

## Manning, Barry

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**From:** Conner, Jessica  
**Sent:** Thursday, May 6, 2021 5:15 PM  
**To:** Manning, Barry  
**Cc:** Tschabold, Matthew  
**Subject:** RE: MP2H (Streetcar) In-House Review Draft  
**Attachments:** PHB Comments MP2H In House Draft\_5.6.2021.docx

Barry,

Thank you for that poke to get comments in. Please see our initial feedback on the In-house draft attached. I will be out tomorrow and back on Monday if you have any questions.

Hoping you are well,

Jessi

**Jessica Conner** (*she/her/Jessi*)  
*Senior Policy and Planning Coordinator*  
Portland Housing Bureau  
office. 503.823.4100  
cell. 503.865.6284

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**From:** Manning, Barry <Barry.Manning@portlandoregon.gov>  
**Sent:** Monday, May 3, 2021 9:31 AM  
**To:** Jeffrey, Jamie <Jamie.Jeffrey@portlandoregon.gov>; Montalvo, Teresa <Teresa.Montalvo@portlandoregon.gov>; Gastaldi, Gena <Gena.Gastaldi@portlandoregon.gov>; Bertelsen, April <April.Bertelsen@portlandoregon.gov>; Lillard, Lora <Lora.Lillard@portlandoregon.gov>; Kountz, Steve <Steve.Kountz@portlandoregon.gov>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Snook, Jamie <SnookJ@TriMet.org>; Hibsichman, Kate <Kate.Hibsichman@portlandoregon.gov>; Conner, Jessica <Jessica.Conner@portlandoregon.gov>; Tschabold, Matthew <Matthew.Tschabold@portlandoregon.gov>; Agarwal, Maya <Maya.Agarwal@portlandoregon.gov>; Saling, Mike <Mike.Saling@portlandoregon.gov>; Lyons, Adam (Civic Life) <adam@necoalition.org>; Filgueiras, Joana <filgueirasj@prosperportland.us>; Dan Bower <dan.bower@portlandstreetcar.org>; Andrew Plambeck <andrew.plambeck@portlandstreetcar.org>; Jennings, Paul <Paul.Jennings@portlandoregon.gov>; BOLEN Glen A <glen.a.bolen@odot.state.or.us>; Dabbs, Eden <Eden.Dabbs@portlandoregon.gov>; Bueno, Shannon <Shannon.Buono@portlandoregon.gov>; Phillips, Nikoyia <Nikoyia.Phillips@portlandoregon.gov>; Frederiksen, Joan <Joan.Frederiksen@portlandoregon.gov>; Pastor, Andrea <Andrea.Pastor@portlandoregon.gov>; Abuaf, Lisa <AbuafL@prosperportland.us>; Ballew, Cassie <Cassandra.Ballew@portlandoregon.gov>; Rees, Linly <Linly.Rees@portlandoregon.gov>; Starin, Nicholas <Nicholas.Starin@portlandoregon.gov>; Engstrom, Eric <Eric.Engstrom@portlandoregon.gov>; Serritella, Michael <Mike.Serritella@portlandoregon.gov>; Wagner, Zef <Zef.Wagner@portlandoregon.gov>; Leclerc, Mauricio <Mauricio.Leclerc@portlandoregon.gov>; Dan Bower <dan.bower@portlandstreetcar.org>; Andrew Plambeck <andrew.plambeck@portlandstreetcar.org>; Filgueiras, Joana <filgueirasj@prosperportland.us>  
**Cc:** Starin, Nicholas <Nicholas.Starin@portlandoregon.gov>; Wagner, Zef <Zef.Wagner@portlandoregon.gov>; Engstrom, Eric <Eric.Engstrom@portlandoregon.gov>  
**Subject:** RE: MP2H (Streetcar) In-House Review Draft

MP2H Technical Advisors, Interested Staff and Team Members:

Reminder! The Montgomery Park to Hollywood Study (MP2H) NW In-House Review Draft was recently sent to you for review. Your feedback will help staff develop a Discussion Draft for public review. **We ask that you review the portions of the document that are relevant to your interests and provide feedback to the MP2H project team on or before May 6, 2021.** Comments should be sent to Barry Manning via email.

We look forward to your comments and feedback. If you have any question, please contact BPS project staff Barry Manning ([barry.manning@portlandoregon.gov](mailto:barry.manning@portlandoregon.gov); 503-823-7965) or Nicholas Starin ([Nicholas.starin@portlandoregon.gov](mailto:Nicholas.starin@portlandoregon.gov)).

Thank you.

Barry

**Barry Manning, Senior Planner**

(He/him)

City of Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100

Portland, OR 97201

[barry.manning@portlandoregon.gov](mailto:barry.manning@portlandoregon.gov)

Phone: 503-823-7965. *Due to COVID 19, I am currently working remotely and have limited phone access.*

*Please use email to ensure I receive your message and can set up a call if needed.*

The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868.

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**From:** Manning, Barry

**Sent:** Monday, April 19, 2021 5:15 PM

**To:** Jeffrey, Jamie <[Jamie.Jeffrey@portlandoregon.gov](mailto:Jamie.Jeffrey@portlandoregon.gov)>; Montalvo, Teresa <[Teresa.Montalvo@portlandoregon.gov](mailto:Teresa.Montalvo@portlandoregon.gov)>; Gastaldi, Gena <[Gena.Gastaldi@portlandoregon.gov](mailto:Gena.Gastaldi@portlandoregon.gov)>; Bertelsen, April <[April.Bertelsen@portlandoregon.gov](mailto:April.Bertelsen@portlandoregon.gov)>; Lillard, Lora <[Lora.Lillard@portlandoregon.gov](mailto:Lora.Lillard@portlandoregon.gov)>; Kountz, Steve <[Steve.Kountz@portlandoregon.gov](mailto:Steve.Kountz@portlandoregon.gov)>; Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>; Snook, Jamie <[SnookJ@TriMet.org](mailto:SnookJ@TriMet.org)>; Hibschan, Kate <[Kate.Hibschan@portlandoregon.gov](mailto:Kate.Hibschan@portlandoregon.gov)>; Conner, Jessica <[Jessica.Conner@portlandoregon.gov](mailto:Jessica.Conner@portlandoregon.gov)>; Tschabold, Matthew <[Matthew.Tschabold@portlandoregon.gov](mailto:Matthew.Tschabold@portlandoregon.gov)>; Agarwal, Maya <[Maya.Agarwal@portlandoregon.gov](mailto:Maya.Agarwal@portlandoregon.gov)>; Saling, Mike <[Mike.Saling@portlandoregon.gov](mailto:Mike.Saling@portlandoregon.gov)>; Lyons, Adam (Civic Life) <[adam@necoalition.org](mailto:adam@necoalition.org)>; Filgueiras, Joana <[filgueirasj@prosperportland.us](mailto:filgueirasj@prosperportland.us)>; Dan Bower <[dan.bower@portlandstreetcar.org](mailto:dan.bower@portlandstreetcar.org)>; Andrew Plambeck <[andrew.plambeck@portlandstreetcar.org](mailto:andrew.plambeck@portlandstreetcar.org)>; Jennings, Paul <[Paul.Jennings@portlandoregon.gov](mailto:Paul.Jennings@portlandoregon.gov)>; BOLEN Glen A <[Glen.A.BOLEN@odot.state.or.us](mailto:Glen.A.BOLEN@odot.state.or.us)>; Dabbs, Eden <[Eden.Dabbs@portlandoregon.gov](mailto:Eden.Dabbs@portlandoregon.gov)>; Buono, Shannon <[Shannon.Buono@portlandoregon.gov](mailto:Shannon.Buono@portlandoregon.gov)>; Phillips, Nikoyia <[Nikoyia.Phillips@portlandoregon.gov](mailto:Nikoyia.Phillips@portlandoregon.gov)>; Frederiksen, Joan <[Joan.Frederiksen@portlandoregon.gov](mailto:Joan.Frederiksen@portlandoregon.gov)>; Pastor, Andrea <[Andrea.Pastor@portlandoregon.gov](mailto:Andrea.Pastor@portlandoregon.gov)>; Abuaf, Lisa <[AbuafL@prosperportland.us](mailto:AbuafL@prosperportland.us)>

**Cc:** Starin, Nicholas <[Nicholas.Starin@portlandoregon.gov](mailto:Nicholas.Starin@portlandoregon.gov)>; Wagner, Zef <[Zef.Wagner@portlandoregon.gov](mailto:Zef.Wagner@portlandoregon.gov)>; Engstrom, Eric <[Eric.Engstrom@portlandoregon.gov](mailto:Eric.Engstrom@portlandoregon.gov)>

**Subject:** MP2H (Streetcar) In-House Review Draft

Hello MP2H Technical Advisors and Interested Staff:

The Montgomery Park to Hollywood Study (MP2H) NW In-House Review Draft is attached for your review and feedback. This draft is not intended for public review. Your feedback will help staff develop a Discussion Draft for public review. **We ask that you review the portions of the document that are relevant to your interests and provide feedback to the MP2H project team on or before May 6, 2021.** Comments should be sent to Barry Manning via email.

The MP2H Study considered alternative futures for an area in NW Portland that is currently undergoing change, and considers the opportunity to transform it into a mixed use district served by a planned extension of the Portland Streetcar if key land use policy, economic and equity issues can be addressed. The MP2H In-House Draft describes this opportunity for change and an approach to implementation. A companion high-level concept report for the NE portion of the MP2H study area is expected in the coming weeks.

This NW-focused In-House draft includes two volumes. Volume 1 describes the study background, vision, alternatives analysis, and implementation approach for the NW study area. (Some of the graphics included in this document will be updated, and some additional graphics will be added, for the public Discussion Draft.) Volume 2 includes draft changes to the Portland Zoning code to help implement the land use portions of the vision. Both volumes are included in the attached file. A Word version is available on request.

Please note that the implementation approach included herein relies primarily on bonuses for affordable housing and affordable commercial space to achieve some of the public benefits expected with a significant change in land use. These bonus provisions can be found in Volume 2, Zoning Code Amendments, which includes a new plan district for the area – 33.590, Vaughan-Nicolai Plan District – that includes the bonus provisions.

The project team is still exploring options for developing a public benefits agreement that may augment or possibly substitute for the bonus provisions in this plan district. However, we ask that you review and comment on the code approach described in plan district for proposed intent, viability, and code implementation clarity as applicable to your agency interest.

If you have any question, please contact BPS project staff Barry Manning ([barry.manning@portlandoregon.gov](mailto:barry.manning@portlandoregon.gov); 503-823-7965) or Nicholas Starin ([Nicholas.starin@portlandoregon.gov](mailto:Nicholas.starin@portlandoregon.gov)).

Thank you.

**Barry Manning, Senior Planner**

(He/him)

City of Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100

Portland, OR 97201

[barry.manning@portlandoregon.gov](mailto:barry.manning@portlandoregon.gov)

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