

Portland Planning and Sustainability Commission

Tuesday, July 22, 2014

6:00 p.m.

Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Mike Houck, Gary Oxman, Michelle Rudd, Katherine Schultz, Howard Shapiro, Chris Smith, Teresa St Martin, Margaret Tallmadge

Commissioners Absent: Don Hanson

BPS Staff Present: Susan Anderson, Eric Engstrom, Kevin Martin, Deborah Stein, Julie Ocken

Chair Baugh called the meeting to order at 6:02 p.m. and gave an overview of the agenda.

Items of Interest from Commissioners

Chair Baugh welcomed the two new PSC members, Teresa St Martin and Margaret Tallmadge. They each briefly introduced themselves.

Commissioner Schultz noted that she has volunteered to be on the short-term multi-unit rentals work group. She is also sitting on the URA amendments committee with PDC. The Central City 2035 West Quadrant Stakeholder Advisory Committee wrapped up last night with general consensus. The few outstanding issues are around the West End (heights); historical resources inventory within the district, but this should be done citywide; Old Town / Chinatown / Skidmore development and parking lot issues. The project team will brief the PSC at the August 12 meeting, with the hearing on September 9.

Commissioner Shapiro noted that it's good that we are working with PDC on the same level and is happy *Commissioner Schultz* is working on the URA group.

PSC members noted the committees that they currently serve on:

- *Commissioner Rudd:* Design Review
- *Commissioner Smith:* Streetcar Board; CAP update
- *Commissioner Schultz:*
- *Commissioner Houck:* CAP update
- *Commissioner Shapiro:* Citizen Involvement Committee
- *Chair Baugh:* Port Strategic Direction Committee
- *Commissioner Gray:* East Portland Action Plan, Ending Homeless Council (joint City/County), PDX CAC

Commissioner Gray: August 2 there is a Chinatown community clean-up that would be great to see people participate in.

Consent Agenda

- Consideration of Minutes from 6/24/14 PSC Meeting

Chair Baugh asked for any comments for the consent agenda.

Commissioner Smith moved to approve the Consent Agenda. *Commissioner Shapiro* seconded.

The Consent Agenda was approved.

(Y8 – Baugh, Gray, Houck, Oxman, Rudd, Schultz, Shapiro, Smith; Abstain 2 – St Martin, Tallmadge)

Comprehensive Plan Update: Overview and Policies

Briefing: Eric Engstrom, Kevin Martin, Deborah Stein

Documents:

- [Proposed Comprehensive Plan](#)
- [Proposed Citywide Systems Plan](#)
- [Urban Design Direction](#)

Presentations:

- [Comp Plan Overview](#)
- [Map App](#)

Susan Anderson introduced the plan. She thanked the numerous staff and advisors and volunteers who helped get it to this point. This is a reminder that we haven't had a new Comprehensive Plan since 1980. There's been so much change since then in Portland, and this is a new plan for the next 20 years.

Eric Engstrom provided background about the Comprehensive Plan. It is a state-mandated long-range plan to prepare for and management growth. It's a decision-making guide about land use and transportation and the physical development of the city.

Background reports include Buildable Lands Inventory, Infrastructure Conditions & Capacity, Housing Needs Analysis, Economic Opportunities Analysis (EOA) and the Natural Resources Inventory (NRI). We will be resubmitting the EOA, which is the only piece not accepted by the state earlier in 2014.

We are planning for a forecast of an additional 122,000 new households and 140,000 new jobs in the next 20 years. Most of the change is focused in centers and corridors.

The Comp Plan builds off the Portland Plan, which was adopted in 2012. This is a narrowing of the Portland Plan's scope to focus on the land use aspects. The central question is about the 12 measures of success in the Portland Plan and if the Comp Plan is advancing those.

There are 4 elements to the Comprehensive Plan:

- Goals and Policies
- List of Significant Projects
- Comprehensive Plan Map
- Portions of the Transportation System Plan (TSP)

The Citywide Systems Plan (CSP) and the Urban Design Direction are background and informational pieces about the plan.

The plan includes 7 key directions as noted on page I-9 of the full plan (also within the Introduction on the same page).

The Urban Design Framework (UDF) communicates the big picture of where the city is going physically. It also helps define place-types and language, but it is not a zoning tool. See pages I-6 and I-7 of the full plan (and the Introduction). It shows the different scales and hierarch of centers in the city.

The goals and policies portion includes 10 chapters. Goals are long-term outcomes we hope to achieve by implementing the plan. Policies are preferred direction and describe what must be done to achieve the broad goals.

Eric highlighted some of the top changes in policies since the 1980 plan:

- More direct focus on equity
- Explicit integration of public health goals and considerations
- Robust community involvement chapter
- Recognition that one size does not fit all
- Emphasis on complete communities and growth in centers and corridors
- Policy to encourage affordable housing in opportunity areas
- More planning for institutional campus growth including hospitals, colleges and large high schools
- Consideration of watershed health, integrating nature in the city, green infrastructure, climate action
- Maintaining existing infrastructure, financial constraints
- Multimodal transportation system performance standards
- For goods movement, greater emphasis on transportation investments to improve access to industrial lands
- For people movement, priority in design and investment given to most vulnerable road users
- Greater transparency in how infrastructure projects are selected to be built
- Emphasis on schools as multi-use facilities and assets that serve the community

Commissioner Houck: I assume the new direction on affordable housing to not put it where there aren't services but still without overly concentrating it.

- Yes, and especially with more emphasis on accessibility of locations.

Comprehensive Plan Map includes 4 categories of changes:

- Centers and corridors
- Jobs
- Risks and service gaps (either hazards, public health and safety issues; and areas that lack sidewalks, enrollment capacity of schools)
- Neighborhoods, parks and open space

The Central City is "blank" at this point because the CC2035 Plan will be working on that and will be integrated into the Comp Plan Map.

Kevin Martin shared an overview of the updated Map App. Maps are a good way to communicate to the public what we're doing. People immediately see where they are, where they work, and they are quickly more engaged. We are reaching a wider demographic that wants to look at things when they want to, 24/7, so we are now better able to engage that group and make them compelled to find out more.

Version 1.0 of the Map App was much more conceptual. It brought lots of people to the table. 22,000 unique individuals visited the app within the three months it was live. About 1200 people provided feedback. We found that people prefer to share discussion -- give feedback and see what other people have said as well, which was not a component of the original app.

Commissioner Smith: Did you explore any ways to include and engage with gameification?

- This is another tool we're looking at.

This version (2.0) continues to be difficult on mobile devices, but it's improved since 1.0. Both Map Apps have been produced completely in-house.

We've received about 50 comments today, the first day it became live. People can leave testimony for the PSC directly in the app.

Kevin provided a demo of the Map App (<http://www.portlandmaps.com/bps/cpmapp2/>).

Eric continued:

The Citywide Systems Plan (CSP) includes infrastructure information about a variety of City services: water, sewer, wastewater, transportation etc. For the state we are required to have a public facilities plan, a subset of the City's CSP, which includes the water, sewer and transportation aspects.

The investment strategy is another aspect of the CSP; see page 21 of the document.

Commissioner Houck noted that one of the big issues is that there has been an inability to capitalize lots of the green infrastructure. Is this (trees, etc) considered part of the capital in the city?

- There was effort to upgrade our treatment of green infrastructure in this version.

The Transportation System Plan (TSP) includes policy, projects, financial plan, street classification and street plans. Parts are included in the Comp Plan, and other parts are supporting information and implementation tools. This is coming in pieces: the citywide policies are in Chapter 9 of the goals and policies. The project list is not yet ranked, and we don't yet have financial plan or transportation modeling. That will evolve over the next year. In 2015, there will be more specific implementing measures.

There are many criteria that will be used to rank the TSP projects. It is a narrowing process through this fall and through to implementing projects.

Deborah shared information about the process Comprehensive Plan Update and community involvement.

Now we have a proposal, so we are shifting into a new realm. We have new audiences, so we have new approaches to engaging people.

Main objectives of the outreach now include:

- Widely share the plan, what it means and doesn't
- Make information easy to understand and help people understand difficult topics
- Continue to engage people who have been involved
- Bring special effort to engage people who have never heard of the Comp Plan: property owners, tenants, small business owners, residents in areas that we have identified as being at risk of gentrification
- Help build capacity and education people about how they can provide input and testimony

A few weeks ago we sent out a mail to all properties designated as mixed use and what we're proposing for all commercially zoned mixed use.

Next we have a postcard that will be sent early next week to property owners that are affected by other potential map changes.

A month prior to the first PSC meeting we will be sending legally-required notices to property owners. The verbiage on these notices is prescribed, so we wanted to lead with the other notices in a more friendly way.

We have set up a Comp Plan Helpline with staff at the phones who can answer calls, explain information and can walk people through their questions. We've had the line up for a couple weeks, and it has proved to be a great way for people to say what's confusing, what their fears are.

The Helpline staff can also help inform us about what people are asking the most about so we can fine-tune our messages and work better to get people the information they are looking for.

Commissioner Shapiro: How does the immigrant analysis work into this?

- We did an assessment of areas with high numbers of people with limited English proficiency and areas at risk of gentrification and displacement and overlaid them with proposed changes. We are working with the community engagement liaisons who work with immigrant communities throughout the city to open the door for us to learn what kinds of issues are most important to different communities.

We started a display in the lobby of this building today, which will be ongoing for the next months. We are also scheduling community open houses (likely in East Portland and St Johns) to talk with the community. A virtual open house is being developed as well. We have had ads in community newspapers, which will continue through August and September. Staff is doing some tabling at events. District liaisons will have “office hours” in libraries, community centers, etc to allow people to come talk to them at their convenience. We are also arranging for targeted small business outreach to make sure the business (especially if they’re not the property owner) know about the mixed-use changes. And we’re working with the Diversity and Civic Leadership (DCL) organizations.

In our conversations, we are sharing information about how people can provide testimony to the PSC and how they can use their voice now and in future policy discussions.

We will have a few more briefings with the PSC before hearings. At the hearings, staff will not have extensive presentations. After the last hearing, staff will work with the PSC to draft a directional statement at the end of public testimony that will help inform the work sessions in late 2014 and early 2015.

Discussion

Commissioner Smith asked about the sometimes confusing zoning code and the mixed-use project. Revised zoning is not an output of the Comp Plan.

- Revised zoning is the 5th step in the Comp Plan Update. Today’s release is the 4th component, and following after is a suite of implementation projects including the Mixed Use Zones project. The implementation projects will come to the PSC shortly after the Comp Plan.
- The Comp Plan Map is the map of the long-term land use plan. The Zoning Map is what we allow today. They are two different maps, and this is often confusing to people.

You mentioned we would be designating new Town Centers. Metro also has a classification of Town Centers. Do they match?

- Ultimately we have to reconcile the two plans. We also have Neighborhood Centers, at a level below Town Centers. For Town Centers we will bring a proposal to Metro to reflect what we would like to adopt.

Commissioner Gray: I’m very interested in the immigrant mapping. How will the information about different demographics be presented to the PSC?

- We’re using the information to inform our outreach to make sure we’re reaching people with the right liaisons and interpreters. Now that we have a proposal, we have a consultant doing an analysis of what we’re doing to see about unintended consequences of mapping, policies and proposed investments that might inadvertently do something we are not intending. That will be brought to the PSC as part of the staff work and/or proposed amendments.

I’m happy in the CSP that the guiding principles include issues around using an equity lens.

Commissioner Houck noted he was testifying to the Planning Commission 30 years ago about the Comp Plan. I’m impressed with the work and the huge shift from 1980 regarding natural

resource issues. One concern that's a bit down in the weeds: I did try the map with an iPhone, and the job category showed all of West Hayden Island (WHI) all included. This was a concern. In policy 6.41, there is just a generic reference to WHI. I would like to see if we could have a more explicit reference to the mitigation package for WHI and discuss what designation might be appropriate. Thinking about how we could meet our job goals in the city and the EOA, we will still run into the state Goal 9 issue, and I hope we can be creative about it.

Commissioner Shapiro complemented the staff's work on all the components of the plan.

Chair Baugh noted the amazing work and thanked the staff for their professional work. It gives lots of information to the public about our vision and what we're trying to do for the future. On the immigrant maps, will we get that information?

- We can put it together to present to or share with the PSC.

As we looked through the policies and look at vulnerability maps, we need to tie these together to mitigate some of the housing concerns and make sure we have jobs in the right places. And look at strategies to help mitigate these issues. Take a deep breath now; we have about 7 months before we make a recommendation. I encourage all the PSC members to get comments into staff as you have them so we can start to look at the issues up front.

Commissioner Gray: Procedurally, as we read through the documents and have questions, how do we need to ask and share our input?

- Email your questions (PSC members') to Eric and Julie. Susan is happy to meet individually with PSC members too. The better educated PSC members are, the better able the commission is to make an informed recommendation.

Chair Baugh: Also remember to think about the future... the city, Council, and how people will read and implement the plan 10 years from now.

For the policies in particular, they are mostly used as findings for ordinances. We have to show the basis for why we are making decisions (in the future) based on the Comp Plan policies.

Adjourn

Chair Baugh adjourned the meeting 7:55 p.m.