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Subject: York Group - MP2H follow up information
Date: Thursday, September 29, 2022 6:33:00 PM
Attachments: [Compilation of Public Comments on MP2H Discussion Draft 09-28-22.pdf](#)
[York Meeting 0 BPS Notes draft.pdf](#)

Dear York Group Members:

As a follow up to our prior email, we are providing additional background information on the MP2H project, and the NW Portland study area which is the location of NW York Street. Staff received an information request for the **public benefits priorities being considered** and **information about exchanges with property owners**. We have included that information below: see #3/the public comments attachment for information exchanges; and #4 for a draft list of benefits. We also included other background information that is relevant to the MP2H planning work. There is a lot of information here; the group may not need to review it all, but should be aware of it. Staff's draft notes from the York Group meeting on 9/19 are also attached.

1) Background: The MP2H study is a land use and transportation planning project that got underway in 2019, and included study areas in NW Portland and NE Portland. The study was partially funded by a grant from Metro and the Federal Transit Administration. Please see the project website for information about the MP2H study purposes and objectives:

- [Montgomery Park to Hollywood Transit and Land Use Development Study | Portland.gov](#)

2) MP2H Discussion Draft NW Plan: In December 2021, the Portland Bureau of Planning and Sustainability released the [Montgomery Park to Hollywood - NW Plan Discussion Draft](#). The Discussion Draft describes the possible future transition of land use in the NW Portland study area. Proposed changes focus on the area west of US Highway 30, north of NW Vaughn, and south of NW Nicolai. The draft plan suggests a possible transition over time from a predominantly industrial and employment area to a transit-oriented "mixed-use" area with a focus on housing, served by a future extension of the Portland Streetcar. The draft plan identifies the opportunities and challenges associated with the potential change, and the types of public benefits that could be sought if such a transition occurs.

- https://www.portland.gov/sites/default/files/2021/formatted_mp2h-discussion-draft_vol-1_12_17_21.pdf

3) Comments on Discussion Draft and Information Exchanges with Property Interests: The attached document (Compilation of Public Comments on MP2H Discussion Draft 09-28-22) includes public comments on the Discussion Draft (page 1-82) as well as **information exchanges with large property owners (these are included on the pages after numbered page 82)**. Staff received many comments from the public on the MP2H - NW Plan Discussion Draft. These include comments from large property owners (Unico and 1535 LLC) as well as smaller property owners. Staff is working through the comments, having discussions with interested parties, and is working to develop a refined proposal for further public review and consideration by the Portland Planning and Sustainability Commission (PSC) and ultimately Portland City Council. This is now expected in 2023.

4) Potential Public Benefits: Following on the NW Plan Discussion Draft plan, staff are working to

refine the types of public benefits that could be sought if a change in land use is proposed/approved. The NW study area is not part of a tax increment financing (TIF) district, so public benefits being sought would likely be made possible in future development/buildings by capturing a portion of additional value that might be created through public policy actions (such as the land use changes and transit investments). In addition to prioritizing quality jobs and housing in the area, and pursuing the transit investment, the additional public benefits that are being discussed are listed below. Given that value created by land use changes and transit investments is limited, the city is exploring which benefits should be prioritized.

- **Affordable Housing** (potential for additional affordable housing units above and beyond the current city required affordability standards)
- **Affordable Commercial Space** (commercial spaces including retail, office, etc. that would be less expensive to lease and allow start-up business opportunities for people with limited capital)
- **Park/Open Space** (a publicly-accessible park or open space in the area to serve the potential future residents of the area)
- **Green/Environmental Features** (green/environmental features in the development, such as more tree canopy, that help provide resilience and help address climate change)
- **BIPOC Wealth-building opportunity** (consider approaches that build wealth such as contracting requirements, opportunity for lower-cost small business entrepreneurship, affordable homeownership opportunity, or other things - tbd)

Additional Background Information

The following is MP2H background information on process and studies that are relevant to the development of the draft plan.

5) Prior Studies: In the NW Portland study area, the MP2H project builds on earlier research and analysis that was initiated in 2018:

- [Microsoft Word - Equity Analysis Report_Streetcar_FINAL DRAFT.docx \(portland.gov\)](#)
- [nw-streetcar-council-report-10.3_final.pdf \(portland.gov\)](#)

6) Existing Conditions: The MP2H study included an Existing Conditions analysis that provided background information on the areas:

- [mp2h_excond_lu_trans_01-06-20_final_draft_web_reduced.pdf \(portland.gov\)](#)

7) MP2H Analysis Reports: The MP2H study included economic and urban design studies for the NW and NE Portland study areas:

- [21.06.29_mp2h_report_nw_final_reduced.pdf \(portland.gov\)](#)
- [Efiles - final-mp2h-opportunities-and-challenges-report-20210426 \(22/ED/39294\) \(portlandoregon.gov\)](#)
- [21.06.29_mp2h_report_ne_final_reduced.pdf \(portland.gov\)](#)
- [Microsoft Word - Final MP2H East Side Memo 20210426.docx \(portland.gov\)](#)

8) MP2H Project Working Group: In the NW Portland study area, a Project Working group was formed to act as a conduit for information-sharing and to provide feedback to project staff on community issues related to the concepts being discussed. This group was not an “advisory group” that voted or formally endorsed proposals. The members are here:

- [MP2H Project Working Group – Member List | Portland.gov](#)

The NW PWG met seven times, and information about meetings can be found here - Video recordings of the meetings are posted where available.

- [Past Events | MP2H Project Working Group | Portland.gov](#)

9) MP2H Community Engagement: The MP2H study was initiated in a pre-Covid environment. With onset of Covid-19 pandemic in March 2020, much of the [community engagement planned](#) transitioned to virtual engagement. A key community engagement approach was through partnering with Community Based Organizations – with the goal of reaching out to underserved communities, groups and individuals that might not otherwise be reached. Information about this process can be found here:

- [Community-Based Organization Outreach | Portland.gov](#)

Additional community outreach was conducted through emails, web notifications and other means. This included information shared with local neighborhood and business groups within the study area.

Project staff also conducted several MP2H public outreach events:

- Introductory Open House – March 2020 [Microsoft Word - MP2H OH1 Report 5-12-20 \(portland.gov\)](#)
- Development Scenarios Information Session/Open House – July 2020 [NW Portland Study Area Information Session | Portland.gov](#)
- Discussion Draft Open Houses – February 2022 [MP2H NW Discussion Draft Open House #1 | Portland.gov](#)

We hope this information is helpful to the group as you begin to meet and discuss ideas. Again, city staff is available to provide more information and background, but also to listen to what the group sees as important things for the city to consider.

We look forward to talking again soon.

Barry

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