

Attachment B. Proposed Amendments

Table 1. These Comments/Amendments are a result of Design Commission comments heard at the briefing on 9/2 and hearing on 9/28, and public testimony received through October 29, 2021; and commentary received during the January 27, 2022 Work Session. Staff has also proposed two amendments (6f & 7d) based off discussions during a presentation to the AIA/ASLA/APA Urban Design Panel.

Ref #	Survey Question/Topic		Comment or Requested Amendment	Proposed by	Proposed Change
1	General	a	<p><i>Generic Language.</i> The language within the Community Character and Architecture and Urban Design Character sections is generic and could apply to anywhere in Portland. Revise language to offer guidance more specific to the West Portland Town Center.</p> <p><i>Distinctive Neighborhoods.</i> This area is an integration of many different neighborhoods, and that should be reflected in the Community Character/ A&UD sections.</p>	Design Commission	<p>Language within the <i>Community Character Section</i> has been revised:</p> <ul style="list-style-type: none"> • Be more place specific • Provide more detail on desired features (Incorporated feedback received at Community Focus Group on December 4). <p>For example, more specifics were added to the language of the bullet on incorporating artwork into spaces, such as functional sculptures or murals of natural landscapes.</p> <p>Language within the <i>Architecture and Urban Design Character Section</i> was completely rewritten to:</p> <ul style="list-style-type: none"> • Better describe the diverse neighborhoods and geographies of the Town Center (i.e. central (Barbur and crossroads area), North of and South of Barbur Blvd.) • Be more place specific. • More emphasis on improving connections within the center. <p>For example, two new bullets have been included clarifying how development should respond along the Green Ring vs. on Green Streetscapes.</p>
		b	<p><i>PBOT Feedback and Coordination.</i> Pedestrian Infrastructure will be essential to the success of this area. Need to get feedback from PBOT to help add more specifics about desired pedestrian qualities and amenities.</p>	Design Commission	<p>Language within the character sections has been revised to align with better with transportation elements PBOT has proposed as part of this plan. A few examples include:</p> <ul style="list-style-type: none"> • More specific guidance for development adjacent to SW Collins St; which has plans for a future street realignment; • More clarification on how development should respond along the Green Ring, to align with a future concept plan. • More specific guidance for development along Barbur Blvd.
		c	<p><i>Careful Use of Language (particularly Woonerfs).</i> Choose words and terms carefully and be sure that they are clear and informed by community vision and culture. For example, the use of the term Woonerf is one that not all cultures will be familiar with. In addition, it is out of place and out of sync with where the district is right now.</p>	Design Commission and PSC	<p>Language has been revised to be less sweeping and focus more closely on incremental changes that align with community feedback and the project plan’s urban design framework.</p>
		d	<p><i>Community Feedback.</i> More specific feedback is needed from the immigrant communities within this area.</p>	Design Commission and PSC	<p>BPS Staff held an East African Community Placemaking Focus Group on December 4, 2021. In attendance were members representing some of the immigrant community within the Town Center. The feedback received was used to strengthen language to reflect the community’s desire for multi-generational gathering and fostering of community and cultural connections.</p>

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2	Background	a	<i>Language on Indigenous Peoples.</i> Language referencing Indigenous history and peoples is too focused on the past, with very little reference to the current Indigenous community. Additionally, given that the City is still working on a Land Acknowledgement, referencing ancestral homelands of specific Tribes is not advised and this language should be revised.	BPS Staff	Staff met with the City’s Tribal Relations Office, on January 6 to review the language on Indigenous history and peoples in this character statement. In response, staff revised language within the second paragraph of the background statement to read: “Southwest Portland was home to many Indigenous Peoples and adjacent to one of the largest collections of villages on the nearby Tualatin Plains (modern-day Beaverton, Hillsboro, Forest Grove). It was a site for communal and celebratory gathering, where goods were traded, and stories shared. Today, the Portland area is home to a large and thriving Indigenous community, made up of several tribes from the Pacific Northwest region and throughout the country, though existing development has done little to provide them with inclusive and accessible spaces.” Additional Language was added within the first paragraph of the Community Character Section to encourage: “...inclusive spaces acknowledging past and present contributions of the area’s Indigenous Communities.” Additional Language was added to encourage <i>artworks commissioned by Native Artists</i> (4 th Bullet) and <i>artistic signage showcasing language from the Islamic and Indigenous Communities</i> (7 th Bullet).
3	Diagrammatic Map and Captions	a	<i>Revise Caption Language for Diagrammatic Map.</i> Caption language currently seems to suggest that development should respond to the area’s auto-centric conditions, which is confusing. See language underlined below for reference: Rich in parks, open spaces and civic amenities, <u>development should thoughtfully respond to the area’s multi-cultural community, varied topography and auto-centric conditions</u> to create a better connected, accessible and healthier district.	BPS Staff	Revise language (underlined) within caption to read: Rich in parks, open spaces and civic amenities, <u>development should thoughtfully respond to the area’s multi-cultural community and varied topography to improve its auto-centric conditions</u> and create a better connected, accessible, and healthier district.
		b	<i>Align with Urban Design Framework.</i> The current map could do a better job at showing more of the elements mentioned in the plan’s urban design framework. Mainly, highlighting the bi-nodal centers proposed off Barbur Blvd., the North and South neighborhood areas and SW Collins main street.	BPS Staff	Diagram has been revised to include: <ul style="list-style-type: none"> • Visual reference for neighborhoods North and South of the crossroads • Highlight SW Collins Street • Indicate the bi-nodal centers off of Barbur Blvd. • Remove Community Garden within Jackson Middle School property (no longer happening).
		c	<i>Provide Clarity on Green Ring Location.</i> It would be helpful to add some reference points to corners of the green ring to help with wayfinding on the diagram.	Design Commission	Callouts have been incorporated on the outer corners of the Green Ring to serve as reference points.
		d	<i>More detailed concept maps.</i> It would be helpful to have a link to where readers can access more detailed maps of the plan for reference.	Design Commission	A link has been provided within the caption of the diagram. It includes the page numbers of each of the concept maps within the larger WPTC Project Plan, Volume 1.
		e	<i>Correct Legend.</i> The legend currently mis-labels ‘Green Ring’ as ‘Green Loop’.	Design Commission	The label for Green Ring has been revised within the legend. It no longer says, ‘Green Loop’.

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4	<i>Additional Resources Section</i>	a	<i>Glossary.</i> The character statement is full of specific terminology, and it would be great to have a glossary for reference, perhaps in the additional resources section. Some of the terms to include could be multi-cultural hub, green ring, green scape, etc.	Design Commission	A link to the WPTC Project Plan Glossary Page has been added to the Additional Resources Section. Also, the terms Green Lung, Barbur Transit Center, Bi-nodal Center and Taylor's Ferry Promenade have been added to the Glossary page.
5	<i>Community Character Section</i>	a	<i>Plaza and Open Space.</i> The bullet on plaza spaces needs to be more specific. Age friendly amenities is just universal design (good practice) and is not specific to the characteristics of the community.	Design Commission	Language within the bullet on public spaces was revised to be more specific by: Deleting the existing language below: <i>Providing public spaces with age friendly amenities (low benched seating, spaces for strollers) and flexible spaces allowing for a variety of uses (vendors, markets or large informal gatherings).</i> Adding the below language focused on public spaces within the Multi-cultural Hub: <i>Providing multi-functional plaza spaces within the MCH with features allowing for market stalls, sheltered gathering spaces, age and family-friendly seating, spaces for strollers and bikes, and areas for free-form play.</i> Adding bullet (language below) focused on public spaces along SW Collins and Huber St. <i>Integrating intimate courtyard spaces between buildings for neighbors to engage, particularly on Collins St. and Huber St.</i>
		b	<i>Water Features.</i> Concerned that the bullet on integrating water features will result in a lot of water features that may not tie back to Islamic community. Seems like just a call for water features and a fountain could be anywhere.	Design Commission	Language was revised to be more specific, reflecting feedback received from community. Revised language to read: <i>Integrating water features recognizing the Islamic community, offering reprieve from the heat and serving young children and families. Consider including shallow reflective pools or waterfalls with seating, and interactive and functional water features, like splashpads and drinking fountains.</i>
6	<i>Architecture and Urban Design Character Section</i>	a	<i>Generic Language.</i> These bullets are all necessary but not specific to the area and seem too generalized. Be more specific and provide some more examples of what each of these bullets means.	Design Commission	The language in this section has been rewritten to be more specific, as noted in Item 1a above.
		b	<i>Pattern Area.</i> Look at overlaying the pieces of the character section on top of the western pattern area to get more specific about what is different or specific about this area.	Design Commission	Language within this section was revised to better reflect the guidance within the pattern area language of the guidelines. For example, the introduction has been rewritten to speak to the specific physical attributes of the WPTC area, including its steep topography, vista points and auto-oriented development.
		c	<i>Barbur Boulevard.</i> Recommend that language in this section area focus on how to create good urban design along Barbur Blvd.	Design Commission	Language has been revised to speak to development response along Barbur Blvd. Specifically, bullet four, which reads: <i>Creating space for people along Barbur Blvd. by incorporating larger, set-back frontages with hardscaped areas, trees and weather protection.</i>

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		d	<i>More Place-Specific.</i> Recommendations in this section should focus on place-specific issues of the WPTC and relate more directly to its proposed urban design framework. Bullet points two and three begin to do this, though they could be more direct in citing sites that front SW Barbur Blvd. and/or abut Interstate 5, as an example.	BDS Staff	Language has been revised to better align with the urban design framework in the project plan, as noted in Item 1a. An additional example of this can be seen in bullets one and two which guide development to connect to nearby resources (planned and existing) from SW Collins and Huber Streets. The resources noted in these bullets are highlighted within the urban design framework of the project plan.
		e	<i>Blur Company Name on Photo.</i> The name of the grocery store, New Seasons, should be blurred out on the image in this section.	Design Commission	The name, New Seasons, has been blurred out of this image and is no longer visible.
		f	<i>Addressing accessibility within the Center.</i> Incorporate some language that stresses the need for accessible connections throughout the Center.	BPS Staff	Language has been added to bullets one and two of the Architecture and Urban Design Section to emphasize the need for connections, and the sites they connect to, to be accessible. See revised language below: <ul style="list-style-type: none"> • <i>Providing <u>accessible</u> connections from sites on Collins St to nearby Woods Natural Area, Taylor’s Ferry Plaza and BTC1.</i> • <i>Providing <u>accessible</u> connections on sites South of Barbur Blvd to the civic/cultural institutions along and nearby Capitol Hwy.</i>
7	Natural Resource Section	a	<i>Highlight Specific Features.</i> Expand on what the important natural features are within this area (topography/view of Mt. Hood, etc.).	Design Commission	This section has been revised to highlight specific features. For example, language within bullet three now explicitly names Mt. Hood, Woods Memorial Natural Area and the Green Ring as resources to strengthen connections to.
		b	<i>Preservation of Trees and Views.</i> Recommend that you strengthen the Character Statement’s Environment and Natural Resource section and other elements of the plan to enhance and preserve the tree canopy and viewsheds.	Public Testimony	Language has been added within bullets four and five, which speak to the preservation of trees. See revised language below: <ul style="list-style-type: none"> • <i>Enhancing natural resources and habitat value, to reduce heat island impacts and ease stormwater system demand, by <u>preserving and adding trees, native vegetation, and open spaces on sites throughout the town center.</u></i> • <i>Planting <u>and preserving</u> larger canopy trees, particularly along and near Barbur Blvd and the freeway, to offer better habitat linkages and create a “green lung” in the heart of the center.</i> <p>Additionally, language has been added within bullet three to speak to preserving connections to public views:</p> <ul style="list-style-type: none"> • <i>Strengthening <u>and preserving</u> connections to nature, parks and open spaces by orienting shared spaces, <u>public</u> views and pedestrian pathways to resources including such as Mt. Hood, Woods Memorial Natural Area and the Green Ring.</i>
		c	<i>Green Ring and Green Scape.</i> Reference is made to the “‘Green Ring’ and ‘Green Scape’ facilities” of the WPTC’s urban design framework, through the descriptions in the plan these two features lack specific details as to what their urban and landscape design character entails. Either more detail is needed in the plan, or bullet point three should provide additional guidance beyond “building off” these elements.	Design Commission	Language within the architecture and urban design section of the plan has been added to help clarify how development should respond to the Green Ring vs. Green Streetscapes. Additional revisions to definitions for both of these terms will be provided within the Glossary of the project plan.

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		<p>d <i>Highlight Innovative Landscape and Streetscape Opportunities.</i> Include some examples of what development could do, as desired by community, to highlight some of the area's unique natural features.</p>	BPS Staff	<p>Language has been revised within bullet four to not only highlight some of the area's resources, as indicated in Item 7a, but also how they could be addressed from a specific area of the Center. See revised language below:</p> <ul style="list-style-type: none"> • <i>Strengthening and preserving connections to nature, parks and open spaces by orienting shared spaces, public views and pedestrian pathways to <u>resources, including views of Mt. Hood on Collins St and access to the Woods Memorial Natural Area and the Green Ring.</u></i>