



February 16, 2015

City of Portland  
Planning and Sustainability Commission  
1900 SE 4<sup>th</sup> Avenue, Suite 7100  
Portland, OR 97201

**Re: Sunnyside Neighborhood Association Board Clarification Resolutions to Inform the 2035 Comprehensive Plan Update**

Dear Planning and Sustainability Commission,

On February 12, 2015, the Sunnyside Neighborhood Association Board passed the following clarification Resolutions to inform the 2035 Comprehensive Plan Update.

Support for "Town Center" Designation

Whereas, the Sunnyside Neighborhood Association (SNA) Board on January 8th, 2015, following significant neighborhood input, elected to make the attached recommendations to the Portland Planning and Sustainability Commission and other relevant parties in regards to the City's previously published Comprehensive Plan Draft; and

Whereas, the City's previously published Comprehensive Plan Draft had proposed SE Belmont Street, SE Hawthorne Boulevard, and SE Division Street as within a "Town Center"; and

Whereas, the SNA Board on January 8, 2015 voted 7 against a "Neighborhood Center" designation for Sunnyside, 1 in favor, and the Chair abstaining;

**Now, therefore, be it resolved that the SNA Board supports the previously published Comprehensive Plan Draft's "Town Center" designation for Sunnyside and its corridors, including the planning and design review benefits attainable with such a designation.**

Support for "Inner Ring" Concept

Whereas, the Sunnyside Neighborhood Association (SNA) Board on January 8th, 2015, following significant neighborhood input, elected to make the attached recommendations to the Portland Planning and Sustainability Commission and other relevant parties in regards to the City's previously published Comprehensive Plan Draft; and

Whereas, the City's previously published Comprehensive Plan Draft had proposed SE Belmont Street, SE Hawthorne Boulevard, and SE Division Street as within a "Town Center"; and

Whereas, the SNA Board on January 8, 2015 voted 7 against a "Neighborhood Center" designation for Sunnyside, 1 in favor, and the Chair abstaining; and

Whereas, the Bureau of Planning and Sustainability staff did, on the urging of the Richmond Neighborhood Association testimony, recommend changing the designation for SE Division Street, SE Hawthorne Boulevard, and SE Belmont Street to a "Neighborhood Center"; and

Whereas the Bureau of Planning and Sustainability staff have recommended a new "Sunnyside Neighborhood Center" which is centered, roughly, on SE 37th Avenue and SE Salmon Street; and

Whereas, there is a new proposal to demarcate an "inner ring" of urban intensity surrounding the Central City, which would enclose much of the potential "Sunnyside Neighborhood Center";

**Now, therefore, be it resolved that the SNA Board finds this "inner-ring" proposal to be similar in effect and scope as the "Town Center" designation and is in support of this new approach, provided that:**

- **The "Sunnyside Neighborhood Center" portions within the "inner ring" should enjoy the planning, design, and livability considerations outlined in our January testimony.**
- **The "inner ring" should include SE Hawthorne Boulevard to at least SE 49th Avenue and SE Belmont Street to SE 49th Avenue.**

Thank you for your consideration of these Resolutions.

Sincerely,

*Sunnyside Neighborhood Association*

Cc: Mayor Hales and Commissioners Fish, Fritz, Novick and Saltzman  
Susan Anderson, Portland Bureau of Planning and Sustainability Director



January 12, 2015

City of Portland  
Planning and Sustainability Commission  
1900 SE 4<sup>th</sup> Avenue, Suite 7100  
Portland, OR 97201

**Re: Sunnyside Neighborhood Association Board Resolutions to Inform the 2035 Comprehensive Plan Update**

Dear Planning and Sustainability Commission,

Following Sunnyside Neighborhood Association (SNA) land use and transportation committee meetings, Board meetings, and a recent general meeting attended by a packed room of neighborhood residents, the SNA Board passed the following Resolutions to inform the 2035 Comprehensive Plan Update.

To accompany new residences along the corridors, the SNA Board urges the City to grow Belmont Street and Hawthorne Boulevard in a well-planned fashion and with neighborhood input by:

- Leading a community planning effort for the neighborhood area to update the previous community plan developed several decades ago.
- Developing community design guidelines for southeast Portland, directing corridor development applications through the Portland Design Commission or southeast Portland community design guidelines, and providing neighborhood notification and input.

To accompany new residences along the corridors and accommodate the increasing population in the Sunnyside Neighborhood, the SNA Board urges the City to create more inner southeast open space areas for our residents to recreate and relax, including pocket parks and a community center.

To accompany new residences along the corridors, the SNA Board urges the City to make it safer to get across our busy streets on foot by increasing pedestrian crossing improvements across Belmont Street and Hawthorne Boulevard, and along César E. Chávez Boulevard.

The SNA Board urges the City to help protect potentially historic buildings by immediately updating the Historic Resource Inventory in the neighborhood and applying historic preservation tools to all applicable buildings on Belmont Street between SE 33<sup>rd</sup> and 38<sup>th</sup>

Avenues and Hawthorne Boulevard between SE 35<sup>th</sup> Avenue and César E. Chávez Boulevard.

To accompany new residences along the corridors, the SNA Board urges the City to help preserve a mix of incomes and household sizes in our neighborhood by:

- Supporting community land trust purchases of housing for programs that offer affordable long-term leases below market rate.
- Providing a 4<sup>th</sup> floor building height bonus if developers provide the community benefit of below market-rate housing units.
- Developing tools to encourage the building of family-friendly rental units.

To further activate Hawthorne Boulevard, southeast Portland's "main street", with new residences and local businesses, the SNA Board urges the City to:

- Apply a Comprehensive Plan mixed-use designation along the north side of Hawthorne Boulevard between SE 28<sup>th</sup> & 49<sup>th</sup> Avenues limiting buildings to 3-stories or 38 feet by right with, potentially, a 4<sup>th</sup> or 5<sup>th</sup> story bonus.
- Avoid a "wall effect" along Hawthorne Boulevard by having the 4<sup>th</sup> and 5<sup>th</sup> story bonuses stepback in the front and the back of buildings.

To further activate Belmont Street with new residences and local businesses while acknowledging that it is narrower than Hawthorne Boulevard and designated a neighborhood corridor, the SNA Board urges the City to:

- Apply a Comprehensive Plan mixed-use designation along Belmont Street between SE 28<sup>th</sup> & 33<sup>rd</sup> Avenues and between SE 38<sup>th</sup> & 49<sup>th</sup> Avenues limiting buildings to 3-stories or 38 feet by right with, potentially, a 4<sup>th</sup> story bonus.
- Apply a Comprehensive Plan mixed-use designation along Belmont Street between SE 33<sup>rd</sup> & 38<sup>th</sup> Avenues to all parcels currently with a Comprehensive Plan commercial designation limiting buildings to 3-stories or 38 feet by right with, potentially, a 4<sup>th</sup> story bonus.
- Avoid a "wall effect" along Belmont Street by having the 4<sup>th</sup> story bonus stepback in the front and the back of a building.

Thank you for your consideration of these Resolutions.

Sincerely,

*Sunnyside Neighborhood Association*

Cc: Mayor Hales and Commissioners Fish, Fritz, Novick and Saltzman  
Susan Anderson, Portland Bureau of Planning and Sustainability Director