

# MP2H Discussion Draft

## Virtual Open House Events

Learn more about the project and ask questions.

**Tuesday, February 8, 2022 from 5:00-6:30 PM**

**Thursday, February 10, 2022 from 7:30-9:00 AM**

Find the Zoom virtual open house links, and additional information, at our project website:

<https://www.portland.gov/bps/mp2h/events>



THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

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P-514

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## Montgomery Park to Hollywood Study (MP2H)

### NW Plan Discussion Draft

**Why did I get this letter?** The *MP2H-NW Plan Discussion Draft* has recently been released. It identifies possible land use, transit and transportation changes being considered for the area near Montgomery Park and former ESCO Steel site, and near NW 23<sup>rd</sup> Avenue. You are receiving this letter because you own property or live in/near the area.

If eventually approved, the changes would set a new direction for development in the area west of Highway 30, between NW Vaughn and NW Nicolai streets. This is to inform you about the ideas being considered, and how to provide feedback. If changes are formally proposed, owners and neighborhood groups will receive another notice about the changes and opportunities to comment.



**What does it mean for me?** The MP2H-NW Plan proposes that the area north of NW Vaughn near Montgomery Park could transition – over time – from an industrial and employment area into a mixed-use area with housing, employment, commercial services, and other uses. This would be served by a future extension of the Portland Streetcar north on NW 23<sup>rd</sup> Avenue to the area. The detailed design of the streetcar extension is a future step and will include additional opportunities for public review and feedback. **The land use proposal includes possible changes to the Portland Comprehensive Plan and Zoning Code. If you own property in the area, the changes could affect you.** Because the proposal affects Portland's supply of land for industrial jobs, it includes ways to offset those losses. The plan also emphasizes equitable development and considers ways to produce public benefits such as affordable housing, affordable commercial spaces, and others that could benefit underserved communities.

**What do you think about this idea for change?** Does the land use vision make sense? Are the transportation proposals and future streetcar supportive of land use? Are the public benefits appropriate? How would the proposal affect your business, neighborhood or property? We hope you will review the *MP2H-NW Plan Discussion Draft* and share feedback with project staff. Your comments will help inform future proposals to Portland Planning and Sustainability Commission and Portland City Council.

To review, visit the Web Page: <https://www.portland.gov/bps/mp2h/mp2h-discussion-draft-overview>

To comment, visit the Map App: <https://www.portlandmaps.com/bps/mp2h/#/map/>

For questions, email [MP2H@portlandoregon.gov](mailto:MP2H@portlandoregon.gov) or visit [www.portland.gov/bps/mp2h](http://www.portland.gov/bps/mp2h)

**We welcome your comments through March 15, 2021.**

