



West Portland Town Center Plan Community Advisory Group Meeting #4 - October 7, 2019







SOUTHWEST CORRIDOR LIGHT RAIL PROJECT

**West Portland Town Center
Community Advisory Group
October 7, 2019**

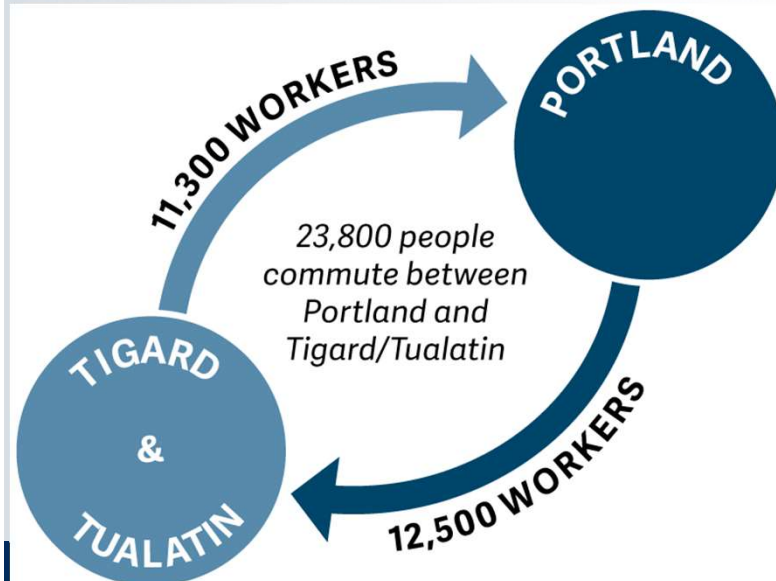


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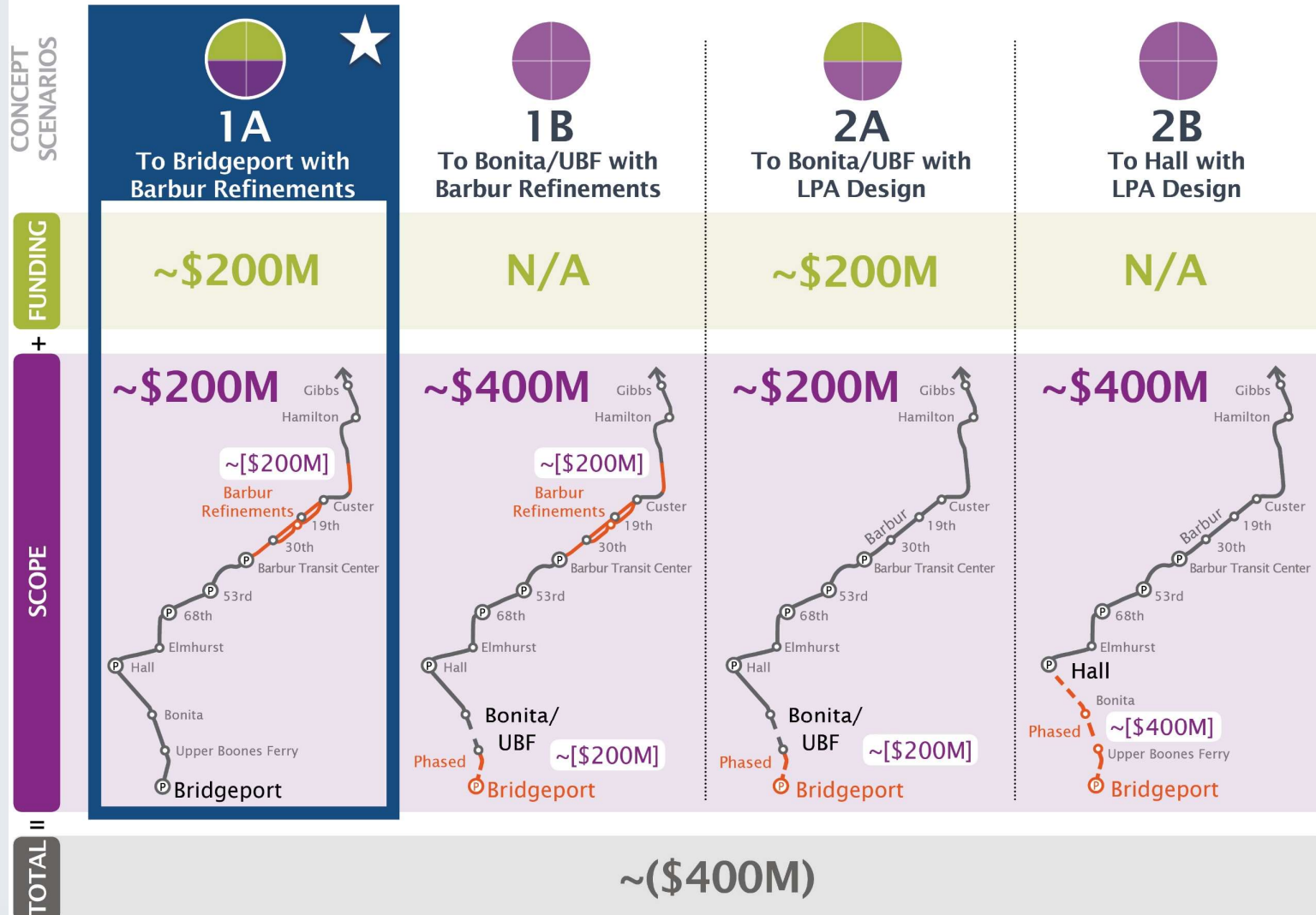
SW Corridor Light Rail

- 12 miles
- 13 stations
- 30 minutes



Concept Scenarios for \$400m gap

What project could be built by 2027?



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Note: Concept scenarios developed for discussion purposes.
Details regarding funding and scope vary by option.

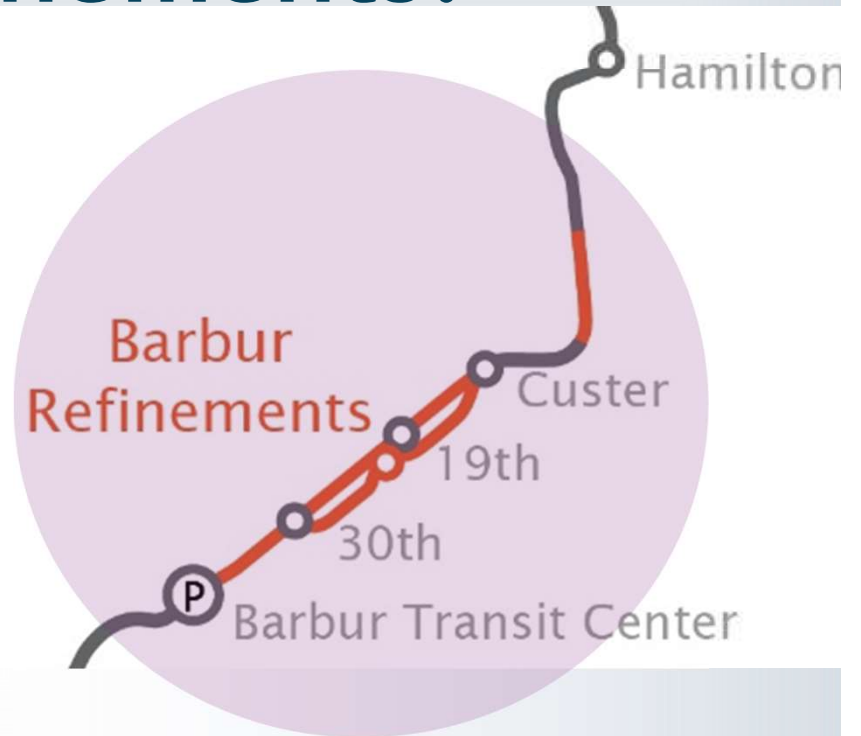
What are Barbur Refinements?

Narrow Barbur

- Lower impact design with reduced cross section
- Remove one auto lane in areas where technically viable

Hybrid -- combination of:

- Narrow Barbur
- Light rail between Barbur and I-5



Barbur Refinements: technical viability under study

Traffic

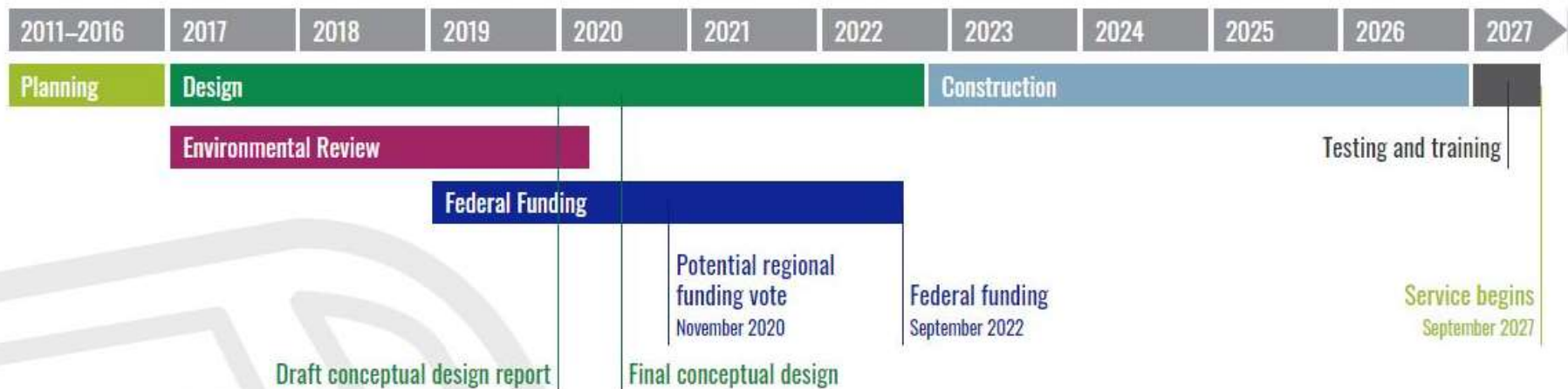
- Person throughput
- Motor vehicle capacity
- Diversion
- Level of service at key intersections
- Queuing at I-5 ramp terminals

Jurisdictional Transfer: PBOT expectations

Station areas: quality; development opportunity



TIMELINE



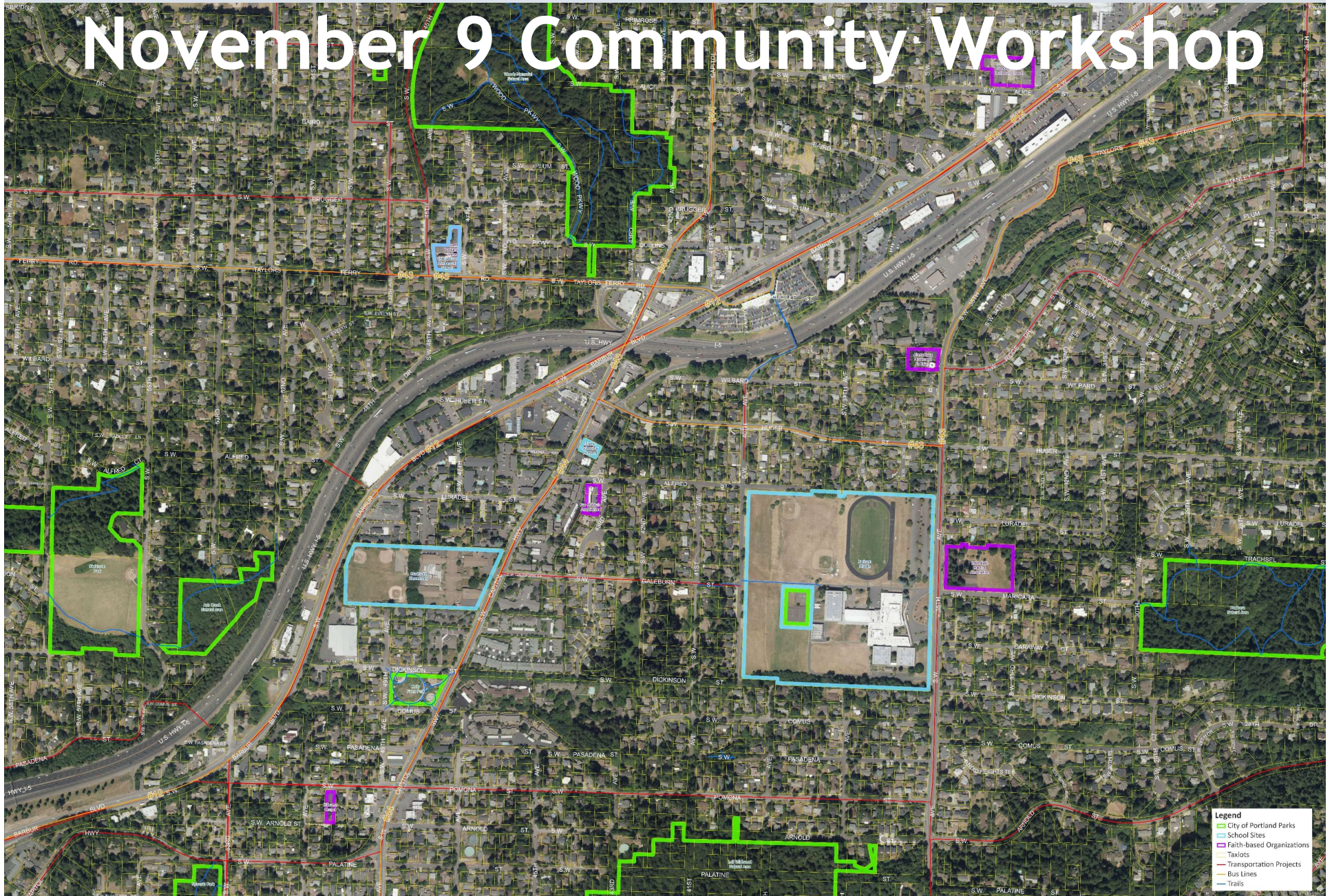
Steering Committee: Nov 4, 6 p.m. Tigard Library

CAC Nov 7, 5:30 p.m. Tigard Public Works

Steering Committee Nov 18, 9 a.m. Tigard City Hall



November 9 Community Workshop



October 7, 2019

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.

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0 0.07 0.15 0.3 Miles



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City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director





West Portland Town Center Community Benefits



Community Planning

COMMUNITY STABILITY & ECONOMIC MOBILITY

POPULATIONS ENGAGED:
Low-income and communities of color

ISSUES ADDRESSED:

- Affordable housing
- Living wage jobs/education
- Affordable commercial space
- Cultural space
- Community capacity
- Etc.

BUILT & NATURAL ENVIRONMENT INFRASTRUCTURE

POPULATIONS ENGAGED:
General Public

ISSUES ADDRESSED:

- Pedestrian/bike connections
- Stormwater
- Open space
- Transit
- Etc.

MARKET DRIVEN GROWTH WITH PUBLIC BENEFIT

POPULATIONS ENGAGED:
General public and development community

ISSUES ADDRESSED:

- Zoning
- Code changes
- Urban design
- Etc.



Community benefits through zoning

Big question: What is a zoning project's role in achieving our community equity goals?

Opportunity:

Write the West Portland Town Center Plan District regulations to:

- To produce community benefits on developers' properties.
- Prohibit some things we don't want.



PUBLIC BENEFITS

Sustainability/
Environmental
Performance

Transportation

Streets

Transit

Open space

Historic preservation

Affordable
Housing

Affordable
Commercial

Arts & culture

Community
space/services

Workforce Hiring &
Development

Construction

Operations

Employers / Commercial
tenants

Community oversight

BUILT ENVIRONMENT
(Land Use Code)

PEOPLE-CENTERED
(Community Benefit Agreement)



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What's happens if we do nothing?

What community benefits are in zoning code today?

- Limited affordable housing (required)
- Limited open space
- Limited affordable commercial space
- Transit amenities (bike parking, plaza, car sharing)

Current things prohibited in West Portland Town Center:

- New drive-thrus
- Big box retail

Current incentives and fee waivers:

- Ability to develop more than zoning allows
- Reduce parking requirements
- Reduce design requirements
- Allow transfer of development rights
- Waive real estate taxes
- Waive development fees



Which benefits did we used to incent?

1. Day care bonus
2. Retail use bonus
3. Rooftop garden bonus
4. Water feature or public fountain bonus
5. Locker room bonus
6. Eco-roof bonus (replaced with eco-roof requirement downtown)
7. Large dwelling unit bonus (more than 750 sf)
8. Large household dwelling unit bonus (more than two bedrooms)
9. Small development bonus
10. Below-grade parking bonus
11. Efficient family size unit bonus (units with at least 2-3 bedrooms and at least 1,000-1,200 sf)
12. Outdoor recreation facility
13. Children's play area
14. Storage area
15. Sound insulation
16. Solar water heating



What are our priorities for benefits?

Sources to draw from:

- WPTC draft goals
- SWC Equitable Housing Strategy priorities

Questions for CAG:

1. What benefits do we want?
2. What burdens do we want to prevent?

