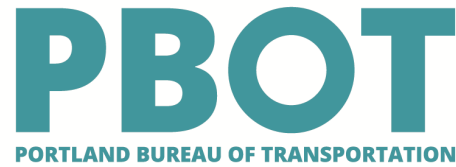




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Montgomery Park to Hollywood Transit and Land Use Development Study

Technical Advisors Group

DRAFT Meeting Notes

Meeting No. 1: July 14, 2020

10:00-11:30 AM

Location: Zoom Meeting

TAG in Attendance

Jamie Jeffrey, PBOT; Teresa Montalvo, PBOT; Gena Gastaldi, PBOT; Lora Lillard, BPS; Benjamin Nielsen, BDS; Jamie Snook, TriMet; Kate Hirschman, BES; Matt Tschabold, PHB; Maya Agarwal, PPR; Mike Saling, PWB; Adam Lyons, NECN; Steve Kountz, BPS; Glen Bolen, ODOT; April Bertelsen, PBOT; Joana Filgueiras, Prosper Portland; Dan Bower, Portland Streetcar; Andrew Plambeck, Portland Streetcar; Hector Ruiz-Rodriguez, PFB; Paul Jennings, PFB; Jessica Conner, PHB; Jennie Tower, PBOT

Staff and Consultants in Attendance

Kate Drennan, Mike Serritella, Mauricio Leclerc, PBOT; Barry Manning, Nicholas Starin, Eric Engstrom, BPS; Marc Asnis, Perkins and Will; Tyler Bump, ECONorthwest, Julia Reed, Nelson\Nygaard.

Welcome and Introductions

Nicholas Starin introduced the project team and conducted TAG member introductions.

Project Overview

Nicholas and Kate Drennan shared a PowerPoint presentation on the project background and existing conditions. Related documents are on the web.

Project Background: <https://www.portland.gov/bps/mp2h/about-mp2h-project>

Existing Conditions: https://www.portland.gov/sites/default/files/2020-01/mp2h_excond_lu_trans_01-06-20_final_draft_web_reduced.pdf

Phase 1 Report: https://www.portland.gov/sites/default/files/2019-11/nw-streetcar-council-report-10.3_final.pdf

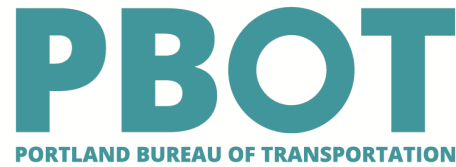
Racial Equity Analysis: https://www.portland.gov/sites/default/files/2019-11/racial-equity-analysis-report_streetcar_final.pdf

TAG Role and Touchpoints

Kate Drennan talked about the role of the TAG and shared a potential meeting schedule.



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TAG Meeting #	Topics
1 - July	<ul style="list-style-type: none">• TAG introductions• Project overview• Draft urban design concepts
2 - Aug-Sept	<ul style="list-style-type: none">• Preferred urban design concept• Land use implementation approaches• Preliminary transportation planning tasks
3 - Nov-Dec	<ul style="list-style-type: none">• Refined urban design framework• Opportunity site analyses• Equitable development strategies• Roadway network/circulation plans
4 - Feb-March	<ul style="list-style-type: none">• Final refinements to Proposed Draft NW zoning implementation and equitable development strategies and NE preferred alignment

Comments/Q&A

Matthew Tschabold: Can someone expand on how community will be involved re: value capture/community benefits for equitable development (for potential zone changes) and potential displacement (for existing businesses in industrial and existing households in residential)?

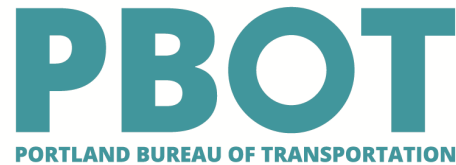
- Barry: Involvement primarily through CBO outreach. At the end of that we'll find out more about what their priorities and concerns are. Take those lesson learned, analyze it at the staff level, and propose it back. Easiest to conceptualize is around land use changes in NW - industrial jobs displacement - relocation, employment opportunities; we are working with CCA/NIBA). Possibly affordable housing opportunities in both NW and NE - explore zoning tools etc. Will bring back initial ideas for vetting by community based organizations and staff.
- Joanna: Engaging with property owners and employees in Northwest. Not a place where we have a URA - so the conversation in NW is based around 'public' benefits rather than community benefits. Since we don't own any land in the area - the question is really around how much we can capture without breaking the deal. The questions are really around what would make BIPOC people and businesses want to be there.

Matthew Tschabold: In NW there is a significant amount of value being created based on land use and zoning changes and the expansion of the streetcar system. If there is a policy decision to change the zoning and invest in transportation, how can we capture some of this.

- Barry: Ongoing work from ECO Northwest will explore how much value is being generated with those changes so that we can begin to understand how much can be leveraged for deeper affordability or some other kinds of benefits.



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Steve Kountz: Based on land projections for growth capacity, industrial is in short supply. Offsetting prime industrial land supply - how to expand industrial land capacity? Will need to consider like for like as part of the rezoning. In addition to gentrification impacts, need to consider impacts to middle-wage job loss, reduction of living wages jobs, racial disparities, etc. And that should be part of the analysis going forward. There is a recession lens that needs to be applied based on the timing around recovery and reinvestment. Northwest Industrial District is concerned about the buffer of new housing in the area adjacent to heavier industrial uses.

Jamie Snook: What is the transit network in this area (before and after) because it has major impacts on equity and development potential?

Urban Design Concepts

Barry Manning walked the group through the Urban Design Concept presentation. The best way to view this information is now on the web:

- NW Development Scenarios: <https://www.portland.gov/bps/mp2h/mp2h-northwest-portland-urban-design-concept-virtual-open-house>
- NE Alignment Alternatives: <https://www.portland.gov/bps/mp2h/mp2h-northeast-portland-urban-design-concept-virtual-open-house>

Comments/Q&A

Gena Gastaldi (PBOT): One thing I noticed is that the existing Montgomery Park site is outside of the NW Pedestrian District. That is something we may need to update.

Jessica Conner (PHB): I'm just curious about how the racial equity analysis that was done for the Northwest section previously is influencing this project. From this group - why there isn't an equity manager or someone from the office of equity and human rights on the TAG.

- Joanna Filgueiras: Still engaging with CBO's to understand needs. Prosper is trying to understand the potential for community benefits without a URA or without public lands, etc.
- Barry: Good suggestion about bringing in someone from the office of Equity and Human rights.

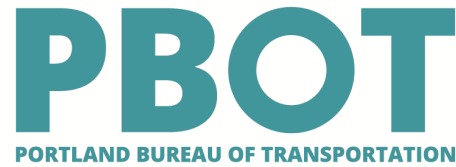
Steve Kountz (BPS): Second scenario in NW side - how high density office? CX or EX zoning? Beyond 3:1 or 4:1 FAR can pull away redevelopment pressure in the Central City. Why is the Franz bread site being called out as an opportunity site in NE - have you contacted them?

- Barry: Densities for employment scenario would be more in the medium range (CX/EX + bonus). Franz was included because of a previous inquiry about zoning, etc.

Glen Bolen (ODOT): Outside of downtown MMA - there would be transportation rule implications. References TriMet's pedestrian plan - highlights new pedestrian projects related to transit service.



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Another TriMet point - with TGM funding there is a TOD candidate planning exercise with TriMet owned properties.

Jamie Snook: For the westside, we should be considering what the service plan is for the district based on densities (bus and streetcar). On the east side, we have a proposed BRT project for the Line 20 as part of the Regional Investment Measure. Seems like there's a lot of overlap between the two (streetcar and Line 20 BRT) in the same area.

Kate Hibschan (BES): Are you at a stage about stormwater requirements for the area? Think about regional facility approach to green streets, etc. for the planning.

- Barry: Not quite yet, perhaps once we have a preferred land use scenario, etc.

Kate Hibschan: Consider climate resiliency, etc. - just looking for opportunities about larger trees, open spaces, etc. I also wonder if there's an opportunity to use some project money in areas where displacement is likely to occur. Extend green roof requirement to this area, etc. Also, when looking at displacement, consider ideas about greening up areas that might be impacted by others being displaced.

- Nicholas/Barry: Yes, need to align to Climate Action Plan, Barry adds about how benefits need to be considered outside of the study area.

Related projects, priorities & issues in study area

Nicholas asked the TAG members to identify projects from respective agencies/bureaus that are within or may affect the study area.

Agency approaches to equitable development

Nicholas asked the TAG members to identify approaches to equitable development from respective agencies/bureaus that are relevant examples for this work.

The meeting adjourned at 11:30 AM