

From: Denise Archer [mailto:denise@netx.net]

Sent: Tuesday, July 26, 2016 3:26 PM

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

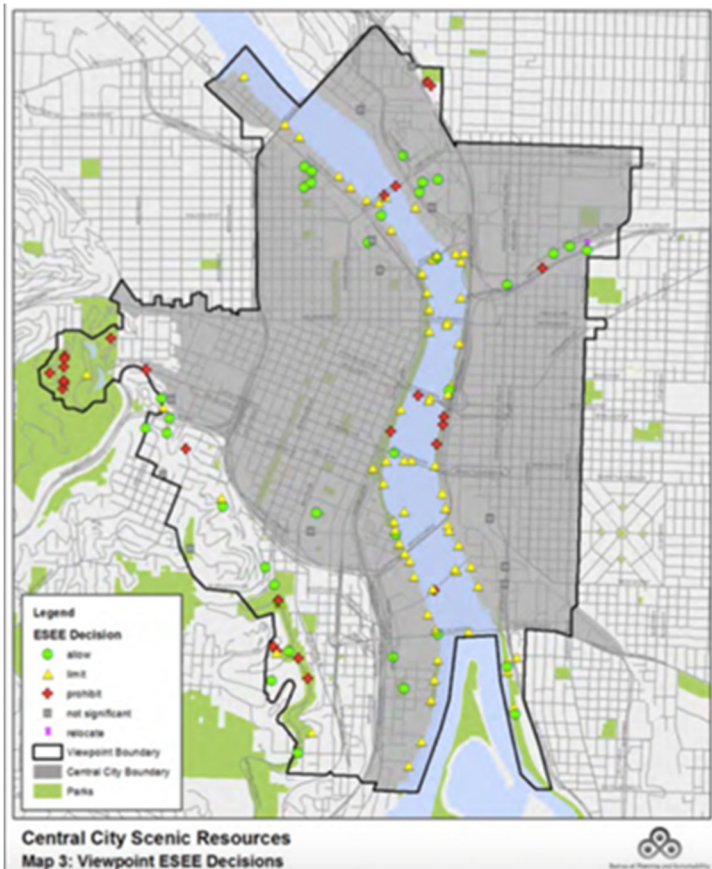
Subject: CC2035 Plan Testimony

To: Planning and Sustainability Commission,

As you vote on the Central City 2035 draft, please protect: 1) the LAST fully protected view of Mt. Hood from the riverbank at Salmon Springs Fountain, 2) views of Mt. Hood's timberline from the Vista Bridge, and 3) views of the Vista Bridge.

1) View #SW 17--Salmon Springs Fountain should remain a strongly protected view corridor, as proposed in the "prohibit" designation in this draft. Heights should remain reduced to protect this iconic view of Portland. Some may claim that the future development of jobs (related to east side heights that must be lowered for a few blocks) is economically more important than protecting this view. This rationale is flawed. This site is visited by many thousands of tourists and residents. The economic value of such an important and heavily used tourist site and the importance to Portland's sense of place should have the most weight when evaluating the protection of this view. The massive economic boost of tourist dollars and jobs in the tourist industry far outweigh any potential future jobs lost by protecting this view corridor.

Many currently protected views of Mt. Hood from the banks of the Willamette River have been lost in this draft. In this page 62 map, Salmon Springs is the only red x on the banks of the river.



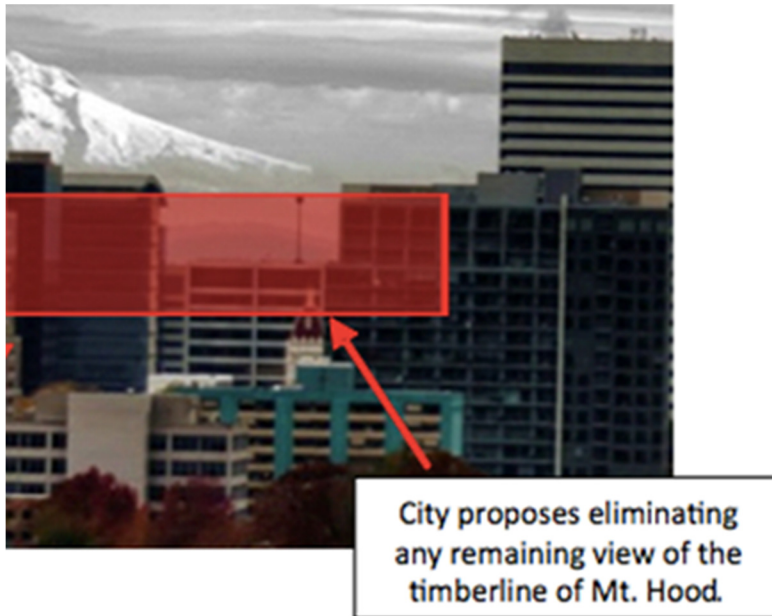
Salmon Springs Fountain will be the ONLY remaining fully protected view of Mt. Hood from the riverbank. This view is iconic to Portland’s sense of place--which is what draws tourists here. It would be a tragedy for Portland’s sense of place and robust tourist economy to lose this last fully protected view of Mt. Hood from the riverbank.

2) In the Upland Views section on the Vista Bridge view corridor to Mt. Hood—We request that 1000’ below the timberline remain visible, as it is today.



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

The current views to Mt. Hood from the Vista Bridge are being threatened by the heights proposed in this draft (above). Page 79 states: “The bottom elevation of the view corridor is set based on the height of existing buildings, rather than 1,000 ft below the timberline... With the recommended building heights the view of Mt Hood will remain as it is today...” This statement is untrue as can be seen in the pictures above and below. The view of Mt. Hood will change dramatically so that only the snowcap will be seen--where 1000’ below the timberline can be seen today. It is the contrast between timberline and snowcap that creates this dramatic view.



We ask for slightly lower heights in the center of the view corridor in order to preserve the existing views of 1000’ below the timberline. It will only take a slight modification to heights to protect this iconic view.

Please should honor the goals of the 1991 protection of this view. Heights should be reduced so that 1000' below the timberline can be seen, as it is today.

3) Views toward the Vista Bridge—Keep this as a view corridor, instead of a view street which gives inadequate protection of views of the bridge. Reduce heights.

The currently protected view corridor to the Vista Bridge is being stripped away in this draft, and SW Jefferson is being turned into a view street. This will completely block views of the bridge which can be seen from many points throughout the city. A view corridor would continue to allow the bridge to be seen from many vantage points. The downzoning to a view street and the proposed heights in this draft will result in a canyon of buildings along SW Jefferson (reaching 180' 6 blocks from the bridge, 140' 2 blocks from the bridge, and 50' heights allowed right next to the bridge which will block views of the arches). When fully built to the proposed heights, Portlanders will have to stand underneath the bridge or in the middle of the street to have a view of the arches. Heights must be lowered so that views of the bridge will be permanently protected. No building should ever block the view of the arches.

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.”

Views of the Vista Bridge should not be downgraded from a view corridor to a view street since this gives inadequate protection to the currently protected views of the Vista Bridge. Heights must be much lower 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 recommend 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.

Sincerely,

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