

Manning, Barry

From: Agarwal, Maya
Sent: Friday, April 23, 2021 11:07 AM
To: Manning, Barry
Subject: RE: MP2H (Streetcar) In-House Review Draft

Hello Barry,

Thank you for providing the opportunity to review. Portland Parks & Recreation (PP&R) wishes to draw attention to 33.590.230.B.3 which reads, "Planned Development bonus. Proposals that provide a combination of affordable housing, a publicly accessible plaza or park, and energy efficient buildings may increase FAR up to an overall maximum of 6 to 1 if approved through a Planned Development Review and Design Review." Presently most of the west side study area is well-served by parks. PP&R has limited operations and maintenance budget and we would like to emphasize that any publicly-accessible open spaces would not be maintained by PP&R but rather the private property owner. We suggest changing the phrase "publicly accessible plaza or park" to "publicly-accessible plaza or open space" to help clarify this, and we are open to the project team's suggestions also.

Thank you,

Sincerely,

Maya

Maya Agarwal

City Planner II | Planning Group

Portland Parks & Recreation

1120 SW 5th Ave, Suite #858

Portland, Oregon 97204

971-804-0210 (cell phone)

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Maya.Agarwal@portlandoregon.gov

From: Manning, Barry <Barry.Manning@portlandoregon.gov>

Sent: Tuesday, April 20, 2021 9:36 AM

To: Jeffrey, Jamie <Jamie.Jeffrey@portlandoregon.gov>; Montalvo, Teresa <Teresa.Montalvo@portlandoregon.gov>; Gastaldi, Gena <Gena.Gastaldi@portlandoregon.gov>; Bertelsen, April <April.Bertelsen@portlandoregon.gov>; Lillard, Lora <Lora.Lillard@portlandoregon.gov>; Kountz, Steve <Steve.Kountz@portlandoregon.gov>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Snook, Jamie <SnookJ@TriMet.org>; Hibsichman, Kate <Kate.Hibsichman@portlandoregon.gov>; Conner, Jessica <Jessica.Conner@portlandoregon.gov>; Tschabold, Matthew <Matthew.Tschabold@portlandoregon.gov>; Agarwal, Maya <Maya.Agarwal@portlandoregon.gov>; Saling, Mike <Mike.Saling@portlandoregon.gov>; Lyons, Adam (Civic Life) <adam@necoalition.org>; Filgueiras, Joana <filgueirasj@prosperportland.us>; Dan Bower <dan.bower@portlandstreetcar.org>; Andrew Plambeck <andrew.plambeck@portlandstreetcar.org>; Jennings, Paul <Paul.Jennings@portlandoregon.gov>; BOLEN Glen A <glen.a.bolen@odot.state.or.us>; Dabbs, Eden <Eden.Dabbs@portlandoregon.gov>; Buono, Shannon <Shannon.Buono@portlandoregon.gov>; Phillips, Nikoyia <Nikoyia.Phillips@portlandoregon.gov>; Frederiksen, Joan

<Joan.Frederiksen@portlandoregon.gov>; Pastor, Andrea <Andrea.Pastor@portlandoregon.gov>; Abuaf, Lisa <AbuafL@prosperportland.us>

Cc: Starin, Nicholas <Nicholas.Starin@portlandoregon.gov>; Wagner, Zef <Zef.Wagner@portlandoregon.gov>; Engstrom, Eric <Eric.Engstrom@portlandoregon.gov>

Subject: RE: MP2H (Streetcar) In-House Review Draft

Hello MP2H Technical Advisors and Interested Staff:

Following up on the In-House Review Draft summary document sent yesterday. I am attaching two of the supporting study documents that will be included in the package that the team is preparing (referenced in appendix). These are also not for public distribution. These documents are FYI, but we are not asking for you to review/comment on these documents.

- MP2H Urban Design Concepts Report – NW Study Area (the urban design details and background)
- MP2H NW Portland Opportunities and Challenges Report (the analysis of housing, jobs and value creation)

Please let me know if you have questions. Thanks.

Barry

Barry Manning, Senior Planner

(He/him)

City of Portland Bureau of Planning and Sustainability

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Phone: 503-823-7965. *Due to COVID 19, I am currently working remotely and have limited phone access.*

Please use email to ensure I receive your message and can set up a call if needed.

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From: Manning, Barry

Sent: Monday, April 19, 2021 5:15 PM

To: Jeffrey, Jamie <Jamie.Jeffrey@portlandoregon.gov>; Montalvo, Teresa <Teresa.Montalvo@portlandoregon.gov>; Gastaldi, Gena <Gena.Gastaldi@portlandoregon.gov>; Bertelsen, April <April.Bertelsen@portlandoregon.gov>; Lillard, Lora <Lora.Lillard@portlandoregon.gov>; Kountz, Steve <Steve.Kountz@portlandoregon.gov>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Snook, Jamie <SnookJ@TriMet.org>; Hibschan, Kate <Kate.Hibschan@portlandoregon.gov>; Conner, Jessica <Jessica.Conner@portlandoregon.gov>; Tschabold, Matthew <Matthew.Tschabold@portlandoregon.gov>; Agarwal, Maya <Maya.Agarwal@portlandoregon.gov>; Saling, Mike <Mike.Saling@portlandoregon.gov>; Lyons, Adam (Civic Life) <adam@necoalition.org>; Filgueiras, Joana <filgueirasj@prosperportland.us>; Dan Bower <dan.bower@portlandstreetcar.org>; Andrew Plambeck <andrew.plambeck@portlandstreetcar.org>; Jennings, Paul <Paul.Jennings@portlandoregon.gov>; BOLEN Glen A <Glen.A.BOLEN@odot.state.or.us>; Dabbs, Eden <Eden.Dabbs@portlandoregon.gov>; Buono, Shannon <Shannon.Buono@portlandoregon.gov>; Phillips, Nikoyia <Nikoyia.Phillips@portlandoregon.gov>; Frederiksen, Joan <Joan.Frederiksen@portlandoregon.gov>; Pastor, Andrea <Andrea.Pastor@portlandoregon.gov>; Abuaf, Lisa <AbuafL@prosperportland.us>

Cc: Starin, Nicholas <Nicholas.Starin@portlandoregon.gov>; Wagner, Zef <Zef.Wagner@portlandoregon.gov>; Engstrom, Eric <Eric.Engstrom@portlandoregon.gov>

Subject: MP2H (Streetcar) In-House Review Draft

Hello MP2H Technical Advisors and Interested Staff:

The Montgomery Park to Hollywood Study (MP2H) NW In-House Review Draft is attached for your review and feedback. This draft is not intended for public review. Your feedback will help staff develop a Discussion Draft for public review. **We ask that you review the portions of the document that are relevant to your interests and provide feedback to the MP2H project team on or before May 6, 2021.** Comments should be sent to Barry Manning via email.

The MP2H Study considered alternative futures for an area in NW Portland that is currently undergoing change, and considers the opportunity to transform it into a mixed use district served by a planned extension of the Portland Streetcar if key land use policy, economic and equity issues can be addressed. The MP2H In-House Draft describes this opportunity for change and an approach to implementation. A companion high-level concept report for the NE portion of the MP2H study area is expected in the coming weeks.

This NW-focused In-House draft includes two volumes. Volume 1 describes the study background, vision, alternatives analysis, and implementation approach for the NW study area. (Some of the graphics included in this document will be updated, and some additional graphics will be added, for the public Discussion Draft.) Volume 2 includes draft changes to the Portland Zoning code to help implement the land use portions of the vision. Both volumes are included in the attached file. A Word version is available on request.

Please note that the implementation approach included herein relies primarily on bonuses for affordable housing and affordable commercial space to achieve some of the public benefits expected with a significant change in land use. These bonus provisions can be found in Volume 2, Zoning Code Amendments, which includes a new plan district for the area – 33.590, Vaughan-Nicolai Plan District – that includes the bonus provisions.

The project team is still exploring options for developing a public benefits agreement that may augment or possibly substitute for the bonus provisions in this plan district. However, we ask that you review and comment on the code approach described in plan district for proposed intent, viability, and code implementation clarity as applicable to your agency interest.

If you have any question, please contact BPS project staff Barry Manning (barry.manning@portlandoregon.gov; 503-823-7965) or Nicholas Starin (Nicholas.starin@portlandoregon.gov).

Thank you.

Barry Manning, Senior Planner

(He/him)

City of Portland Bureau of Planning and Sustainability

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