



CENTRAL EASTSIDE INDUSTRIAL COUNCIL

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December 14, 2015

Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, OR 97201

RE: RWA File No. 8030, SE Harrison Street

Dear Commissioners,

On behalf of the Board of Directors of the Central Eastside Industrial Council (CEIC), we would like to express our opposition to vacating SE Harrison Street at SE 3rd. We are adamantly opposed to moving Right to Dream Too to the site at SE 3rd and Harrison. This property is zoned industrial and is part of a district that is proving to be a very successful area for businesses to locate and thrive. CEIC and many community stakeholders have been participating in a long process to develop a comprehensive plan for the Southeast Quadrant and this intended use is incompatible with the draft plans. The site is not zoned for housing, even on a temporary basis. This action is a permanent change to the status of this property and cannot be allowed under a temporary state of emergency.

- The notification process for this street vacation was limited. The CEIC and property owners adjacent to the site were not provided notification of the intent to vacate this street. Without notification, the business district and affected parties cannot engage the City in any meaningful discussion as to the impacts of this vacation.
- The original intent of the land was as a transportation-related use. The end use of the land should result in a transportation-related use - either as parking to alleviate District-wide parking pressures or as a pathway/roadway providing access to the surrounding properties. Parking is in extremely short supply in the district and may have a dampening effect on the ability of the district to bring more jobs into the community.
- The existing right of way serves as a viable access to emergency vehicles needing direct access to adjacent sites. This is an important life-safety issue for the employees of the adjacent business as well as potential residents of a homeless camp.
- Users directly adjacent to the site are industrial, using industrial processes and providing employment in an industrial district. Plans to vacate the street and locate a homeless camp on the site threaten the conditions of the permit approved for the adjacent industrial business. Future uses of the site that are not employment related and that do not recognize the existing permits should not be allowed.
- We recommend that the Planning and Sustainability Commission request the Fire/Life/Safety plan reviewers at the Bureau of Development Services review the potential future uses of the site in conjunction with existing uses prior to the approval of the street vacation. The City should not waste more resources on developing plans for this site if they do not meet Fire/Life/Safety requirements for potential site uses and for adjacent sites.

Thank you for your attention.

Sincerely,

Debbie

Debbie Kitchin, President
Central Eastside Industrial Council