

Please see attached memo concerning the Comprehensive Plan. This is West Portland Park Neighborhood Association's comments that were submitted to SWNI and now directly to you.

Thanks for your consideration of this submission.

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MEMO

To: Portland Planning and Sustainability Commission

FROM: WPP Board

RE: City of Portland Comprehensive Plan Update

October 18, 2014

The WPPNA is appreciative of the insights made by SWNI concerning the City of Portland Comprehensive Plan. On the whole, the WPP Board is in agreement with the suggestions and concerns voiced by SWNI. However, because West Portland Park will be particularly impacted by the proposed Crossroads Town Center Development (CTCD) there are a number of issues that we would like to share with SWNI in hopes that these will be added to its roster of comments concerning the Comprehensive Plan. These are as follows:

1. Our neighborhood currently has a level of density that is neighborly and appropriate, even if the existing infrastructure (pedestrian and bike routes, storm water conveyance, access to public parks) is not. If any additional density is added through the development of the Barbur Blvd. corridor or the West Portland/Crossroads Town Center then the existing infrastructure needs to be improved and upgraded BEFORE any additional capacity is added. This will ensure that neighborhood feel, quality of life, and use of necessary services remain at a supportable level.

2. West Portland Park, along with the adjacent neighborhoods of Ashcreek and Crestwood, will carry the majority of the burden of housing a major town center development, even though the benefits of such a Center will be available and used by the greater SW region. As a result, there should be a vehicle for additional community input from those “burdened” neighborhoods in the planning and development process, along with a sense of priority funding for infrastructure improvements that will support and carry the new development: parks, bike routes, trails and sidewalks. Asking a neighborhood to carry the burden of a town center without providing services to maintain its feel and quality of life is unfair and goes against the values of the plan.

3. To ensure that the development of a town center is supportable by the neighborhood the following elements need to be put into the Comprehensive Plan’s language:
 - Clear delineation of boundaries
 - A zoning plan that recognizes the edge to the neighborhood and allows for appropriate transitions between Town Center and surrounding residential areas.
 - Design standards that ensure that the development fits within the existing neighborhood aesthetic.
 - A traffic and parking plan that preserves the integrity of the neighborhood while adding capacity for the new development and that requires property developers to provide parking for their patrons and residents on site, as opposed to spilling over into existing neighborhoods.