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PLANNING BUREAU

October 22, 2014

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Portland Planning and Sustainability Commission,
1900 S.W. 4th Avenue,
Portland, Oregon 97201-5380

Commissioners:

Re: Proposed Comprehensive Plan

We have worked with land use in our neighborhood association for many years and studied the Proposed Comprehensive Plan at length. We are also serving on the advisory group for the Campus Institutional Zoning Update Project.

We believe the following are needed:

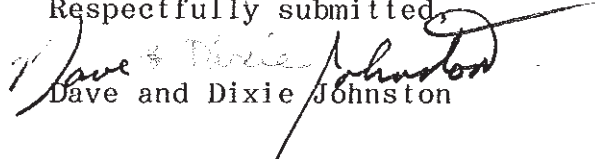
- o Extend the time for comments for at least 90 days beyond the final hearing set for Nov. 4, 2014 and consider further hearings. This will allow further study and understanding of the Proposed Draft and more constructive comments.
- o Rename Proposed Policies 2.13 to 2.16 to "Citizen Involvement" to continue to emphasize the importance of citizen input. Add "Neighborhood Associations as geographically defined and composed of local residents shall be Portland's acknowledged citizen involvement program and be the primary vehicle for community input in Land Use Decisions."

The Proposed Draft seems to downplay the role of citizens and local neighborhoods.

- o Include the wording from proposed policy 4.28 "... limit and mitigate impacts, such as odor, noise, glare, air pollutants, and vibration..." in the specific criteria for approval of campus activities. In Policy 10.5 above "20 Institutional Campus" zone add the heading "Education and Medical Institutions" and delete the wording "Neighborhood-serving commercial uses and other services" from that section.

We believe this is needed to better protect the surrounding areas. We also believe colleges and schools should be focused on education and medical centers on health care and not on creating employment as such or providing commercial services to the surrounding areas. We also note that most institutions are tax exempt, and commercial uses and other services that might be allowed would compete unfairly with local businesses which pay taxes.

Respectfully submitted,


Dave and Dixie Johnston