

Despite concerns about Tryon Creek, Portland Plan moves forward

By Lee Perlman
The Southwest Portland Post

There are no rezoning proposals on the table, but the Portland Plan is moving forward.

The Plan will update the 1980 Portland Comprehensive Plan and set policy, zoning and other regulations that will guide public projects and private development.

As part of the effort, the City is considering some 20 background reports on subjects such as transportation, housing and economic development, and the Buildable Lands Analysis.

The latter is an inventory designed to show the location of lands that are either empty or occupied by uses well below the level of activity allowed by the zoning.

An overlay then shows where there are "constraints" such as regulations, geologic issues or lack of infrastructure that would interfere with the build-out of these lands.

In recent presentations to the Portland Planning Commission, planner Eric Engstrom said that the City doesn't necessarily view the "constraints" as bad or something that needs to be eliminated, nor is the Analysis a policy decision that would dictate anything else. However, it would be an important influence on actual decisions further on in the process.

For that reason, Southwest Neighborhoods, Inc. land use chair John Gibbon asked the Commission to delay their adoption of the Analysis, and other background material, last month in order to give neighborhood volunteers more time to react to it.

He noted that an analysis of the possible build-out of land in the Tryon Creek Basin had jumped suddenly from zero units to 1300. "I know the city is trying to increase the supply of single-family housing, but we're trying to re-establish fisheries here," Gibbon said. "That big of a numbers change makes me a lot less comfortable."

Gibbon also noted that developers are

continuing to build in known landslide areas. Engstrom later said that change was due to an initial technical error, and that the higher number (1300 units) still left the Tryon Creek Basin with a very low projected development potential.

Engstrom conceded that in an effort to reach a broader public audience, "we haven't had as much contact with traditional neighborhood groups as we normally do."

Despite Gibbon's objections, the Commission chose to pass the Analysis, with the observation that neighborhood groups and others will still have time to give input before the document goes to City Council.

Engstrom reported that even if all "constraints" remain as they are, the City has the capacity to meet goals for the development of new housing.

It is deficient, however, in the amount of land desired for industrial development. The City is depending on the expansion of health and education facilities for a significant portion of job growth, and both are located in campuses adjacent to residential neighborhoods, a source of friction when the institutions try to expand.

Other findings included that 60 percent of the city's housing stock is single family, but 60 percent of what has been built in the last ten years is multi-family (including condominiums.)

The city of Portland has 40 percent of the region's jobs (which Bureau of Planning and Sustainability director Susan Anderson is unusually high among American cities today), but has captured just 11 percent of recent job growth.

The last two in a series of five lectures related to Portland Plan sub-topics will be held this month. On January 10 from 7 to 9 p.m., Cynthia Girling and Ronald Kellett of the University of British Columbia School of Architecture will lead a discussion on "Design for Environment and Community" at the Multnomah Arts Center, 7688 S.W. Capitol Hwy. On January 17 from 7 to 9 p.m. Bob Weissbourd will discuss Economic Development at Mercy Corps, 28 S.W. First Ave.

WAAC Rings in Holiday Season

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a drop-off location and free fundraising space.

"We want to give instruments to the schools so when someone wants to play and they can't afford it, it's theirs," Broten said, explaining the reason WAAC's new drive is important.

According to Broten, "Kids often can't afford instruments and are too embarrassed to ask for help." The group also hopes spare instruments will be available when needed.

"We had one little girl who had nothing to play when her clarinet broke," said Broten. "And, we have only one instrument repairer. We would also like to give a grant for repairing instruments."

All instruments in any state of repair are needed. Baritone saxophones, oboes, double French horns, and bassoons are particularly sought after.

Drop off the instruments at Food Front Cooperative Grocery, 6344 SW Capitol Hwy, 503-546-6559 during regular business hours. Be sure to leave your name and address if you would like WAAC to send a receipt. Call Lisa Broten at 503-293-0903 for instrument pickup. To receive WAAC's free newsletter visit www.wilsonarts.org and select email list sign-up.



Music teacher Jeanne Berg leads the Robert Gray Middle School Panache singing group outside Food Front Grocery on December 5. (Post photo by Polina Olsen)

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SW Multnomah Blvd Pedestrian/Bicycle Improvement Project

PUBLIC OPEN HOUSE

How would you improve pedestrian and bicycle conditions on Multnomah Blvd?

Please mark your calendar and plan on joining us on Tuesday, January 11th anytime between 6:30 and 8:30pm to learn more about a project to provide sidewalks, stormwater management, and improved bicycle facilities on SW Multnomah Blvd between 21st and 31st Ave.

Staff from the Portland Bureau of Transportation and the Bureau of Environmental Services will be on hand to present background information and design options for public review and comment.

This project provides a great opportunity to improve pedestrian connections between SW Barbur Blvd and Multnomah Village, in addition to improving safety for both

pedestrians and bicycles. Current funding should allow for improvements on the north side of Multnomah Blvd between SW 21st and 31st Ave. in conjunction with the Bureau of Environmental Services sewer main project. The project also intends to develop a design concept for the entire corridor up through Multnomah Village to SW 40th Ave for future construction phases.

Tuesday, January 11, 2011

Drop in anytime between

6:30 PM and 8:30 PM

**Multnomah Arts Center Auditorium
7688 SW Capitol Highway**

TriMet Bus #44 and #64

For more information please contact:
Rich Newlands, Project Manager, (503) 823-7780
rich.newlands@portlandoregon.gov



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