

To: Portland Planning and Sustainability Commission
November 4, 2014

I have the following comments regarding the Proposed Draft of the Comprehensive Plan:

1. OHSU and VA Medical Center campuses should not be changed to Mixed Use zoning. Mixed Use zoning allows too many uses not related to institutional uses. The goals and policies of the Marquam Hill Plan should remain unchanged for the near future, but eventually there will be need to update it; Mixed Use would open the door to uses that would attract more vehicle trips through the neighborhood and on Terwilliger Parkway that will be much more difficult to control if not associated with one or two large institutions. It has never been the intention of the Marquam Hill Plan to open up the medical campuses to non-institutional employment or commercial enterprises nor should that be allowed without a rigorous planning process. Instead, the zoning designation should be changed to Institutional/Campus given what we know so far about what that zoning will be like. OHSU and the VA Medical Center were originally Conditional Uses in an R1 zone but were changed to EX as part of the Marquam Hill Plan. I oppose EX zoning for the same reasons that I oppose Mixed Use zoning: that it would allow uses that are not consistent with the primary mission of medical and educational institutions. Why is every other medical and educational facility in Portland being proposed to change to Institutional/Campus but not OHSU and the VAMC? Why is OHSU and the Marquam Hill Plan being held up as the model for a new Institutional/Campus zone but they are not being changed to that zone themselves?

2. I am very concerned about Policy 1.15, which states that “the goals and policies of this Comprehensive Plan supersede any goals or policies of a community, area, or neighborhood plan that conflict with a goal or policy of this plan.” While that may seem logical in the context of a Comprehensive Plan update, it actually creates uncertainty and suspicion with regard to existing area plans that many stakeholders have come to know and rely on.

We need to be assured that *all components* of the Terwilliger Parkway Corridor Plan, the Terwilliger Parkway Design Guidelines, the Marquam Hill Plan, and the Marquam Hill Design Guidelines will remain in full force exactly as written and not be superseded by new Comprehensive Plan goals and policies. The existing plans and guidelines were developed through rigorous planning processes that involved all stakeholders and must not be superseded unless the Bureau of Planning engages the same stakeholders to discuss exactly how the new goals and policies will change existing plans.

3. The Portland Parks & Recreation owned property (Tax ID R327753) between the gas station at 2800 SW Sam Jackson Park Rd. and Terwilliger Blvd. should be changed to Open Space zoning, not Mixed Use. It was originally part of Terwilliger Parkway and should eventually return to park use. We should not perpetuate a past bad decision to convert park property to commercial use. The PP&R owned parking lot at the Chart House restaurant (5700 SW Terwilliger Parkway) is also used for private parking but is zoned OS; if it works for one it should work for the other.

4. I support positions taken by SW Neighborhoods Inc. and Multnomah NA regarding the need to extend the comment period deadline beyond March 15th, the role of Neighborhood Associations, and opposing proposed Corner Lot zoning.

Sincerely,

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