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## MEMO

**DATE:** September 18, 2014

**TO:** Planning and Sustainability Commission

**FROM:** Eric Engstrom, Principal Planner

**CC:** Susan Anderson, Director; Joe Zehnder, Chief Planner

**SUBJECT:** Comprehensive Plan Hearings and Relationship to the Mixed Use and Institutional Zoning Projects

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Within the written testimony you received this month on the Comprehensive Plan are several letters from recognized neighborhood associations requesting a 90-day extension of the comment period. The letters express a desire to know the specifics of potential new code provisions before closing testimony on the proposed Comprehensive Plan Goals and Policies and Comprehensive Plan Map.

However, before specific code provisions can be proposed, the Comprehensive Plan needs to first define desired outcomes through goals and policies, and the plan map. Establishing goals and policies and directional maps before developing more detailed implementing actions is essential. The specifics of any zoning changes that will be adopted to implement the new Comprehensive Plan will be subject to additional public hearings before final action by the PSC and City Council.

As explained below, BPS will schedule the discussion of important zoning details related to the Mixed Use and Institutional projects before City Council makes a decision on the recommended Comprehensive Plan policies and map.

The development of Comprehensive Plan goals and polices and implementing measures have different state-mandated deadlines.

Task 4 of Periodic Review, which is the work that is currently before the PSC, includes the goals, policies and the generalized land use map.



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Task 5 of Periodic Review, which will be in front of the PSC in 2015, will include implementing actions, such as zoning code and zoning map amendments.

To complete the Comprehensive Plan process in a more timely fashion, we began working on goals and policies (Periodic Review Task 4) last year and began working on the implementation projects (Periodic Review Task 5) this year while we were also completing Task 4. This was done so that, within six months of the approval of the goals and policies, deliberation could begin on the implementing codes.

This overlap in Task 4 and Task 5 creates the opportunity for more information to be available on the general approach to zoning code provisions even while the PSC is still deliberating the goal and policy intent as part of Task 4.

The attached timeline diagram illustrates this overlap and how the pieces will come together in the final Comprehensive Plan package.

### Current Task 4 Hearings Timeline

The Commission is currently scheduled to host four public hearings on the Comprehensive Plan (Task 4) products:

- Tuesday, September 23rd at 1900 SW 4th
- Tuesday, October 14th at Parkrose HS
- Tuesday, October 21st at PCC 82nd Ave campus
- Tuesday, November 4th at 1900 SW 4th

As with any public hearing, the Commission will decide when to stop accepting new testimony. On November 4th, the PSC will need to decide whether to:

- Schedule additional hearing dates;
- Extend the written comment period for some additional period, or
- Close the record.

In early 2015, there will be two additional hearings on two specific and related policy topics: 1) the updated Economic Opportunities Analysis (EOA) and the financially-constrained Transportation System Plan (TSP) project list.



## Hearing Questions

People are requesting delay because are interested in specific zoning code and map changes that may be applied to particular areas receiving the proposed new mixed use and campus land use map designations. Before we move into specifics, we need to have you consider and address several important questions:

1. Is a “centers and corridors growth strategy” desirable?
2. Are the proposed centers and corridors in the right locations?
3. What is the right scale of each type of place? Where are high rise or mid-rise buildings appropriate?
4. As proposed, the “Inner Ring” centers and corridors would have a bigger scale than centers and corridors located farther from the Central City. This would help us better meet a number of the Portland Plan goals, such as mode split, reduced impact on sensitive environmental resources, and access to jobs. Is this the right approach?
5. Should job growth at colleges and hospitals be encouraged through a new land use designation?
6. The proposed Comprehensive Plan map focuses on the largest campuses, including both private and public colleges, hospitals and high schools. Is that the right decision?
7. Does the commission agree that these campuses should be treated differently, as allowed uses with codes designed to govern the scale of new development, ensure community involvement and benefits, and identify needed transportation improvements?

## More Information

Some of the testimony requests additional detail about the expectations for centers, corridors and institutional designations in the Draft Comprehensive Plan. There is a significant amount of content in the proposed plan that addresses these topics. Specifically, the PSC should look at the following:

1. The **Urban Design Direction Report** includes illustrations and definitions of the different types of centers and corridors. It is important to get feedback on the different place types proposed in the plan.
2. **Chapter 10 of the Proposed Draft Policies** includes written descriptions of each Comprehensive Plan Map designation, including the proposed center and corridor designations, and campus designations. The Commission should be looking carefully at



these definitions, because they help establish direction for the subsequent zoning code development work, and future local area planning.

3. **Chapters 3 and 4 of the Proposed Draft Policies** address urban form, design and development. These policies and associated maps define the proposed places to focus anticipated growth. These policies also define the intended character of these places. Policies address topics such as scale, transitions, design, and protection of historic resources. An example is the Neighborhood Centers policy section (page 3-11), where the proposed policy describes Neighborhood Centers as places with low-rise buildings of four stories or less, with zoning capacity for up to 3,500 households within ½ mile.
4. **Chapter 6 includes a policy section on Campus Institutions** (Policies 6.53 - 6.58). These proposed policies will provide direction for the Campus Institution Zoning project.
5. **Chapter 8 includes a policy section on School Facilities.** These proposed policies could provide direction for any future project to address high school campus zoning.

### Task 5 (Implementation) Timelines

Both the Mixed Use and Institutional Campus zoning projects are currently working with citizen advisory committees to digest background research and define the concepts that will ultimately be brought to the Commission.

- The Mixed Use code project will publish an initial concept proposal in October 2014, in the form of a short (one or two page) term sheet. This will identify/name the pallet of proposed new zones, provide some basic parameters like anticipated FAR and height limits, and list some other key parameters.
- A more detailed Mixed Use Concept Report is due this winter. Proposed zoning codes are expected in the spring of 2015. We anticipate scheduling PSC hearings in June/July 2015.
- The Institutional Campus Code Project will publish a Concept Report this winter. Proposed codes for this project are also expected in the spring of 2015. We anticipate scheduling PSC hearings in April/May 2015.
- Both of these projects will also inform a Zoning Map Amendment Package that will advance in 2015. We anticipate draft maps by May 2015. The maps would implement a variety changes necessary to make the Zoning Map conform to the recommended Comprehensive Plan. This will include the new Institutional Campus and Mixed Use zones.
- We anticipate that the PSC would be holding hearings on the proposed Zoning Maps in July and/or September of 2015.

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This overlapping sequence will ensure that important zoning details are on the table before City Council makes a decision on the recommended Comprehensive Plan policies and map in June/July 2015. The state-imposed deadline for Comprehensive Plan (Task 4) adoption is July 2015. The state-imposed deadline for completing the related (Task 5) implementation projects is December 2015.



