



January 12, 2015

City of Portland
Planning and Sustainability Commission
1900 SE 4th 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 33rd and 38th

Avenues and Hawthorne Boulevard between SE 35th 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 4th 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 28th & 49th Avenues limiting buildings to 3-stories or 38 feet by right with, potentially, a 4th or 5th story bonus.
- Avoid a "wall effect" along Hawthorne Boulevard by having the 4th and 5th 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 28th & 33rd Avenues and between SE 38th & 49th Avenues limiting buildings to 3-stories or 38 feet by right with, potentially, a 4th story bonus.
- Apply a Comprehensive Plan mixed-use designation along Belmont Street between SE 33rd & 38th Avenues to all parcels currently with a Comprehensive Plan commercial designation limiting buildings to 3-stories or 38 feet by right with, potentially, a 4th story bonus.
- Avoid a "wall effect" along Belmont Street by having the 4th 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