



Portland Planning Commission Hearing

July 13, 2010



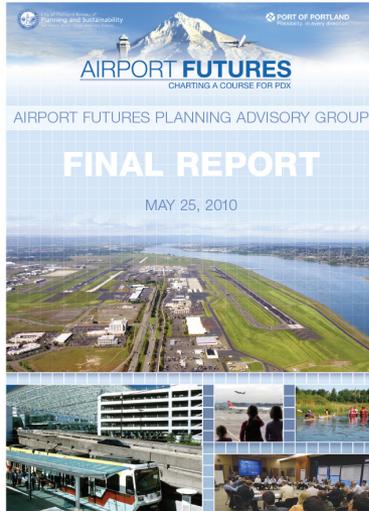
AIRPORT FUTURES

CHARTING A COURSE FOR PDX

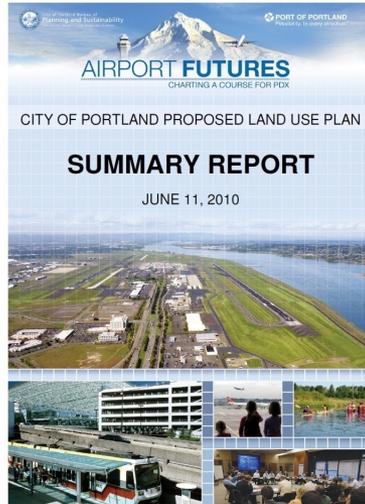


Airport Futures

OVERVIEW



City



Port

JACOBS CONSULTANCY
in association with
HNTB Corporation
Alstair B. Anderson, LLC
Capitol, Inc.
CH2M Hill and Associates, Inc.
D&S Associates
HOK
Parsons
Stantec
Zimwer/Gardl Frazer Architects, LLP



City/Port



INTERGOVERNMENTAL AGREEMENT FOR PDX COMMUNITY ADVISORY COMMITTEE

This INTERGOVERNMENTAL AGREEMENT FOR PDX COMMUNITY ADVISORY COMMITTEE ("PDX CAC") ("Agreement") effective _____, 2010 ("Effective Date") is between THE CITY OF PORTLAND, OREGON, a municipal corporation ("COP"), THE CITY OF VANCOUVER, WASHINGTON, a municipal corporation ("COV"), and THE PORT OF PORTLAND, a port district of the State of Oregon ("Port").

RECITALS

A. The Port and COP are authorized to enter into intergovernmental agreements with other governments pursuant to the terms of ORS 190.003 to 190.010.

B. COV is authorized to enter into intergovernmental agreements with other governments pursuant to RCW 39.34.

C. The Port and COP are also parties to an *Intergovernmental Agreement Portland International Airport (PDX) Land Use Approvals Work Program and Task*, effective March 12, 2004, as amended by *Intergovernmental Agreement Amendment No. 1 To Intergovernmental Agreement*, effective October 1, 2006; *Detailed City Portland Amendment No. 2 to Intergovernmental Agreement*, effective June 27, 2007; and *Detailed City Portland Amendment No. 3 to Intergovernmental Agreement*, effective August 5, 2008 which resulted in the Airport Futures Project ("Airport Futures").

D. Airport Futures will guide and influence the Portland International Airport's ("Airport") future development through 2015. Over the last five (5) years the Port and COP have collaborated on long range planning efforts. Airport Futures has included a Planning Advisory Group ("PAG") comprised of citizens representing diverse and regional interests.

E. The Port, COP and COV recognize that the Airport is a regional economic asset with community benefits and impacts. In recognition of the need for regional collaboration on certain airport planning and development, the Port, COP and COV have agreed to establish through this Agreement an ongoing PDX Community Advisory Committee defined above as PDX CAC and undertake specific tasks and activities required to support and sustain PDX CAC.

NOW, THEREFORE, in consideration of the promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. RECITALS
The Recitals above are incorporated into and are a part of this Agreement.

2. TERM
This Agreement shall be effective upon execution by all parties and will terminate collectively with the termination of PDX CAC. There shall be no automatic sunset; however, if PDX CAC members and/or Sponsors agree that PDX CAC is no longer needed, or if terminated under other provisions of this Agreement, the PDX CAC may be disbanded and this Agreement terminated.

1 - Intergovernmental Agreement
April 13, 2010

Natural Resources Program Update

OUTREACH

- **472 properties inventoried**
 - residents, businesses, golf courses, drainage districts, and the airport

- **Outreach Notices**
 - May 2009 notice to property owners on Natural Resource Inventory
 - May 3, 2010 notice of May 11 and May 13 open houses
 - May 19, 2010 Ballot Measure 56 notice sent to property owners
 - Informal outreach

Natural Resources Program Update

OUTREACH

- Prior to first hearing:
 - Two open houses – May 11 and May 13 (23 people attended)
 - June 8 East Columbia Neighborhood (23 attended)
 - June 16 Columbia Corridor Association meeting (50 attended)
- First hearing:
 - June 22 Planning Commission Hearing (14 testified)
- Prior to second hearing:
 - June 29 special East Columbia Neighborhood (21 attended)
 - July 6 Office Hours at the Drainage District (20 attended)
 - 30 phone contacts, 9 site visits, developed Frequently Asked Questions handout



Natural Resources Program Update

CITYWIDE EFFORT

- 9 inventories and protection plans; ~10 – 20 years old
- Columbia Corridor is second oldest

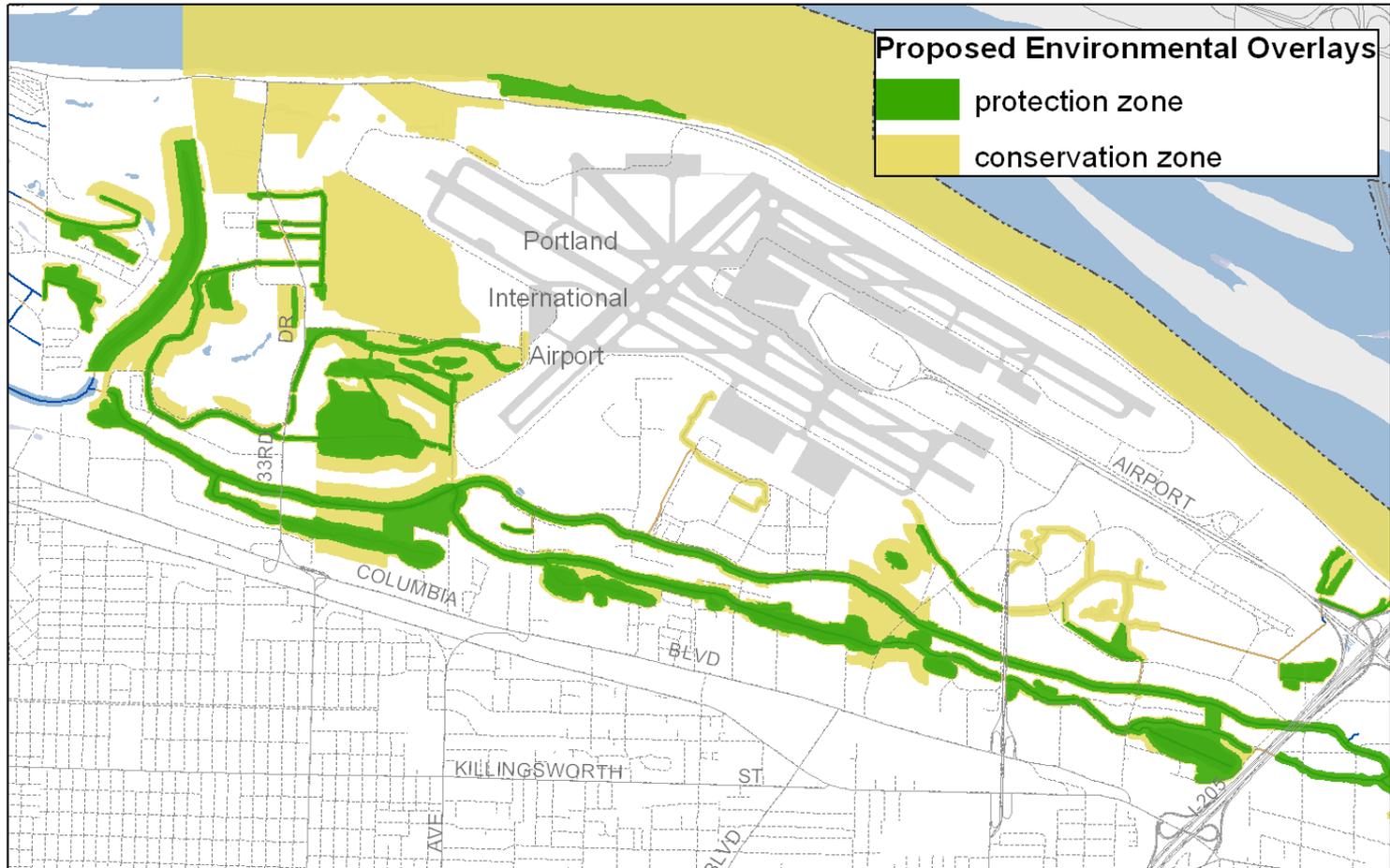


Note: Due to the scale of this map, the information shown is very generalized. For more specific details, refer to the City of Portland official zoning maps.



City Land Use Plan - Environmental Program

PROGRAM PROPOSAL



Natural Resources Program Update

WHAT DOES IT MEAN TO PROPERTY OWNERS?

- Existing buildings, parking lots, landscaping, yards, etc. can be maintained, repaired and replaced within both overlay zones
- Current operations can continue within both overlay zones
- New development in the protection overlay zone would be restricted
- Within the conservation overlay zone, new development would need to avoid, minimize, and mitigate impacts to natural resources



Natural Resources Program Update

KEY ISSUES

■ **Golf Courses**

- 4 golf courses (Broadmoor, Columbia Edgewater, Colwood, and Riverside) with 319 acres of environmental overlays
- Issues: Continued operation and maintenance of golf courses, Poa annua, excavation and fill in resource areas
- How addressed: clarified code

■ **Drainage Districts**

- Multnomah County Drainage District, Bureau of Environmental Services
- Issues: Ongoing operation and maintenance of levee system
- How addressed: added standards and exemptions to code



Natural Resources Program Update

KEY ISSUES

■ **Industrial**

- Environmental overlays cover 1,270 acres
- Issues: Mapping errors, nonconforming development/vesting, limiting redevelopment opportunities, impact to industrial land supply
- How addressed: site visits, office hours, map corrections, and general outreach

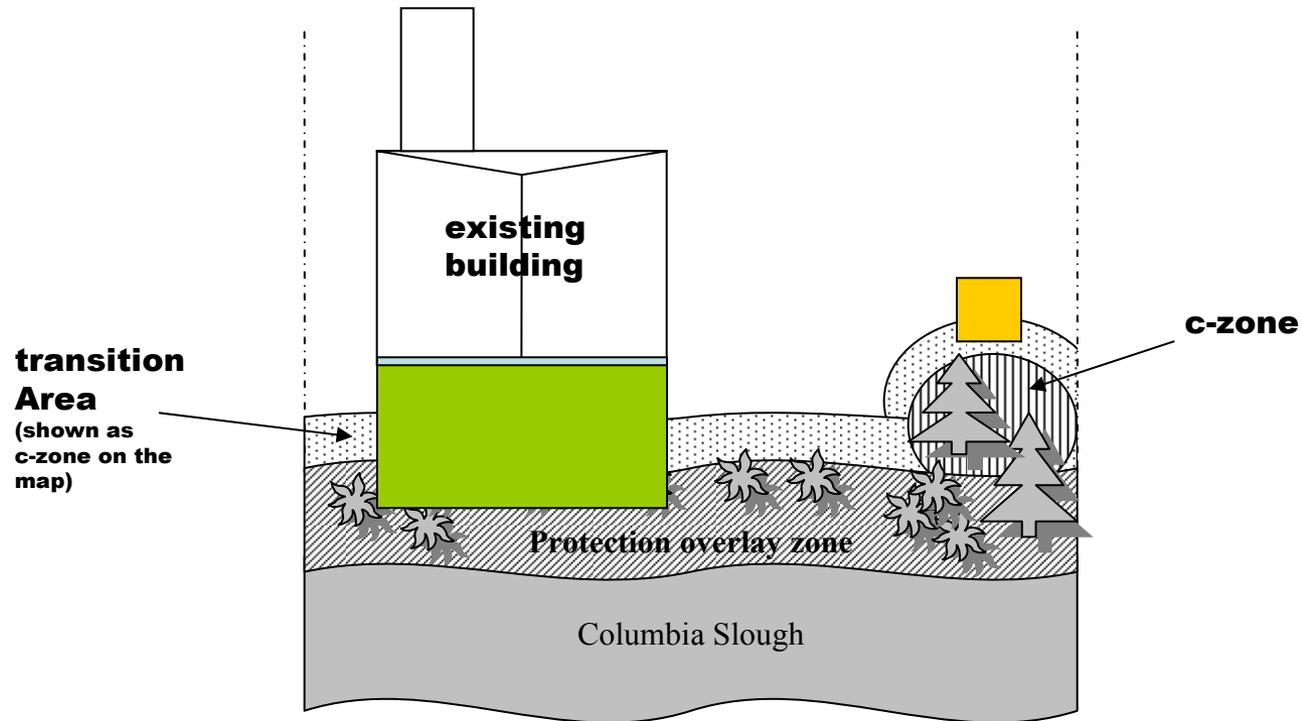
■ **Residential**

- Environmental overlays cover 150 acres
- Issues: Additions to homes, gardens, patio and yard structures, agricultural use, land divisions
- How addressed: site visits, office hours, map corrections, and general outreach



Natural Resources Program Update

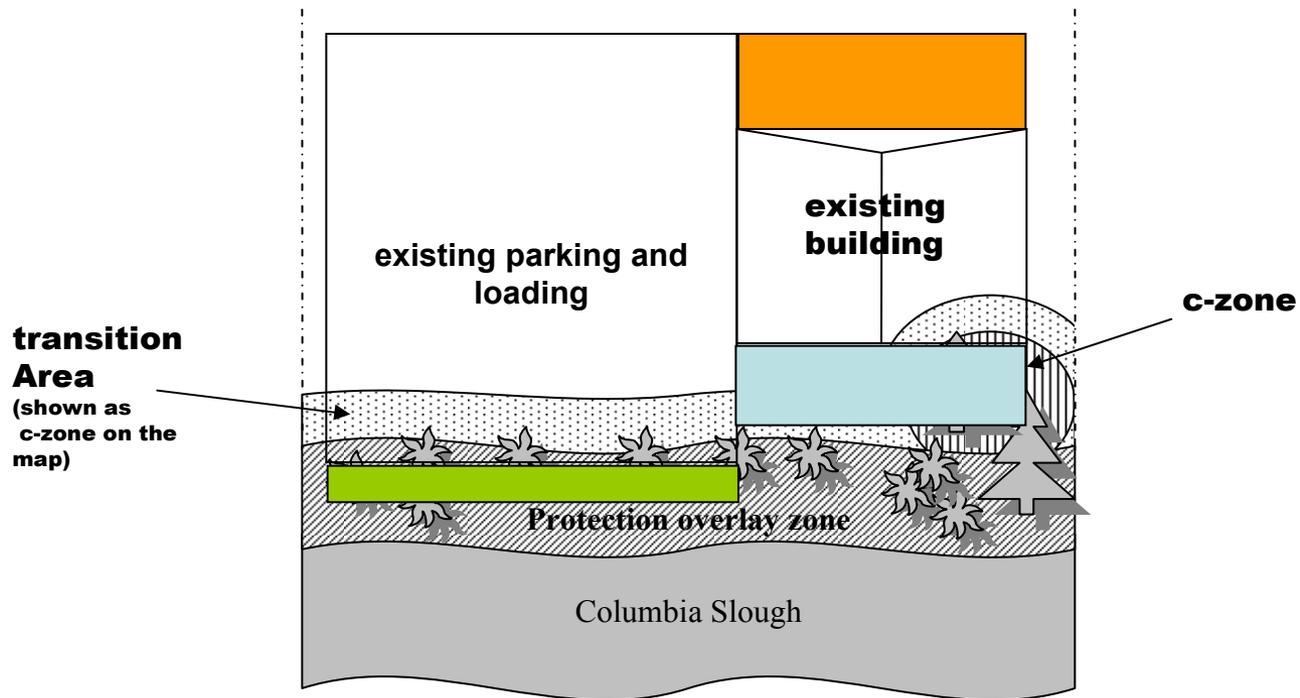
RESIDENTIAL EXPANSION EXAMPLE





Natural Resources Program Update

INDUSTRIAL EXPANSION EXAMPLE





Natural Resources Program Update

SUMMARY OF POLICY ISSUES

- **Process**
 - Adequate review time to understand proposal
 - Inventory and map corrections
- **Consistency with Metro's Title 13 – Nature in the Neighborhoods**
- **Support for Clean Water Act mandates**
- **Impact on industrial land supply and job growth**
 - Regulations v. incentives
 - Concerns about balancing of City environmental and economic goals

Natural Resources Program Update

NEXT STEPS

▪ **Ongoing**

- Continue site visits and outreach
- Continue correcting map errors and clarifying code amendments
- Columbia Corridor Association forums – July 14, 21, 28

▪ **Council hearings**



QUESTIONS?

Jay Sugnet, City Project Manager
503/823-5869

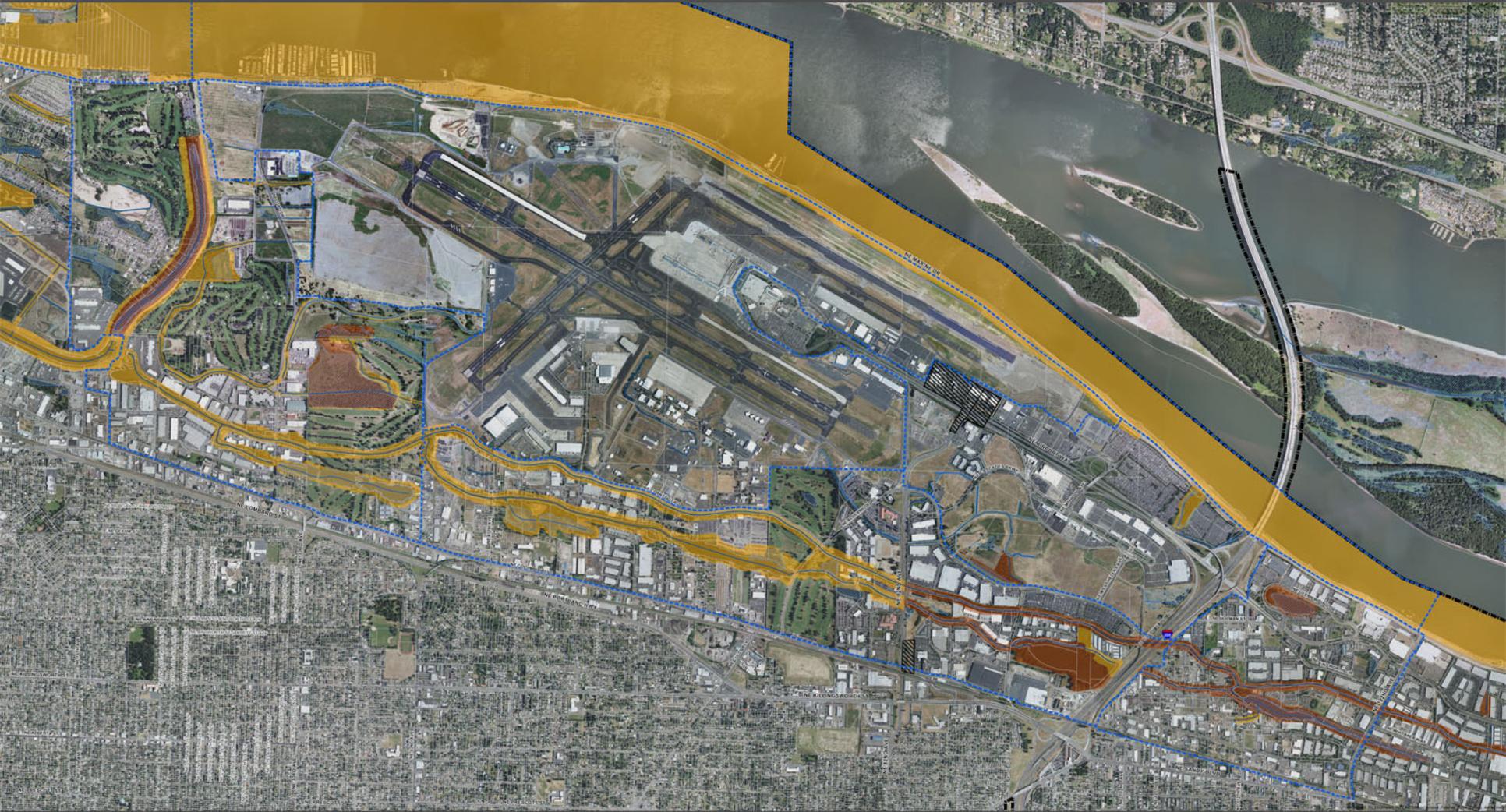
Chris Corich, Port Project Manager
503/460-4017

www.pdxairportfutures.com

The background of the slide features a composite image. On the left, there is a tall, white airport control tower. In the center and right, a large, snow-capped mountain peak rises against a blue sky with scattered white clouds. On the right side, a commercial airplane is shown in flight, flying towards the right. The overall scene is bright and clear.

AIRPORT FUTURES

CHARTING A COURSE FOR PDX



- Environmental Overlay Zones
- conservation overlay (c)
- protection overlay (p)
- base zone changing from EG2 to IG2
- surface stream/drainageway
- wetland
- inventory site boundary
- Portland city boundary

City of Portland Bureau of
Planning and Sustainability
 Lam Adams, Mayor | Susan Anderson, Director

July 6, 2010
 City of Portland | Bureau of Planning & Sustainability
 Geographic Information System
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- Environmental Overlay Zones
- conservation overlay (c)
- protection overlay (p)
- base zone changing from EG2 to IG2
- area where overlay zones are not being updated
- surface stream/drainageway
- wetland
- inventory site boundary
- Portland city boundary

City of Portland Bureau of Planning and Sustainability
 Lam Adams, Mayor | Susan Anderson, Director

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