



7688 SW Capitol Hwy, Portland, Oregon 97219

June 14, 2018

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Comments on Case File No. LU 17-276735 AD

The Homestead Neighborhood Association Board of Directors met on June 13, 2018 to discuss whether we wanted to take a position on the proposed adjustments proposed for 836 & 904 Gibbs Street (Case File noted above). Approximately 20 people were in attendance, including representatives of the developer, NA members and general public residents of the Homestead Neighborhood.

The Board discussed both requested adjustments and approved a motion to object to the height variance because it is felt by the neighborhood that the requested height does not equally or better meet the intentions or purpose of the code (approval criteria A) in terms of its impact on light, space, and the pedestrian neighborhood character. We believe the purpose of the code height limits is to provide overall scale of buildings so that they do not dominate or overwhelm the character of the zone with the increased height. We feel that the four stories above Gibbs on the west end (with 5, 6, or 7 stories above the Veterans Hospital Road and Gibbs on the eastern end) does negatively impact the "storefront" character of the zone.

We also believe that the additional floor, and corresponding additional rooms, increases the likelihood of adverse traffic and parking impacts and that there is no, or questionable, effective mitigation measures identified. For example, there is minimal off-street parking identified and there is a question about whether hotel staff would be allowed Area Parking Permits, which would compete with existing residents in the neighborhood for limited parking space. We believe this does not meet approval criteria E.

In consideration of approval criteria A and E as noted above, the Homestead Neighborhood Association opposes the requested adjustment to increase height to 74.5 feet.

We believe there may be some acceptable solutions to our concerns about the requested height variance, including a variance that would limit the height to approximately 60 feet instead of 75 that might result in only three stories above Gibbs at the west end. It would still result in 4 to 6

stories above the Veterans Hospital Road and Gibbs on the east end of the hotel, but that transition seems more in keeping with the scale of the area.

Other possible mitigation of traffic and parking impacts discussed by the neighborhood included the possibility of additional off-street parking spaces and an enforceable (regardless of future ownership) prohibition of staff or guests being allowed to have parking permits in the neighborhood.

In light of the mitigation being supported by OHSU to have the loading zone on Veterans Hospital Road be in effect 24/7, the neighborhood did not take a position on the variance dealing with the size of the loading spaces.

Thank-you for the opportunity to comment and for considering the Homestead Neighborhood Association's position on the proposed height adjustment.

Jackie Phillips, Vice-president
Homestead Neighborhood Association