

Portland Planning and Sustainability Commission
Tuesday, November 29, 2011
5:00-9:00pm
Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Don Hanson (arrived 5:35pm), Mike Houck, Gary Oxman, Michelle Rudd, Jill Sherman, Chris Smith, Irma Valdez

Commissioners Absent: Lai-Lani Ovalles, Howard Shapiro

BPS Staff Present: Susan Anderson, Director; Joe Zehnder, Chief Planner; Eric Engstrom, Principal Planner; Julie Ocken, PSC Coordinator; Uma Krishnan, Demographer

Other City Staff Present: Kate Allen, PHB; Siobain Beddow, PHB

Chair Baugh called the meeting to order at 5:18pm and provided an overview of the agenda.

Regular Agenda

The Yards at Union Station Phase C - Limited Tax Exemption

Action: Hearing / Recommendation

Uma Krishnan; Kate Allen, PHB; Siobain Beddow, PHB

Documents:

- Staff Memo
- Yards Phase C Report
- Abatement Exhibits

This is a new application for multiple unit tax abatement for 10 years. The Commission's role is to look at the project's location eligibility (in the central city or in URA); affordability (at least 15% of the units for 80% MFI); and that the project provides at least 1 public benefit.

PHB administers the program.

This is the last of mixed-use, mixed-income development. The complex will be 80 units on 1.08 acres behind Union Station. It is comprised of a mix of 6 studios, 48 1 bedroom, 26 2 bedroom units, all of which will be affordable. Benefits include open public spaces; a community room; fitness center; bike spaces; and 2 ZipCar spaces as part of the development.

The project brings in affordability housing where it's most needed, providing for diversity, a balanced community, and affordable units in an expensive market area.

Staff recommends the abatement for 10 years on the improvement value on the project.

This project came before in 2004 as tax exemption, but that was a slightly different project. Abatement was provided, but the project didn't materialize and was never built.

The Comp Plan policies regarding housing availability (unit types) are met - this area didn't have that many units when it was first envisioned and plans called for more units. Additionally, the project caters to a policy of balanced community (location, amenities proximity), housing affordability, and housing diversity.

The calculation of rate of return includes equity and capital contribution from the developer. This may be in the form of a grant or deferred development fee (which is not permanent

equity, but it should be repaid over time under very specific requirements). In this 10 years proposed abatement, the deferred development fee will be covered.

Additionally, this project is getting low income housing tax credits, which has stringent property requirements.

Chair Baugh asked for and closed testimony.

Commissioner Oxman moved to approve request for the 10 year tax exemption for The Yards at Union Station Phase C. *Commissioner Smith* seconded.

Chair Baugh restated the motion, and the motion passed.
(Y8 - Gray, Houck, Oxman, Rudd, Sherman, Smith, Valdez, Baugh)

Portland Plan

Action: Hearing
Joe Zehnder

Documents:

- Portland Plan Proposed Draft - October 2011
- Neighborhood Associations & 20-Minute Analysis Areas Map
- Staff Memo: Written Testimony Provided at the November 8 and November 15, 2011 Public Hearings and Written Testimony Submitted via Email or Mail between November 14 and November 22, 2011

Presentation: <http://www.portlandonline.com/bps/index.cfm?c=41664&>

Joe Zehnder presented an overview of the Plan.

Prosperous. Healthy. Equitable.

This is what we want for Portland, and what the Plan seeks to help us become. Overarching goals include improved social equity, educational outcomes, and healthy connected communities.

The Portland Plan outline includes the Framework for Equity; 3 Integrated Strategies; and 12 Measures of Success. It seeks to be a strategic plan for the city and involves many partners. Reducing disparities and becoming a more equitable city is the heart of each strategy.

This is a strategic plan, seeking to achieve resiliency and be nimble. This is the time to act in a smarter way and plan for the future. It includes short-term actions that will be updated and moved forward. The Plan provides a framework for the long-term with opportunity to look at opportunities as they arise.

The Plan is a plan for people. “What do Portlanders need?” was the initial question, followed by “How to get there”.

The process has been a two-way dialogue between partners, the City, and the public about what we want to accomplish. Partnerships have been key in the process and will be the driver of change. This is not just City or public-sector action. There are shared priorities and actions to accomplish things more quickly and effectively. To get more from our existing budgets, the Portland Plan emphasizes actions that have multiple benefits, improve alignment, and improve efficiency.

The Plan recognizes there are citywide initiatives AND unique challenges based on geography. One size does not fit all. The Plan outlines 24 local sub-areas to allow for some consistency in looking at the city in consistent units in terms of population (average of 11,000 households).

The process has been iterative and has included opportunities to provide input via surveys, workshops, and other meetings.

The elements of the Plan include:

- The equity framework sets forth a new way of working that puts achieving equity front and center and identifies some of the specific actions needed to ensure that the Portland Plan's equity foundation is strong and supportive and works to reduce disparities.
- Equity in the Plan is defined:
 - Equity is when everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential. We have a shared fate as individuals within a community and communities within society. All communities need the ability to shape their own present and future. Equity is both a means to a healthy community and an end that benefits us all.
- Why the focus on equity? Prosperity that we want depends on reducing disparities. We can't achieve overall prosperity if groups are left behind. Need to be a city that can adapt to change. Helps prevent costly problems by being proactive in addressing equity.
- The equity framework sets out an action plan to:
 - Close the gaps
 - Deliver equitable public services
 - Engage the community
 - Build partnerships
 - Launch a racial/ethnic justice initiative
 - Increased internal accountability
- Three integrated strategies each include: goals & objectives; guiding policies; 5-year action plans
 - Strategy #1: Thriving Educated Youth - focuses on the success of youth, preschool through 25 years.
 - Strategy #2: Economic Prosperity and Affordability - has an emphasis on business growth coupled with household economic success and prosperity.
 - Strategy #3: Healthy Connected City - with an overall goal to improve human and watershed health by creating a system of neighborhood hubs, linked by a network that integrates nature into neighborhoods and connects Portlanders to services, destinations and opportunities locally and across the city.
- 12 Measures of Success to:
 - be used to see how we track our progress to learn about how affective the actions we are proposing are;
 - align with the goals and purpose of the 3 strategies; and
 - note where we are today with a link to where the Plan says we want to get to in 2035.
- The Plan is also broken down into "local scorecards" to see how the indicators are varied throughout different areas in the city. This shows how the Plan needs to be tailored to the different areas of the city, based on different needs in different areas.
- Plan implementation includes 5 key items:
 - Partnerships - the Portland Plan is about doing more with less by aligning efforts of multiple agencies
 - Goal-based budgeting so that bureaus and offices will direct discretionary funds toward the Portland Plan goals
 - 5-year citywide and local actions

- New Comprehensive Plan policies
- Tracking progress

Moving forward, the Plan proposed to focus on citywide partnerships, locally-driven action, and the focus on equity.

Testimony

- Carrie Richter, Landmarks Commission - There is an integral role of historic and cultural resources in Portland. Older neighborhoods deserve protection as an element of a healthy city. The inventory of the built environment is to serve diverse population. Building reuse/rehab and environmental sustainability go hand-in-hand, and adaptive reuse helps reduce waste, lessens extra energy use. We should use what we have where ever possible in construction.
- Susie Lahsene, Port of Portland - The Port has been a partner in the Portland Plan effort, and we understand the challenges about the diversity of the city. The Port offers three recommendations on the Draft: a) prioritize strategies in the Plan, since focus guarantees results. b) economic prosperity and affordability should be the first priority of strategies. We have fewer resources currently, so we should focus on job growth and business investment first. c) make the range of aspirations consistent to help improve the economic climate in Portland.
- Peter Bale - Has been involved in the Portland Plan process. Originally thought that communities of disability were making progress, but in the draft Plan, they are invisible.
- Therese Grayson, Portland Commission on Disability (PCoD) - The PCoD has been working with the Plan information and has provided input for the past two years. We are still invisible.
- Dan Pierce, PCoD - Shares in the disappointment from the disability community. There has been much work in formulating the Plan, but the disability community is still not represented in the Plan. The engagement of the organizations is not represented. 80% of people in Portland with disability are unemployed or underemployed.
- Nyla McCarthy, PCoD Chair - 18-20% of Portland residents have a disability. We have been involved in all phases of the Plan, work groups, sub-committees, and have provided detailed written feedback to have language included. We worked as partners, but we are still invisible (both in words and images used in the Draft).
- Jewls Harris, PCoD Vice Chair - We are still here to remind PSC we are here. We don't want to be invisible any more.
- Joe Vanderveer, PCoD - The Draft doesn't reflect the input that has been given. There needs to be a more realistic appraisal of where we are currently (e.g. housing for people with disabilities) since we can't get to equity if we don't know where we're starting from.
- Jan Campbell, PCoD - Was originally excited about Plan because it states it is for the people. But we still feel the disability community is invisible. An example is the statement "Quality Affordable Housing" - the word "Accessible" should included in this as well to recognize people with disabilities are part of the community.
- Nicholas Johnson, PCoD - The Plan was not accessible as me as a blind person until Joe made it accessible through adaptive technology. Over 50% of people over 60 years old

will suffer from a disability. The Draft doesn't meet qualifications of an equitable plan. Every Portlander should be put "first".

- Lavaun Heaster, PCoD - With my white cane, people are reluctant to sit next to me on the bus. They try to make me invisible, and that's how I end up feeling. I have attended Equity TAG meetings, put in comments. I am physically here, but people are choosing not to look and not to hear.
- Marc Jolin, Portland Housing Advisory Commission - PHAC provides advice to PHB and is a forum for housing and homelessness issues. PHB has a new strategic plan that aligns with the Portland Plan - especially in the areas regarding a more equitable city and the benefits of public investment. The two documents should be integrated before the Portland Plan is adopted. Housing can be a main support in bringing together economic development objectives.
- Allan Lazo, Human Rights Commission Chair - Also worked as a member of the Office of Equity and Human Rights development. The Plan should be bold We as a city intend to do business differently. Improvement is still needed on the Equity framework, especially since the 5-year action items of the framework don't identify partners. Equity is access to opportunities - we may be able to open the doors, but not everyone may feel the same level of comfort walking through the doors. We need to be mindful about opening the process and measuring the outcomes. Only 3 of the 12 measures include minor details about measuring. We need to revisit Equity throughout the Plan to fully integrate the concepts.
- Uma Abdullahi, BPS Youth Planning Program - Access to adults to support the youth involvement in the Plan and its implementation has been key, but youth are missing from the Equity framework. Youth of color are significant population in Portland. It's essential for the Plan to coordinate efforts to support growth. Schools, city, and the county need to come together to make sure success of youth possible. Youth/adult partnerships need to be included to reach outcomes, and youth experiences need to be called out to engage the community, and have them be part of decision-making.
- Edgar Cedano, Multnomah Youth Commission (MYC) - The Thriving Educated Youth strategy implementation needs to include youth in the process. Action #14, Place-based strategies, enlists partners, but youth are not included in the solution. The Plan should look at systems the City can control, for example parks and recreation, where youth could develop leadership skills in their neighborhoods. We should re-fund these successful programs and work with youth to create new areas in places for them to thrive and become successful.
- Ray Kennedy, MYC - The Healthy Connective City 5-year action #45, Education and promotion, cannot rely only on the Safe Routes to School program. We need to expand this program for all students in Portland. Youth rely on TriMet for a variety of reasons, which can help financial stability for families when they have a discounted or free pass. All students in grades 6-12 should have access to a free year-round pass. The Youth Pass enables kids to seek education and to get a job. But it also enables Portland's future.
- Sophia Keckes, MYC - Youth Violence (committed against youth) has increased over past years. This is senseless violence, and it's the highest since 1996 when gang violence was at its height in Portland. Choices for youth are often limited, and we need supports to grow. The HCC Objective #9, Safety and Security, target needs to be higher with more objectives. Safety shows two Portlands: the one people like to talk and brag about; and the one where there are no sidewalks, parks, or safe ones, no pools, safe

places for youth to hang out, no good schools or livable neighborhoods, youth do not feel safe. Everyone deserves to love the Portland they live in.

- Cathy Galbraith, Bosco-Milligan Foundation - The Plan is vague in terms of accountability, and there's a larger concern for what's not included. Historic Preservation is entirely absent. The Plan is the best and most appropriate place to include the Historic Resources Inventory.
- Doug Klotz - Historic preservation needs to be included in the Plan. If the goal is to reduce driving and include everyone, we need to have quality walking facilities. Healthy Connected City actions: #29, Neighborhood greenways, shouldn't pit public right-of-way versus sidewalks ("community topography" would be more appropriate). #30 is unclear and vague. #31, Civic Corridors, talks about "landscape stormwater management", but this should not be on a commercial street.
- Doug Sam - Sophomore at Cleveland High School. Outdoor School is not explicitly mentioned in the Plan, but it is a foundation through which many goals of the Plan can be achieved. It helps with building skills and increasing leadership experience for youth. There is no cost for high school students to participate as a student leader. They learn and develop job skills. Outdoor School is a way to show kids that the city is not just the buildings and structures we see but also the land and natural spaces in and around the city.
- Terry Griffiths, Woodstock Neighborhood Association Land Use Committee Chair - Supports Healthy Connected City actions 28 and 29. Woodstock has over two miles of unimproved roads, and costs are often prohibitive for improving for LIDs. Not all residents want all streets improved regardless of cost. The City should provide incentives to improve right-of-ways. We need to develop priorities about how some unimproved streets need to be and can be developed.
- Suzanne Harold, Woodstock Neighborhood Association - Supports Healthy Connected City actions 28 and 29. As an example of a project that did work in the neighborhood, "Lake Carlton" was reconstructed to a thoroughfare with support from the City, which can continue to build community on projects like this.
- Angie Even, Woodstock Neighborhood Association - A member of a stakeholders group of commercial property owners. Advocates for Neighborhood Businesses and Services to strengthen hubs. Economic Prosperity and Affordability Action #25, Portland Main Streets, should make this program more accessible to areas around the city. #27, Training and Networking, should help establish training and networking opportunities to expand knowledge and share best practices. Action #30 should offer financial tools to support business development outside existing URAs. There also should be strategy development with local colleges (e.g. with Reed for Woodstock).
- Kenny Heggen, Woodstock Neighborhood Association - A member of the streetcar committee. The Healthy Connected City action #10, Transit and Active Transportation, should foster a multi-modal transportation system to link hubs and the broader region. This could be a comprehensive streetcar system to foster walkable jobs. Streetcars are a development tool to encourage investment. People are 30% more likely to use rail than buses because it's convenient.
- Jeremy O'Leary, Transition PDX - Transition is a project to create resiliency as individuals in our communities; it is a worldwide organization. Emergency preparedness, resiliency, sustainability are the same thing on different time scales. 9 of the 19 objectives are negated for much of east Portland unless there is a push to

include development of active transportation means in that area of the city. Business clusters can fill in the hubs using, for example, the Main Street program, and partnering with neighborhoods. Building community resiliency is requisite to a sustainable city.

- Liz Bryant, Transition PDX - Also stressed the importance of community resilience. The Economic Prosperity and Affordability strategy promotes economic growth, but this is not guaranteed - we need to plan for more than one economic scenario. More emphasis should be made to develop local industries and to support small business. Car/ride share options need to be supplemented. Hubs and community centers need to be built. Community centers could be incubators for cooperatives and adult learning centers, community kitchens, etc., but seismic safety of those buildings is essential.
- Harriet Cooke, Transition PDX - Regarding equity, race and ethnicity are not the only areas of concern or disparities that influence communities. In terms of financial tools, the City should create a task force for a debt-free local currency at local city government to bridge funding gap for social services and under/unemployed workers. The time for collaboration is right with the Occupy movement. Small business training, cooperatives, and buying clubs should also be promoted as should the development of a state bank with the cooperation of other jurisdictions.
- Don MacGillivray, Transition PDX - Many of the 5-year actions are generally unclear/incomplete. They each need a 1-page description for how they will be implemented. Many talk about more planning or defining policy, so it's difficult to know what the outcomes will be. More must be known about the actions before Plan is adopted. In terms of simplifying the Plan, the layout could be made more clear with a code for each objective, policy and action; the document could end on page 81 with an appendix for rest of the Plan. It should be readable and fully impactful in both black and white and in color. When we see "community participation" listed, partners are usually bureaus, and there is no mention of ONI as a partner.
- Amy Lewin, Hosford-Abernathy Neighborhood (HAND) - The neighborhood is encompassed by sub-area 1 and 7 as defined in the Plan. As a city, we need infill to create density, but only if basic amenities are added at the same time. There is only one park in HAND, but there is no water fountain or restroom in the park. We need to improve the process for finding use for public space, which could be in the form of schools - but many schools need seismic updates to protect youth.
- Lindsey McBride, HAND - The neighborhood needs a community center and pool to encompass all three strategies of the Plan. Improvements need to include access across railroad tracks and improved access points for pedestrians. Before supporting high-speed rail, we need to know what they mean for neighborhoods. Zoning for neighborhood business nodes cannot be one-size-fits-all. We need to focus on what works/doesn't in individual areas.
- Linda Nettekoven, HAND Chair - There are three major commercial corridors in HAND. We're disappointed in what the Plan has to offer this area. It has the right ideas, but not the wherewithal to get there. Transit, parking, gathering places, shade on a hot day - how can the neighborhood make this happen? If current zoning plays out, we could end up with limited space for art, open space, etc. The Plan has the right vision but needs to be sure to move forward. And while improving the opportunities of the neighborhoods, we don't want displacement; HAND wants to stay a mixed-income neighborhood.

- Curt Schneider, npGreenway; St Johns Boosters - Noted a variety of parks and concerns about safety in St Johns. The St Johns Lombard Plan has implementation items that should be included in Portland Plan work.
- Terry Parker - Regarding equity, if we look at maps, some neighborhoods have been carved up in the Plan. This is not equity. Not one of public school buildings in my neighborhood is open to be used for school, which splinters the neighborhood. The Plan needs to encourage neighborhoods through elementary schools in each. Financial self-sustainability should be a key component in the plan - plus, too much of the work is unfunded in the Plan. Much of the Plan is geared to up-and-coming generation rather than those in the older population.
- Traci Price, Environmental Education Association of Oregon - An advocate for inclusion of conservation education in the Plan to engage teachers and youth to connect to their natural world and home community. The benefits of conservation education are widespread and can positively impact kids' attitudes and behaviors as adults. It will help in preparing kids to be life-long stewards of the city, encourage critical thinking skills, etc to address the challenges of the future.
- Mary Vogel, Congress for the New Urbanism-Cascadia - The group could be another partner; it has worked on developing Fairview Village, urban infill in the Pearl, and elsewhere in the region. Commended Susan Anderson for bringing the ethic of the Plan to MTAC, showing how urban design is important in addressing climate change. She is supportive of the focus of complete neighborhoods and advocates designing this way for over 20 years. A key will be to create new financial tools (to be developed locally).
- John Gibbon - The hubs in SW Portland are just notational; for example, some commercial areas are outside city limits (e.g. in Washington County) and are needed to be recognized and maintained for vital neighborhoods. In general, the potential partners listed in the Plan are mostly City of Portland bureaus, so we're continuing the silo mentality. Partners should be school districts, soil and water conservation districts, and TriMet, etc.
- Jerald Powell - The Plan is a brave effort, but it's also a scatter plot of good things. Some stick, some things are missed, some are repetitive. How do we prioritize the good things? We also need to think ahead about when good things will compete with each other. The next steps in the public process is not mentioned enough, but it is fundamental as is coordination with other plans is fundamental. Identifying synergies is key.
- Susan Lindsey, Buckman Community Association - The Plan is ambitious with some good concepts and goals. Of note, the Washington High School Community Center is not included in the sub-area, likely because the community center was developed on a small community level and other partners. What else that has already been underway is left out?
- Mary Ann Schwab - The just-confirmed Buckman Pool closure is an example that too often things are done behind closed doors. Inner southeast is getting put down again. We need active recreation places, and kids should not have to be going across town for education.

Additional Testimony Received (written)

- Michelle Rudd
- Mike Houck

- Jeremy O’Leary
- Jenny Logan, Housing Land Advocates
- Colin Cortes
- Dorothy Shoemaker
- Curt Schneider, St Johns Boosters
- Curt Schneider, npGreenway
- Alexis Grant
- Bill Wyatt, Port of Portland
- Allan Lazo, Human Rights Commission
- Cathy Galbraith, Bosco-Milligan Foundation
- Terry Parker
- City of Portland Urban Forestry Commission
- Suzanne Myers Harold, Woodstock Neighborhood Association
- Terry Griffiths, Woodstock Neighborhood Association Land Use Committee
- Erin Inclan, Woodstock Neighborhood

Chair Baugh closed oral testimony for the Portland Plan.

Written testimony can be submitted through December 28, 2011.

Portland Plan

Action: Work Session

Eric Engstrom, Joe Zehnder

Topics to further discuss for the Commission and requests to staff:

- The disability community feeling of being invisible, and how engage them in the process is a new thought. The Plan needs to respond to that. This is clearly a miss in the draft.
- Similarly, the Equity TAG did struggle with how to define “equity” in the context of the Plan. We need to continue to address this.
- Synergies with/between bureaus needs to be addressed to make sure community requests don’t fall through the cracks.
- The most impressive parts of the Plan is that the bureaus will be working more closely together, more efficient, value from each project.
- Key words from tonight’s hearing include: historic preservation; youth voice; different abilities; measures for equity; community resiliency; central city; non-bureau partnerships; coordination; lack of mention of ONI in the Plan.
- The realization is that not everything that everyone wants can be mentioned or included in any Plan. A strategy can’t say “yes” to everything. The hard work will be the “picking and choosing” of what will be included and prioritized.
- Transit for youth and youth violence - how do we address these components?
- What is the level of detail we want to look at? What are the implications if a project/plan isn’t called out in the Portland Plan?

For the first work session on December 12, staff will bring forward a recap of the input from the disabilities community, what made it in to the Plan, and other details about the Equity TAG input and conversations.

Comments and testimony are being tracked so staff can give PSC members a list of ideas they can work to prioritize. Staff are also working to delegate research and line up responses for testimony received. They will prepare a letter that outlines the big issues, changes, areas of focus. The PSC will have a general discussion and review of a draft recommendation (to be concluded at January 10, 2012 work session).

Various themes have occurred that show they may need more attention in the Plan (e.g. core services). Staff will illustrate how they think they've addressed ideas in the Plan to make sure they are adequately included. There will be some judgment calls about how in-depth various components of the Plan have been included. There is a balance of checking off all the details versus recommending the full Plan - the PSC can recommend to move forward with the framework plus include notes to follow-up on specific language or items.

Adjourn

Chair Baugh adjourned the meeting at 9:26pm.