

# Portland Planning and Sustainability Commission

August 13, 2019

12:30 p.m.

Meeting Minutes

**Commissioners Present:** Jeff Bachrach (arrived 12:39 p.m.), Mike Houck, Katie Larsell, Akasha Lawrence Spence, Oriana Magnera, Steph Routh, Katherine Schultz, Chris Smith, Eli Spevak

**Commissioners Absent:** Ben Bortolazzo, Daisy Quiñonez

**City Staff Presenting:** Eric Engstrom, Barry Manning; Ashley Tjaden (Civic Life)

**Guest Presenters:** Jerry Johnson (Johnson Economics); Ken Pirie (Walker/Macy); Joe Rossi (property owner); Doug Armstrong (East Portland Action Plan)

*Chair Schultz* called the meeting to order at 12:31 p.m. and gave an overview of the agenda.

Documents and Presentations for today's meeting

## Items of Interest from Commissioners

- *Commissioner Larsell:* I was working on promoting a grant through Metro for East Portland – an anti-displacement grant. It had gone through BPS as a sponsored grant, but it wasn't funded. We'll definitely put in for it again next year. So while we didn't get it this year, I'm hopeful as we move forward.
- *Commissioner Houck* participated on the South Reach tour today, which we'll be discussing at the PSC this fall and winter. It was great to see what's out there and what needs to change. I can offer both land- and water-based briefings for commission members sometime this fall if people are interested before we start in on the project.

## Director's Report

Andrea Durbin

- The Housing Opportunities Initiative has moved up so we have a Council work session on September 3. We're working on the run of show for that meeting, and we'll share more as we move forward with the PSC on August 27.
- The State Land Use Board of Appeals (LUBA) remanded of the Central City 2035 Plan – the finding is that the City did not provide adequate justification for the 200-foot buildings in Old Town / Chinatown. Parties have until August 27 to appeal the decision to the Circuit Court. BPS is working with the Mayor's office and City attorneys to determine the best path forward. This could include readopting the Plan correcting the errors that LUBA cited or readopting the plan with amendments. The CC2035 code stays in effect if and while the plan is under appeal.

## Consent Agenda

- Consideration of Minutes from the July 23, 2019 PSC meeting.

*Commissioner Smith* moved to approve consent agenda. *Commissioner Routh* seconded.

(Y8 – Houck, Larsell, Lawrence Spence, Magnera, Routh, Schultz, Smith, Spevak)

## Shared Equity Language Training

Briefing: Ashley Tjaden (Civic Life)

### Presentation

Ashley introduced herself and her work with the Office of Community and Civic Life. The City Advisories program came about a few years ago based on a study led by the City Attorney's office. The program aims to create consistency (e.g. applications, bylaws, and trainings) so that volunteers understand the responsibilities of being a City Official.

Ashley asked the Commissioners to introduce themselves and their accessibility needs. Sharing accessibility needs may include some conflicts between individuals' different needs, but this is ok to hold space to understand people's needs.

Growth mindset: We are in a continuous state of learning and growing as humans. We're not stuck or fixed. We can grow and learn. Please use this mindset and listen for the lessons today, and sit with the discomfort if you have any today.

What did it take you to get to this position that you can share today? Commissioners responded.

Today's training is about gaining a shared language to define bias, types of racism, and equity; review the Citywide equity goals; and apply the concepts to advisory body work.

Ashley shared examples of different biases and how they affect our actions as well as the difference between implicit and explicit bias. She then walked through the various forms of racism with examples. We focus on race because it is still a primary indicator of a person's success and wellness in our society.

*Commissioner Lawrence Spence*: You can't educate out of it, acquire wealth to change it. Race affects your life in a way you can't change, ever, so this is clearly something that is in everything we do.

- Ashley: Yes, race is a primary indicator of each individual's outcomes, which is why we focus on it. Centering on race improves outcomes for all.

Ashley shared the three main equity goals of the City.

*Commissioner Routh* provided examples from the City about what and how we're evaluating can disproportionately be attributed to racial difference: noise (versus sound); graffiti (versus art); and how is awarded (and not) liquor licenses.

Advisory bodies play an important role in that they come together to create a recommendation. At the same time, we don't want agreement to come at the detriment of understanding the nuances of understanding the issue.

Policy directs the work of the City. Inequities exist because the policies we operate under benefit some and burden others. Policy development is a necessary part of institutional change. The City of Portland is required to provide and ensure benefits of programs and services to all. It must ensure that City policies, practices, programs, and services do not result in disparate treatment or inequitable outcomes. Advisory bodies often analyze and make recommendations about bureau service outcomes.

There is an implicit bias test available that we'd suggest everyone take:

<https://implicit.harvard.edu/implicit/takeatest.html>. Additional resources are shown on slide 47.

This was just a primer for PSC members. If you're wondering how to apply this, we have Constructing Civic Dialogues training through the Office of Community and Civic Life if you're interested.

Ashley invited PSC members to take the evaluation about the training. This will provide ideas to the Office for updating the training and making adjustments for future presentations.

### **Parkrose-Argay Development Study**

Briefing: Barry Manning, Eric Engstrom; Jerry Johnson (Johnson Economics); Ken Pirie (Walker/Macy); Joe Rossi (property owner); Doug Armstrong (East Portland Action Plan)

#### Presentation

Barry introduced today's presenters and the area of the study in Parkrose. This is a large 30+ acre site. The Rossi Farm has been operating for over 100 years. Farming in an urban setting is becoming increasingly challenging. Owners and the city are looking to do a more coordinated development concept plan for the site to provide an alternative to the possibility of piece-meal and disconnected development. The site can help in creating a more complete neighborhood with schools and the park. The study was funded largely by a Metro 2040 Grant; property owners and BPS provided resources as well.

The full study purpose is shared on slide 4. The Project Goals are stated on slide 5. Furthering the legacy of partnerships and community-spirited actions by the owners are a key component to the study.

*Commissioner Lawrence Spence:* What is the farm land currently used for?

- Joe Rossi: Crop and vegetable production. It's no longer economically viable.

Barry walked through the zoning, which allows for 4-story buildings in CM2 zoned areas closer to 122<sup>nd</sup> Ave in combination with a low-density multi-dwelling zone (R3) in other areas of the site. For planning, we're assuming transition from the R3 to the proposed RM1 zone.

A visioning workshop was held in December 2018 where we received over 500 comments. The vision themes are shared on slide 12.

In April, there was a workshop where 3 Concept Plans were shared and discussed.

*Commissioner Houck:* Was there consistency across the groups, or were there big differences?

- Barry: Some of both. The biggest difference was between favoring plans with more housing versus other elements such as commercial. All felt that views of the mountains are important. Reuse of the barn as a community-focused place was seen as very important to some while others thought it could be used for other purposes.

Barry gave an overview of the three Concept Plans (slides 16-18).

*Commissioner Houck:* Did you receive input from other bureaus?

- Barry: Yes, we had a technical working group that included PHB, PBOT, BES, and PP&R. They also came to the workshops and responded to community questions. Water and Fire were also invited and received information and updates.

*Commissioner Magnera:* Whose is the strongest support is being shared here?

- Barry: We captured the frequency of responses. Elements were commonly-held values amongst the different communities. There was strong support for more function and community space for the barn space. Keeping the view corridors was another common theme.

*Commissioner Magnera:* Who is missing from this communication and what was the attempt made to connect with them? Connection and engagement from those who are unhoused?

- Barry: We worked to engage with the Black community through SEI and Elevate Oregon, who participated on the working group. Latino Network participated on our working group. The Russian/Slavic and Vietnamese communities were engaged through work with the CELs program. A missing outreach relationship was with the unhoused.

*Commissioner Smith:* Does a Center designation at 122<sup>nd</sup> and Shaver intersection exist?

- Barry: 122<sup>nd</sup> is a Civic Corridor but not a center.

*Commissioner Spevak:* What is the role for the PSC in this project?

- Barry: This typically would not come to the PSC as a development proposal, so this is just an update about our work. There is more work to be done with property owners, so the concept plan gives them an idea of how things can happen. The City could participate in some implementation matters in this plan as well, but that's not at all finalized yet.

At the June 2019 Open House, the project team shared the Preferred Concept Plan.

Jerry Johnson walked through the market analysis for the study (slides 21-25). Ken Pirie shared the Preferred Concept Plan and examples of what the zoning could mean to the community (slides 28-48).

*Commissioner Spevak:* If you lived in one of the multi-family buildings shown in the development, how much of a barrier would it be to walk to the grocery as opposed to driving? I don't know if I follow that people will have a pedestrian-oriented opportunity with 122<sup>nd</sup> being such a high traffic corridor.

- Barry: The distance isn't great, but the light signalization is highly important in the concept for pedestrian crossings.

*Commissioner Lawrence Spence:* The density of commercial space on one side could be more dispersed and closer to the barn and open space (park?) instead of having to traverse across the whole landscape to the commercial hub.

- Barry: The CM2 would allow for the commercial use, just north of A Street, shown in the dashed line and up to Shaver St. So we could expand some of the commercial without going through a plan development route.

*Commissioner Smith:* We created a zone for the “neighborhood corner store” to allow more commercial. Could we use that?

- Barry: Yes, but that zone (RC) would need to be applied to a site. However, if they do a planned development, commercial in the R3/RM1 zone could be a possibility without a zone change.

Next steps and implementation work are described on slide 49. A traffic study is important. But most importantly is the discussion among the property owners, which are not all on the same page about timing. They are working towards some recommendations and decisions to develop as a full site plan as opposed to piece-meal changes.

The City could play a role in terms of advising on economic concepts (Prosper), stormwater management facilities (BES), intersection/crossings (PBOT), Luuwit View Park (PP&R), zoning (BPS / PSC), affordable housing (PHB and Metro), and energy options (BPS e.g. community solar).

Eric: On a continuum of what the public role should be going forward, we are considering public resource involvement in implementation as we’ve done in the planning work. Each issue could require varying levels of public input (e.g. affordable housing). So, we could look at if City Council should help promote the public outcomes... or if we think private resources could take it from here. We’d be interested in hearing what the PSC opinions are here. We’ll bring this question to Council as well when we brief them.

Joe Rossi, one of the Rossi family members, mentioned the voluntary process that family members are going into. Some want to farm longer, some want to be done. Early in the process we started with a clean chalkboard. The more opinions I heard, the better the plan became. So, I’m happy with what we’ve accomplished in the planning process and with the public. We have a plan that shows that working together, we have something that’s better for everyone. The grocery on 122<sup>nd</sup> is just a few minutes’ walk from the park. We now need all the family members to support this work. The one thing about the community meetings is that even though people spoke about different aspects of the project, it wasn’t different things. In the preferred plan, we have no losers; no community didn’t get what they want.

Doug Armstrong, Vice Chair of Parkrose NA and Co-Chair of EPAP. We were heavily involved in the process. No one really got left out. There are still some concerns from some of the most vulnerable communities, particularly about the displacement question and housing. This was adequately addressed. The Argay community was fearful about a wall of housing, but the height limitations mitigate much of this concern to maintain the cherished views. PBOT is currently looking at the road diet section of 122<sup>nd</sup> in the RFF for 22 and 24.

*Commissioner Magnera:* About displacement, could you elaborate on what the impacts are?

- Barry: We haven't done a full analysis, but one of the benefits of the plan is that units being proposed are generally affordable. Many of the market rate units appear to be in the price range for folks earning 80% of median family income (MFI), plus there are inclusionary housing (IH) units. The affect on existing units is still a question, but the affordability of this project will help with some of that. Parkrose is experiencing some gentrification pressures right now, so we're hopeful this will mitigate some of that.
- Eric: Increasing housing diversity in the neighborhood through the lens of the unique opportunity of the site being among schools and parks. It's not totally resolved yet, but we are looking to get beyond the baseline IH requirements here.
- Barry: If built as described, there are up to 740 units that include up to 599 apartments; there could be 120 affordable regulated units via IH requirements (80% MFI). Townhouses (138) are not included in the IH calculation, but they are desired by the community based on the conversations and input we've received.

*Commissioner Lawrence Spence:* My only concern about affordable housing versus ownership is that there should be an affordable ownership opportunity as well.

- Barry: Habitat for Humanity has approached us about this already, so there's some interest there.

*Commissioner Larsell:* I was wondering what the schools are wanting out of this. I know they want students, but was there anything else? Is the City getting what they bargained for in this work?

- Barry: Safety for students walking around. Boundary between the western parcel and the middle school – there is a question if this is a driveway or a public street. We're still talking about this. And then their parcel – we didn't get to closure about what they want to see with their property. They'd like to do something community-oriented, but it's not clear yet what that is specifically.
- Eric: What we wanted to get out of this is coordination and a cohesive plan. The funds we're using are designed to promote implementation to the 2040 plan and vision. So, it's not a regulatory program, but we're trying to structure the planning process to get what we want out of it. We're looking at what agreements can be made between the property owners and the City.

*Commissioner Routh:* I have questions about the housing opportunities. But for now, I want to thank the Rossi family that has been a great community partner.

*Commissioner Smith:* Is the view corridor protected in zoning?

- Barry: No, it is not.

Andrea: Thank you to Metro for this grant as well as Barry for his work and Nikoyia and Eric as well with the owners. I want to comment the families for engaging in this long process and hope the families will continue to engage in this work.

*Chair Schultz:* Thank you for coming and sharing this great work with us today.

**Adjourn**

*Chair Schultz* adjourned the meeting at 3:13 p.m.

Submitted by Julie Ocken