



HOSFORD-ABERNETHY
NEIGHBORHOOD DEVELOPMENT ASSOCIATION

October 23, 2017

PLANNING AND SUSTAINABILITY COMMISSION

RE: Testimony regarding Code Reconciliation Project, proposed draft, Title 33

Dear Chair Schultz and Commissioners,

The Hosford-Abernethy Neighborhood District (HAND) is concerned about the proliferation of self-storage buildings in SE Portland, such as the one proposed at 62nd & SE Powell. When self-storage units are sited on transit streets, the results are blank facades, low activity, and potential displacement of the sort of more active retail and commercial development needed to bring vitality to our Civic Corridors. Though this location is to our east, we wish to forestall the possibility of a similar development in our neighborhood.

In the Code Reconciliation Project, the Commercial zones where self-storage buildings are allowed will be changed from the current CG, CX and EX to the new zones of CE, CX and CM3.

We request self-storage be prohibited outright in CM3 and CE. SE Powell is undergoing a slow but long needed transformation, and we feel that self-storage would serve as a drag on the positive development now taking shape. CM3 is intended to activate the street, which self-storage does not do, and CE is intended for employment. Self-storage businesses typically employ very few people.

Short of an outright prohibition in CE, we would request more limits. While the current proposal requires Type II Design Review with Community Design Guidelines, we request that self-storage buildings on lots 50' or wider in the CE zone be required to meet the Ground Floor Window requirements in the CM2 zone and have a minimum 25' depth of retail or office space on the ground floor for 50% of the length of the facade.

Sincerely,

Chris Eykamp
Vice-Chair Hosford-Abernethy Neighborhood District