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## MEMORANDUM

**DATE:** January 15, 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)

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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; and non-conforming uses & split zoning. This memo summarizes public testimony received through January 13, 2015.

### **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 13, 2015**

All written comments received January 7-13, 2015 are available at <http://efiles.portlandoregon.gov/Record/7135563>.

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](ftp://ftp02.portlandoregon.gov/BPS/PSC/CPU/testimony_111114-010615_compiled.pdf).

Between July 22, 2014 and January 13, 2015, a total of 2695 public comments were received. Of these, 1739 were submitted via the Map App, 296 in writing and 335 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

<b>Policy Comments by Topic</b>	<b>Comments</b>
TSP/Transportation	673
Urban Design Framework, Centers and Corridors	253
Design & Development, Residential, incl. Demolitions	197
Environment and Watershed Health	195
West Hayden Island & Hayden Island	173
Housing	167
Economic Development/Industrial	166
Process (incl. requests for hearings extensions)	101
Public Facilities	90
The Plan & Guiding Principles <sup>i</sup>	82
Community Involvement	42
Administration & Implementation <sup>ii</sup>	25

### Other/Implementation

Land Use Designations	914
Zoning Map	727
Mixed Use Zones - Project Specific	67
Campus Institutional Zoning	28

<b>All Comments by Geography</b> (the location of the comment, not necessarily the address of the person making it)	<b>Comments</b>
Southeast	914
North	223
Northeast	510
East	458
West	641
Central City	214
West Hayden Island	173

<b>Map App Comments by Category</b>	<b>Comments</b>
Land Use: Centers and Corridors	478
Transportation Systems Plan (TSP)	851
Land Use: Neighborhoods, Parks and Open Spaces	332
Land Use: Jobs and Employment	83
Land Use: Risks and Service Gaps	49
Proposed Infrastructure Projects	34

<sup>i</sup> 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.

<sup>ii</sup> 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.