

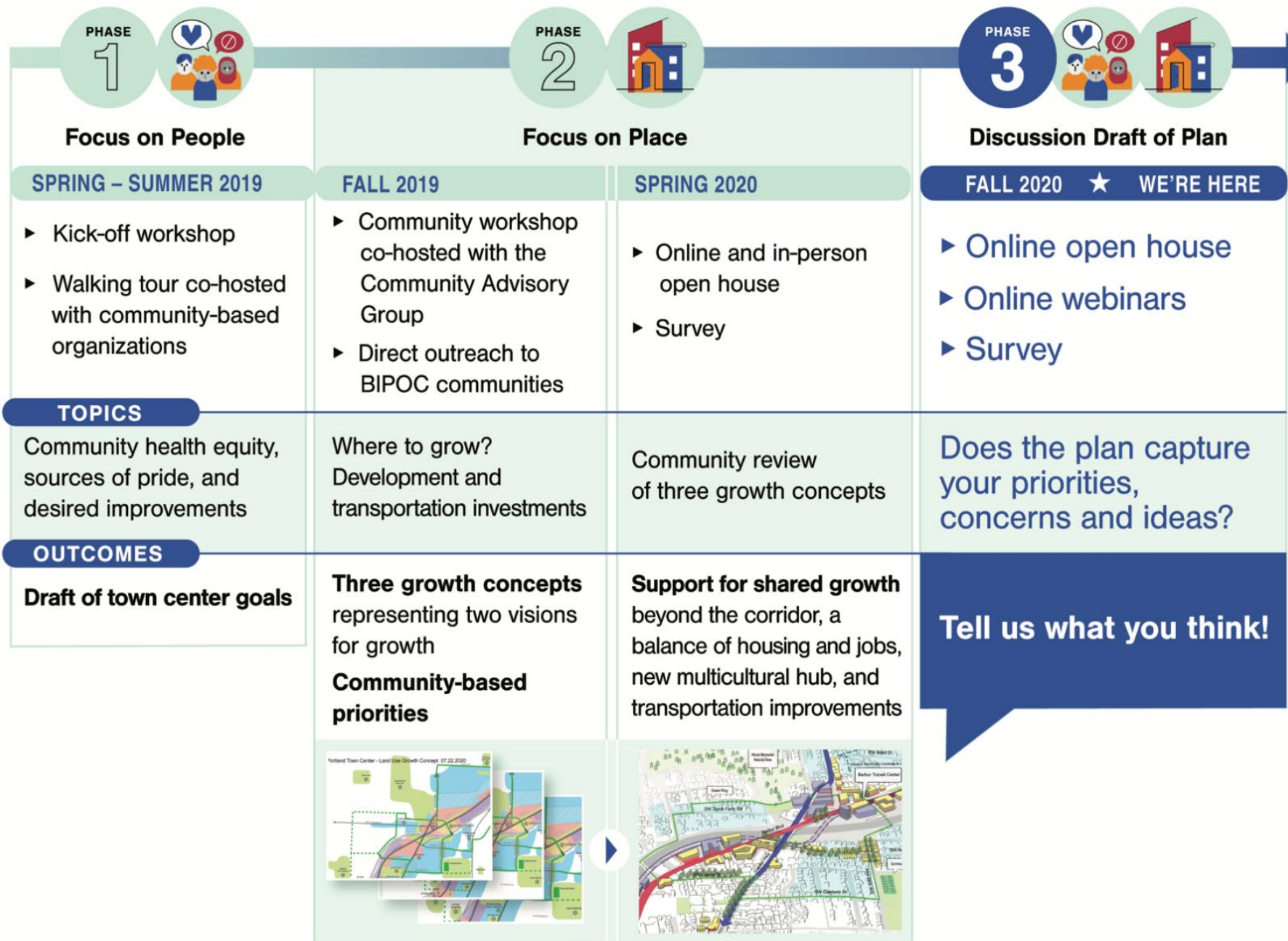
WPTC Plan Discussion Draft Public Feedback

February 2021

Major Findings

1. Significant support from survey respondents and commenters for the shared growth zoning proposal (70% support)
2. Racial equity goals & big ideas received the most support (79% support for multicultural hub)
3. Displacement and related affordable housing are still top priorities (80% support for retaining affordable apartments)
4. Funding street, stormwater, and parks infrastructure was biggest concern
5. Plan didn't address community's top transportation priority (Crossroads) or parking considerations well enough
6. Desire for the Plan to more strongly emphasize safer and better ways for people to get around over car-oriented investments.
7. Desire to see more commitment to funding community infrastructure
 - Timing – early and later
 - Who pays – Govt. and private developers
 - Tie infrastructure to zoning changes

How did we get here?



13 Presentations

Group	Date
SWNI LU Committee	10.20.20
Neighborhood House Community Forum	10.27.20
Tryon Creek Watershed Council	11.9.20
Ashcreek Neighborhood Association	11.9.20
Multnomah Neighborhood Association	11.10.20
Crestwood Neighborhood Association	11.11.20
BPS hosted WPTC Plan information session #1	11.12.20
West Portland Park Neighborhood Association	11.12.20
online office hours	11.17 and 11.18.20
BPS hosted WPTC Plan information session #2	11.18.20
SW Equity Coalition	11.19.20
BPS hosted WPTC Plan information session #3	11.19.20
BPS hosted WPTC Plan Somali Youth Conversation	11.20.20
SWNI Equity Committee	11.23.20

26 Email comments

Organizations

West Portland Park NA

Fair Housing Council of Oregon

SW Equity Coalition

Community Partners for Affordable Housing (CPAH)

Willamette Partnership

Crestwood NA

Multnomah NA

Top issues in comments:

1. Zoning
2. Infrastructure
3. Displacement
4. Circulation
5. Parking

Online survey of project goals and big ideas

- 189 responses
- 113 provided comments
- Participant representation relative to city-wide demographics
 - Overly skewed homeowner, high income, and single-dwelling resident
 - Underrepresented renters, apartment residents, and low income
 - Racially diverse and age diverse. Exception Arab and Latinx households were underrepresented.

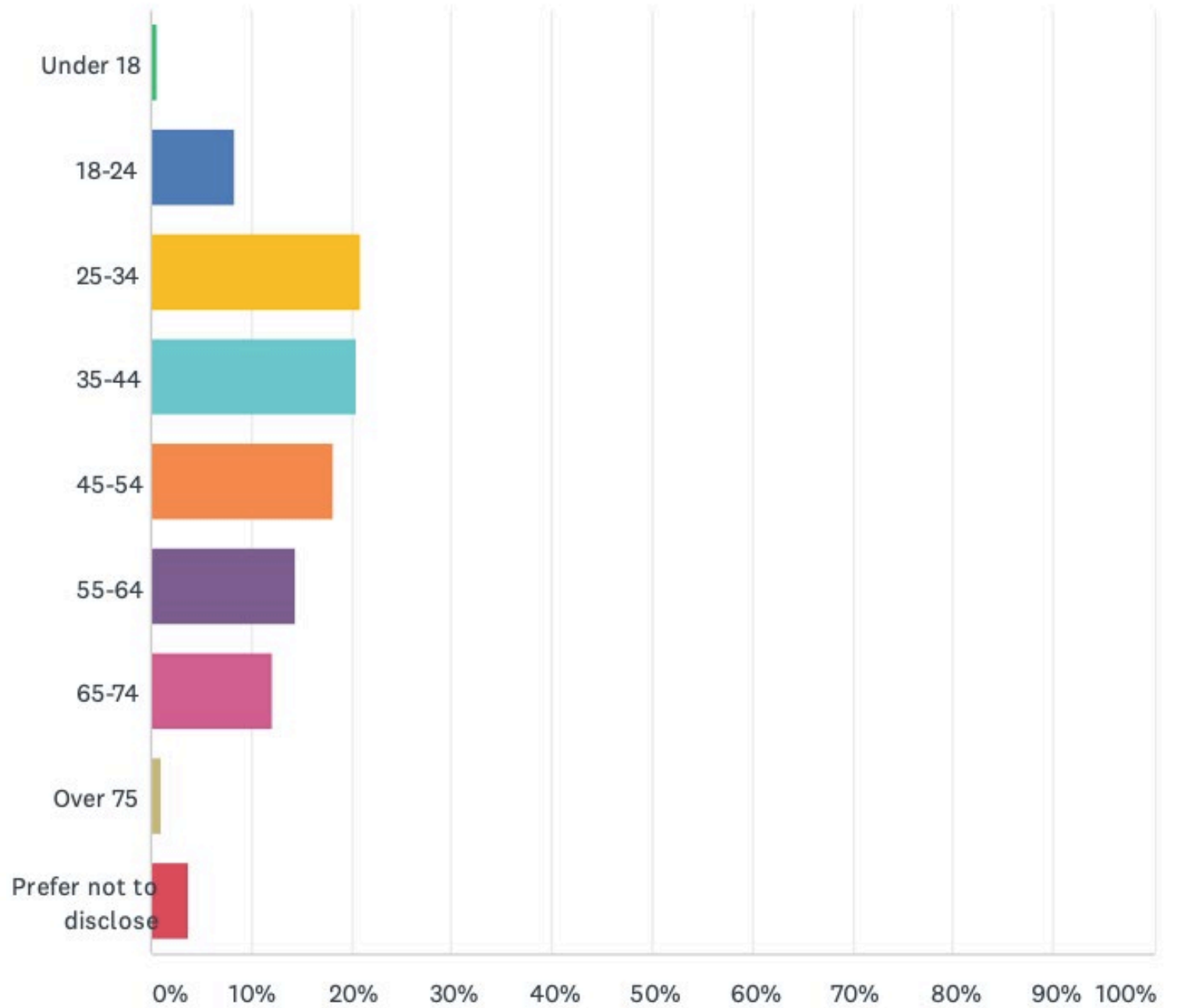


Survey
comments
frequency

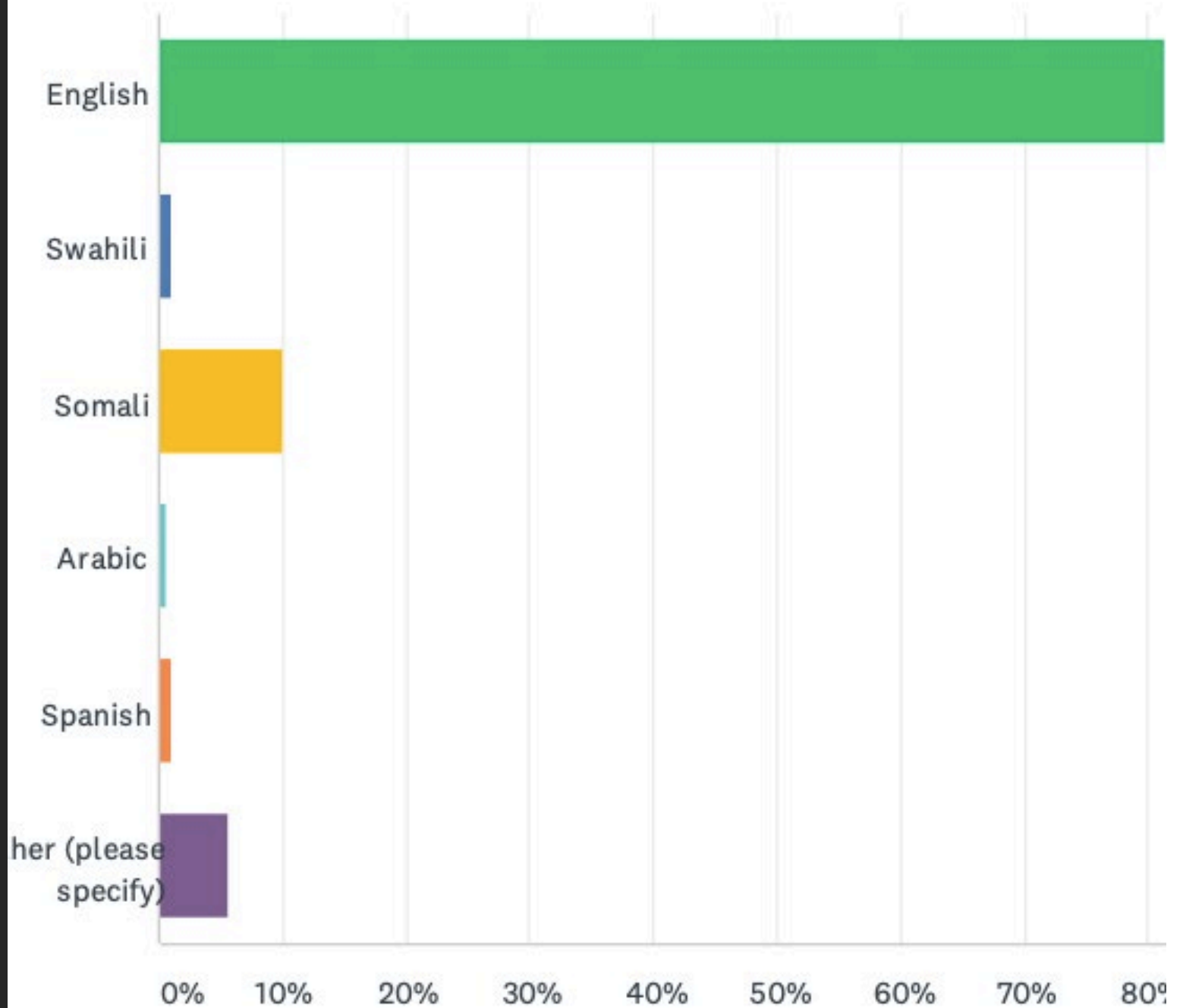
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- 66) Public Spaces/ Parks/ Open Spaces
 - (52) Housing Choice/ Affordable Housing
 - (49) Community/ Cultural Space/ Multicultural Hub
 - (46) Circulation System (bike; ped; transit; green ring)
 - (35) Racial Equity
 - (34) Displacement
 - (22) Trees/ green space
 - (17) Zoning
 - (15) Infrastructure
 - (11) Design Overlay / Character Statement
 - (10) Community Engagement and Outreach
 - (07) Parking
 - (07) Business/ Employment Opportunity
 - (06) Mental/ Physical Health
 - (05) Metro ballot measure/ lack of funding
 - (04) Zoning Code
 - (01) Main Street
 - (01) Light rail
 - (00) Jughandle

Answered: 181 Skipped: 9

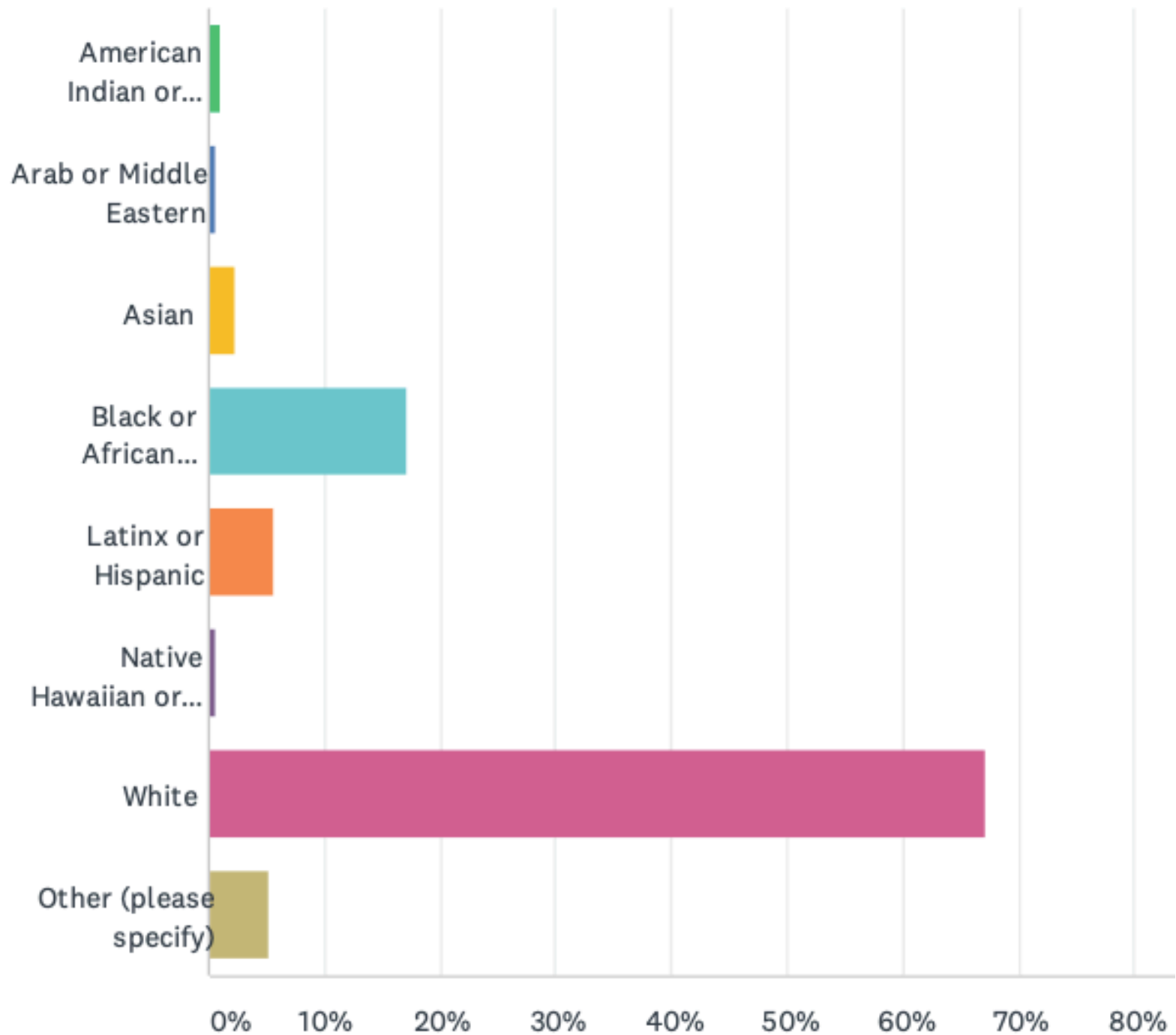
Age



Language spoken at home

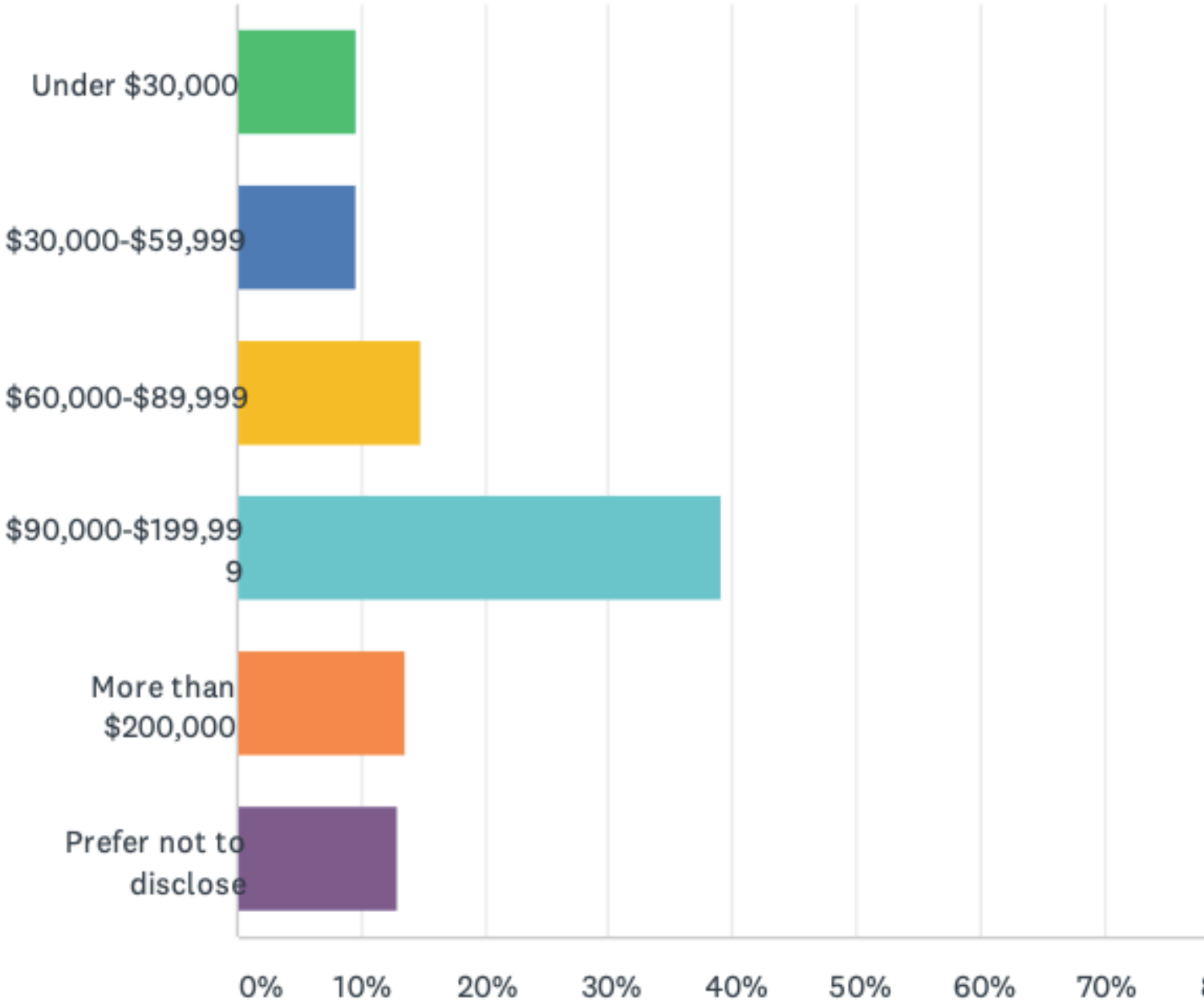


Race and ethnic identity



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Income



Survey respondents

Category	Percent
Live with disability	12%
Own home (vs. rent)	71%
Live in house (vs. apartment)	73%

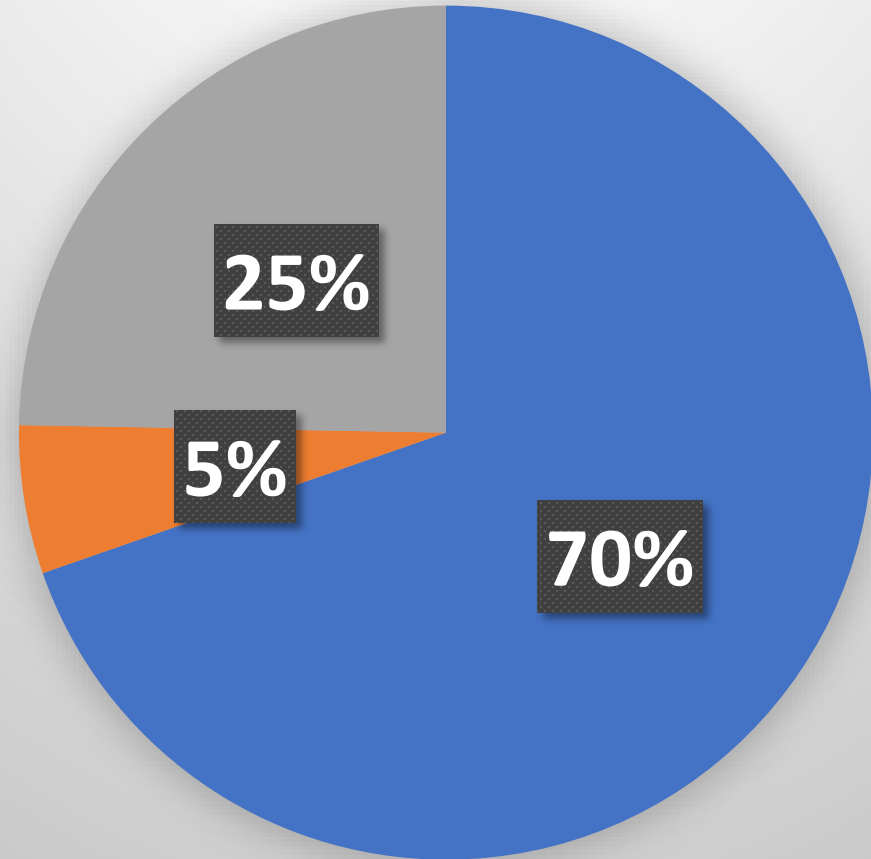
KEY

Blue: Like

Orange: Live with

Grey: Change

Increasing housing choices Goal (New multi dwelling areas)



Like vs. Change: Demographic differences

Age	
Like (N=133)	Dislike (N=33)
Over 55	
26%	42%
Under 55	
74%	58%

Race	
Like (N=130)	Dislike (N=33)
White	
66%	88%
BIPOC	
32%	12%

Tenure	
Like (N=132)	Dislike (N=35)
Own	
66%	89%
Rent	
35%	11%

Housing Type	
Like (N=132)	Dislike (N=35)
House	
70%	91%
Apartment	
30%	9%

Racism and housing equity – excerpts of survey comments

- How do you intend to deal with the racism and current redlining by residents of the west side...you know they will never accept this
- This plan is racially biased and chooses to use public funds to specifically benefit one group or races over others. This is just wrong and anti-white bigotry.
- This addresses our long history of exclusion
- SW must take its fair share of housing. Don't let the NIMBYs stop this again like the SW DISTRICT PLAN!?
- WE need economically integrated multi-family housing development, so that people of different classes and races can intermingle culturally and economically.

Racism and housing equity – excerpts of email comments

- The vision for the area is far-reaching, and I appreciate the goals of equity and inclusion for underserved communities. I also agree with the goal of providing more affordable housing here in Portland.
- The City Council must not let the real threat of displacement of frontline communities be defined and co-opted by those not experiencing these impacts on the frontline and by those who may otherwise benefit based on economic power they may hold in these neighborhoods.
- Help local organizations such as CPAH build more affordable housing in the general vicinity of WPTC. Even if SW light rail never gets built, BTC is still a transport hub.
- Although investments in parks and greenways can accelerate gentrification if nearby affordable housing is not protected, the Plan does a good job of addressing displacement by protecting and investing in safe and affordable housing.

Displacement of homeowners – excerpts of comments

- The value of Multnomah/Capitol Hwy homes and property will decrease and the quality of the neighborhoods will change.
Renters are transient
- Don't squeeze us homeowners out of the area.
- The WPTC plan for increased density will eliminate most of the single-family zoning along major transit routes. The result is displacement of the current residents.

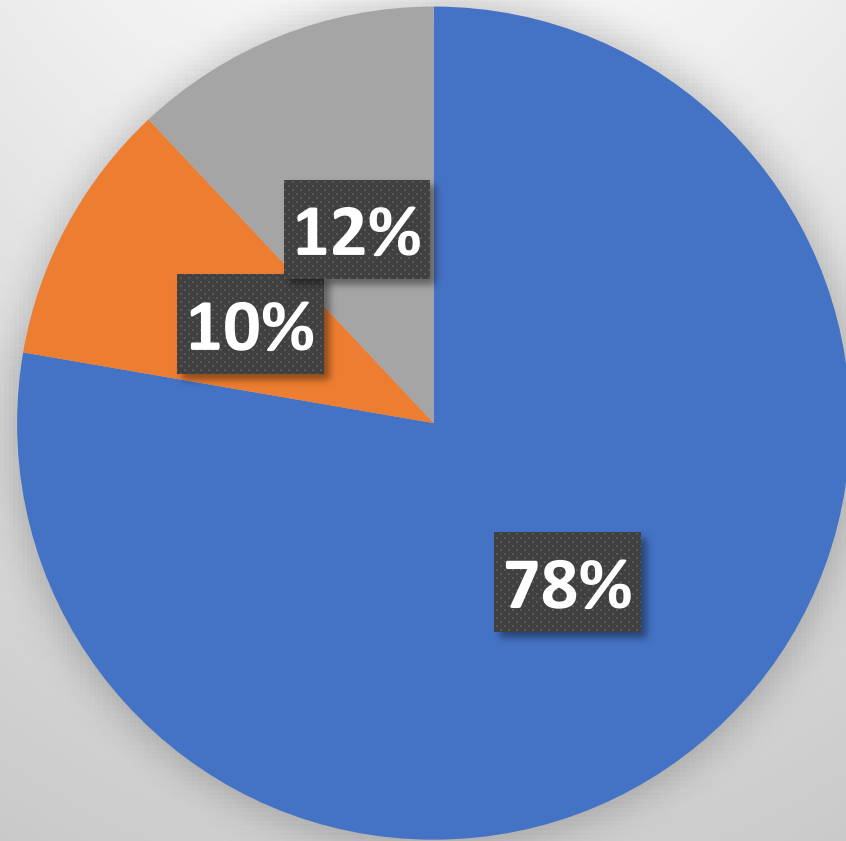
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Transportation Goal (Green ring)



Infrastructure – excerpts of survey comments

- The City of Portland MUST HOLD DEVELOPERS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS ON PROJECTS.
- Hold developers to improvements is the most important thing for the City to do but you don't have the guts to do it.
- This change is also dependent on the city providing the infrastructure streets/sidewalks/sewer/storm to accommodate the development. I don't see that commitment here.
- I like this goal and support it BUT the first word I see is "FUND" and I see no funding planned or guaranteed with the increased density planned for WPTC.
- I realize this is a long-term planning effort, but critical portions of the necessary active transportation system remain vaguely defined with an equally cloudy implementation schedule. For example, how many more years will the city and ODOT kick the Barbur/I-5/Capitol Hwy. can down the road?

Infrastructure – excerpts of email comments

- The City must follow through on promises of investment. That investment must come in the form of infrastructure--to create safe routes to school, places of worship, and jobs.
- It would be reckless and irresponsible to allow more infill without this important infrastructure and safety improvements.
- This will increase the density in the area, without providing the proper infrastructure to handle all the new people in the neighborhood.
- This [current] level of transit service is not sufficient to support the density proposed in the Discussion Draft plan.
- The other issue with the plan that I find deeply troubling is in the lack of required infrastructure improvements to be built before or simultaneously with higher density development.
- Until the Capitol Highway reconstruction is finished sometime in 2022, there's no consistent stormwater management until one gets to Multnomah Village.
- Concerned about funding for transportation and stormwater improvements. Impacts of not making these improvements. Without alternative safe ways to get around, cars will continue to dominate in area

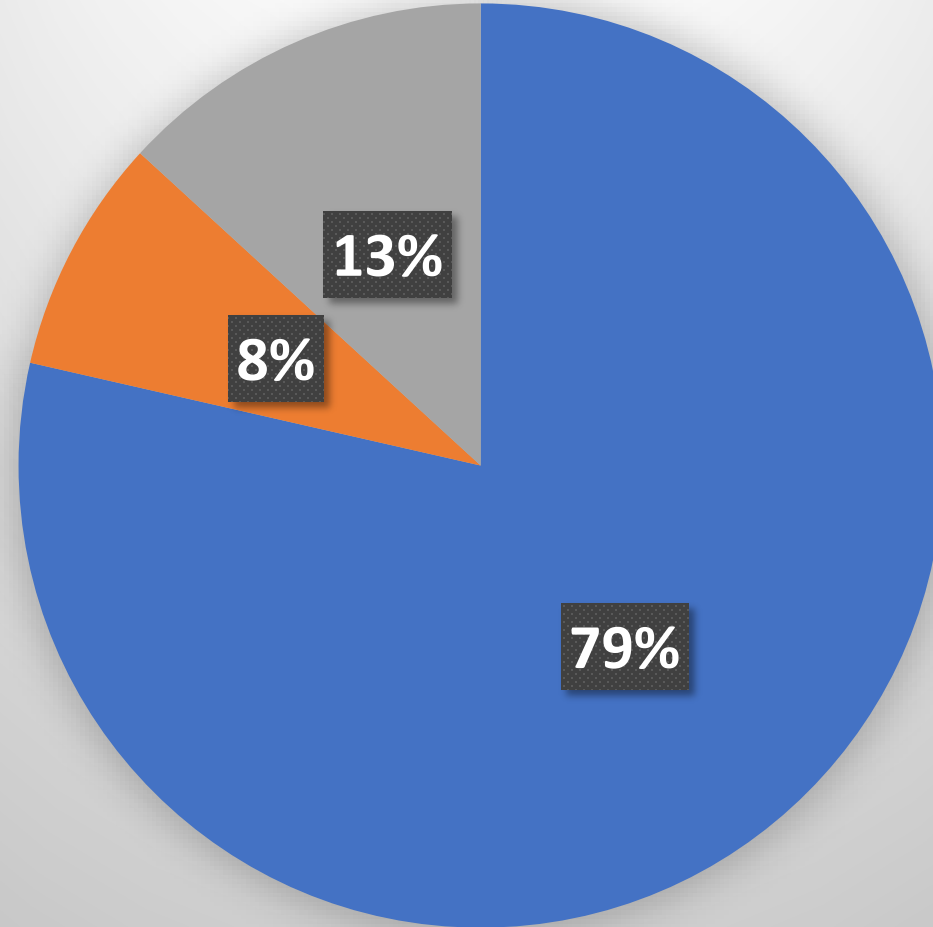
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Thriving Community Goal - Multi-Cultural Hub



Multi-cultural HUB – excerpts of comments

- TIF funding should be used for this (Multi-Cultural Hub)
- I wholeheartedly support this idea (Multi-cultural Hub). We need more affordable housing, especially for BIPOC communities.
- Can ODOT donate this land to get this great idea (Multi-cultural Hub) going soon?

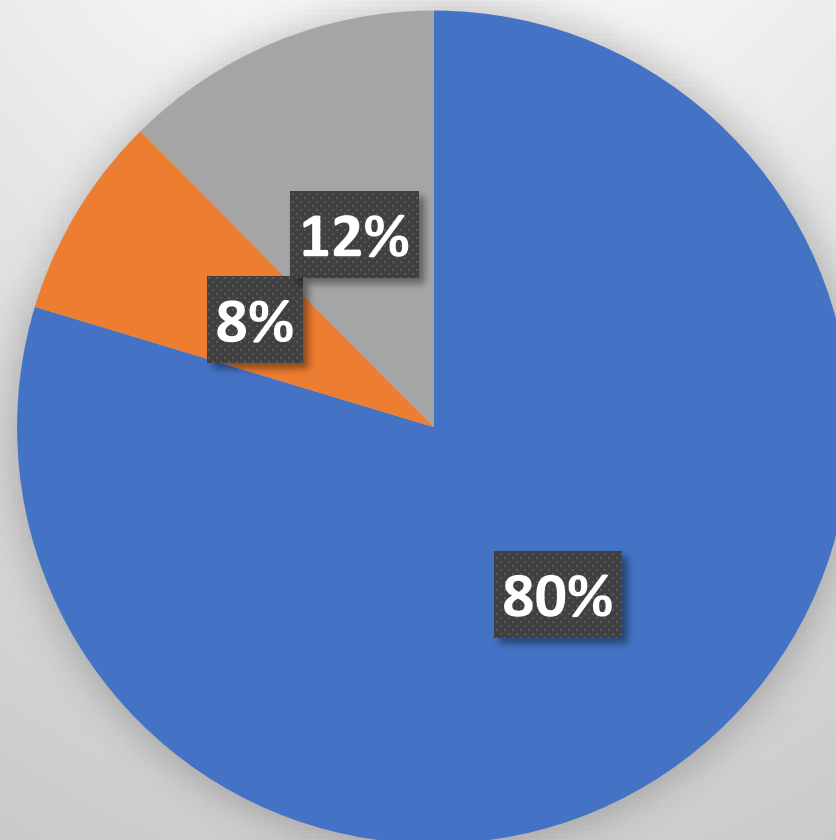
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Anti-Displacement Goal (apartment building preservation)



Affordability of existing apartments – excerpts of survey comments

- LOVE this (rezoning w/ affordability) but it's essential that residents have easy access to robust support services.
- I like this AND it is critical to protect existing affordable housing and include regulations that new multi-dwelling units have dedicated low-income or affordable units.
- The careful retention of the existing RM1 where these affordable apartments are now is a good plan. I hope this will help preserve affordability.
- We MUST act quickly to protect multi-family affordable housing options and increase access to affordable housing. The WPTC Plan does this.
- The city should not encourage the slum like living conditions by preserving these

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Daycare & community services



Affordable commercial



Indoor community event space



More affordable housing



Outdoor community event space

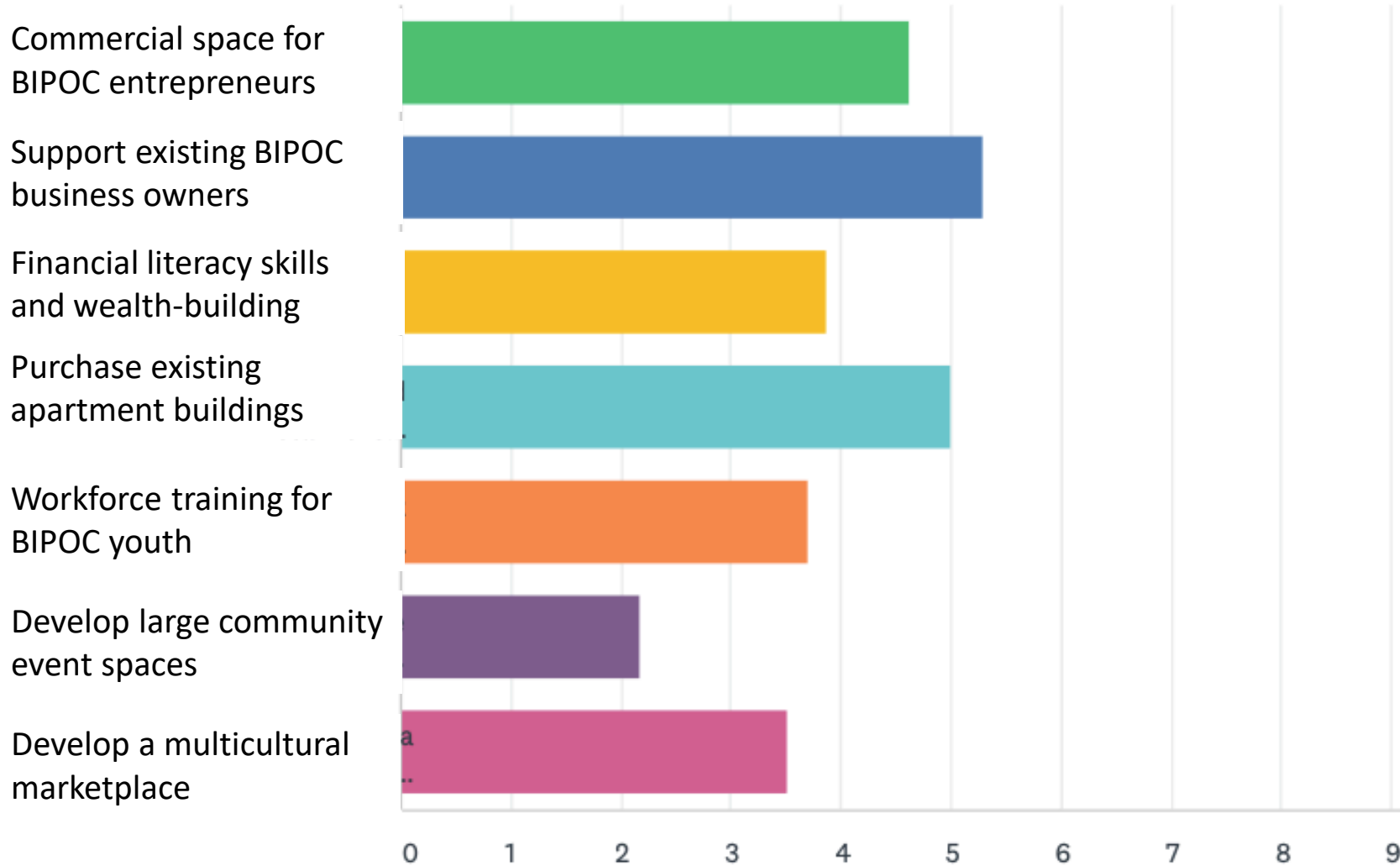


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Public benefits through code

Top: More affordable housing than currently required

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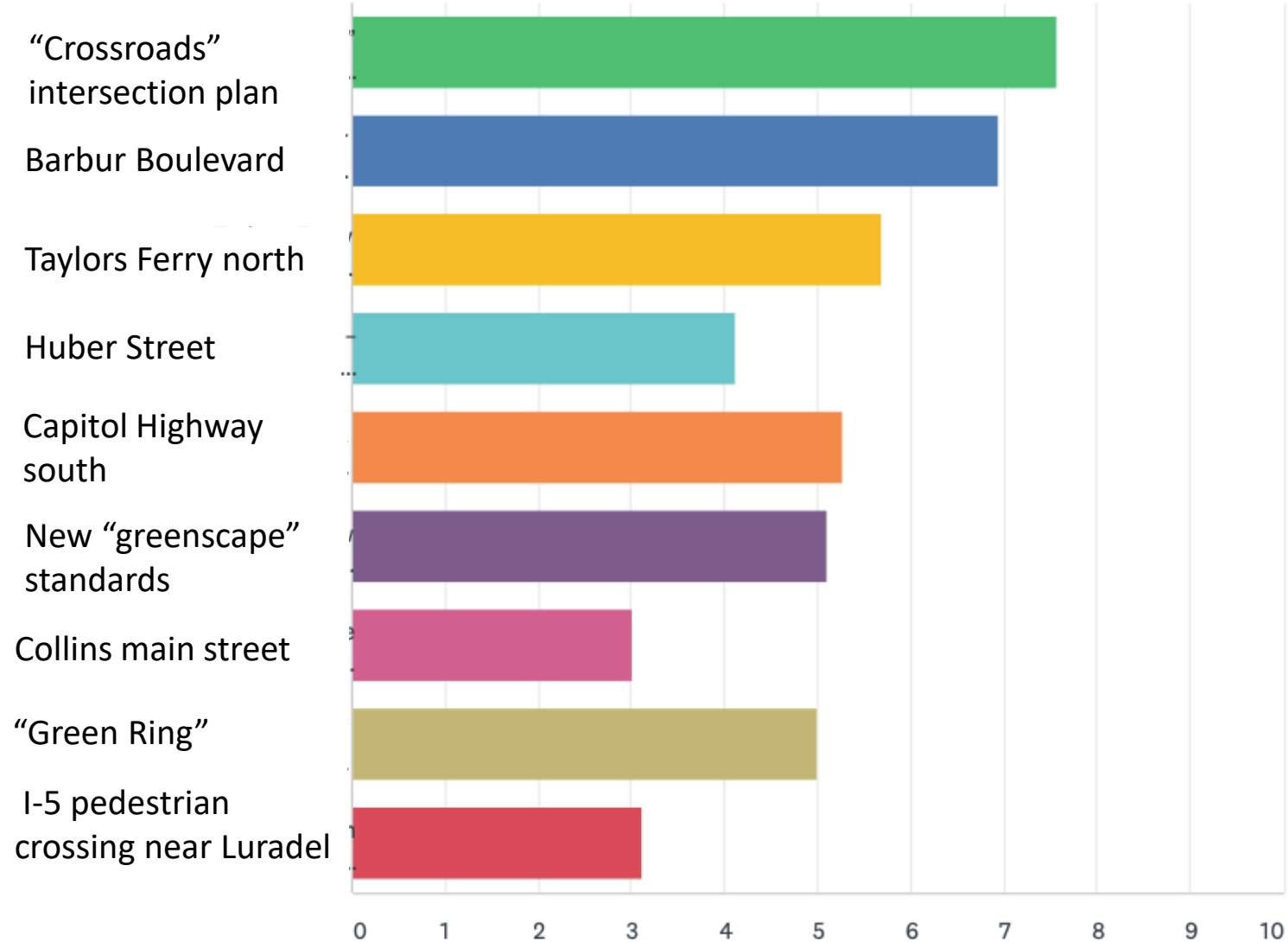


Prioritize public funding for community development

Top average: Support existing business owners of color

Top #1: Purchase apartment buildings

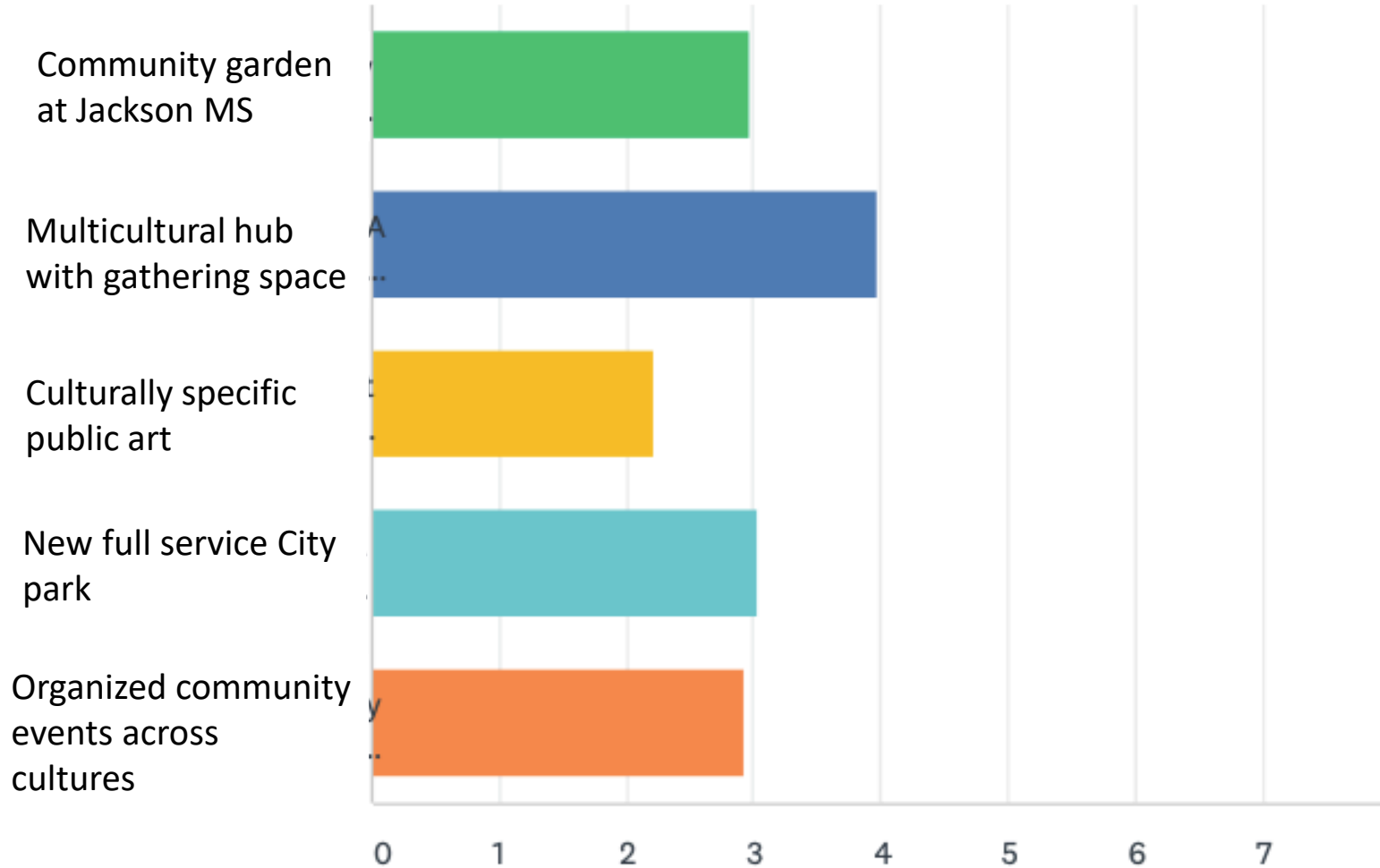
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Prioritize public transportation funding

Top: "Crossroads" intersection plan for walking and biking

Answered: 175 Skipped: 15



Prioritizing actions for social cohesion

Top:
A multicultural hub with gathering space for cross cultural events (indoor/outdoor)