

May 26, 2015

Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Dear Planning and Sustainability Commissioners,

We are pleased to present the Stakeholder Advisory Committee's Proposed SE Quadrant Plan. The plan represents two years of work to create a new set of goals, policies and actions for the next 20 years of the Central Eastside. The proposals for the Central Eastside will be combined with those of the other quadrant plans to provide a much needed update to the landmark 1988 Central City Plan.

Starting in the fall of 2013, we chaired a diverse 30-member Committee. We had 14 meetings as a large group and many members served on additional subcommittees that focused on the Willamette River, transportation or policy. The major challenge we sought to address with the SE Quadrant Plan was to find ways to support more jobs and activity while maintaining the industrial sanctuary.

We started by learning about the new businesses that are moving into the district. Staff presented recent data and also arranged tours of buildings where new forms of industrial businesses are thriving. In speaking with employees we also learned about how they get to work, why they chose the Central Eastside and what they feel the district needs. Staff also organized tours of the riverfront and historic buildings and held a design charrette to work through the issues. We spent many meetings discussing where the district was headed and what kinds of improvements were needed to make sure this change happens with minimal conflicts. We also had two very well attended open houses, and learned about broader public's vision for the district.

At our final meeting on April 2nd, the majority of our committee endorsed the plan. Two SAC members who disagreed with the majority have submitted a joint minority report which is enclosed.

The proposals in the plan will expand employment opportunities while protecting industrial businesses from incompatible uses. The plan seeks to realize the potential of the Central Eastside riverfront and the role river-related activities can play in the district's economy through improved public spaces, habitat enhancements and new zoning that will allow more activity along the Willamette River. To support new development and establish safe and active OMSI and Clinton MAX station areas, the plan proposes new mixed use zoning in these areas, but requires that property owners work with the City to ensure projects meet the expectations of the district. OMSI was an active member of our Committee and we discussed their housing proposals thoroughly, but in the end, the Committee endorsed the proposal to prohibit housing.

The SE Quadrant Plan also reinforces the City's Innovation Quadrant strategy and responds to the \$1 billion Knight Cancer Challenge by increasing the flexibility of uses allowed in the Southern Triangle where there are large blocks ideal for new headquarters and other large employers only minutes away by MAX train from OHSU and PSU. The plan proposes that development at Clinton Station include affordable housing. Finally, this is a plan that recognizes that the district must work better for freight trucks, cyclists and pedestrians. The SE Quadrant Plan includes proposals to provide separate and improved routes for each mode.

Realizing the vision of the SE Quadrant Plan will require the district's community of employers, employees and residents to work together – but we are also confident that this district that can collaborate to achieve its ambitious goals. This is a “can-do” district and we are proud to present this “can-do” plan.

Thank you for your consideration of this important plan.

Sincerely,

Don Hanson
Co-Chair

Debbie Kitchin
Co-Chair