

Portland Planning and Sustainability Commission

October 27, 2020

5:00 p.m.

Meeting Minutes

PSC Commissioners Present: Jeff Bachrach, Ben Bortolazzo, Mike Houck, Katie Larsell, Oriana Magnera, Steph Routh, Katherine Schultz, Chris Smith, Eli Spevak [2 open positions]

City Staff Presenting: Andrea Durbin, Rachael Hoy, Sandra Wood, Brandon Spencer-Hartle

Guest Presenters: Winta Yohannes

Documents and Presentations for today's meeting

Chair Spevak called the meeting to order at 5:01 p.m.

Chair Spevak: In keeping with the Oregon Public Meetings law, Statutory land use hearing requirements, and Title 33 of the Portland City Code, the Portland Planning and Sustainability Commission is holding this meeting virtually.

- All members of the PSC are attending remotely, and the City has made several avenues available for the public to watch the broadcast of this meeting.
- The PSC is taking these steps as a result of the COVID-19 pandemic and the need to limit in-person contact and promote social distancing. The pandemic is an emergency that threatens the public health, safety and welfare which requires us to meet remotely by electronic communications.
- Thank you all for your patience, humor, flexibility and understanding as we manage through this difficult situation to do the City's business.

Items of Interest from Commissioners

Commissioner Routh: It is Julie Ocken's birthday.

Director's Report

Andrea Durbin

- **West Portland Town Center Discussion Draft** was published. The team will be doing public engagement and deadline for comment is December 3. The PSC will see the project in February.
- **Shelter to Housing Continuum Discussion Draft** deadline for comment is this Friday.
- **Dealing for applying for PSC members** is November 20.

Consent Agenda

- Consideration of Minutes from the October 13, 2020, PSC meeting.

Commissioner Smith moved to approve consent agenda. *Commissioner Houck* seconded.

(Y9 – Bachrach, Bortolazzo, Houck, Larsell, Magnera, Routh, Schultz Smith, Spevak)

The consent agenda passed unanimously.

Albina Vision

Briefing: Rachael Hoy; Winta Yohannes (AVT)

Presentation

Rachael introduced the project. This is a community-led group embarking on a plan for Albina, which has seen racial inequities and gentrification. They have been building partnerships in the community over 5 years. They recently received a Metro grant to create an investment plan, strategies for community wealth-building. Council allocated funds as well to coordinate activities with adjacent projects and stakeholders. Rachael introduced Winta Yohannes, the managing director of Albina Vision Trust (AVT).

Albina vision work was borne out of recognition of changes and developments in the city and the desire of the community with a vision that is worthy of the city's highest aspirations – justice and access.

Winta highlighted some of the background of the neighborhood before urban renewal and other policy decisions that decimated the areas. But the past is not that long ago. Memorial Coliseum development, community loss, small businesses lost. When Albina was destroyed, the whole city lost something important. By 2016, homes and businesses had been replaced by parking lots and large civic stadiums.

There are 6 values AVT has developed to guide this work. Reconnecting to the river and integrating arts in the process – art is a tool for healing and communicating complicated histories and our aspirations for what we want to create. Intentionally remarkable in what we want to create.

We know Portland is excellent for urban design and planning. Our community groups and civic engagement is strong. We have to make the expertise across disciplines to honor authenticity. Through this work, we set a groundwork to create a community investment plan. We knew we'd have to bring in a diverse range of experiences and professional backgrounds in our team.

Joy is a key concept. So much of the work is about centering Black joy and celebrating Black people's ability to say "we will not continue to be moved". Lay claim to this part of the city and create a richer community for all of Portland.

Many of the factors are not unique to Portland, so we are looking at other places around the country as well.

So many times when we talk about our racist history it gets easy to get stuck in acknowledgement or despair. We are going to stay rooted in the joy and resiliency of community. The ability to succeed will

be on the ability of Portlanders to participate and not just be observers to say who we are as a city, community members, and institutions we represent.

Commissioner Smith: I attended an outreach presentation over the weekend and am impressed with the design team and what they come up with.

- Winta: It was so great to see people should up in Zoom on a Saturday morning – thank you!

Chair Spevak: I've heard most about this in the context of I-405. What's messaging with that, ODOT, and other groups you're interacting with?

- Winta: The original committee recognized that the visioning had to happen without the usual constraints. So we look at what healing, a remarkable neighborhood look like. They focused on outcomes first then created a long timeline for implementation. This might take 40+ years to be fully realized. The vision itself has sparked the imagination of many Portlanders, and we know some of the work can happen sooner than later (e.g. connecting Lower Albina to N/NE Portland). We are creating a plan jointly and working through that while we are working – e.g. with ODOT, Portland Public Schools, City of Portland. The district only has a small handful of property owners.

Commissioner Bortolazzo: I commend you on including the concept of joy in the engagement process! This is a positive, future-forward spin to the whole process.

One of the deliverables of the community investment plan is three scenarios for investment – where we need to work, tools to ensure affordability while creating wealth-creation opportunities, funding projects to deliver outcomes, who the right partners are, governance structure.

Commissioner Routh: I'm excited to be talking about this before our next project and how we reframe and look at our history and narratives to be inclusive of all our communities. How through HRCP and future work we might work with AVT to ensure we are honoring the history of our communities' house and the future of shared prosperity meet.

- Winta: We've been talking about various tools for development that may seem neutral at face value, but we have to be sure about what outcomes they accomplish.

We want to be able to come back and share the findings and talk about ways the PSC can help us move forward. the City has been a great partner in our conversation with ODOT. For the long-term governance, what are the tools to ensure that the intent for the district is honored over time? That is a question we're working on, and I'd love to share specifics at a future meeting.

Commissioner Houck: Would it be possible for you to keep us all informed in terms of upcoming meetings and our attending?

- Winta: Yes, albinavisioninc.org has a contact form, and we automatically will add you to our notifications about workshops and other opportunities to engage.

Thank you for this presentation. We look forward to hearing from you soon.

Historic Resources Code Update

Hearing: Sandra Wood, Brandon Spencer-Hartle

Presentation

Disclosures

Commissioner Routh: I am leasing a commercial office space for the next month.

Written Testimony Received

Brandon shared a brief overview and reminder about the HRCP: values statements; equity goals; and proposal themes.

PSC members introduced themselves to those testifying tonight.

Testimony

1. Kristin Minor, HLC: We appreciate allowing you to kick off the comments on this project. Many thanks to Brandon for his great work, particularly on a project that is so complex. Many aspects the HLC is excited about. But we have some big concerns – especially that we have had so little input on the project. We believe historic preservation is a tool for regulating for the greater good. *See written testimony.*
2. Ernestina Fuenmayor, HLC: Need alternatives to the national register. Neighborhoods should be able to self-regulate. Cited 4.53 of the 2035 Comprehensive Plan. We need time to work with the PSC as well as BPS and BDS. *See written testimony.*
3. Matthew Roman, HLC: Preservation through the 2035 Comp Plan, specifically Chapter 4. Local context is primary importance, but we don't have an up-to-date plan about what we want to conserve over time. *See written testimony.*
4. Derek Spears: Former HLC member. Acknowledged the system we're working in right now. What do we want to do with this project? I'm asking to be seen and not be powerless in the system so we can actually deal with the cause of what's going on. Equity and environmental justice are not promoted if those who are affected are not in the room.
5. Adam Starr: Support for the passage of the code revision to build an ADU for my mother to live with/near us. Irvington resident.
6. Stephyn Meiner: Would love to see preservation efforts expanding to protect other areas of the city to be more inclusive. Support the project and amend the code.
7. Anne DeWold: Thank you to Brandon for your great work in involving our community in drafting the plan. Reasonable and affordable maintenance in the plan.
8. Allison Knowles: Irvington. To stay here, we had to invest significantly, so support contributing accessory structures. Support proposal changes.

9. Ahna Eaton: Hawthorne District should be designated as historic. It's missing buildings including the Masonic Temple. 1859 deed mortgage to the Hawthorne District. In the process of making this public. I think this work is crucial and would appreciate more time with it.
10. Brooke Best: Architectural Historic. Recognize this ambitious undertaking is a necessary update and to conform with Goal 5. There are positive elements, but some work weakens things. Current proposal to remove HLC and designating PSC as recommending body for creating and listing landmarks is contrary to major jurisdictions in the US.
11. Jared Morris: Irvington. There is opportunity to do so much more within our existing structures.
12. Kathy Lesley: Opposed to many of the proposals as I understand them. Land use process has become highly politicized, and choices are not in people's best interest. When you remove restrictions, you encourage urban blight. I suggested the City take these efforts to helping many neighborhoods that need the City's attention.
13. Susan Sater: Portland's rich and diverse neighborhoods is something great. I believe we can continue this as we grow and change. Changes can happen without losing the character, and these types of changes should be supported. Protect the residential of the residential neighborhoods, not increase commercial here.
14. Gordon Oliver: Irvington resident. Black families occupied about half of the homes when we first moved in. But redlining caused Black families to move out. Demographic changes were before the Irvington Historic Design Standards. Decline in housing affordability – so we should add more while preserving our historic neighborhood.
15. Sandra Wilborn: Lived in Irvington for 30 years. Retired last 10. Appreciative of great old houses and trees and civilized nature of the area. Agree with the idea of climate action, and I think the project should help all these things. Concerned that we need to make sure that when DR is done the people reviewing are not just bureaucrats – I want architectural historians and the like contributing to the decisions. Concerned about parking. Hoping we can retain original buildings as much as possible and change some into multi-housing units.
16. Jodi Morris: Displacement. A goal is to acknowledge and address past harms, but what's proposed doesn't go far enough. Infill has to be affordable. We need an historic preservation plan for the city to guide code changes instead of piece-meal code changes.
17. Alisan Peters: Irvington. In favor of retaining robust changes to this historic district. Traffic calming is lacking. We need mutual respect and coordination with the City government.
18. Herb Ozer: Irvington since 1982. Value of historic districts are the same as museums and the arts. Protect historic districts. Some of the code changes are moving too quickly – we should test increased density, size of ADUs, etc before we just do it. *See written testimony.*
19. Andrea Short: Irvington. Teacher. Support changes that make homeownership more affordable and accessible to all community members. Historically zoning laws were created to exclude low-income people and people of color. We need to increase the housing stock throughout the city.

20. Daniel Vidas: Support the goals. Efforts are commendable. However methodology doesn't work for me. Retail use approvals. Zoning regulations exist for a reason. Certain standards should be preserved. There is nothing in the provision regarding a showing of need.
21. Maya Foty: In addition to topics in the PHLC letter, preservation goals and the Comp Plan are in alignment. Goal 7A reducing carbon emissions. We should support existing neighborhoods and densification and find opportunities for developing open lots. Limit demolition. Don't rush this process.
22. Dean Gisvold: Land Use Chair for Irvington. I feel like I am again being labeled and judged.
23. Robert Gelpke, DNA and Land Use & Transportation Committee: Proposed code removes buildings from the top level to the bottom. Many properties will lose protection and recognition from coming off the list, which won't benefit. Developers seem to be the winners. PHLC perspective needs to be reviewed and included carefully. This proposal threatens historic preservation.
24. Barbara Shulman: Need more information and time to analyze the project. There isn't clear information about full impacts. Lip service to affordable housing, but not clear enough in the plan. I support more affordable housing in Irvington but am concerned about mass demolition.
25. Ted Giese: In favor of change where it can be beneficial for Portlanders. This is a huge document that doesn't compare current with future proposals. Need more time to digest to see how the plan works and will benefit.
26. Thomas Ray: Concern over the proposal of demotion of the PHLC and lack of public input. PSC, not PHLC will review and rule on potential new historic resources. Resources will vanish without protection.
27. Gregg Baker: Irvington for 20 years. Great walkability. Other people visit this area to walk and appreciate the historic value. They visit businesses on 15th and Alberta, Hollywood, Broadway. Historic tours are similar and bring people here. Retain the existing historic designations.
28. Iain Mackenzie: Support the project, which is much needed. Appreciate how the City is starting to look at this. When DOZA was here, you talked lots about DC. But with this proposal, there isn't a similar nod or work with PHLC, who reviews new buildings in many areas of the city.
29. Suzanne Croft: Historic areas were created to stop demolition. I can't see the need for additional commercial here without strenuous steps for the developer to go through after all the work citizens have done to get to where we are.
30. Jamie Birkett: Vibrancy and diversity of the neighborhoods is important. It's unclear how the zoning changes will address equity and inclusion in this proposal. Be sure that affordable housing stays affordable with rent protection or other plans to ensure this. Development should be in the hands of people with goals beyond short-term profits.
31. Steve Dotterrer, Architectural Heritage Center: Importance of action beyond zoning. PHLC needs a formal role in all processes. Membership should be more than just interest in historic

preservation. This is more than just zoning and needs funding. Lack of equity and inclusion because of lack of funding since the 1980s. *See written testimony.*

32. Lincoln Tuchow, AHC: Supports increases in protections for conservation districts. Greenest and most affordable home is that which is already standing. Suggest adopting best elements of the plan. *See written testimony.*
33. Lawrence Kojaku, AHC: Support the proposed role of PHLC, object to the minimal role proposed in designating historic and conservation districts instead of PSC. Avoid inappropriate pollicization of these efforts. *See written testimony.*
34. Han-Mei Chiang: Irvington. Concerned about revised zoning law. We need to hold accountable. We will overtax our existing infrastructure.
35. Mike Ritchey: Irvington. Regret loss of diversity that has occurred. But the zoning changes won't reverse that or make housing in this neighborhood more affordable. Standards are too loose. Don't degrade protections for existing neighborhoods. I want to ensure the changes are best for the city today and 100 years from now. Don't rush to do something and regret it later.
36. Mischa Boehr: Generally proposed to land use changes – lack thresholds and specifics. I appreciate the need for more housing in Portland, and we need to work together for quality of housing. Quantity, quality, and style has an effect and provides a sense of place.
37. Rich Roberson: Proceed with caution. Generally support changes but concerned about changes that may weaken protections and increase demolition.
38. Matt Kelly: Support the proposed draft as well as suggestions from AHC. Urge you to keep the project moving forward. It's been many years already. Re: new buildings environmental impact is more complicated than others have suggested. Support 2B. PSC should be the recommending body as noted.
39. Luke Norman, Portland Neighbors Welcome: Support proposed draft. Support PSC recommend changes to historic and conservation districts based on the knowledge of the Comp Plan, CAP, and housing goals.
40. Mary Senatori: Irvington. Welcome the proposal to right-size. Oppose proposals that effectively dismantle Irvington's historic designation.
41. Julia Metz, Catholic Charities of OR: Support with recommended modifications. Happy to see recognition of inequities. Support Portland Neighbors Welcome and shifts in PSC's role. *See written testimony.*
42. Susan Hathaway-Marxer: Irvington since 1968. Not in favor of changes to historic districts.
43. Doug Klotz: PHLC doesn't consider the Comp Plan or historic context of racist planning. PSC brings the necessary expertise and experience for the Comp Plan and bringing equity to land use decisions.

44. Fred Leeson: It comes down to money, and the development community has a hand in this.
45. Terra Wheeler: Life-long renter. Thank you to Brandon and others who have worked on this draft. Support recognition of adaptive reuse to address climate change and increase economic possibilities for industries. Proposal to remove historic resources to overrepresented groups is problematic. What is the outcome of removing? How do you ensure occupants don't get displaced? PHLC should collaborate with PSC and we shouldn't dismiss their contributions.

Sandra: We recommend 8 more testifiers tonight. That will leave us about 25 people to testify on November 10, which is a daytime meeting. We will send a new registration link to people who were unable to testify before the PSC this evening. Written testimony will remain open through the start of the November 10 meeting.
46. Constance Beaumont: Laurelhurst. Thank you for this work. Support some provisions and oppose a few. PHLC make-up needs to have architectural historians and preservation experts.
47. Tim DuBois: There are rights and responsibilities involved with historic preservation, but this doesn't always happen. Irvington is not a museum but a private collection for people who can live there. Preserving homes on grounds of environmentalism is a lie. Form follows function and does not help us solve climate change.
48. Janet Byrd: Irvington. I want today's Portlanders to have stability with affordable housing. Support the proposal. PSC is able to weigh competing values and should be the recommending body.
49. John Czarnecki, Downtown NA: Support strong values statements. The pie is getting larger – this shouldn't be a zero-sum game.
50. Greg Theisen, NWDA planning: Support proposed changes to historic resources inventory process but some concerns as well. Range of housing types in our neighborhood. Acute need for housing throughout Portland. *See written testimony.*
51. Dennis Harper, NWDA planning: re: Designation, we request PHLC be the recommending body for designation or removal of historic or conservation districts. Add a provision. *See written testimony.*
52. Victoria Burton: North Mississippi. When looking at changing zoning, how does that affect people of color or low-income people?
53. Vicki Skryha, NWDA Planning Committee: Re: protection. Affordable housing can be nicely integrating into historic districts. Comments about technical corrections that we hope to work through with Brandon. *See written testimony.*
54. JoZell Johnson, NWDA Planning Committee: Re: reuse. Would like to change elimination of required parking. If alternate use can get rid of parking but the code requires more, that doesn't make sense. Alternative opportunities to support parking sharing. *See written testimony.*

55. James Heuer: Irvington. 2016 rules and Goal 5 for updating the inventory. Some parts of HRCF are problematic. Demolition review.

56. Brandon Narramore: Strong support of the project and of Portland Neighbors Welcome testimony.

Chair Spevak continued the hearing to November 10, 2020 PSC meeting at 12:30 p.m. for people who have registered. Written comment will remain open until 12:30 p.m. on November 10 as well.

Adjourn

Chair Spevak adjourned the meeting at 8:29 p.m.

Submitted by Julie Ocken