

From: Sheila Seitz [mailto:sheila.seitz@gmail.com]
Sent: Thursday, August 04, 2016 4:18 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Central City 2035 Plan

To the Central City 2035 Plan Commission,

As we read your Central City draft plan with it's vision of dense, diverse and connected neighborhoods within easy access to work, school and recreation, we were impressed. Your vision is bold. But it's success is dependent on the careful management of the development process.

So we thought it helpful to point to our West End neighborhood as an example of the neighborhood system you have described in your goals. The West End is one of the most diverse neighborhoods in the city. It has a dense assortment of commercial, religious and educational buildings and people. The neighborhood's mostly low FAR buildings allow the sun to shine into windows, provide views of the sky, green hills, lovely old Vista Bridge and if one is really lucky, a far away snowy peak. Easy proximity to our historic park blocks provide access to sun, beauty, recreation, community and leisure.

We are a walkable community as well as having one of the best public transportation choices in the city. Residents include rich, poor, young, old and everything in between; owners, renters and homeless; healthy, physically and mentally challenged; working, unemployed, looking for work, and having given up; black, white, brown; american citizens and new arrivals from all over the world. We are owners, renters and homeless. The housing in our neighborhood ranges from several newer tall residential towers, to a beautiful assortment of older buildings mostly housing residents challenged by age, illness, disability and budget. Our historic churches play an important roll in providing comfort and prayer as well as food, medical, financial and job prep assistance. They also provide our community with access to music, dance, learning. and caring. Proximity to the University brings many young people from all over the world to our neighborhood mix.

So as residents of the newest "renewed" Central City neighborhood, we urge you to adopt the following in the Central City 20135 plan:

- 1) In order to create successful new neighborhoods, a first priority is to identify and set aside or purchase lots to be used for for community activities, e.g. schools, parks and community centers. With the current rush by developers to buy up properties NOT doing so will almost certainly limit choices that may be optimal for community use.
- 2) Reduce the maximum building height to 100' throughout the West End and save existing older buildings that provide a sense of history, style and diversity.
- 3) Our historic Park Blocks are used, enjoyed and admired by residents and visitors alike. They are a historical treasure, designed by a famous landscape historian and built by our community fathers as a bright green space to be enjoyed by the community. And it must be protected from

buildings that create shadows. We urge you to require building heights for both side of the park blocks be no more than 100 feet and remove the designation of “area eligible for height increase. Recommend shadow studies be required for both sides of the park. And made sunlight a priority by requiring heights and building forms that preserve sunlight on public open spaces and parks.

Thank you for the opportunity to present our concerns and thank you for all your hard work on our behalf.

Sincerely,

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