

The South Portland Neighborhood Association (SPNA) heard a presentation tonight about the PSC process for reviewing and receiving public comment on the draft Comprehensive Plan. One topic that was of great interest was the proposed conversion of the current Commercial zones into new Mixed Use zones now being developed. It is apparent that this fall's PSC public hearings will be concluded before many details are known about the new Mixed Use zones. This makes it impossible for the public to comment intelligently on the pros and cons of that change. For neighborhoods such as my own, containing areas whose zoning is currently one or more of the existing Commercial categories, this could make a significant difference in the types and physical characteristics of potential new development.

On behalf of SPNA, I request that PSC not close its initial phase of public hearings and open comment period on the draft Comprehensive Plan until at least 90 days after the full development of the new Mixed Use zones. "Full development" means not only general policies of the new zones, but detailed definitions and development standards. Only this will clearly reveal the changes that would result if current Commercial zones are converted to Mixed Use zones.

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