



August 9, 2016

To: cc2035@portlandoregon.gov

RE: ISSUES RELATED TO VIEW SHEDS, DEVELOPMENT

Dear Planning and Sustainability Commissioners and Staff,

The Hosford-Abernethy Neighborhood District (HAND) Board would like to submit the following additional testimony regarding the Central City 2035 Plan. This testimony focuses on concerns not related to the traffic and transportation items submitted by HAND to the PSC on August 5th.

The HAND board was represented during the development of the SE Quadrant Plan by a delegate from the board at the table with the Stake-holders' Advisory Committee. The board is on record as supporting the SE Quadrant Plan, with some comments to emphasize points or request changes reflecting the effects of that plan on the residential area of HAND as well as those homes scattered within the SE Quadrant/CEID where it overlaps HAND.

Our testimony includes reiteration of previous testimony as well as noting matters that have come to our attention or have evolved, as well as potential solutions to long term problems that have occurred to us since the completion of the SE Quadrant

HEIGHTS AND VIEWS

As Portland, and especially the Central City, continue to redevelop, we have become concerned about the potential loss of public view-sheds for people looking both east and west from the inner Eastside. Map 510-20 Draft View Corridors in the CC 2035 Plan shows proposed view-sheds for the Eastside of the Central City. We are concerned that an important part of our valued "commons" will be lost with only those who can afford high cost housing and office space able to see what was once available to all via our public right of ways. A recent article, author and publication forgotten, makes note of people who having spent their entire lives in inner cities where their views were limited to the canyons of streets between high-rise buildings, have not developed concept of a skyline or horizon. We would not want that to happen in Portland. We also question the wisdom of encouraging large structures on the very edge of all our bridgeheads. Such buildings narrow and restrict another set of sight lines and views of the Willamette River.

Next Steps: We would note that the identification of key view-sheds in the Central City is a good start, but we would like to see further public engagement in the identification and protection of additional view-shed corridors on the Eastside. None have been identified east of SE 12th Ave and density is increasing quickly in some corridors and centers with no thought for access to future views of nature, history and heritage. At a minimum we would advocate for a similar strategy to that used in South Waterfront where buildings were designed with spaces between them to preserve public sightlines

ZONING RELATED ISSUES

Impact on Housing Affordability

Scattered within the portion of HAND that overlaps the SE Quadrant/CEID, are old single-family and multi-family dwellings, in existence from the time that it was settled as a residential district. These homes have remained in place as the district changed around them, and predate the industrial sanctuary and zoning by decades. They are among the most affordable homes in HAND. However, the home owners find it difficult to



obtain financing for major repairs and remodels; and should they want to sell their homes prospective buyers have similar difficulties finding financing as a result of their non-conforming/conditional-use status. Just since the completion of the SE Quadrant Plan, some of these homes have been lost to redevelopment.

While HAND does not support the development of new housing in IG-1 areas of the Central Eastside, we do support the maintenance of the existing housing located there, and would like to see protection for those homes. As we have testified in the past, it is our hope that a solution to the “non-conforming/conditional use curse” can be created before more affordable home stocks are lost.

HAND has previously testified in support of the plans for mixed use: housing and commercial in the Clinton Triangle. We continue our strong support for the provision of affordable housing along with market rate housing in this area. However, we would like to see development designed to include a mix of affordable and market rate housing in each building rather than segregating the two types. When a building includes a mix of incomes we believe it can lead to a better integration of affordable housing with more access to job leads and other benefits for tenants. We would like to see such a recommendation included in the Plan.

Application of Missing Design Overlay

As per our request last March we note that the Design (D) overlay is now proposed to be applied to the few residentially zoned properties along SE12th Avenue, between SE Hawthorne Boulevard and SE Division Street where it was missing. This change will make this area consistent with the rest of the Central City zoning which requires the D overlay for all residentially zoned properties.

FUTURE DEVELOPMENT ALONG POWELL BOULEVARD

If building heights from 65 to 95 feet are to be permitted in the Clinton Triangle, we advocate for additional planning for the surrounding area on both sides of Powell Boulevard in order that optimal livability and connectedness along the Powell corridor will be assured. We have been assured by BPS senior staff that nearby sections of Powell Boulevard will receive additional planning to assure seamless development that maximizes opportunities for development given nearby transit availability. However, we would like to ensure that these promises remain a part of the record.

Preservation Concerns

We cherish historic buildings, such as the Ford Building and related structures, and long-term businesses such as Mason Supply, rather awkwardly situated straddling the intersection of SE 12th Avenue and Clinton Street. We advocate for further identification of key sites in the Central Eastside along with appropriate incentives for seismic upgrades to allow their continued use or adaptive reuse where needed.

We thank you for consideration of the HAND Board testimony, and for the work you are doing.

Kindest regards,

The HAND Board

Susan E Pearce, Chair



HOSFORD-ABERNETHY
NEIGHBORHOOD DISTRICT ASSOCIATION