

Barry Manning implied that the area where single family are not permitted would be smaller than the proposed Provisional Boundaries at the SWNI Land Use meeting. Would the area where single family are not permitted in centers be the proposed Provisional Boundary or is there another sub area within the Provisional Boundary where this would apply that not been released to the public?

Will owners of existing houses in centers that are affected be given notice that they are nonconforming?

Will single family houses be permitted outside centers on corridors and in other areas with Mixed Use zones?

If the staff is having a difficult keeping the details straight how can citizens be expected to have the needed information to comment on the Draft of the 2035 Comprehensive Plan.

The Multnomah Neighborhoods Association's Modified Time Line or Time Extension request for the hearings of 2035 Comprehensive should be limited to give citizens enough time to respond with clear and correct information of the details of how the Mixed Use zones will be applied to their neighborhood so that they can respond to the PSC on the 2035 Comprehensive Plan.

Please enter this into the record of the 2035 Comprehensive Plan

James Peterson
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Subject: RE: SINGLE FAMILY HOUSES
Date: Fri, 20 Feb 2015 23:36:44 +0000

Hi Jim –

Thanks for your email. Here is some information related to your question and what is currently either proposed with the Comp Plan or being considered as part of the Mixed Use Zones Project. Barry or Bill can add any clarifying points.

In the proposed Multnomah Neighborhood Center **no changes to existing single family zoning are proposed** (with the exception of one property). Within the proposed center provisional boundaries there are no single family zoned properties. All properties within the proposed provisional boundaries are either commercial or multi-dwelling today. Existing single family homes (i.e. one home per lot) that happen to be in a commercial or multi-dwelling zone today are allowed to remain.

In terms of any future new single family homes, in the multi-dwelling zones these may be precluded by minimum density standards, same as today.

With the proposed mixed use zones this is still a work in progress as part of the Mixed Use Zones Project. The mixed use code may include a limit on single family homes on mixed use zoned properties in the core or on main streets of centers. This limitation might be part of an updated main street overlay. Any boundaries related to an overlay are similarly a work in progress and yet to be determined. However, to be clear, any limitation on new single-family detached homes in the core mixed-use areas of centers would apply only on mixed use zoned properties and would have no impact on existing single-family zones.

The intent of potentially limiting single family homes in the core mixed-use areas of centers is to preserve these core areas as places for businesses and other uses that support their role as a hub of activity.

Let me know if there are other questions.

Best regards,
Joan

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From: customwoodworking@msn.com [<mailto:customwoodworking@msn.com>] **On Behalf Of** James Peterson

Sent: Wednesday, February 18, 2015 8:37 AM

To: Frederiksen, Joan

Cc: Planning and Sustainability Commission; sfpjr1@gmail.com; Bogert, Sylvia; mnachair@gmail.com; Anderson, Susan; Hales, Mayor; Commissioner Fritz; Commissioner Saltzman; Commissioner Novick; Commissioner Fish; jredde@portlandtribune.com; Gibbon, John

Subject: SINGLE FAMILY HOUSES

Hi Joan

At the SWNI Land Use meeting Barry had a slide that stated **Single Family Houses are not permitted in Centers**. Barry was unclear where the boundaries would be in a center where houses would not be permitted. We need clarification of where single family houses have been zoned out in centers.

Please make this part of the record of the Comprehensive Plan

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