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Portland City Council

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Planning and Sustainability Commission, [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)

1900 SW 4th Ave, Suite 7100,

Portland, OR 97201

RE: 2035 Comprehensive Plan

PSC Hearings Mixed Use Project

The Portland Planning and Sustainability Commission hearings on the 2035 Comprehensive Mixed Use Project needs to be postponed at least 45 days until after the City Council adopts the 2035 Comprehensive Plan Policies and Mixed Use Project staff provides the citizens with the basic required information needed to analyze the effect of the project on their neighborhoods. Projections made over a year ago by the BPS staff on the changes the Mixed use Project would have on Multnomah Neighborhood showed a 28 % increase in capacity. The Mixed Use Project has significantly changed since the projections were made and the Multnomah Neighborhood Association has not received needed information to determine the effect of the Mixed Use Project will have on the neighborhood. Below is an email exchange showing that needed information will not be available until after City Council adopts the Comprehensive Plan Policies. The hearings for the Comprehensive Plan have been put on a fast track, basic information is not being provided and there is not enough time for citizens, neighborhood associations and neighborhood coalitions to respond to plan for the long term future growth of the city. The PSC hearing for the Mixed Use Project is now scheduled for May 10, 2016 and public testimony on the Comprehensive Plan Policies is closing today April 28, 2016. Provisions of Goal 1, Metro's citizen involvement polices, the existing Comprehensive Plan and the city code are not being followed.

Please add these to the record.

Thank you,

James F. Peterson

Multnomah

Land Use Chair

2502 SW Multnomah Blvd.

Portland, Oregon 97219

cc: City Auditor, La Vonne Griffin-Valade, [LaVonne@portlandoregon.gov](mailto:LaVonne@portlandoregon.gov)

From: Barry.Manning@portlandoregon.gov  
To: mnalanduse@swni.org  
CC: Joan.Frederiksen@portlandoregon.gov; Eric.Engstrom@portlandoregon.gov  
Subject: RE: Mixed Use Project  
Date: Fri, 8 Apr 2016 19:02:24 +0000

Hi Mr. Peterson:

BPS has not yet finalized capacity modeling on the proposed zoning. We will be doing that soon, but are waiting on final City Council plan amendment outcomes before we do so. It will probably be May before this happens. I will follow up when we have that information and will also look back at my meeting notes regarding any additional analysis/information we have for Multnomah Village.

On the topic of the Low-rise Storefront Area proposal that led to CM1 zoning in selected neighborhood centers, please refer to the Proposed Draft (<https://www.portlandoregon.gov/bps/70425>), specifically pages 40, 41 (building scale issues), 43, and implementing code on pages 228-229. For additional background you should also review the slideshow we presented to the Project Advisory Committee in January, as well as the notes from that meeting

1/20/16 PAC Meeting Presentation: <https://www.portlandoregon.gov/bps/article/562090>

1/20/16 PAC Meeting Notes: <http://www.portlandoregon.gov/bps/article/572097>

Please give me a call if you wish to discuss the Mixed Use Zones Proposed Draft (<https://www.portlandoregon.gov/bps/70425>); I will follow up with additional information on the modeling (or work with Joan on this) as soon as we have that information.

Thanks.

Barry

Barry Manning | Senior Planner

Portland Bureau of Planning and Sustainability

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**From:** customwoodworking@msn.com [mailto:customwoodworking@msn.com] **On Behalf Of** James Peterson

**Sent:** Thursday, April 07, 2016 1:24 PM

**To:** Manning, Barry <Barry.Manning@portlandoregon.gov>

**Cc:** mnachair@gmail.com; martie sucec <martie.sucec@gmail.com>; Claire Coleman-Evan <eclair27@comcast.net>; Michael Miliucci <michaelmcterry@hotmail.com>; Jan Wilson <jannett.wilson@gmail.com>; Frederiksen, Joan <Joan.Frederiksen@portlandoregon.gov>; Jim Redden <jredde@portlandtribune.com>; anne.debbaut@state.or.us

**Subject:** Mixed Use Project

Hi Barry

You were going to forward the analysis of the increase in capacity that is the outcome of the Mixed Use Project. Now that the project is going to the planning commission the numbers should have changed from the early analysis that Joan provided us some time ago.

Some members of the MNA were at one of your recent meetings and it was stated that there had been some analysis of the Mixed Use Zones in the village. Please forward this information

Some of the CM2 in the village was change to CM1 please forward the policies and the analysis of staff that resulted in these changes.

Thank you of your attention to this matter

James Peterson

Please add these to the record.

Thank you,

James F. Peterson  
2502 SW Multnomah Blvd.  
Portland, Oregon 97219

cc: City Auditor, La Vonne Griffin-Valade, [LaVonne@portlandoregon.gov](mailto:LaVonne@portlandoregon.gov)