

James F. Peterson  
Land Use Chair  
Multnomah  
2502 SW Multnomah Blvd.  
Portland, Oregon 97219

January 27, 2015

Charlie Hales, Portland Mayor  
mayorcharliehales@portlandoregon.gov  
André Baugh, PSC Chair  
psc@portlandoregon.gov  
Susan Anderson, PBS Director  
susan.anderson@portlandoregon.gov

Re: Request Neighborhood Center to  
Neighborhood Corridor

Below is the letter requesting that designation of Multnomah Village be changed from a Neighborhood Center to a Neighborhood Corridor in the Draft of the Comprehensive Plan. This request was endorsed in a letter from SWNI which is a coalition of Neighborhood Associations that comprises twenty percent of all Neighborhood Associations in the city of Portland. The details and the rationale for the change of designation were left out of the staff report.

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James F. Peterson  
Land Use Chair  
Multnomah  
2502 SW Multnomah Blvd.  
Portland, Oregon 97219

Planning and Sustainability Commission  
1900 SW Fourth Ave  
Portland, Oregon 97201-5380

October 28, 2014

Re: Request Neighborhood Center to  
Neighborhood Corridor

The Multnomah Neighborhood Association requests that the Planning and Sustainability Commission change the designation of Multnomah Village from a

Neighborhood Center to a Neighborhood Corridor in the Draft of the Comprehensive Plan. Multnomah Village is classified as Mainstreet in the current Comprehensive Plan. The regional planners have described Multnomah as the model Mainstreet. The village is more linear in nature and thus the characteristics are better defined by the Neighborhood Corridor designation. Since Multnomah Boulevard is designated a Neighborhood Corridor the change would make the business district of the Village contained within the Neighborhood Corridor designations of the intersection of Multnomah Boulevard and Capital Highway. The Neighborhood Center designation with the ½ mile radius defined in the Comprehensive Plan would overlap with the 1 mile radiuses of the two adjacent town centers leaving little room for the existing single family zoning. The Mainstreet designation had a prescribed depth of 180 ft which is more consistent with the definition of a Neighborhood Corridor. The Bureau of Planning and Sustainability has projected the capacity with their proposed changes to Mixed Use zoning in Multnomah Neighborhood to increase 28%, thus there is no need for the Neighborhood Center designation. Neighborhood Corridor designation better fits the design and character of the village.

Please add this to the record of the Comprehensive Plan

Thank you,

James F Peterson  
Land Use Chair  
Multnomah

cc: City Council  
Bureau of Planning and Sustainability

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The staff report also omitted the one half mile radius outlined in the Draft of the 2035 Comprehensive Plan.

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Below is excerpts from the staff report envisioning how a center is projected to develop but it is inconsistent with the analysis in the email from Joan Frederiksen which show a 28% increase in capacity outside the defined one half mile radius of the proposed Neighborhood Center in the Mixed Use Zones along Barbur Blvd. It appears that staff is adding policies and modify procedures to the Draft of the 2035 Comprehensive Plan that have not had any public involvement.

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While there will be change in residential neighborhoods as Portland grows, focusing growth in centers and on corridors will help residential neighborhoods continue to have the character

they have today. Growing in compact Centers and Corridors also helps preserve the rest of our land for other uses, like industrial commerce and jobs; and natural areas, parks and opens spaces.

The success of our Centers and Corridors requires that they have well-designed buildings and streets, good parking solutions, access to high quality transit, and new public spaces to meet and gather. They should be designed to meet the needs of the entire community – including residents and businesses already here, as well as Portlanders yet to come.

The proposed Comprehensive Plan Map was based on a 30-50-20 residential growth strategy, with 30% of the anticipated household growth allocated to the Central City, 50% to other Centers and Corridors, and 20% to other residential neighborhoods outside of the Centers and Corridors. Attachment A provides a summary of that anticipated allocation.

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From: Joan.Frederiksen@portlandoregon.gov  
To: customwoodworking@msn.com; carolmcc@amerimailbox.com  
CC: Eric.Engstrom@portlandoregon.gov; Derek.Miller@portlandoregon.gov;  
Neil.Loehlein@portlandoregon.gov; Kevin.Martin@portlandoregon.gov  
Subject: Comp Plan update - Multnomah Neighborhood Center details  
Date: Tue, 9 Sep 2014 22:12:07 +0000

Hi Jim and Carol –

**Here are the most up to date numbers we have in terms of existing and anticipated household units for the ½ mile Multnomah Neighborhood Center as well as the whole Multnomah Neighborhood geography:**

Geography	Existing Households		Old Plan (Default Scenario)		Proposed Plan	
	2010 Households	New HH since 2010	Full Build-Out/Capacity	Projected HH in 2035	Full Build-Out/Capacity	Projected HH in 2035
Multnomah NH	3,814	157	5,894	5,042	7,557	5,070
1/2 Mile Buffer from village center	2,266	23	3,466	3,122	2,657	2,553

This chart shows that there are 264 new units projected for the Multnomah Neighborhood Center ½ mile area by 2035. The projected new unit number is lower than under the current plan. This is because a 2.5:1 Floor Area Ratio (FAR) was used for Neighborhood Centers and Corridors in the model as opposed to 3:1 FAR assumed previously.

The numbers for the whole Multnomah Neighborhood geography show an increase, which reflects changes to the assumptions used in the modeling. Specifically, in the modeling a higher FAR (4:1) was used for commercially designated properties in the greater neighborhood that fall within the West Portland Town Center (roughly within half a mile from the “Crossroads” and along Barbur Blvd.). These are shown on the Comp Plan Map with the “Mixed Use – Urban Center” designation.

**Here is a break down on the unit numbers by designation for the ½ mile buffer from Village center – though this number is a little off (20 units less) due to having to break it down by designations:**

<b>Proposed Designation</b>	<b>Existing SFR Capacity</b>	<b>Existing MFR Capacity</b>	<b>Existing Employment Capacity</b>	<b>New SFR Projected</b>	<b>New MFR Projected</b>	<b>New Employment Projected</b>
MU2 (current commercial zones)	0	119.168006	385.665382	0	83.41765	169.846831
R1	20.044819	40.697058	0	16.166505	19.041596	0
R2	24.309237	44.721559	0	19.926872	23.847001	0
R2.5	4.7	0	0	3.910689	0	0
R5	14.179337	0	0	12.251513	0	0
R7	99.937293	0	0	66.214993	0	0
OS	0	0	0	0	0	0
<b>Grand Total</b>	<b>163.170686</b>	<b>204.586623</b>	<b>385.665382</b>	<b>118.470572</b>	<b>126.306247</b>	<b>169.846831</b>

**SFR:** Single Family Residential      **MFR:** Multi Family Residential

Here are links to:

the methods report: <https://www.portlandoregon.gov/bps/article/408232> ;

the official adopted Buildable Lands Inventory (BLI): <https://www.portlandoregon.gov/bps/article/408231>; and

the Scenarios Report: <https://www.portlandoregon.gov/bps/article/449300> .

On the above information, I would be happy to set up a meeting, inviting other staff as necessary, to go over any of these numbers.

I also wanted to confirm that Barry Manning, with the Mixed Use Zoning Project, and I will be able to attend the Monday September 15<sup>th</sup> meeting if that is still something you want to plan on. Please send us any agenda or questions /topics you want us to be prepared to cover.

Thank you for your patience on this information. I hope it will be informative. Let me know if there is something I missed, if there are other questions, or you need other information.

Best regards,

Joan

**Joan Frederiksen** | West District Liaison

City of Portland **Bureau of Planning and Sustainability**

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Please consider the environment before printing this e-mail

For some reason the posted staff report is missing the attachments

**Attachments**

A – Summary of job and housing allocation by center

B – Revised center and corridor diagram

C – Map of provisional center boundaries

D – Location of recommended Comprehensive Plan Map changes

E – Preliminary Mixed Use Concept handout

F – “Inner Ring” policy addendum

A request has been made for the attachments.

Please add this to the record

Thank you,

James F Peterson  
Land Use Chair  
Multnomah

cc:

Anne Debbault, DLCD, Portland Regional Representative,  
anne.debbault@state.or.us

Elissa Gertler, Metro Regional Planning Director, elissa.gertler@oregon.metro.gov

Amanda Fritz, Commissioner, amanda@portlandoregon.gov

Nick Fish, Commissioner, nick@portlandoregon.gov

Steve Novick, Commissioner, novick@portlandoregon.gov

Dan Saltzman, Commissioner, dan@portlandoregon.gov