

Planning and Sustainability Commission
1900 SW Fourth Ave.
Portland, OR 97201
Chair Baugh and Commissioners:

October 28, 2014

The following suggestions are intended to improve the function of the Belmont/Hawthorne/Division Town Center. The three mentioned streets are functioning now as a "Town Center", but the connections between them are not as continuous as they could be. I propose maintaining and strengthening the Town Center character at three key nodes: Belmont and Chavez, Hawthorne and Chavez, and Division and Chavez.

Belmont and Chavez

The center of this node, from 38th to 40th on both sides of Belmont, is woefully underzoned for a Town Center, at CN-2. This large area is proposed to be Comp. Plan designated MU-UC, which is appropriate. It should additionally be zoned CS or its equivalent. This designation should extend north to Morrison on the west side of Chavez, as shown. The stretch north of Belmont on the east side of Chavez is currently an actual checkerboard of zones, with CN2, R-2 and R-1. This entire segment should have the same zoning, perhaps R-1, or an MU zone.

Hawthorne and Chavez

The majority of this node is appropriately zoned and proposed for designation. To increase the viability of this area, though, the north and south peripheries should be upzoned. At the north are two CN-2 parcels which could be changed to CS or MU-2. At the south is a CN-2 parcel with apartments, and a stair step of parking lot and houses which have Comp Plan NC, but which are zoned R-5. Perhaps now is the time to not only to re-designate to MU-CU, but to upzone these parcels, particularly the Wells Fargo parking lot on 38th. One characteristic of a Town Center is a depth of commercial that is more than 100'. The block face on Madison between 37th and 38th already has the Powell's Books building extending through from Hawthorne. It dead-ends at the Fred Meyer parking lot. Perhaps this is a candidate for MU zoning, perhaps with a buffer.

Division and Chavez

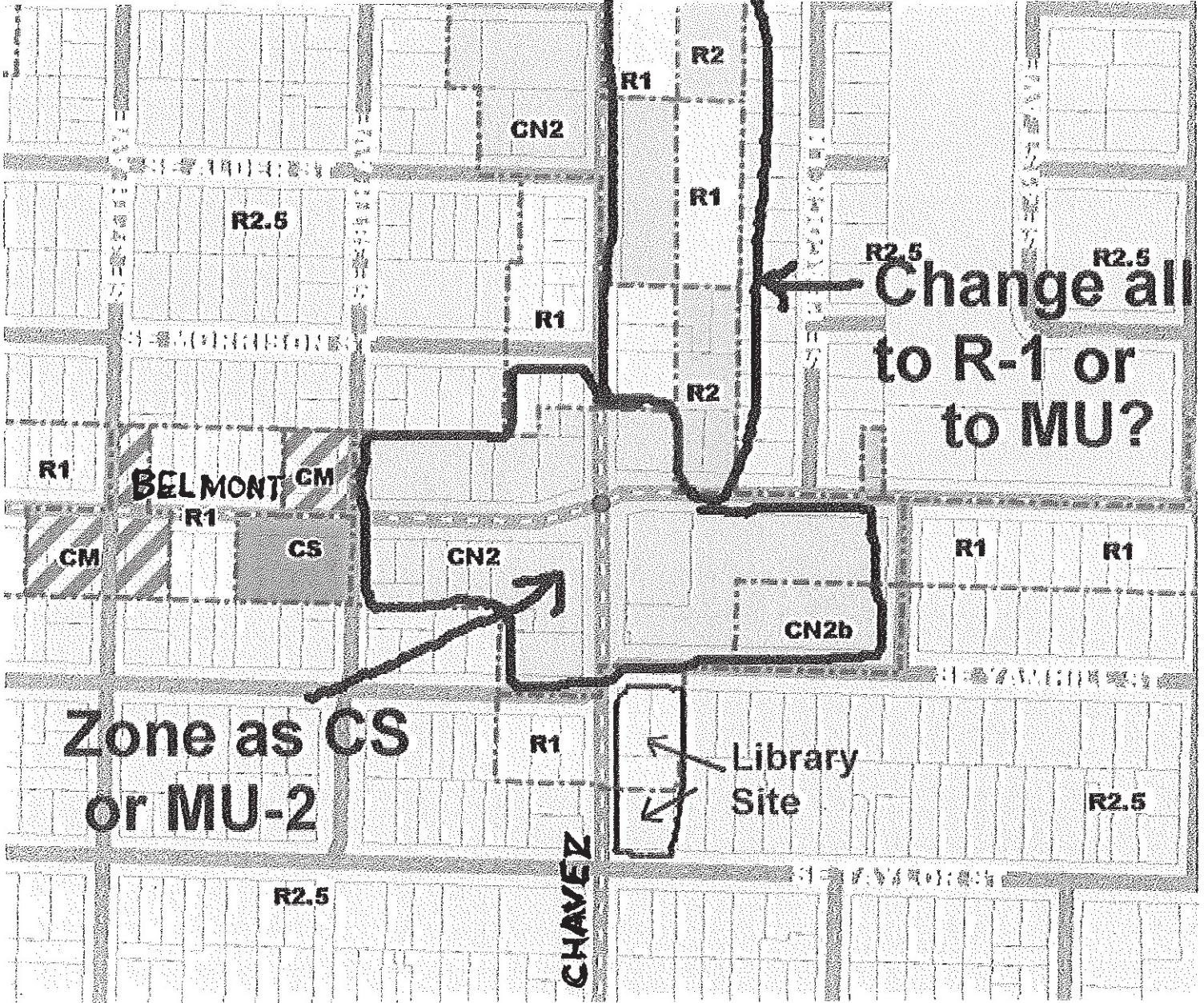
Fortuitously, not many changes seem necessary for Division and Chavez. The Comp Plan designations already anticipate an increase in the depth of commercial buildings on Division. The block of Caruthers, from its T-intersection at 38th, west to the dead-end west of 37th, has UCb Comp Plan designation on the south side of the street. This designation should remain, although the R-5 zone might also remain at this time. There are already 3 properties on those blocks that are in commercial or multifamily use. I realize that some neighbors on these blocks would like to see the Comp Plan designation changed to R-5. I don't think that is wise, and believe it would best serve the city to allow for increased intensity of development on Division, at the highly transit-served intersection of Division and Chavez. In addition, there is a block of UC on Chavez from Caruthers to Sherman, west side, that also has the UC designation, which should remain for the same reasons.

Thank you.

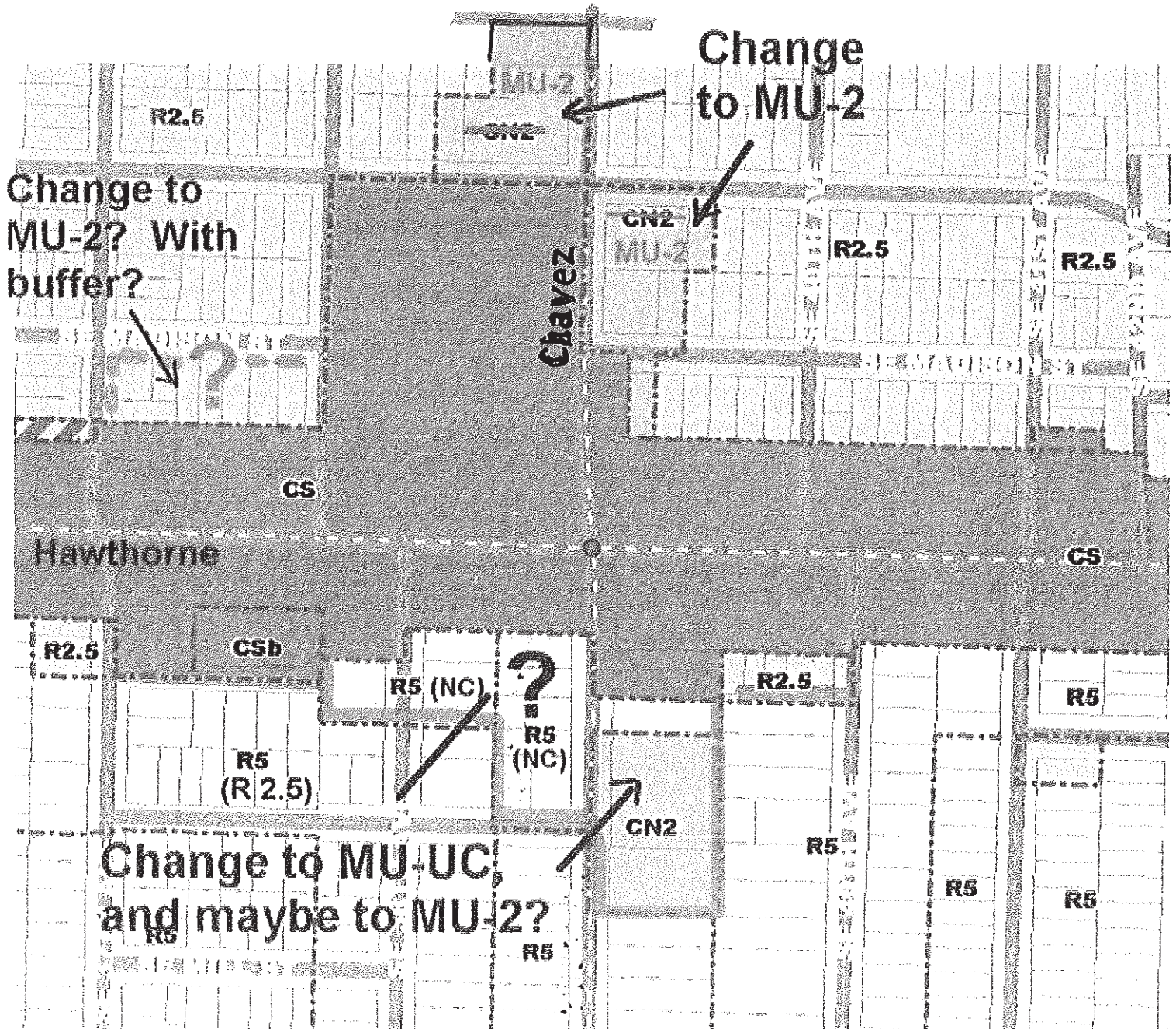
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Belmont and Chavez



Hawthorne and Chavez



Division and Chavez

