



MEMORANDUM

DATE: January 7, 2015
TO: Planning and Sustainability Commission
FROM: Eric Engstrom, Principal Planner
CC: Susan Anderson, Director; Joe Zehnder, Chief Planner
SUBJECT: Summary of Comprehensive Plan Public Testimony (Memo 6)

On January 27, 2015, the Planning and Sustainability Commission (PSC) will have its second work session to discuss comments received and reactions to the Proposed Draft. During the work session, the PSC will hold a discussion on using the Plan in decision-making; Centers & Corridors; non-conforming uses & split zoning; and a “consent list” of smaller staff-recommended changes that may not need in-depth discussion. This memo summarizes public testimony received through January 6, 2015.

Schedule Updates

The PSC will keep the written record open to receive testimony through March 13, 2015. This will allow individuals and groups to provide feedback during the work session deliberations, and incorporate comments that are informed by the emerging Mixed Use and Campus Institutional zoning details.

Staff have delivered a packet to the PSC, with recommended topics for subsequent work sessions, currently scheduled for January 27, February 10, March 10 and March 24, 2015. On February 24, 2015, the PSC will hold a hearing on the transportation elements of the plan and review a sorted and updated TSP project list. A second “consent list” will also be published in February.

We have tentatively scheduled a hearing on the revised Economic Opportunities Analysis (EOA) for April 14, 2015, and a hearing on the Growth Scenarios Addendum Report at the April 28, 2015 PSC meeting. Both the updated EOA and the Growth Scenario Addendum are components of Periodic Review Task 3.

Comp Plan Schedule at a Glance

- November 18 - Work Session
- January 27 - Work Session
- February 10 - Work Session
- February 24 - TSP Hearing (focused testimony)
- March 10 - Work Session
- March 24 - Work Session
- April 14 - EOA Hearing (focused testimony)
- April 28 - Scenario Report Hearing (general testimony)
- May 12 - Work Session/Vote

The TSP and EOA hearings are focused on those specific topics within the plan. Commission leadership may want to remind people to stay on topic during those hearings. However, clearly many elements of the draft plan relate to those topics. It will be a judgment call about what relates to the EOA or TSP, and I recommend you err on the side of a liberal interpretation.

A staff Draft of the Recommended Comprehensive Plan is scheduled to be released no later than April 3, 2015. It will be based on the direction you give us in the earlier work sessions, and testimony received through March 13. Because the Scenarios Report is about the overall performance of the plan, the April 28 hearing will be another opportunity for the public to testify more broadly about the plan before you vote.

Comment Reporting Updates

In testimony summary memos #1-3, comments on economic development and environment/watershed health also included comments predominantly about West Hayden Island. Staff reviewing public feedback on these topics found that the volume of comments concerned predominantly with WHI were overshadowing many of the other economic or environmental concerns being raised by the community, making it more difficult for them to effectively review comments by theme and formulate draft responses. For both of these reasons, we have elected to treat West Hayden Island as its own category. In testimony summary memo's #4 and upward, comments are only included in these categories, in addition to WHI, if they also very clearly exhibit concern with or support for broader policy themes, and/or give attention to another location.

In testimony summary memos #1-5, comments on West Hayden Island were tagged with the "North" district. Upon reviewing the large volume of comments, staff requested that WHI comments again be treated separately in order to more accurately weigh all other feedback and input from the North district. Thus, WHI-specific comments are also now considered as their own geography, and the North district comment count from this memo upward will reflect this shift in reporting.

Summary of Comments: July 22, 2014 through January 6, 2015

All written comments received between November 11, 2014 and January 6, 2015 are available at <http://efiles.portlandoregon.gov/Record/7135556>. Comp Plan-specific testimony in this folder is denoted with a "_cpu" at the end of the document name.

A compiled document of these written comments as well as comments from the Map App during the same time period is available at ftp://ftp02.portlandoregon.gov/BPS/PSC/CPU/testimony_111114-010615_compiled.pdf.

Between July 22, 2014 and January 6, 2015, a total of 2501 public comments were received. Of these, 1554 were submitted via the Map App, 291 in writing and 330 via email. Additionally, 231 comments were given directly to the PSC at public hearings, and 94 comment cards were submitted (mostly via the Community Alliance of Tenants and through the Mixed Use Zones project meetings). Comments ranged from specific zoning requests to general comments about the City's stated goals and CPU guiding principles. Most frequently-addressed subjects at this time include but are not limited to:

- Concerns about current proposals for West Hayden Island, both expressing a desire to keep the island as a nature preserve/open space, and also expressing a desire to utilize the island specifically for economic/ industrial development. Many comments also asked for clarification of the current proposed map and policy.
- Concerns around and/or support for potential zoning adjustments as a result of Center and Corridor designations and the related Mixed Use Zones Project.

- Requests to extend PSC hearings, specifically to allow more time for neighborhoods and others to review and evaluate the potential impacts of Mixed Use and Campus/Institutional zoning designations.
- Recommendations and observations regarding the character of residential neighborhoods, including desire to address large homes, demolitions, and infill developments.
- Support for policies to help ensure that housing remains affordable for low-income residents in all of Portland's neighborhoods. Support for policies, as well as suggestions for more targeted actions, were offered to help prevent displacement. Many comments related to affordable housing also made mention of substandard living conditions and requests to hold landlords accountable.
- Desire to carefully consider the development of green-fields, and to prioritize re-development of brownfields to help meet projected employment land needs.
- Recognition of the need for more middle-income employment opportunities within the city.
- Support for equitable investments in transportation and infrastructure. Many commenters highlighted areas that they observe to be currently under-served, and areas where significant growth is anticipated.
- Requests for property-specific zoning map or designation changes - especially related to nonconforming uses.
- Concerns about and/or support for areas designated for down-zoning due to natural hazards, other risks and/or service gaps.
- Concerns expressed, especially by Neighborhood Associations, over the Comp Plan's precedence over long-standing local plans.

It is important to note that while hard copy letters, emails and all testimony received at PSC (verbal and written) may pertain to any or all of the Comp Plan, most testimony received online through the Map App is focused on specific map features: The Transportation System Plan (TSP) Project List; Proposed Infrastructure Projects; and Land Use changes regarding Centers and Corridors; Jobs and Employment; Risks and Service Gaps; and Neighborhoods, Parks and Open Spaces.

In addition, staff have observed that many comments received include questions. When staff comes across these questions, or requests for clarification or additional information, Help Line staff are responding promptly and are keeping a record of these items.

Comment Distribution

Policy Comments by Topic	Comments
Land Use Designations	835
Zoning Map	719
TSP/Transportation	657
West Hayden Island & Hayden Island	173
Urban Design Framework, Centers and Corridors	250
Design & Development, Residential, incl. Demolitions	195
Environment and Watershed Health	194
Community Involvement	142
Economic Development/Industrial	163
Public Facilities	87
Housing	165
Process (incl. requests for hearings extensions)	99
Administration & Implementation ⁱ	25
The Plan & Guiding Principles ⁱⁱ	81
Campus Institutional Zoning	27
Mixed Use Zones - Project Specific	67

All Comments by Geography (the location of the comment, not necessarily the address of the person making it)	Comments
Southeast	898
North	183
Northeast	497
East	451
West	482
Central City	208
West Hayden Island	173

Map App Comments by Category	Comments
Land Use: Centers and Corridors	458
Transportation Systems Plan (TSP)	699
Land Use: Neighborhoods, Parks and Open Spaces	324
Land Use: Jobs and Employment	83
Land Use: Risks and Service Gaps	48
Proposed Infrastructure Projects	34

ⁱ Both the Campus Institution and Mixed Use Zones Project Specific topics were added in December upon request from staff to aid them in comment review. These comments were formerly included in Administration & Implementation, which as of this Memo 6 and upwards will more strictly relate to Comp Plan Chapter 10 content (not to discreet implementation projects). Mixed Use Zones - Project Specific is tagged at the discretion of MUZ Project staff.

ⁱⁱ Includes many comments related to the Guiding Principles called out by the plan: prosperity, equity, health and resiliency, and relationships between local, neighborhood, city, regional, and state plans.