

From: Martha Peck Andrews [mailto:marthatect1777@outlook.com]
Sent: Thursday, October 19, 2017 3:49 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: MAP REFINEMENT PROJECT TESTIMONY -- Pepsi Site, 2505 NE Pacific St.

Date: October 19, 2017

To: Portland Planning and Sustainability Commission

From: Martha Peck Andrews, FAIA
907 NE 25th Ave., #A, Portland, Oregon 97232

Re: ZONING MAP CHANGE requested for "PEPSI Property" at 2505 NE Pacific St.

Dear Members of the Planning & Sustainability Commission,

I am writing with my concerns about the proposed rezoning of the four-block Pepsi site, bounded by NE 25th and 27th Avenues (west and east), and Oregon and Holladay Streets (south and north) – and just touching Sandy Blvd. on the property's southeast corner.

I am a property owner and a resident directly across NE 25th Avenue from the subject site.

My understanding is that the property owners are proposing to relocate the Pepsi distribution facility to another site; then redevelop *this* property into housing. Apparently representatives of the property owners have initiated contact with the city's development bureaus (IVR #4059934).

In many ways, this property represents an extraordinary development opportunity – nearly four full blocks in the inner east-side, with excellent transportation and transit access. Because it is such a unique opportunity for development of new housing, it is important that the opportunity not be squandered through poor design.

My concerns about rezoning this site to CM3 are that the redevelopment be carefully and sustainably designed, and appropriate to this urbanized district:

- 1) Development must not be piece-meal, but under a master plan that recognizes the impact of the ultimate build-out.
- 2) Development must not be piece-meal (i.e. a number of small projects under separate permits), that come in below individual development threshold requirements that would be required if the site was developed all at once.
- 3) There must not be any reduction in on-site parking requirements, because –
 - Even though this site has very good Tri-met service (Sandy Blvd.), residents are still likely to own cars.
 - Even if the residents aren't all driving to and from work every day, their cars will have to be parking somewhere.
 - Much of the Kerns neighborhood was developed around the turn of the (*prior*) century, with very little on-site parking, and consequently parking for residents already living here as well as businesses is extremely limited.

- Just in the past 4 years, we have observed considerable increase in commercial activity and employment along this section of the Sandy Blvd. spine, and on-street parking is fully occupied every day fully 2-3 blocks back from Sandy.
- 4) The street grid pattern of Oregon St. and NE 26th that are currently vacated (?) should be re-established visually and through the placement and massing of new buildings – not necessarily that these streets are reopened to vehicle traffic, but developed for pedestrian access, open space, and visual sight lines between buildings.
- 5) If ground-floor commercial uses are part of the development, they should be limited to the ground floor street frontages.
- 6) Preservation and restoration of the iconic **1960's-vintage Pepsi building with its parabolic roof** must be considered. With its prominent location and visibility from Sandy Blvd., I can envision this building being converted to a recreation or community center for residents of the new housing development – or even a commercial use open to the public.

If these concerns about redevelopment can be addressed, then I will not oppose the rezoning of the Pepsi property from EG-1 to CM-3. In fact, I will be quite supportive of a residential complex that is thoughtfully designed; has a range of housing sizes and prices; and incorporates energy-conscious and sustainable features.

Thank you for your consideration.
Sincerely,

Martha Peck Andrews, FAIA
(Member of the Portland Planning Commission 1985-1992 / president, 1991-1992)