

Portland Planning and Sustainability Commission

October 24, 2017

5 p.m.

Meeting Minutes

Commissioners Present: Jeff Bachrach, Andre' Baugh (arrived 5:13 p.m.), Mike Houck (via Skype; left at 5:15 p.m.), Katie Larsell, Andrés Oswill, Chris Smith, Eli Spevak (via Skype), Teresa St Martin (arrived 5:12 p.m.)

Commissioners Absent: Ben Bortolazzo, Michelle Rudd, Katherine Schultz

City Staff Presenting: Eric Engstrom, Marty Stockton, Barry Manning; Courtney Duke, Zef Wagner, Peter Hurley (PBOT); Don Russ (PF&R)

Vice Chair Smith called the meeting to order at 5:05 p.m. and gave an overview of the agenda.

Documents and Presentations for today's meeting

Written testimony received

Items of Interest from Commissioners

- *Commissioner Smith* noted that *Commissioner Spevak* and *Commissioner Houck* are joining tonight's meeting via Skype.

Traffic fatalities trend has declined. As of October 12, we have had 33 plus 4 more since then, so 37, which is ahead of 2016 traffic fatalities. We still have a long way to go with our Vision Zero goals.

We've had several discussions about needing policy to couple affordable housing and transportation investments. The Mayor has called for a housing component to TriMet's ballot measure, and while it may not come to fruition, the discussion is a step in the right direction.

Director's Report

Eric Engstrom

- BPS is recruiting for a new Community Involvement Committee. This committee will advise staff on public involvement activities in land use planning activities. Applications are due the morning of November 6. Information is on our website and was provided via email to PSC members.
- Staff have written an ordinance to delay the effective date of the 2035 Comp Plan from January 1 to May 23, 2018. The state's review and processing of objections should be complete by the end of this calendar year, and then objectors can further appeal to DLCD; the first meeting of the DLCD is not until March 2018, so we expect the May date will give this enough time. The policies, land use map and TSP project list as well as new zoning designations and map would have that same effective date.
- We had a productive housing summit in SW Portland recently, including the Mayor. We have been in discussion with TriMet and Metro to raise money for housing in addition to raising money for the SW transit project. We'll keep the PSC up to date as this evolves.

Consent Agenda

- Consideration of Minutes from the October 10, 2017 PSC meeting.

Commissioner Bachrach moved to approve the Consent Agenda. *Commissioner Oswill* seconded.

The Consent Agenda was approved with an aye vote.
(Y6 — Bachrach, Houck, Larsell, Oswill, Smith, Spevak)

Transportation System Plan

Work Session / Recommendation: Courtney Duke, Zef Wagner, Peter Hurley (PBOT); Don Russ (PF&R)

Courtney introduced the decision matrix. Most of the amendments are minor, and staff recommends that any items not pulled for discussion be part of a “consent agenda” of amendments that can be voted on as a package.

In terms of the effective date, for the TSP3 that means the final hearing and vote has to be after the May 23, 2018 date. We do want a final PSC recommendation today, but we aren’t going to Council until May.

Vice Chair Smith asked to pull items 2 (Letter of Support/Transmittal Letter to City Council) and 15 (SE 20th and 21st Ave Classifications) for discussion.

Commissioner Bachrach would like to pull item 3.

Commissioner Spevak wants more clarity of the interim targets, which are mentioned as part of item 2. Are they part of this document or something to be developed later?

Item 15, Emergency Response Classifications

Zef introduced Don Russ (PR&F), who highlighted the emergency response routes and how they’ve become more flexible as Portland has grown. PBOT staff worked with PF&R, and this was a good compromise on the map in terms of right-of-way designs. It outlined some secondary emergency routes, which were a bit less restrictive using speed cushions. This doesn’t slow emergency response much at all, and we can move around them.

Vice Chair Smith asked about the target speed for neighborhood greenways.

- The goal is 20 mph, 80 percent on greenways. Speed bumps are just one tool, and they can get us to 22 mph, but it depends on the character of the road too. To get to 20 mph, we can also look to narrow the roadway visually (painting a buffer zone, for example).

Commissioner Bachrach: Thank you for being responsive to these concerns we heard from the public.

Vice Chair Smith: I had the opportunity to ride the street and the existing collector on my bike. I’m not yet convinced, so remind us for the motivation to moving the collector streets to 20th.

- Zef: we’ve recognized a conflict for the neighborhood collector in terms of not being able to do a diversion in the future or adding stop signs. As traffic and bicycling increases, we want these tools to be available in the future. We’ve heard that this route looks and feels like a local street, and it’s an odd jog through the neighborhood. 20th has functioned as a collector for at least 50 years. All throughout the city we are trying to right-size the streets, but we want to be clear where we are and aren’t doing that. Recent traffic counts on Harrison are 2500/day, not far from our goal of 2000/day. On 20th, we’re at about 5000/day, so it’s already functioning like a collector. The current

classification is telling people we're going to shift the traffic to another route, but it wouldn't make sense ultimately.

Vice Chair Smith: Thank you. My objection is somewhat nullified by hearing this.
Commissioners concurred. Item 15 will be included on the consent agenda.

Item 3, Modify Policy 9.29 Regional trafficways and transitways.

Courtney highlighted the testimony from NW District, which *Commissioner Smith* was supportive to. We felt it didn't make sense to have an additional capacity statement about one neighborhood. So this statement is in response to testimony and the concern about additional freeway capacity in the city. This is technically a Comp Plan amendment, which we can do through this process.

Zef noted what regional expressways are (e.g. I-5, I-405). For a long time, Portland has said the network is "substantially complete". This was in response to people feeling like we don't want entire neighborhoods to put in freeways.

This is different from the Rose Quarter freeway question. This policy is not making a statement about width or how many lanes. This would still allow proposals that are looking to build more roadway connections, for example on CPR and Highway 30.

Commissioner Bachrach: It seems to be closing options that we may not even know about. It feels like we're potentially needlessly stepping on the toes of our regional partners. Why take things off the table without considering what our regional partners may need or want? This seems unnecessary to go this far right now.

Commissioner Baugh has similar concerns. I'm also looking at the RTP: does this not constrain the RTP?

- Courtney: We proposed this edit in response to testimony and in talking with *Commissioner Smith*. From a staff perspective, we were comfortable with what was in there prior. If the PSC wants to change it back, that works for us too. We had the objective in the RTP, and this didn't affect the projects at the time. If the concern is about the future, we can change it back to the previous language.

Commissioner Spevak: The idea for alternate language should include "for efficiency in highest prioritized mode share". I think about Vancouver BC, and this is much less dramatic than that. My instinct is to support the proposed language and think of it as using the infrastructure that we have, just make it safer.

Commissioner Oswill: I know there were separate conversations about this, but I was surprised to hear the I-5 expansion is a safety project. I want to make sure this language is consistent with prioritizing efficiency with prioritized goals of the City.

Vice Chair Smith: I proposed including the efficiency language in the updated policy. *Commissioner Larsell* seconded.

Commissioner Bachrach: This goes against much of the freight policies and being good regional partners. We're sort of foreclosing an option with this language.

Commissioner Baugh: This language causes ODOT and partners to hide true projects under labels that may frustrate people. So we'll see lots of "safety" and "efficiency" projects... which may in fact just be adding lanes.

(Y5 — Larsell, Oswill, Smith, Spevak, St Martin; N2 — Bachrach, Baugh)

Courtney: If there is a place you'd like to have additional conversation, we can add this in the transmittal letter.

Commissioner Baugh: I move to adopt the remainder of the items on the consent matrix. *Commissioner St Martin* seconded.

(Y7 — Bachrach, Baugh, Larsell, Oswill, Smith, Spevak, St Martin)

Vice Chair Smith moved to recommend the Stage 3 TSP update, as amended, along with the following supplemental recommendations:

1) PSC recommends PBOT seek resources and prepare an action plan for achieving 70 percent (or greater) non-SOV mode share and adopted Vehicle Miles Traveled (VMT) targets. This plan should include:

- Interim modal share and VMT targets, such as for 5 and 10 years
- A Transit Master Plan for the City of Portland indicating how to achieve 25 percent transit mode share in partnership with TriMet

2) PSC recommends that the City take a leadership role on work-at-home trip avoidance by becoming a model employer, making work-at-home opportunities (full week or partial week) available in all bureaus for all positions where appropriate.

Courtney noted the term “employer of choice” is what the City has been using instead of “model employer”. *Vice Chair Smith* accepted this as a friendly amendment.

Commissioner Baugh: Transit Master Plan seems to be the City of Portland making transit routes for TriMet. This seems like we're stepping on toes.

- Eric: TriMet has supported our involvement. We're not laying out new routes, but lots of the topic discussed is how we keep busses moving through traffic, which is a PBOT issue.

Commissioner Baugh: My concern is that when you look at East Portland, we don't have the needed transit routes, particularly the frequent service routes. TriMet has said no for a variety of reasons. A Master Plan addresses community concerns.

- Eric: TriMet has been leading conversations around the Service Enhancement Plan, and this builds on that.
- Zef: This will look more at what we need to do as a City on our part. This gives direction to PBOT management to work on this and possibly hire a transit manager. Having it in this letter does give indication that these issues should be part of the Master Plan.

Commissioner Oswill has heard concerns from the community about transit ridership and speeds. This seems like a step to meet the transportation goals and connect the dots for how to meet the needs. I want to see more plans like this that create implementation steps so a plan is achieved instead of ignored.

Commissioner St Martin recommended the full TSP Stage 3 with the amendments as noted today. *Commissioner Oswill* seconded.

(Y7 — Bachrach, Baugh, Larsell, Oswill, Smith, Spevak, St Martin)

2035 Comprehensive Plan Map Refinement Project

Hearing: Marty Stockton

Marty reminded the commissioners about the project and timeline. Tonight is specifically for the public hearing. The project came out of the 2035 Comprehensive Plan. Staff was directed by Council in December 2016 to evaluate about 13 sites that they heard about in testimony in fall 2016. Staff also scoped this project to include three more categories:

- Exhibit O (Council directives).
- Sites going through quasi-judicial review.
- Citywide areas that were downzoned that currently have development in the pipeline.
- Technical map changes.

So tonight we are looking at testimony that is either on map change proposals or meets one of the four categories.

Potential conflicts of interest disclosures

- *Commissioner Bachrach*: I am on the board as a real estate adviser for Central City Concern, and they will be seeking a zone change tonight. I likely won't vote on this topic.
- *Commissioner St Martin*: I own a commercial property in Mississippi.
- *Commissioner Oswill*: I am a public employee for the Portland Housing Bureau.

Oral Testimony

1. Brian Dapp: I am against designation for proposed RH at Marquam Hill Commercial Node. *See written testimony. (#1746 on pages 13, 28 and 29 of the Proposed Draft)*
2. Jim Lava, Cascadia Behavioral Healthcare: Cascadia owns 46 properties. 101st and Ankeny property is where we want to build our next affordable housing. The proposed zone change would create only commercial allowances, so we're not in support of this change and would like to continue either CXd or go back to EXd. *(new request)*
3. Peter Fry: 101st and Ankeny property is EXd currently. It will be zoned general employment, which could have conditional uses. But we want to continue the CXd to cover the site or put in EXd back. We'd ask BPS and the PSC to support this. These facilities are difficult to site, and you can imagine how difficult it is to get these components in place. *(new request)*
4. Maura Lederer, Central City Concern: CCC is in the process of developing a new eastside campus, including affordable housing and healthcare clinic. We're also purchasing a parcel across the street. NW corner of 122nd and Burnside. 5 contiguous parcels across the street: 3 are slotted to change from CX to CM3, but the other 2 are RH and not slated to have a zone change. We request the zone change for the other two parcels. *See written testimony. (new request)*
5. Cori Higgins: Regarding the properties at 2438-2450 SE Main, proposed R2.5 to R2. I am against the proposed rezoning. *See written testimony. (#1777 on pages 18, 19, related to split zones, and 64 of the Proposed Draft)*
6. David Schoellhamer, Land Use Committee for SMILE: Request that 5301-5313 SE 19th be zoned R1 instead of the proposed RH. *See written testimony. (#1658 on page 15 of the Proposed Draft; referenced on page 2 in the staff memo to the PSC, dated Oct 12, 2017)*

Commissioner Bachrach: How would you feel about remaining RH where it is already?

We wouldn't be receptive to this, because RH is out of character for the area.

7. Barry Smith: I would like some more urban center and corridor designations. We're not getting much beyond our base zone FAR without some adjustments or additional tools, and this concerns me. Our development sites are precious. We want to be able to achieve the goals of the 2035 plan, but with the proposed refinements they may not be met by the mapping. I'd encourage you to expand the staff scope to see where else we can provide more employment areas. *See written testimony.* ([new requests](#))
8. Sabina Wahlfeiler: I'm here to request maintaining the buffer zone between St Helens Rd and Willamette Heights. Don't remove the buffer classification; it could serve as a greenlight for developers. Setback requirements being decreased could make industrial sites built next to residences. Retain buffer zone and make an exception for this buffer. ([#1728 on pages 18, related to the buffer overlay, and 67 of the Proposed Draft](#))
9. David Cole: Opposed to rezoning at 705 N Fremont and 815 N Fremont, as are neighbors. Keep this CM2 please. *See written testimony.* ([#1799 on pages 17, related to affordable housing, and 58 of the Proposed Draft](#))
10. Jon Ross: Opposed to rezoning at 705 N Fremont and 815 N Fremont. This particular change is out of scale with the neighborhood. Disappointed with the lack of transparency in the process. *See written testimony.* ([#1799 on pages 17, related to affordable housing, and 58 of the Proposed Draft](#))
11. Alistair Williamson: Supports the proposed split zoning at 8500 N Siskiyou. This puts R1 for cohousing and retains EG2 on the rest, which is key for us. ([#1740 on page 57 of the Proposed Draft](#))
12. Larisa Zimmerman: Disagrees with the proposed CM2 to CM3 changes at 705 and 815 N Fremont. ([#1799 on pages 17, related to affordable housing, and 58 of the Proposed Draft](#))
13. Bob Johnson, Terwilliger Plaza: Adjacent properties were combined into RH high-density residential. Last year the SE lot of block 26 was not under our ownership, so it wasn't included in the correction that Council made last year. We now have a purchase agreement to buy that, and we have the request to go to RH as the rest of our property. We'd also ask that Map 120-16 include this parcel with a 4:1 FAR to make the block uniform. ([new request](#))
14. Virginia Burgess, Terwilliger Plaza: Development and services have grown over the three years I've lived here. We'd like to continue to grow and request the additional parcel of Lot 26 we now will be owning be included as RH. ([new request](#))
15. Allen Dobbins, Terwilliger Plaza: Thank you for your public service. Request the RH zoning for Lot 26 for our proposed expansion to accommodate growth for our plaza. ([new request](#))
16. Roma Barman: Buffer zone on NW 33rd Ave. Livability is important for all of us who live there... a walk to Forest Park as well as NW Industrial Area. One area of the buffer leads to NW St Helens Rd. Without the buffer, we'll have added noise and pollution, which is incompatible with our residential neighborhood. Please do not undo an issue that was already dealt with and resolved. *See written testimony.* ([#1728 on pages 18, related to the buffer overlay, and 67 of the Proposed Draft](#))

17. Jeanne Harrison: Map Change #1724, which is at 2525 NW Lovejoy. The property owner wants commercial zoning. Staff said this request is deactivated in the Proposed Draft, and I want to remind the PSC that I don't support the change the property owner asked for (nor does the neighborhood). We don't need additional commercial zoning here. ([#1724 on pages 13, 43 and 44 of the Proposed Draft](#))
18. Milton Jones, Homestead NA: This is essentially Marquam Hill, including the hospitals. We are welcoming further residential development on top of the hill; we want to see more development for a walk-to-work area. We also want more commercial areas to serve the area. But we don't want to see scale of development that will become automobile magnets (e.g. commuter parking or huge commercial development). *See written testimony.* ([#1746 on pages 13, 28 and 29 of the Proposed Draft](#))
19. Brett Schwartz: 9811 SE Foster Rd. should be zoned EG1 under the new zoning, but I have a single-family home on this property. I am concerned that I won't be able to replace my house if anything happens. I am the only change on the proposed map; others are remaining CM3. (new request)
20. Sarah Spotts, Rosegate Condos: Support the rezoning of my condo association at 4341 and 4353 NE Halsey. *See written testimony.* ([#1717 and #1800 on pages 56 and 58 of the Proposed Draft; referenced on page 3 of the staff memo to the PSC, dated Oct. 12, 2017](#))

Commissioner Spevak: I'm intrigued by this property area near the Hollywood Transit Area. I know some people want the higher zoning, and I'm surprised this is zoned as low as it is. Staff's comment suggested R1; would it be better to be CM1 or CM2 to be more in line with what's around it?

Sarah: Lots of the commercial areas are along Sandy, and to the east and southeast is zoned residential. We looked at R1 because that would allow a more gradual transition.

21. Silas Beebe: Maintain the buffer on the lot on St Helens Rd. This is the only buffer between the industrial 24-hour-a-day industrial area. and the residential neighborhood. ([#1728 on pages 18, related to the buffer overlay, and 67 of the Proposed Draft](#))
22. Joseph Schaefer, Rich Rodgers, Jessica Engeman, Community Development Partners: One property, 126 WI/ NE Alberta St, we're asking for a parking lot to be rezoned CM2 (across from Alberta Abbey). Without this zone, we can't get the development to be financially feasible. Development will support the preservation of the historically significant building. Alberta Abbey is an important building associated with African American history in Portland, so this is a win-win to provide affordable housing across the street and to preserve the historical building with community use that supports the residents. We are midway between MLK and Williams. Currently the parking lot is zoned R2.5, but we think it's better situated for higher-density housing such as CM2. ([new request](#))

Commissioner Bachrach: The request is under the category for affordable housing. Do you have a proposal?

We've looked at design options. It's a partnership with the Black Parent Initiative and we want to house homeless veterans on other lots as well. 100 percent affordable.

23. Stephen Schuitevoijer: 1510 NE 45th (corner of 45th and Halsey). Currently RH but proposed to downzone to R1. I would be out of compliance with this downzoning, as would my neighbors. On 45th is a tall building, diagonal from Providence Health. Opposite is a tiny house, that would be still zoned

commercial. This is an incredibly busy neighborhood. I'm looking to keep this at RH. *See written testimony.* (#1800 on page 58 of the Proposed Draft; referenced on page 3 of the staff memo to the PSC, dated Oct. 12, 2017)

24. Abby Tibbs: Buffer zone at Willamette Heights. We have been able to coexist with the industrial area because of the buffer zone. Please maintain this. (#1728 on pages 18, related to the buffer overlay, and 67 of the Proposed Draft)
25. Tad Everhart, West Tabor Subdivision Association: I live below 511 SE 60th (change 1662) which is proposed to go from R5 to CM1. We are against this change because it wouldn't be compatible with our neighborhood. With more intensive use, it will be even more dangerous (as we're at SE 60th and Stark). *See written testimony.* (#1662 on pages 17, related to affordable housing, and 61 of the Proposed Draft)
26. Doug Klotz: Rezone the area I've noted in Hollywood (first map) to match the current intensity. At the dead end of SE Main, it should be all R1 or R2. *See written testimony.* (#1777 on pages 18, 19, related to split zones, and 64 of the Proposed Draft)
27. Kakumyo Lowe-Chorde, Dharma Raw Zen Center: I support the proposed split zone on this site EG2 and R1. (#1740 on page 57 of the Proposed Draft)
28. Diana Davis: 7447-7449 SE 83rd Ave. Used to be "Felony Flats." Neighbors are EG2, and I want to be consistent with them. I don't want to be stuck if my neighbors leave. We have a MAX Line on Flavel. With a duplex, I want to be CM to help the whole neighborhood redevelop and be safe. (new request)
29. Daryl Garner, Vancouver Ave Holdings: Currently the 28,425 sq ft vacant property at 4306-4308 N Gantenbein Ave is R2.5; one block west of N Williams Ave. We request CM2. We are familiar with PHB programs, and our affordable housing is more organic. Section 8 housing is needed. It's more than just a notion, but we're not there yet. (new request)
30. Ross Cornelius, Trinity Episcopal Cathedral: Mixed use project is desired for the property at 47 NW 19th Ave to include parking as well as medical office use so that we would maximize the sharing opportunity for the parking with the church. RH doesn't work here because it doesn't allow the office use that we need. So we're asking for CM3. *See written testimony.* (new request)
31. John Spencer, Trinity Episcopal Cathedral: Mixed use project is desired for the property at 47 NW 19th Ave to include parking as well as medical office use so that we would maximize the sharing opportunity for the parking with the church. RH doesn't work here because it doesn't allow the office use that we need. So we're asking for CM3. *See written testimony.* (new request)

Commissioner Bachrach: I know the area, and what you're suggesting is something we need.

Commissioner Baugh: I understand the parking lot, but have you done any TDM before you get to a parking lot?

We serve about 20 zip codes in the area, and the lots are jammed. Mode split is 90 percent with 2 people per car and others by alternate transportation.

Vice Chair Smith: I assume you've looked at the parking plan for the neighborhood? It allows for

accessory parking to be used in a variety of ways.

32. Stu Smucker: Against removal of the buffer at 2425 NW St Helens Rd. The removal would undermine the original purpose and intent of the buffer itself. *See written testimony.* ([#1728 on pages 18, related to the buffer overlay, and 67 of the Proposed Draft](#))
33. Joshua Dinh: I appreciate your insights and wisdom to meet our needs at 6703 SE 83rd Ave to revert back to R1 from the adopted EG2.
34. Jane Beebe: Willamette Heights resident. Support the buffer and hope you retain it. ([#1728 on pages 18, related to the buffer overlay, and 67 of the Proposed Draft](#))
35. Patrick Burke: Opposed to 6920 SE 52nd rezoning to CM1. All other properties on 52nd are staying R5. Only opposed to the noise. *See written testimony.* ([#1637 on pages 17, 19, 20, 21 and 59 of the Proposed Draft](#))
36. Ross Kelley: Supports change #1658. *See written testimony.* ([#1658 on page 15 of the Proposed Draft; referenced on page 2 in the staff memo to the PSC, dated Oct 12, 2017](#))
37. Laura Bender: 330 SE 52nd Ave. against the change proposed at 344 SE 52nd (Map Change #1646). Or make this property to the south of our address all R5. *See written testimony.* ([#1646 on pages 18, 19, related to split zones, and 60 of the Proposed Draft](#))
38. Howard Thurston, Rosegate Homeowners Assn: We support the proposal from RX to R1. If RH, we'd ask for 2:1 instead of 4:1 FAR. *See written testimony.* ([#1800 on page 58 of the Proposed Draft; referenced on page 3 of the staff memo to the PSC, dated Oct. 12, 2017](#))
39. Linda Powers-Taylor on behalf of Elizabeth Taylor: 6912-6926 SE 52nd Ave, the neighborhood bar with the duplex and studio apartment attached. We are basically here for information as the new buyers of this property. The Map Change #1637 allows for a highest and best use, as a neighborhood bar, but we'd like to make it look a bit nicer, but need the ability to access financing, which we can't do with the current nonconforming commercial status. *See written testimony.* ([#1637 on pages 17, 19, 20, 21 and 59 of the Proposed Draft](#))

Vice Chair Smith closed oral testimony at 7:48 p.m. Written testimony will be open through this Friday, October 27, at 5 p.m.

PSC members can submit additional questions or comments to staff by next Tuesday, October 31.

Commissioner Bachrach: I don't know if it's fair to do a matrix on everything we heard with a site to a number to classify. [yes] I'd like to address the buffer zone concern. Also, what are we doing in the SE 17th area? My concern is that we're potentially spot zoning here, which we want to avoid.

Commissioner Larsell: 520 NE 76th is a site I want to hear more about. I also want to know more about the buffer. I'm also curious about the self-storage testimony and the neighborhood element we've seen in written testimony. Also a bit more about the Trinity property.

Commissioner Oswill: I also have the self-storage, buffer zone and Marquam Hill questions. We heard comments about downzoning in Hollywood, so I'm interested in that. And we had written comments about the Amazon Distribution Center and/versus the St Johns Truck Plan. Assess the feasibility of affordable

housing suggestions and how realistic they are in the areas requesting zoning changes. The upzoning areas that are currently affordable (older and smaller housing) and concern about how upzoning could lead to displacement in these areas.

Commissioner Baugh: Fremont, Hollywood, parking policy are things I have questions about. I would like to understand what our parking policy is and look at the areas. The 52nd street property I'm sympathetic to, so I'm interested in the Police Department's view of this property. What are alternatives to keep some conditions around the time that could move that forward. Everyone came up and said they will do affordable housing; I'm for it of course, but who really has the opportunity to do affordable housing, how much can they do, and what is realistic?

Commissioner St Martin: Terwilliger, Trinity, better understanding the buffer zone. One thing bothers me is people not getting notice of the proposed changes. Communication is the most important thing when we're affecting people.

Commissioner Spevak: At the Halsey and 48th area, there are some nice existing buildings there, so my instinct is to give them CM3. Also, given the quality of the buildings there it seems like they'll be there a long time. I went through an R5 to R3 zoning quasi-judicial change, and I was required to provide affordable housing. Going through the Map Refinement Project is a swift and inexpensive way to make changes. But it can also be a swift way to upzoning, which may not be achieving the goals we want.

Vice Chair Smith: We had a whole category of testimony that arose out of our suggestion to restrict RX and EX to the Central City. I know Council has already made some exceptions, so is it worth the pain we're creating? More commercial on Marquam is probably not consistent with our larger policies. The Pepsi site on Sandy needs some examination, as does the Trinity property. I'm not sure if the self-storage testimony is about map or code or both. We removed the buffer everywhere in the city, but we only heard opposition in one area. 52nd and Bybee sounded exactly why we created CR, so I'm curious about staff's rationale here.

Marty noted we'll come back to the November 14 PSC meeting for a work session. We can see how far we get through all the items you've asked from staff. There is some thought about we would need to continue to the December 12 meeting to get to your recommendation. Work sessions are open, but the in-person testimony has closed.

This is a post-acknowledgement planning effort, so any of these changes if they go through adoption at Council, they still won't be affective until after the 2035 Comp Plan acknowledgement by the state.

2035 Comprehensive Plan Code Reconciliation Project

Hearing: Barry Manning

Barry reminded the commissioners about the project and timeline as well as the PSC's purview. He also noted tonight's memo that includes a few additional minor, technical staff proposed amendments. At the briefing, we did hear issues from the PSC members, which are mentioned in the memo from a few days ago. We also have a work session memo to walk through those.

Commissioner Houck sent a written memo outlining his support for removing Title 11 exemptions from Commercial zones as outlined in the staff report. He was unable to participate in the discussion via Skype from his location in Ecuador due to technical issues. He indicated he will be present at the November work session and will send in additional information relevant to Urban Heat Island and urban forest canopy.

Disclosures / Potential Conflicts of Interest

- *Commissioner St Martin*: Ownership of property in the Mississippi District.

Oral Testimony

1. Catherine Mushel and Daniel Newberry, Urban Forestry Commission: New code in the 2035 Comp Plan takes into account health and livability. We need to think about where everyone in Portland lives in comparison to the low tree canopy areas. I urge you to remove 11.50.040, which puts retail space about neighborhood livability. We promote removing all exemptions for commercial and industrial lots from tree planting requirements. *See written testimony.*
2. Milton Jones, Homestead NA: Thanks to staff, particularly Joan Frederiksen. I support the staff recommendation that if you approve CM2 on the hill, that you also approve the staff recommendation to include the area within the Marquam Hill Plan District boundaries.
3. Doug Klotz: Self-storage transfer in the proposal doesn't quite get it right... CM3 isn't correct. Put restrictions on CE. Title 11 and UFC's comments about zone exemptions. I am an advocate for street trees. Where we haven't had wider commercial corridors, that's the place where we need to get residential use with big street trees; I think we need to exempt CM2 and CM3 in those areas. *See written testimony.*
4. Michael Meskel, Portland Audubon: Title 11. We agree with staff recommendation in terms of exemptions to CM2 and CM3. Retain this recommendation and consider removing commercial and industrial zone exemptions as well.

Commissioner Bachrach: There's been analysis about heat islands in the city?

Eric: PSU and Parks have come up with this analysis. We can get you the map and the study.

5. Anet Ris-Kelman, South Tabor NA: Self-service storage at SE 62nd and Powell is a CG zone. We want to limit low-activity uses along civic corridors, so self-storage isn't a good fit here; prohibit self-storage in CM3. *See written testimony.*
6. Bryan Crews, South Tabor NA: We proposed some targeted changes for self-storage as well. Type II design review is a step forward, but you should also require this for C-zones. *See written testimony.*
7. Shulamit Lotate, South Tabor NA: Consider self-storage a better fit within a larger landscape. In C-zones or CM3, we'd ask for limits for where on the site and how much on the site can be used. This could be like the CM3 limited industrial use. *See written testimony.*

Commissioner Bachrach appreciates the testimony and the options this group provided.

8. Ted Labbe, Urban Greenspaces Institute and Depave: Echo and reiterate UFC comments. Commercial corridors are tree deprived. We should also remove canopy and tree planting exemptions from CX and industrial zones. *See written testimony.*
9. Silas Beebe: St Helens lot. Please extend the comment period to Friday because our lot is apparently relevant to this conversation as well. A concern is that while there isn't a proposal to remove the environmental overlay, we have a concern if that were the case later.

Vice Chair Smith closed oral testimony at 8:42 p.m. The written record will remain open until 5 p.m. this Friday, October 27.

PSC members will have until 5 p.m. on Tuesday, October 31 to send their further questions and comments to staff.

The majority of testimony is about Title 11, so we'll have a discussion about these issues. Buffer overlay is a component for both the map and code projects. We can explore in more detail what is being proposed and what the differences are.

Vice Chair Smith: Since there is lots of overlap in the two projects, how will we process this in the work sessions?

- Buffer overlay issues on the map project are driven by the code project. Self-service storage may be the other way around. Staff will discuss this and will address the issues (for example on the FAR issues). Sequencing will be choreographed for the projects to work together.

Commissioner Spevak: I'd like to see more information on commercial/residential zoning we've allowed. I would like to see about opportunities for home-based businesses. In terms of the Tree Code, I hope we can have PBOT and Forestry here.

Commissioner St Martin: Tree Code is on my list. With the self-storage conversation, do we know who's using them? This could be an equity issue.

Commissioner Oswill: Thanks for the conversation about civil rights and environmentalism. It made me think about the role the City plays with regulations. I'd like to see more parity around willingness to shape the market for sustainability versus people.

Commissioner Larsell: It's been hard to separate the two projects tonight in my mind. I keep hearing commercial and industrial to not be exempt, and I'm wondering what the differences between the two are with respect to the Title 11 issues.

Commissioner Bachrach: My concern is about our goals to be sure we're not limiting FAR and density in a way that limits our housing supply goals.

- Barry: We can outline areas where we think FAR may be more constrained than in other areas. Mostly we've added areas to off-set for IH.

Vice Chair Smith: Self-storage on civic corridors doesn't seem consistent with our overall policies. The equity angle on who's using them, as well as a sustainability question could be reviewed as well. Marquam Hill could be better addressed here in code rather than in the map.

Most of what we have on the list is in our staff memo for discussion next time. We'll add information and will follow up on the self-storage issue. We'll be back on November 14.

Adjourn

Vice Chair Smith adjourned the meeting at 8:56 p.m.