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Bureau of Development Services
Land Use Services Division

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MEMORANDUM

Date: February 20, 2013
To: Liza Mickle, Bill Cunningham, Tom Armstrong - Bureau of Planning and Sustainability
From: Chris Caruso, Land Use Review
503-823-5747
Re: Briefing on the Comprehensive Plan Working Draft Chapter 5 excerpts
Summary Memo of February 11, 2013 briefing

Thank you for taking advantage of the opportunity to present the Comprehensive Plan Working Draft to the Historic Landmarks Commission. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Historic Landmarks Commission at the February 11th meeting. This summary was generated from notes taken at the public meeting, a subsequent review of the public meeting recording, and a final review by the Historic Landmarks Commissioners. To review the meeting recordings, please visit:

http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/search/rec&sm_clastext=historic%20landmarks%20commission&sm_recnbr=*/eb/*&bool=and&sort1=rs_datecreated&count&rows=50

These Historic Landmarks Commission comments are intended to guide you in further development of your project. These comments may also inform City staff when giving guidance over the course of future related documents. It should be understood that these comments address the project as presented on February 11, 2013. As the document evolves, the comments, too, may evolve or may no longer be pertinent.

Please continue to coordinate with me as you refine the Comprehensive Plan so that additional briefings can be presented to the Historic Landmarks Commission as appropriate.

Encl:
Summary Memo

cc: Historic Landmarks Commission

This memo summarizes the direction of the Historic Landmarks Commission provided at the February 11, 2013 meeting:

Policy 5.38 Rehabilitation and adaptive reuse.

- Broaden this to encourage rehab and reuse generally as well as specifically for historic and architecturally significant resources.
- Why is this in this section of the Comprehensive Plan and not under historic resources policies? How would someone know that this policy existed if they were only looking in the historic section?

Policy 5.35 Historic and cultural resource protection.

- How do we achieve the objectives of protecting “old” buildings that are not recognized as historic? What are the tools we have to meet this policy? An example was given of a 125 year old house that is being demolished because the new higher-density zoning allows more units.

Policy 5.9 Significant Places.

- There is no mention of historic or cultural resources in the list given in this policy.
- The list should include historic and cultural resources.
- How will the infill goals allow development around places without destroying the older buildings that are not protected? An example was given of the commercial buildings around SE 26th and Clinton.

Policy 5.35.b Historic and cultural resources.

- The “fill in the gaps” statement may not go far enough to require compatibility between existing and new development.
- The Commission wants to define and require compatibility.
- There could be ways to define compatibility that is not stylistically literal, such as using scale, materiality, setbacks, etc.
- Compatibility is an important piece of this work so that an 8 story building is not up against on old 2 story building.

General

- The Neighborhood Centers is a very important idea but will most likely consist of historic nexus places with older buildings in them.
- If we shift development to these areas, we risk losing their history.
- We need to find a balance between development and preservation.
- It seems like Chapter 5 is where the rubber hits the road for all future urban form.

The Commissioners will spend individual time outside of this meeting to review the provided Goals and Policies. Comments will be sent directly to Liza Mickle in BPS and Chris Caruso in BDS by May 1st. The Bureau of Planning and Sustainability will coordinate additional briefings with BDS staff as the Comprehensive Plan is further developed.

Exhibit List

A. Bureau of Planning and Sustainability Submittals

1. Comprehensive Plan Update: Working Draft Chapter 5-Design and Development excerpt provided on February 1, 2013
- B. Other
1. Memo to Commission, February 1, 2013