



HOSFORD-ABERNETHY  
NEIGHBORHOOD DISTRICT ASSOCIATION

May 26, 2015

To Members of Planning and Sustainability Commission:

My name is Susan Pearce. I am chair of Hosford-Abernethy Neighborhood District (HAND) Board, and represented that body on the SE Quadrant Stack-Holders' Advisory Committee.

The HAND board has followed the developments of the SE QUAD Plan; and generally supports the plan. We have worked collaboratively with the CEIC for many years and support the concept of a district focused on jobs and employment. During a meeting last week board members and neighborhood residents discussed our priorities regarding its expected effect on the neighborhood.

Those priorities are (in no particular order):

- Protection for the existing homes within the HAND segment of the SE Quadrant, <sup>the majority</sup> most or all of which predate the designated industrial sanctuary, <sup>the</sup> from the conditional/non-conforming use curse. (and at the same time, similar protection for similarly-affected homes in the W Clinton are between +/- SE 12<sup>th</sup> and SE 21<sup>st</sup>, and SE Clinton and the UPRR tracks.)

HAND ADDRESS  
SE Upliz. 35  
SE Main



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for spec of education  
Meeting building  
along corner  
of main  
street

- An EX zone in the Clinton Triangle with hoped-for mixed-use, mixed-income commercial and residential development.
- Building height and mass in the OMSI District, between SE Woodward and SE Powell, and in the Clinton Triangle: we want not to be overwhelmed or to find our westward view become a brick wall. In our discussion there was less concern about building height than the potential for total mass on large parcels with 3:1 FAR and 100-200-ft height maximums. We would hope for support for designs of buildings with spaces between for sight-lines, as was done in South Waterfront.
- There should be open spaces/public spaces with-in the development of the Triangle.
- The planned PDC infrastructure project creating a [L]-turn from [E]-bound Powell Blvd onto [N]-bound Milwaukie Ave, will provide the access to the Clinton Triangle necessary for development, BUT:
- Traffic management on SE 11<sup>th</sup> and 12<sup>th</sup> Ave will be critical for safety of residents and travelers along those streets.
- Continuation of the conversation about the siting/alignment of the Greenway bike/ped route: the exact alignment is not in our minds a done deal.

fold that zoning is a pitiful excuse for additional floor area

We have long supported access to the river  
Thank you for your attention to these concerns.

DB  
Covenant for  
Right to...  
discuss...  
when...  
appointed

To Chris - the CE/ID T-He is working on parking  
of all employees and customers come from E side - 1st. d. not  
Demond must...  
interior...  
show

Warren of TH

impossible to transport purchases from beyond or ex granite coast



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*[Handwritten signature]*



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