

SNA LUTC  
Proposed Comp Plan Resolutions (Revised 1/6/2015)

- To accompany new residences along the corridors, the Sunnyside Neighborhood Association (SNA) Board urges the City to grow Belmont Street and Hawthorne Boulevard in a well-planned fashion and with neighborhood input by:

- Leading a community planning effort for the neighborhood area to update the previous community plan developed several decades ago.
- Developing community design guidelines for southeast Portland, directing corridor development applications through the Portland Design Commission or southeast Portland community design guidelines, and providing neighborhood notification.

- To accompany new residences along the corridors, the SNA Board urges the City to create more inner southeast Portland open space areas for our residents to recreate and relax, including pocket parks and a community center.

- To accompany new residences along the corridors, the SNA Board urges the City to make it safer to get across our busy streets on foot by increasing pedestrian crossing improvements across Belmont Street and Hawthorne Boulevard, and along César E. Chávez Boulevard.

- To accompany new residences along the corridors, the SNA Board urges the City to help protect potentially historic buildings by immediately updating the Historic Resource Inventory in the neighborhood and applying historic preservation tools to all applicable buildings on Belmont Street between SE 33<sup>rd</sup> and 38<sup>th</sup> Avenues and Hawthorne Boulevard between SE 35<sup>th</sup> Avenue and César E. Chávez Boulevard.

- To accompany new residences along the corridors, the SNA Board urges the City to help preserve a mix of incomes and household sizes in our neighborhood by:

- Supporting community land trust purchases of housing for programs that offer affordable long-term leases below market rate.
- Providing a 4<sup>th</sup> floor building height bonus if developers provide the community benefit of below market-rate housing units.
- Developing tools to encourage the building of family-friendly rental units.

- To further activate Hawthorne Boulevard, southeast Portland's "main street", with new residences and local businesses, the SNA Board urges the City to:

- Apply a Comprehensive Plan mixed-use designation along the north side of Hawthorne Boulevard between SE 28<sup>th</sup> & 49<sup>th</sup> Avenues limiting buildings to 3-stories by right with, potentially, a 4<sup>th</sup> or 5<sup>th</sup> story bonus.
- Avoid a “wall effect” along Hawthorne Boulevard by having the 4<sup>th</sup> and 5<sup>th</sup> story bonuses setback in the front and the back of buildings.

- To further activate Belmont Street with new residences and local businesses, while acknowledging that it is narrower than Hawthorne Boulevard and designated a neighborhood corridor, the SNA Board urges the City to:

- Apply a Comprehensive Plan mixed-use designation along Belmont Street between SE 28<sup>th</sup> & 49<sup>th</sup> Avenues limiting buildings to 3-stories by right with, potentially, a 4<sup>th</sup> story bonus.
- Avoid a “wall effect” along Belmont Street by having the 4<sup>th</sup> story bonus setback in the front and the back of a building.