

24 September 2014

Dear Members of the Portland Planning and Sustainability Commission,

We urge the Commission to recommend approval of the Updated Comprehensive Plan to the City Council. Thank you for your consideration of our comments which follow.

With reference to Comprehensive Plan Policies:

1. We support the overall policy of directing most growth to Town Centers and corridors implemented through Mixed Use Zoning (recommendations from committee forthcoming next year). This is least disruptive to existing neighborhoods and especially implements Statewide Planning Goals of preserving resource land (Goals 3, 4, 5) and development goals (10, 11, 12, 13, 14). The goal of 1/4 to 1/2 mile access to communities and transit is right-on!
2. We recognize that the above (#1) can present issues to the adjoining neighborhoods with respect to demolitions and increased density (splitting 50'x100' lots into two) that may not 'fit into' the existing neighborhood. We ask that you review city policy on this and recommend tightening of protection for these neighborhoods.
3. Relative to the Comprehensive Plan and Mixed Use Zoning map amendment in Cathedral Park neighborhood, we support the change proposed for the Cathedral Park neighborhood change (between Richmond and Burlington Avenues along the Willamette waterfront). We recognize that the potential for 65' buildings will significantly block our view of the Willamette but we also recognize that such development, if designed well, can create a very vibrant community that can link the river with the new development along with the St Johns Town Center area. Development of the North Portland River Greenway will add to the vitality of the new 'community'.
4. We support the policies that encourage the development of alternative forms of transportation (to the automobile); i.e. increased emphasis on bicycle paths and better pedestrian access, streetcar and light rail to implement #1 above. These forms of transportation are preferred over widening roads and streets for vehicle access. Streets, such as arterials (outer Division, Sandy etc.), are becoming raceways (when they aren't plugged up with congested auto traffic). Narrowing these streets through widening sidewalks out into the current streets, allow diagonal parking and utilizing some of the remainder for cycle tracks and alternate transit hopefully would slow traffic down, encourage more friendly pedestrian and bike utilization, transit and reduce noise in areas such as 122nd and Division and like intersections.
5. Specifically, we completely support the location and development of the North Willamette River Greenway Trail.
6. Much work was completed on a Portland Streetcar Plan several years ago (2009?). While we realize that the list of recommendations are very expensive and that very few will actually be built within the next 20 years, we feel that the Updated Comprehensive Plan needs to recognize the role streetcars can play in transportation and development in town centers and corridors

beyond those in the very short term. Minimally, please include in an appendix those communities to ultimately be served by the implemented Streetcar Plan.

7. We, as part of the world community, are trying for the most part to reduce energy consumption of fossil fuels, greenhouse gases and especially CO2. It seems to us that one role Portland can play is to mandate Solar (and/or Wind Power) on all new construction where possible. This would reduce use of fossil fuels to locations that have sun (and/or wind) availability. This policy and implementation would further the renewable energy industry's viability and would likely reduce fossil fuel use and employment etc of fossil fuel dependent companies. Greater conservation through improved insulation in walls and ceilings and windows can carry us only so far. With the amount of construction we see daily around the Metro area (that doesn't include Solar and/or wind power a mandated policy of Solar and or Wind would definitely make a difference.

Again, we thank you for your consideration of our thoughts,

Respectfully,

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