

## The Oregonian

# Portland Wraps up Central City Plan, Which Tweaks Building Heights and Transportation Plans

By Elliot Njus  
June 7, 2018

The Portland City Council on Wednesday put a bow on its plan for the next 20 years of development in the city's urban core.

The Central City 2035 plan addresses zoning and transportation policies from Goose Hollow to the Central Eastside, and from the Fremont Bridge to the South Waterfront. It's been in the works for several years, but it's made more headlines in recent months as the city debated some of the finer points.

The plan will take effect July 9. Here are a few highlights.

### **Building heights in Old Town Chinatown prove controversial**

In Old Town Chinatown, the council set the maximum height for four blocks near the Lan Su Chinese Garden at 200 feet. That's lower than what's currently allowed with bonuses awarded in exchange for certain concessions, but higher than the previously approved 160 feet.

The decision proved controversial for the effect it could have on the garden as well as the integrity of the 10-block New Chinatown/Japantown Historic District. Commissioner Amanda Fritz voted against the entirety of the plan because of the issue.

"We are in dire need of affordable housing options that serve all Portlanders, particularly those who are low income and at risk of displacement," Fritz said. "These options need not come at such a high price of the destruction of the unique cultural and historical assets of the New Chinatown/Japantown Historic District and the Lan Siu Chinese Garden."

The council also raised the allowable height on the west half of an Old Town Chinatown site known as Block 33 -- bounded by Northwest Couch Street, Davis Street, Fourth Avenue and Fifth Avenue -- to 200 feet. Previous development proposals foundered under the current 100-foot limit. Guardian Real Estate Services, which bought the site for \$11 million in 2016, pushed for the increase.

### **Taller buildings in RiverPlace**

In a segment of the RiverPlace district along the Willamette River, the council approved a proposal for buildings up to 325 feet tall, heights similar to those seen in the South Waterfront. NBP Capital, the development firm that owns the site, has privately pushed an ambitious plan for towers that would include more than 2,000 apartments.

The height increase comes with the requirement that the developer get city approval of a master plan before any future development. NBP started that process late last month.

### **View corridors eliminated, adjusted**

Portland is adjusting some of its "view corridors" -- swaths of land where development is restricted to protect views from a certain point. Some are being corrected because new mapping technology has made it easier to tell which properties could potentially block a view.

One view corridor would be curtailed: Taller buildings would be allowed along Southwest Jefferson Street, potentially reducing the view of the Vista Bridge from the Interstate 405 overpass. The city instead proposes to build a small park to view the bridge at the Jefferson and 18th Avenue traffic circle. Another would be eliminated: the view of Mount Adams from Southwest Upper Street in the West Hills.

The council rejected an amendment to create a new view corridor from the Salmon Street Springs fountain at Tom McCall Waterfront Park toward Mount Hood. Fritz also voted against this part of the plan as a result.

### **The 'Green Loop'**

The plan includes a proposal to build a "Green Loop" -- a sort of street-park hybrid geared to bicycles and pedestrians that would extend six miles through downtown, the Lloyd District and the Central Eastside, crossing the river on the Broadway Bridge and Tilikum Crossing.

### **Green building features**

The developers of some new buildings will be required to seek certification through green-building standards like LEED or Green Globes. The plan also requires window glazing that's easier for birds to spot, an effort to prevent avian crashes, and green roofs that help reduce stormwater runoff.

### **Interstate 5 Rose Quarter expansion**

The plan formally acknowledges the state transportation department's proposal to add auxiliary lanes on Interstate 5 through the Rose Quarter and make over the nearby surface streets, a project for which the state Legislature has pledged millions of dollars for the project.

### **Lifeline for historic buildings**

Historic buildings can transfer their unused building potential to other development sites elsewhere in the central city. The goal is to let historic buildings sell off their "air rights" to fund seismic retrofits.

### **Shared parking**

The plan would let new developments exceed the amount of off-street parking they're normally allowed to build if the parking is shared with another property. Planners said this would allow parking to operate more efficiently. At the same time, the city plans restrict the construction of new parking and aims to reduce the amount of parking per resident.

### **More waterfront amenities**

Small retail operations, such as kayak rentals or ice cream stands, will be allowed in areas set aside as green space along the river. The plan also calls for allowing up to eight seasonal floating swim platforms in the Willamette.

## **The Portland Tribune**

### **Released Shelter Memo Heavily Censored**

*By Jim Redden*

*June 7, 2018*

**Most of the draft shelter expansion/reconfiguration memo ordered released by a Multnomah County judge is blacked out.**

A Multnomah County Court judge only required the City of Portland to release a heavily redacted version of a memo apparently listing the potential sites of new homeless shelters as the result of a public records lawsuit.

Tyler Bechtel, a Southeast Portland resident opposed to the shelter Multnomah County plans to open near Southeast 160th Avenue and Foster Road, sued the city over Mayor Ted Wheeler's refusal to release two emails in response to his public records records for documents related to siting shelters.

Multnomah County Circuit Court Judge Benjamin Souede ordered the emails to be released on May 22. One was from Joint Office of Homeless Services Director introducing the other, titled, "DRAFT Shelter Expansion/Reconfiguration Memorandum." Both went to Mayor Ted Wheeler's office.

Souede ordered the introductory email released in full. But he allowed the city to redact the majority of the 11 page draft memo, concluding that it included information about potential real estate transactions that are exempt under Oregon public records laws.

Gray Ayer, a Southeast Portland business owner and opponent of the Foster shelter, believes the ruling reveals the redacted information includes frank discussions of the Foster shelter and the addresses of other possible locations for additional shelters that have not yet been made public.

Our local elected officials continue to fail to meaningfully engage neighborhoods before placing shelters. Trusted with record-setting budgets and taxpayer investment, the lack of due diligence, transparency, and responsibility should be alarming for all Portlanders," says Ayer, cofounder of the grassroots Southeast Allied Communities.

You can read the documents ordered released [here](#).

### **Council approves controversial urban growth plan**

*By Jim Redden*

*June 7, 2018*

**Three-to-one vote clears the way for taller buildings along the Willamette River, in Old Town/Chinatown, and in other parts of the Central City.**

The City Council set the stage for much taller buildings in parts of the downtown area with the passage of the Central City Plan update on Wednesday.

The most controversial changes from the current plan would allow apartment buildings up to 325 feet tall in the RiverPlace area along the west bank of the Willamette River and towers up to 400 feet tall in the Old Town/Cinatown neighborhood.

Central City 2035 will guide development in the urban core over the next 20 years. Voting yes were Mayor Ted Wheeler and commissioners Nick Fish and Chloe Eudaly. Voting no was Commissioner Amanda Fritz. Commissioner Dan Saltzman, who is not running for reelection, was absent.

Supporters say the height increases are necessary to help accommodate the tens of thousands of additional people expected to be living in Portland by 2035. The changes are expected to encourage 2,000 new housing units, including some affordable to households earning less than the area median family income.

A new coalition of existing downtown residents and business owners opposed the RiverPlace height increases, however, while the State Historic Preservation Office warned the council the Old Town/Chinatown changes could threaten its historic status.

"We are defining the future for the next 20 years," Wheeler said. "Every part of this decision is controversial."

Fritz opposed the two controversial height increases and also said the approval made it appear the council was favoring certain property owners over others.

The council had previously approved height increases in the Broadway Corridor area that includes the former US Post Office distribution center that has been purchased by the city. A master plan for its redevelopment is being prepared by Prosper Portland, formerly known as the Portland Development Commission.

Some critics say the taller buildings in Old Town/Chinatown could block sunlight on the Chinese Garden, killing plants there. The council required a shade study before any of those buildings can be approved.

Wheeler said he was especially sad over something his wife said about that decision.

"She said, 'We're probably not welcome there anymore,'" Wheeler recounted at the meeting. "That makes me sad because of all the places in the city, that's where I asked her to marry me."

To read a previous Portland Tribune story about the RiverPlace controversy, go [tinyurl.com/y9423rfr](http://tinyurl.com/y9423rfr).

To read a previous Business Tribune story about the Old Town/Chinatown controversy, go to [tinyurl.com/y9q3dp9u](http://tinyurl.com/y9q3dp9u).

## **The Portland Mercury**

### **Portland Police Continue Annual Fleet Week Tradition: Street Sweeps**

*By Alex Zielinski  
June 7, 2018*

Ahoy, Portland! Fleet Week has officially begun, kicking off such time-honored traditions as: Battleship tours! Arbitrary naval flag waving! Time-consuming bridge lifts! Romanticizing drunken sailors! Crowds of people cheering for war!

It also calls for the annual downtown sweep of homeless campers and low-level drug offenders by Portland police and military officers.

According to Portland Police Bureau spokesperson Pete Simpson, officers teamed up with US Naval Criminal Investigative Service (NCIS, like that TV show I've never watched) earlier this week to conduct a series of targeted drug arrests in downtown Portland and along the waterfront. This joint effort between Portland and military cops has taken place for years in the days before Fleet Week, Simpson says.

Their work hasn't gone unnoticed. At least two of my colleagues have pointed out a considerable dearth of houseless people on nearby streets (the Mercury offices are located in an unidentifiable building near Old Town/Chinatown) and another caught PPB in the act of arresting a man who had been sleeping on a sidewalk on SW 2nd and Ash just yesterday morning.

"They do this every year... trying to make Portland look like a nice place to be for tourists and people driving in from the suburbs," says Ibrahim Mubarak, director of Right2Survive. "But after the crowds leave, everyone's let back out to the streets. It's absurd to me."

Crystal Davis, development director at Sisters of the Road, also condemned the tactic. She also pointed to the irony of the city allowing people to camp out overnight Friday along the Rose Parade route.

"It is hypocritical for housed attendees of Rose Festival events to be allowed to put up tents along parade routes while folk who are unhoused have been explicitly made to take their tents down," Davis said. "I see an opportunity for coordinators of the annual festival, law enforcement, and those of us with a lived experience of houselessness to have real conversations about the systemic violence that is perpetuated during what is meant to be a unifying festival for all of Portland."

On Friday, Right2Survive is hosting its 8th annual "Pitch a Tent" event—a 24-hour campout on the SW 4th and Washington block of the Rose Parade route—to shine a light on this hypocrisy. Speakers from the homeless community will share their experiences sleeping on Portland's streets over free food, followed by live music.

"I find it absurd that when people are waiting in line to get a new iPad they're allowed to camp out on the sidewalk, or when people are in line for a concert, they're allowed to camp out on a sidewalk," Mubarak says. "But when someone is down on their luck and they're camping on the sidewalk out as a way of survival, they're criminalized."

## **The Daily Journal of Commerce**

### **Portland Housing Spending Ahead of Schedule**

*By Chuck Slothower*

*June 7, 2018*

Portland is well on its way to spending the city's \$258.4 million bond and achieving a goal of providing 1,300 affordable homes, Mayor Ted Wheeler said Tuesday.

"I have confidence we'll deliver them ahead of schedule," Wheeler said at an event to mark the near-completion of the Housing Bureau's latest project.

Portland officials on Tuesday unveiled the latest product of the affordable housing bond, a 51-unit apartment complex on East Burnside Street that will house families transitioning out of homelessness.

The project aims to accomplish two goals: stabilizing very low-income families and adding to the stock of affordable housing in Portland.

The five-story building is in the final stages of construction and is expected to open in July. It will house approximately 167 people, according to the Housing Bureau. The building includes 24 two-bedroom, 20 one-bedroom and seven studio apartments.

The property at 10506 E. Burnside St. was until recently a one-story, single-family home, with a child's basketball hoop out front of the one-car garage. The house was surrounded by apartment complexes.

The project was conceived as a market-rate apartment complex. The owner is a limited liability company that lists Richard T. Miller of Portland as manager and registered agent.

Representatives of the seller approached the Housing Bureau about selling the building, city officials said. The \$14.3 million sale is expected to be approved by the City Council next week.

"We were able to act swiftly on this opportunity thanks to the housing bond," Wheeler said.

The building was designed by Ankrom Moisan. Pavilion Construction served as general contractor. Home Forward will manage the building. The public housing agency will contribute Section 8 housing vouchers to help low-income residents pay rent.

Rent would be a maximum of \$549 in a two-bedroom unit for a family at 30 percent of area median income (Housing vouchers would cover a portion of those costs). A studio apartment at 60 percent of area median income would cost up to \$855, according to the Housing Bureau.

The building was originally designed to attract market-rate tenants, and as such it has amenities such as a pet wash, ample bicycle parking, in-unit laundry and quality finishes that are not typical of affordable-housing projects.

The building has 16 vehicle parking spaces. The project is also steps away from the MAX blue light-rail line, enabling easy mass-transit access for residents.

The East Burnside apartments mark the third major project paid for with proceeds from the affordable housing bond that was approved by voters in 2016. The Housing Bureau purchased the Ellington apartments for \$47 million in February 2017, preserving 260 units, including 44 affordable apartments. The bureau also purchased the former Safari Club property at Southeast 30th Avenue and Powell Boulevard for \$3.72 million.

The Powell Boulevard project is in predevelopment – the lot was recently scraped – and is expected to be home to 200 units, Housing Bureau interim director Shannon Callahan said. The development could be a mix of stick-built and modular housing.

More affordable housing is coming, Callahan said. "We have more acquisitions we expect to announce in the coming weeks," she said.

Wheeler said Portland will be able to generate more housing units if a constitutional ballot measure passes in November that would allow public housing agencies to commingle tax dollars with private development projects.

Wheeler is also supporting Metro's proposed \$652.8 million affordable housing bond. The agency is poised to vote today to refer that issue to voters.

## **The Skanner**

### **New Chief Operating Officer Comes to Trimet**

*By The Skanner News*

*June 7, 2018*

TriMet General Manager Doug Kelsey has selected Maurice Henderson II as TriMet's new Chief Operating Officer (COO).

Henderson comes to TriMet from the City of Portland, where he served as Chief of Staff and Director of Strategic Initiatives for Mayor Ted Wheeler.

Prior to joining Wheeler's office, Henderson was Assistant Director of the Portland Bureau of Transportation. From this, Henderson brings operational experience that will complement his duties at TriMet. While at PBOT, he worked closely with TriMet leadership to elevate the importance of transit in the city, making efforts to help keep buses moving despite growing traffic congestion, while also enhancing pedestrian and cyclist safety.

As COO, Henderson will lead the agency's Transportation and Maintenance divisions. He will also oversee TriMet's Information Technology (IT) Division and provide leadership to the Safety and Security Division. Henderson's top priority will be to ensure a commitment to policies and practices that demonstrate safety as the agency's fundamental value. Additional responsibilities include providing critical transportation and urban planning leadership, oversight of the deployment of capital projects and development and oversight of the TriMet business plan.

### **Hayes Family Sues City**

*By Christen McCurdy*

*June 7, 2018*

The family of 17-year-old Quanice Hayes, who was shot and killed by Portland police in February 2017, has filed a lawsuit against the City of Portland and Andrew Hearst, the officer who fired the shots that killed the teenager.

The suit is not unexpected: on the anniversary of Hayes' death the family, with civil rights attorney Jesse Merithew, announced their intention in February to bring a suit against the city.

The complaint argues that on the morning of Hayes' death, officers shouted conflicting commands. It also notes that while Hayes was carrying a replica handgun at the time of his death, there is no evidence that he drew or reached for it during his interaction with officers.

"When the officers came upon Quanice, different police officers shouted contradictory commands at him," the suit says.

"He obeyed the commands of Officer Robert Wullbrandt, and crawled on his hands and knees as ordered, coming to a stop when ordered to do so. Defendant Hearst, while Officer Wullbrandt was ordering Quanice to crawl on his hands and knees, was ordering Quanice to crawl on his knees with his hands in the air. Quanice bent forward to comply with Officer Wullbrandt's command and Defendant Hearst shot him."

The complaint also notes that Hearst was involved in the 2013 shooting of Merle Hatch, but was not disciplined by the police bureau. (In March, a Multnomah County grand jury declined to indict Hearst in connection with Hayes' death.) The suit mentions the Department of Justice's

2012 settlement with the city, which found the Portland Police Bureau had a pattern and practice of excessive force against people experiencing mental health crisis. It also notes the city has a pattern and practice of over-policing African Americans:

“The Portland Police Bureau has a history of disproportionate policing of African-Americans, including stops, searches, and seizures of African-Americans at an elevated level disproportionate to their presence in the population. The City is well aware of this history of discriminatory policing. The City is also aware that their police officers wrongly perceive African-Americans, and particularly young African-American men and boys, to pose a greater threat of violence than other members of the community. Despite being aware of these well-known biases, the City has not acted to correct them,” the suit reads.

The complaint argues Hayes’ death is at the intersection of those two patterns, noting Hayes’ erratic behavior on the final morning of his life suggested he was experiencing a mental health crisis, which officers should have sought to de-escalate.

An article published on the website Longreads.com in February paints a detailed picture of Hayes’ life through his final weeks and suggests he struggled with substance abuse and may have been intoxicated at the time of his death.

The lawsuit, which seeks unspecified damages from the city and Hearst, was filed with funds from a crowdfunding effort that is still ongoing. Those wishing to assist can visit [www.crowdjustice.com](http://www.crowdjustice.com).

## **First ‘Hip Hop’ Cannabis Dispensary to Open in Portland**

*By The Skanner News*

*June 7, 2018*

On June 16, Portland, Oregon will be the proud home of what its owners are calling the world’s first hip hop dispensary.

“Hip hop, in a sense, saved my life,” said Green Hop co-owner Karanja Crews, who added that groups like KRS1, Public Enemy and A Tribe Called Quest were in high circulation on MTV in his youth.

“That was a rough time in my life, my parents were struggling with drug addiction and there was a lot of a gangs, drugs and negative activity,” he continued. “(Hip Hop) was my refuge growing up.

“It planted a seed of consciousness and shifted me towards the trajectory I’m on now.”

As a teacher and founder of Teaching With Purpose – an organization that promotes culturally responsive practices in the classroom – Crews wanted to pay homage to the culture of hip hop that inspired a positive turn in his life.

He also believes that hip hop had a major influence on the legalization of marijuana in some states, as the culture has always been unapologetic about using the plant for both recreation and medicine.

Crew’s efforts have paid off in Green Hop, a hip hop-inspired brand that meets at the intersection of music, art and cannabis, while ushering in the industry’s next wave of Black entrepreneurs.



As one of the fastest growing industries in the United States, cannabis is still largely leaving African Americans out of the race – with only one percent of dispensaries owned by a Black person.

Some, however, are adamantly trying to change that statistic. In March 2017, a group of cannabis business owners, policy makers and activists drafted the first-ever cannabis bill that would assist those harmed by racial disparities in drug law by providing them opportunities within the cannabis economy – through business ownership, certification, and even record expungement.

Locally, the city of Portland passed a milestone last year when voters approved a three percent tax on recreational cannabis, a portion of which will help fund programs that support workforce development and minority-owned cannabis businesses.

The tax was championed by Portland City Commissioner Amanda Fritz, who said in a press release that she admired the new dispensary’s “goal of increasing the participation and success of people of color in an otherwise white-dominated field.”

Fritz will join Crews and Green Hop co-owner Nicole Kennedy, alongside US Congressman Earl Blumenauer and Mayor Ted Wheeler, for a ribbon-cutting on June 16 at the dispensary, located in Crews’ childhood neighborhood in Northeast Portland.

The grand opening is also in celebration of rapper and actor Tupac Shakur, who would be 47 years old that day.

“The link between hip hop culture and the normalization of cannabis is a natural partnership,” said Mayor Wheeler in the release.

“Green Hop’s mission to promote community health and wellness, and increase economic opportunities for people of color is something the City of Portland wholeheartedly supports.”

Crews and Kennedy, who works as both a nurse and a teacher, have also launched the Green Hop Academy, an educational program in partnership with Portland Opportunities Industrial Center (POIC) to educate Black youth, ages 21 to 24, about entrepreneurship in the cannabis sector.

“It kind of gives them the 101 on how to enter into the cannabis industry,” said Crews.

Having already run the first cohort of 20 budding entrepreneurs through the 10-week program, Green Hop Academy will also be establishing an apprenticeship, where participants can work on-site at dispensaries, labs or cultivation centers.

“We’re giving employable skills to people who typically wouldn’t get hired at a normal dispensary,” said Kennedy. “It’s a very network-based industry, so this gives them a chance, if they don’t know anybody, to get their foot in the door.”

Alongside Green Hop’s educational arm and extensive medical and recreational menu – which will incorporate online ordering and delivery services – the dispensary will also host hip hop concerts, monthly art exhibits, and educational seminars.

Green Hop (5515 NE 16th Avenue in Portland) will be open seven days a week, beginning June 16. Its grand opening kicks off at 12 p.m.