View Corridors Threatened by Increased Height Limits in Goose Hollow
GOALS: (1974, State Goal 5)
(1) Insure open space
(2) Protect scenic and historic areas and natural resources for future generations, and
(3) Promote healthy and visually attractive environments in harmony with the natural landscape character

“This plan provides a way of meeting these goals by identifying and protecting significant scenic resources.”
What are Scenic Resources?

“a picturesque view or landscape”
“a source of supply”
“lands that are valued for their aesthetic appearance”
“outstanding scenic views and sites”
Greater Portland Plan (1912)
“Streets should open up the City and provide views to the mountains and the west hills.” (Edward H. Bennett)

Willamette River Greenway Plan (1979)
adopted by City Counsel to “identify and protect viewpoints and lands of scenic quality.”

“conserve significant upland areas and values related to . . . views and sites. . .”

Scenic Views and Corridors (1991)
“The maximum heights permitted within these view corridors . . . apply to all portions of a structure or vegetation planned since the adoption of this plan. The heights apply to signs, antennas, penthouse mechanical equipment, flag poles and all other similar items”
We view images in the context of their surroundings. Much is lost if we view less than the whole.
Even worse than just viewing the face of someone, we **lose context** when viewing only the deck of an arch bridge. The architectural majesty is lost.
View Corridors (1991)

• 33.480.040 A(1)

“Purpose: The intent of the view corridor designation is to establish maximum heights within view corridors to protect significant views from specific viewpoints.”
“The bottom elevation of the view corridor is set based on the height of existing buildings, rather than 1,000 ft below the timberline. In fact, the timberline is no longer visible.” (p.73)

The city’s proposed protection plan is based on the false premise that the public cannot see the timberline from the Vista Bridge.
City proposes eliminating any remaining view of the timberline of Mt. Hood. Tall buildings immediately adjacent Mt. Hood would overshadow it. Existing Buildings built prior to 1991 plan.
Current View Corridor Height Protections

*Maximum height requires a shade analysis*
Proposed View Corridor Height Protections
SW Jefferson (looking West) Downgraded to “View Street”

A View Street is defined as a linear stretch that is enclosed or bordered on both sides (e.g., by buildings or trees) and leads to a visual focal point that serves as the terminus of the view and contributes an aesthetic quality to the view. A view street may be a section of a street or a trail.

View Streets and River Access Ways, p. 357

BUT,
- SW Jefferson is not a linear street;
- No height limits means the visual focal point is blocked.
“This view street offers a view of the Vista Bridge with the West Hills in the background.” (p. 374)
“The view of Vista Bridge from Jefferson Street was removed entirely because it is no longer a view corridor, instead it is designated a view street. The public right of way provides the view and no height limits are necessary.”

Mindy Brooks email, Feb. 18, 2016
View of Vista Bridge **blocked** by 130’ building allowed under proposed plan
Do we live in the same world?

• Goose Hollow’s vision principles and vision plan, established after years of public input, include “enhancing the scenic corridor to Vista Bridge” along Jefferson.

• The Adopted West Quadrant Plan has as one of its five (5) urban design policies to “elevate the presence, character and role of significant public view corridors (e.g. Vista Bridge, West Hills) which define the district.”

• “This view street [SW Jefferson & 14th] offers a view of the Vista Bridge with the West Hills in the background.”

• Raised height limit would block view of Vista Bridge and Hollow in West Hills.
Where View Streets Work

Along linear streets where the focal point is at the end of the street
SW Jefferson is NOT a straight street
Happy David Hasselhoff can see the Vista Bridge.
Mad David Hasselhoff can’t see the Vista Bridge
Take-away Points

• The proposed increase in view corridor heights downtown are based on the **faulty premise** that they would not further **negatively impact** the scenic resource view from the historic Vista Bridge.

• The increase in heights along the north edge of SW Jefferson would potentially **block** the very “focal point” that the view street designation is intended to protect.

**CHANGES REQUESTED**

• Do not increase downtown heights within the Vista Bridge corridor

• Because Jefferson curves, classify SW Jefferson as a view corridor (not view street) with height limits set so that the view of the Vista Bridge deck AND arches are not further obscured.