

East Columbia N.A.
Land Use Committee

April 28, 2015

Portland Planning and sustainability Commission
1900 S.W. 4th Ave.
Portland, OR 97201

Re: Economic Opportunities Analysis Draft/Dated March 2015

Dear Chair,

This is a request by the East Columbia N.A. Land Use committee to delay the time for comments by at least **several weeks** and to allow time for a review of these documents to go out through the Pdx Neighborhood Coalitions so as to affect Neighborhood Associations with sincere outreach.

It appears from the list of Focus Group member's roster, not one Neighborhood Association appears to have participated in the development of this Analysis. This does not serve the process of adoption, of its contents, nor does it disseminate the important information in the report out to the established neighborhood network. This appears a costly expense by PDX citizens was put into this analysis. What harm would it be taking it out to North Portland Neighbors?

We do not understand why the focused Neighborhood Network for communication and review in our area did not even discuss this extensive report. We are a member of North Portland Neighborhood Coalition and Martha Johnston is our representative on that Coalitions Monthly Land Use meeting and did not hear about this till yesterday.

We are very active in the PDX Comprehensive Plan process and were not even aware that this huge study existed until yesterday when we stumbled onto it through speaking to a senior planner. Our area appears to be affected in the Draft and in this limited time can not adequately reply.

As this Commission should know, after receiving extensive comments from individual Neighbors and the East Columbia N.A., in the recently completed Zone mapping process, we have a particular issue. This appears to be affected by this EOA and is involving 7ea Landowners in our neighborhood on the approx. 9000 block area of NE Levee Rd.

These landowners have been impacted since the 1980 Comp. Plan which designated these 7 properties as Industrial Sanctuary (IS). There an imbalance in the Economic Equity in this Designation and the Landowners are requesting an R-20 Designation. These 20 acres have no industrial road access, are severely impacted by an E-zone (C and P) overlay zones and have a large section of mitigated Wetlands just south of the Eastern properties.

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Also, a private conservation easement is known to exist and the area is heavily planted with a forest of native vegetation.

From first glance at this proposal, these properties appear to be considered in these analysis and projections. This could possibly skew the figures and perhaps provide a reason for denying the map designations Change request to (R-20).

More time is needed to review and we respectfully request an extension.

Sincerely,

A handwritten signature in cursive script that reads "Martha Johnston".

Martha Johnston
East Columbia Neighborhood Assoc.
Land Use Comm. Chair
9509 NE 13th Ave.
Portland, Or 97211