

February 20, 2015

*Via Electronic Mail*

Bureau of Planning and Sustainability  
Attn: Ms. Leslie Lum, North Portland District Liaison  
1900 SW Fourth Avenue, Suite 7100  
Portland, Oregon 97201-5380

Dear Ms. Lum:

The Cathedral Park Neighborhood Association (CPNA) writes to provide input regarding the planned re-zoning and high-density urban development of the Cathedral Park neighborhood as set forth in the Comprehensive Plan and the St. Johns/ Lombard Plan (the "Plan").

The CPNA is very excited about the development opportunities created under the Plan. Increased use of the Cathedral Park waterfront for recreational, housing, retail and light industrial uses will benefit the community by adding working wage jobs in the form of light industrial work. The neighborhood already houses a light industrial "incubator" space at Cathedral Park Place and such a use would be consistent with the character of the existing neighborhood, though on a larger scale. Likewise, additional affordable housing could be created in the form of live/ work spaces for the industrial users employed there. Plus, we are obviously thrilled about more access to the Willamette River. Overall, the new high density/ urban zoning will benefit the Cathedral Park neighborhood while helping the City of Portland meet its employment and housing needs.

Concerns arise, however, about the very dramatic impact this development will have on the Cathedral Park neighborhood. No accommodation has been made for, nor any plans or actions put in place, to protect the existing, established neighborhood from the increased traffic, congestion, parking, noise, etc. that will result from this development. We would like to see those items made a priority before this high-density development begins on the Cathedral Park waterfront. A little investment in time, and earmarking of resources for the neighborhood now will ensure that the actions taken under the Plan do not destroy our community.

With the foregoing in mind, the CPNA has drafted a list of issues we would like to see addressed. We would like the opportunity to discuss these concerns with all of the city organizations involved in order to identify a solution that will ensure the livability and safety of the Cathedral Park neighborhood while achieving our shared goals of increased housing, employment opportunities and recreation in the Cathedral Park neighborhood.

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We look forward to working with you all on these matters.

Best Regards,

Doug Larson  
Chairman of the Cathedral Park Neighborhood Association

cc: Nicholas Grisham, CPNA Land Use and Zoning Chair  
Dan Riordan, CPNA Treasurer and Member At Large  
Jennifer Vitello, CPNA Habitat and Livability Chair