

From: Tracy J. Prince, Ph.D. [mailto:tprince@pdx.edu]

Sent: Wednesday, August 10, 2016 9:49 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

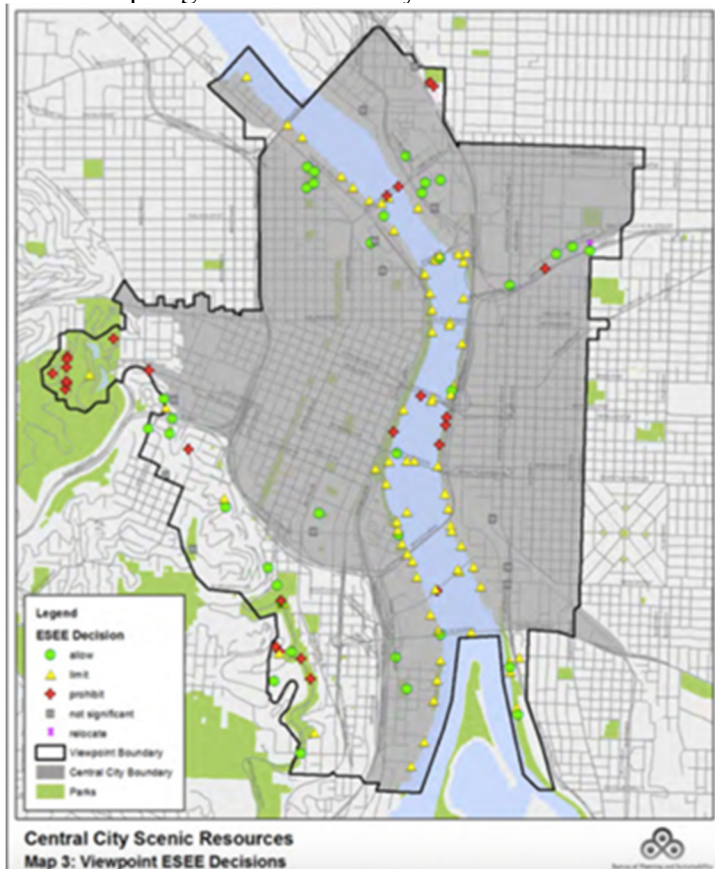
Subject: CC2035 testimony--Save Mt. Hood views from Salmon Springs and Vista Bridge; return Vista Bridge to a view corridor; reduce heights in historic districts

Commissioners,

Keep the last fully protected riverbank view of Mt. Hood from Salmon Springs Fountain

This is an important moment for you. Do you make sure that a few property owners and PDC's ODOT blocks on the east side have maximum development potential? Or do you save the only FULLY protected view of Mt. Hood along the riverbank -- Salmon Springs Fountain?

As you can see in the map shown in the views section—there is only one red x along the west side riverbank. All of the other views are completely lost or are negotiable—which means that Salmon Springs will be the only view that will absolutely be protected.



Sometimes the needs of the many outweigh the needs of the few. This is one of those times — when the needs of the entire population of Portland outweigh the needs of a few property owners. I watched all of the testimony and saw how property owners and the PDC tried to spin this as a jobs issue. However, you as our planning commissioners must weigh the vastly greater tourists jobs and economic benefit of tourism that come with this **last fully protected view of Mt. Hood from the riverbank**. Property owners and PDC claim that 2,000 jobs will be lost if you lower heights on the east side. However, many thousands of jobs rely on a robust tourist

sector and a thriving tourist economy. Far more than 2,000 jobs are dependent upon Portland's strong sense of place and robust beauty. I was shocked when one property owner flippantly proclaimed that people could go to Washington Park or Council Crest to see a view of Mt. Hood—that they don't need this view. This is the voice of an extremely privileged person who has no sense of the need for egalitarian and equitable access to natural views. This view is easy for him to dismiss because it will affect him personally. But since most Portlanders and most tourists find their way to Waterfront Park and to this view point, this is a crucial view to preserve—for a robust tourist economy and tourist jobs and for Portland's equitable sense of place. I hope you will protect the needs of the many over the needs of the few.

Lower heights in Vista Bridge View Corridor

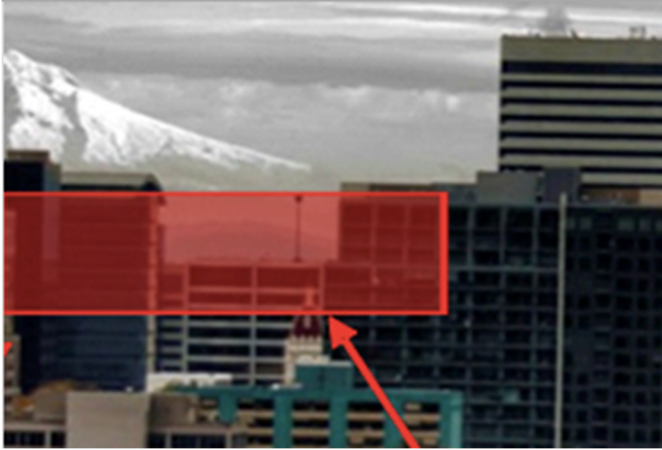
For the same reason, I hope you **protect the 1000' of timberline in the view corridor from the Vista Bridge to Mt. Hood**. When City Council protected this view in 1991, they made a big deal out of protecting 1000' of timberline because of the importance of showing the contrast between the snowcap and the timberline—they understood that this is what makes the view striking. The many residents who testified on this are only asking for a slight modification in heights.

Here are the proposed heights:



Figure 16: View of Central City and Mt Hood from SW15 – Proposed Bonus Heights

Here's where the heights will need to be slightly modified to protect the current view of 1000' of timberline:



Please preserve this incredible view that is a treasure to Portlanders and heavily used by tourists.

Return to Vista Bridge to a protected view corridor

The currently protected view corridor of the Vista Bridge is being stripped away in this plan. Staff claim that making SW Jefferson a view street will protect views of the bridge, but this is false. This plan allows 50' buildings right next to the bridge and 140' 2 blocks from the bridge. The Vista Bridge can be seen from many places throughout the Central City, but it will be walled off in a canyon with these proposed heights. To see the full sweep of the arches, you'll have to stand in the middle of Jefferson. Since this grand bridge and Vista was proposed by Olmsted, this has been a beloved architectural treasure for Portland.

City Council has already committed to preserving the view corridor to the Vista Bridge when they adopted the West Quadrant Plan-- one of its five urban design policies committed to “elevate the presence, character and role of significant public view corridors(e.g. Vista Bridge, West Hills) which define the district.”

Please join the Architectural Heritage Center, Restore Oregon, Chet Orloff, Bill Failing, Stuart Emmons, and many others in advocating for this to return to a view corridor. Heights must be low for at least 4 blocks east of the bridge in order to allow views of the arches of the bridge to be seen from many vantage points in the city. The Goose Hollow Foothills League proposes maintaining the current heights (30', 35', 40', and 45'--from the bridge to SW 17th), but recommends that the lowered heights be expanded to include the entirety of the block fronting SW Jefferson (Jefferson to SW Howards Way to the south and Jefferson to SW Madison to the north). This will prevent any building from ever blocking views of the arches of the bridge.

Heights should not be increased in historic districts.

It has been confusing to see strong language in the recently adopted Comp Plan to protect our historic buildings—yet the CC2035 plan has numerous instances of heights being raised in historic districts. Heights should never be increased in historic districts since this incentivizes the destruction of historic buildings.

Sincerely,

Tracy J. Prince, Ph.D.
Scholar in Residence
Portland Center for Public Humanities
Portland State University
Box 751
Portland, OR 97207
<http://www.pdx.edu/history/profile/tracy-j-prince>