



To: Portland Planning and Sustainability Commission

November 26, 2014

RE: 2035 Portland Comprehensive Plan Proposed Draft

Friends of Terwilliger submits the following comments regarding the Proposed Draft of the Comprehensive Plan:

1. The property owned by Portland Parks & Recreation (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 as proposed. It was part of the original Terwilliger Parkway and it is regrettable that it was converted to commercial use in the past. The Comprehensive Plan zoning designation should reflect an intention to eventually return it to park use. A similar parcel owned by PP&R contains the parking lot for the Chart House restaurant (5700 SW Terwilliger Parkway) but it is zoned OS; if it works for one it should work for the other.
2. We are 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the Marquam Hill Plan, and the Marquam Hill Design Guidelines will remain in full force exactly as written and not be superseded by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plans and guidelines were developed through rigorous planning processes that involved all stakeholders and must not be superseded unless the Bureau of Planning engages the same stakeholders to discuss exactly how the new goals and policies will change existing plans.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. 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 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. We oppose EX zoning for the same reasons that we oppose Mixed Use zoning: that it would allow uses that are not consistent with the primary mission of medical and educational institutions.

Sincerely,

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