*

From: Ben Bergman [mailto:bergmbe@gmail.com]
Sent: Monday, June 27, 2016 1:52 PM
To: Wickstrom, Matt <Matt.Wickstrom@portlandoregon.gov>
Subject: Cully Grove Development

Good Afternoon Mr Wickstrom,

This pertains to the development proposed at 4540 NE 47th. I've been following the discussion about this on a thread on the social network NextDoor and while it's provided a plethora of amusingly contentious declarations, it has failed utterly to achieve much in the way of consensus as to how to handle the increasing density needs of the city.

While I understand neighbors' concerns with increasing density and share some of their frustration with recent developments in Portland, I've been pleasantly surprised by Orange Splot / Eli's plan in this case. I live at 5815 NE 24th, so I have experience with half lot houses directly behind us as well as enormous 600k+ 3500 square foot mini-mansions on 2500 square foot lots. Between those options, an apartment building similar to those built on N Williams/Vancouver, or the site plan Eli & Orange Splot has proposed, I'd take the latter in a heartbeat. It's got a distinctly community encouraging feel to it, with common areas, on site parking (an oft neglected piece of the plan), and a real chance of creating more than just another row of townhouses like the ones that went up around 8th and NE Ainsworth.

Initially, I wasn't entirely convinced by the proposal. But having looked closely at the plan and digging into the organizations Eli has worked with for affordable housing, and realizing what he could get if he simply erected the most profitable housing, I've come to the conclusion that he really does have the best interests of Portland in mind during his design. Add to that his willingness to engage on social media, in person, and to redesign parts of his project to accommodate the community's requests, and I'm pretty much sold on the notion that this is a company that's working for a realistic and achievable density increase without sacrificing the character of the neighborhoods.

While I'd love to see more affordable units as a percentage, that's not reasonable given that there's no way to legally force it that I'm aware of. I think that sort of thing needs to happen at a city level, as people interested in making a profit won't do it without being required to. I think an approach like that embraced by Minneapolis/St Paul might do a lot of good here, but that's a digression for another time.

I know you're likely receiving a lot of notes about this property, and though I wasn't able to make it to the Public Hearing because I had to be at work, I did want to take time to reach out to you. I think Orange Splot is doing a lot of good in Portland, and I'd strongly encourage you to green light this project. In fact, I'd love to see more projects like this in my neighborhood as well. It certainly seems more interesting and more apt to build a diverse community than putting in unaffordably expensive skinny houses and McMansions.

Thanks for your consideration,

Ben Bergman

5815 NE 24th Ave

Portland, OR 97211

503.367.6648