

Burns, AI

From: Burns, AI
Sent: Wednesday, September 12, 2012 3:51 PM
To: Parsons, Susan
Cc: Engstrom, Eric (Planning)
Subject: More items for Council Item 1001 Record

AUDITOR 09/12/12 PM 4:11

Attachments: PSC_MINUTES_2012_07_10.PDF; PSC_MINUTES_2010_12_14.PDF; PSC_MINUTES_2011_05_24.PDF; PSC_MINUTES_2011_07_12.PDF; PSC_MINUTES_2011_09_13.PDF; PSC_MINUTES_2012_05_08.PDF; PSC_MINUTES_2012_06_12.PDF

Sue,

I am walking some materials to the Council Clerk's office today before the record closes at 5:00 PM.

They include a copy of a Notice to DLCD mailed on June 5, 2012 and received on June 6, 2012. Copies of certified mailing and receipt attached.

They also include Planning and Sustainability Commission Minutes for:
July 12, 2012
June 12, 2012
May 8, 2012
September 13, 2011
July 12, 2011
May 24, 2011
December 14, 2010

I am bringing two sets; one for the Council Record, and one for the BPS project record. I will also print out two copies of this email.

Electronic versions of the agendas are attached.

AI



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DLCD Notice of Proposed Amendment or
 Periodic Review work Task Proposed Hearing or
 Urban Growth Boundary or Urban Reserve Area

AUDITOR 09/12/12 PM 4:11

THIS COMPLETED FORM, including the text of the amendment and any supplemental information, must be submitted to DLCD's Salem office at least 35 DAYS PRIOR TO THE FIRST EVIDENTIARY HEARING ORS 197.610, OAR 660-018-0020 and OAR 660-025-0080

Jurisdiction: **City of Portland, Oregon**

Date of First Evidentiary Hearing: **July 10, 2012**

Local File Number: **not yet assigned**

Date of Final Hearing: **not before August 8, 2012**

Is this a REVISION to a previously submitted proposal? No Yes Original submittal date: **6/5/2012**

- Comprehensive Plan Text Amendment(s)
- Land Use Regulation Amendment(s)
- Transportation System Plan Amendment(s)
- Periodic Review Work Task Number II
- Other (please describe):
- Comprehensive Plan Map Amendment(s)
- Zoning Map Amendment(s)
- Urban Growth Boundary Amendment(s)
- Urban Reserve Area Amendment(s)

Briefly Summarize Proposal in plain language IN THIS SPACE (maximum 500 characters)

The July 10, 2012 Planning and Sustainability Commission evidentiary hearing is limited to (1) revisions to the Buildable Lands Inventory maps, focusing on those maps identifying significant natural resources; (2) an update to the Natural Resource Inventory report, and (3) a new final chapter for the Public Facilities existing conditions report. The final hearing before the Portland City Council will be for all Task II, Periodic Review, Inventory and Analysis work products. These include items scheduled for the July 10, 2012 Commission hearing; those first heard by the Commission on May 3, 2012, (DLCD File Number: 003-12) and those first heard by the Commission before periodic review proposed adoption notice requirements took effect. Altogether, these Task II items include Buildable Lands Inventory Maps, which include new inventories of Significant Natural Resources and Hazards, Residential and Employment Buildable Lands Inventory Reports, an Economic Opportunities Analysis, a Housing Needs Analysis, an Assessment of Existing Conditions of Public Facilities, and estimates of remaining housing and employment capacities.

Has sufficient information been included to advise DLCD of the effect of proposal? Yes, text is included

Are Map changes included: minimum 8 1/2"x11" color maps of Current and Proposed designations. Yes, Maps included

Plan map change from: **no change** To: **no change**

Zone map change from: **no change** To: **no change**

Location of property (Site address and TRS): **Entire City Limits plus urban service and urban planning areas**

Previous density range: **no change** New density range: **no change** Acres involved: **96,650 acres**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
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Is an exception to a statewide planning goal proposed? YES NO Goal(s):

Affected state or federal agencies, local governments or special districts (It is jurisdiction's responsibility to notify these agencies.

Metro, and Clackamas, Multnomah and Washington Counties, and the Oregon Departments of Aviation, Agriculture, Business Development, Environmental Quality, Fish and Wildlife, Forestry, Geology and Mineral Industries, Human Services, Housing and Community Development, State Lands, Parks and Recreation, Historic Preservation, Transportation, and Water Resources.

Local Contact person (name and title): **Eric Engstrom, AICP, Principal Planner**

Phone: **(503) 823-3329**

Extension:

Address: **1900 SW 4th Avenue, Suite 7100**

City: **Portland, Oregon**

Zip: **97201**

Fax Number: **(503) 823-7800**

E-mail Address: **eric.engstrom@portlandoregon.gov**

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DLCD File No _____

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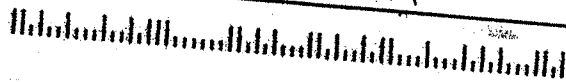
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Attn: Joan Hamilton



Portland Planning and Sustainability Commission
Tuesday, July 10, 2012
12:30-3:15pm
Meeting Minutes

Commissioners Present: Andre' Baugh, Mike Houck, Lai-Lani Ovalles, Gary Oxman, Howard Shapiro, Chris Smith, Irma Valdez
Commissioners Absent: Karen Gray, Don Hanson, Michelle Rudd, [one open position]
BPS Staff Present: Joe Zehnder, Chief Planner; Eric Engstrom, Principal Planner; Al Burns, Sr Planner; Roberta Jortner, Sr Environmental Planner; Marty Stockton, Community Outreach Representative; Julie Ocken, PSC Coordinator
Other City Staff Present: Stuart Gwin, PBOT

Chair Baugh called the meeting to order at 12:41pm and provided an overview of the agenda.

Consent Agenda

- o Consideration of Minutes from 06/26/12 PSC meeting

Chair Baugh asked for any comments for the consent agenda. *Commissioner Shapiro* moved to approve the minutes. *Commissioner Smith* seconded.

The Consent Agenda was approved with an *aye* vote.
(Y7 – Baugh, Houck, Ovalles, Oxman, Shapiro, Smith, Valdez)

Bird-Friendly Building Design Guidelines

Briefing: Roberta Jortner; Mary Coolidge, Audubon

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/5047820/view/>

Documents:

- Draft Resource Guide
- Media links

In addition to the very brief announcement staff made at the PSC in May, there was also a well-attended presentation to the architectural community about the draft resource guide in mid-June.

The first edition of the report is now available on the Audubon website at http://audubonportland.org/issues/metro/bSAFE/bfBDD/at_download/file. People have responded naturally to the issue with the realization that the built environment also provides habitat and potential risks for birds. There has been interest in the design community in the issue and the new resource guide.

Costs to development under these guidelines are a concern, but architects are still interested in learning more bird-friendly building, and particularly options that also meet energy efficiency and other design goals too. BPS Green Building staff has already made initial contacts with individuals working on the Lloyd EcoDistrict who have shown interest in exploring options for bird-friendly design options.

The issue is still not on the radar for most people, especially in Portland.

At this stage, with the first iteration of the guidelines, we are looking to vet the concepts and build awareness throughout the community. The intention is not to bring the guidelines forward as regulatory. However we will be considering the issue through the Comprehensive Plan and Central City planning efforts. For example, the Comp Plan Watershed and Environment PEG is looking at an initial framework that includes policies to support and reduce risks to wildlife.

We have great diversity of birds coming through Portland as it is a major north-south migration. There are 209 regularly-occurring species in Portland. Birds not only travel through or remain in Portland for their own needs; they also disperse seeds, pollinate plants, and help control insect, pigeon, and small mammal populations.

Over 1 billion birds die annually in the US due to window strikes, a cause of mortality second only to habitat destruction.

We're improving the ecosystem function of our city by preserving greenspaces, planting trees, naturoscaping, installing ecoroofs, but we are not yet managing hazards.

Window strikes

- Can occur anywhere that unmarked glass is used
 - Glass is not perceived as a solid
 - Reflections create a habitat mirage
- Transparency: visibility of habitat on the other side of glass pane
- Songbirds migrate at night using celestial cues and are attracted into lit areas
- Strikes go undetected if you're not looking (scavengers, vegetation, awnings, maintenance crews, etc)

Surveys in Portland were done in conjunction with this project to get a gauge of strikes:

- Fall 2009 Pilot: dawn surveys of 44 buildings (downtown, Lloyd, LC Law School)
- Spring 2010-Fall 2011 monitoring
 - Four seasons of data on 21 buildings
 - 40-65 birds/season; WCC logs additional 200-300 intakes and calls/year
 - 36 species of warblers, flycatchers, sparrows and hummingbirds
 - 83 species of natives admitted to WCC (same time period)

The percent of unmarked glass on the façade is the strongest predictor of the magnitude of bird mortality at a building, particularly where vegetation is reflected. Typical design traps include unmarked glass walls, proximate banks of glass, and reflections in transparent or reflective glass.

A number of other cities have bird-friendly building guidelines; some are voluntary and others are mandatory. Portland's first edition resource guide was a collaborative process between Audubon and the City with funding from the US Fish and Wildlife Service.

There are a variety of concepts to consider when thinking about bird-friendly design:

- Consider location and surroundings
- Treat glass: visual markers (2" x 4" rule)
 - Interrupt reflections, especially first 40' above grade and adjacent to ecoroofs
 - Treat transparency at corners, sky-bridges, atria
- Minimize light spill from building interiors
- Properly shield all exterior fixtures (full cut-off above 90 degrees)
- Eliminate unnecessary lighting 12-6am

A new LEED pilot credit addresses the above concepts.

Several research projects are looking at effective deterrents. There are patterns that provide a 90 percent deterrence but cover as little as 5 percent of the glass.

The guidelines emphasize synergies with other design objectives including

- Reducing solar heat gain
- Branding
- Creating privacy
- Carrying aesthetics
- Reducing vandalism

Cost effectiveness considerations and case studies are part of the Portland guidelines book as well.

Lighting design solutions to improve design, optimize useful light and minimize light spill include:

- Full cut-off shields above 90 degrees
- Eliminate vanity lighting and uplighting
- Reduce interior light spill
- Eliminate spotlights and searchlights during migration
- Use auto controls including motion sensors, photo sensors and timers

Regarding retrofitting, we would have design objectives at outset, which is more cost-effective. At this point, there is no standard at what point a building would need to retrofit.

Data shows that most bird strikes happen between 0 and 40 feet, so residential areas are also affected, especially in the Portland West Hills.

There is a big difference between natural bird mortality and window strikes: windows affect healthy birds and juveniles as well as older. Almost all birds in Portland's test were otherwise healthy and fit. There isn't a learning curve... usually the first hit will kill the bird.

Typical urban species and migratory birds both are affected by bird strikes. They are both passing through and nesting in the area. Bird strikes are indiscriminate, affecting primarily healthy birds. We're building a lot faster than birds can evolve.

Commissioner Houck proposed the PSC provide direction to BPS and City Council regarding Bird-Friendly Building Design:

The Planning and Sustainability Commission supports the continued integration of Bird-Friendly Building Design into the City's programs, including but not limited to: a) Language in the Comprehensive Plan policies, b) Central City 2035 policies, c) EcoDistrict planning, and d) Exploring a broadening of the city's requirements for sustainable practices in City buildings to address Bird-Friendly Building Design and Lights Out.

Commissioner Shapiro seconded.

Commissioner Valdez noted we need to proceed with caution and make it clear the intent is not to make this regulatory or mandatory, especially at this time.

The motion was approved with an *aye* vote, and *Chair Baugh* will sign a letter with this statement addressed to BPS Director Susan Anderson.

(Y7 – Baugh, Houck, Ovalles, Oxman, Shapiro, Smith, Valdez)

R/W #7415: Proposed Street Vacation of SE Ash St west of SE 74th Ave
Hearing / Recommendation: Stuart Gwin, PBOT

Document: Staff Report

The City is reimbursed only for cost of doing the vacation, but the right-of-way is owned by the adjacent property owner.

This ROW is between two single-family homes and abuts condo development. There is a concern about development by neighbors, but this is zoned R5, so the most aggressive thing that could be done is to build a single-family home.

The applicant will have to do a street improvement as per stipulation (curb cut and drainage to match existing). Until this is done, the land does not get transferred.

Testimony

- Judy Jacks: the petitioner from the north side of the lot. Both she and the neighbor to the south would be given half of the property. They have talked to neighbors and have the required signatures. This property has been vacant for years, and the City doesn't maintain it. Neighbors take care of it now, but there have been continued issues with trash being dumped, so they would like to have control of the property.

Chair Baugh closed the hearing.

Motion

Commissioner Shapiro moved to recommend that City Council approve the request for Street Vacation #7415 as presented in the staff report. *Commissioner Houck* seconded.

Chair Baugh restated the motion, and the motion passed.
(Y7 – Baugh, Houck, Ovalles, Oxman, Shapiro, Smith, Valdez)

Comprehensive Plan Factual Basis - Various Reports

Hearing / Recommendation: Eric Engstrom; Al Burns; Marty Stockton; Roberta Jortner

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/5047821/view/>

Documents:

- Public Participation Phase IV Progress Report
- Infrastructure Condition and Capacity Report
- Natural Resource Inventory Update Report
- Natural Resource Inventory Report
- Significant Scenic Resources Map
- Significant Natural Resources Inventory Map

Most of this is a clean-up session of fact-gathering. The Planning Commission adopted a workplan with 5 tasks for Periodic Review in 2008; this is Task 2 - collection of facts. There have been 27 background reports that have come to the PSC through hearings over the past few years to inform the Portland Plan and the Comp Plan update. Now we send the background documents to the State for their acknowledgement that they are the confirmed as the basis for future decision-making.

Today's hearing includes a combination of 3 reports and a total of 51 maps:

- Public Participation Phase 4 Progress Report, July 10, 2010
- Natural Resource Inventory, June 2010
- Infrastructure Condition and Capacity, December 14, 2010
- BLI CON 01 Rural Lands, June 5, 2012

- BLI CON 02 Open Space Zones, June 5, 2012
- BLI CON 03 Environmental Overlay Zones, June 5, 2012
- BLI CON 04 Historical and Cultural Resources, June 5, 2012
- BLI CON 05 Significant Scenic Resources, June 5, 2012
- BLI CON 06 Publicly Owned Land, June 5, 2012
- BLI CON 07 Institutional Properties, June 5, 2012
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- BLI INF 10 Combined Sewer Basement Backup Risk, June 5, 2012
- BLI INF 11 Combined Sewer Pipes with Hydraulic Deficiencies, June 5, 2012
- BLI INF 12 Wastewater Treatment, June 5, 2012
- BLI INF 13 Stormwater System, June 5, 2012
- BLI INF 14 Water System, June 5, 2012
- BLI INF 15 Water Deficient Service Areas, June 5, 2012
- BLI NRI 01 Streams, Wetlands, Floods, and Slopes, June 5, 2012
- BLI NRI 02 Vegetation, June 5, 2012
- BLI NRI 03 Flow Moderation and Flood Storage, June 5, 2012
- BLI NRI 04 Large Wood Channel Dynamics, June 5, 2012
- BLI NRI 05 Organic Inputs Food Web, June 5, 2012
- BLI NRI 06 Microclimate and Shade, June 5, 2012
- BLI NRI 07 Bank Function Water Quality, June 5, 2012
- BLI NRI 08 Wildlife Movement Corridor, June 5, 2012
- BLI NRI 09 Patch Size, June 5, 2012
- BLI NRI 10 Interior Habitat Area, June 5, 2012
- BLI NRI 11 Proximity to Other Patches, June 5, 2012
- BLI NRI 12 Proximity to Water, June 5, 2012
- BLI NRI 13 Special Habitat Areas, June 5, 2012
- BLI NRI 14 Riparian Relative Resource Value, June 5, 2012
- BLI NRI 15 Wildlife Relative Resource Value, June 5, 2012
- BLI NRI 16 Combined Relative Resource Value, June 5, 2012
- BLI NRI 17 Significant Natural Resources, June 5, 2012

Four Community Involvement Committee (CIC) members - Stan Penkin, Alison Stoll, Jason Barnstead-Long and Judy BlueHorse Skelton - provided a final report on Phase IV, as well as a review of the public participation throughout the Portland Plan process and what will continue through the Comp Plan process. This is the 3 year anniversary of the CIC; they have held 29

monthly meetings, numerous sub-committee meetings and have participated throughout the Portland Plan meetings and events.

The CIC had 5 measurable goals for their work throughout the Portland Plan process, which were accomplished.

Phase IV evaluation: Phase IV has mostly been positive despite the extended time. This final phase seemed too long and less focused, but provided limited review time for the final draft of the Portland Plan. The focus of CIC work was about how to testify, promotional videos, ads in community newspapers and the use of track changes in the last version of the draft. If this phase could have been condensed, that would have helped. There was a ton of information provided throughout the process which made it difficult, but in Phase IV, people were tired of the process.

The CIC appreciated the PSC's input to staff about updates to the draft plan. They noted the Portland Plan must continue to involve all Portlanders. A highlight was testimony from youth through the YPP and MYC. Portland Plan staff maintained relationships with community organizations such as DCL partners and non-geographic groups, which was renewed for Phase IV and will continue through implementation. Lessons learned will shape the Comp Plan update process. Communication dropped off a bit in this phase as well, which was a detriment to the work that had been done in previous phases.

The Comp Plan update can bring the Portland Plan to life. Also IGAs, budget instructions and partnerships will continue the good work the Portland Plan has laid out. The public needs to understand these efforts and how they can help.

Improved consistency and scheduling of events to maintain awareness would produce even better results. We should expand and carry on the collaborative relationships from this process. It is essential that the input and methods to gather input be common reference for years to come.

The CIC expressed some concern with the PEG process in that it is short time frame, and meetings all are hosted in downtown versus in the community, which is a concern in terms of policies being top-down (or at least perception of this). The timeline for Comp Plan update input from general public is very rushed. Regardless of the drafting time, there needs to be enough time on the back end for public review process.

The PSC would like to hear from CIC members throughout the year, especially if they feel things are not going well so PSC can hopefully make adjustments, especially in the Comp Plan update process. At each step of Periodic Review, the CIC's role is to report out on lessons learned, so there is a continued opportunity to think through and adapt to community involvement process.

The Natural Resources Inventory (NRI) highlights features, functions and values. We use this information to make determinations of significance for natural resources. The PSC has already recommended that City Council adopt the NRI as part of the Comprehensive Plan Factual Basis (updated NRI also required in Periodic Review Work Plan). Today staff is introducing additional documentation to be adopted along with NRI background report. For this documentation, staff worked closely with Metro and scientists and technical reviewers from academic, state, and federal agencies, environmental organizations, and consulting firms. Reviewers included *Commissioner Houck*.

The project report includes more information on the scientific basis, methodology, and technical review process the City used to develop the inventory. This project report has been

vetted a number of times, most recently as documentation provided in conjunction with the Airport Futures project.

The additional background NRI maps address:

- Natural Resource Features (streams, wetlands, flood areas, vegetation, steep slopes
- Riparian Function Scores (flood storage, microclimate and shade, channel dynamics, etc.) and Aggregated Relative Ranks
- Wildlife Habitat Attribute Scores (patch size, interior habitat, proximity to other patches and water), Special Habitat Areas, and Aggregated Relative Ranks

These maps roll up into the combined rank map for the NRI that was a layer vetted as part of the Buildable Lands Inventory work. Each map can inform future planning discussions regarding impacts of development and other changes. These maps are not regulatory - they are used as a resource for factual basis for when Council adopts for staff to evaluate choices for the Comp Plan update. Any future regulatory changes would be done through a separate legislative process.

Commissioner Houck did the first Goal 5 inventory in 1982 in the field, which shows how far we've come with mapping efforts. A huge amount of modeling and reviewing is an advancement since Metro Title 13 in 1995. We have updated aerial photos and have LIDAR to map streams and topography, which added many miles of stream network based on the improved data. Staff reviewed more scientific studies, including studies conducted for Portland and other urban areas. These were used to refine the model criteria, including to hone patch sizes. The City also updated information on wildlife species in Portland. This is state-of-the-art work.

The Scenic Resources Inventory Map is adopted by ordinance. None of the features have changed (mountains, bridges, skylines), only some of the reference points, e.g. street names have changed. When the new bridge is complete, we will have to update this; the Sellwood Bridge replacement may also require an update.

The other maps have been recommended over the course of two years. The only edits staff has made to those that are displayed around the room have been to change the maps names to say "Comprehensive Plan," employ a consistent map date and frame, and to rearrange the map sequence into a more logical order.

The Public Facilities Report is the last report for review and consideration. This report includes existing conditions of road, water and sewer infrastructure to the extent they affect the BLI and housing. In Task 3 (alternative analysis) other facilities plans will look at green infrastructure and parks, which goes over and above what the State requires.

There is a cultural resources map that came to the PSC earlier. Staff worked with tribal sovereigns to identify cultural sites, but this map is exempt from disclosure under the public records act. The cultural resources map that the commission approved in an earlier meeting, is informed by the excluded map, but only displays areas where recognizance is required before ground disturbing activities may begin. The commission noted that it would be valuable to know what landscapes are culturally significant as well (not just sites and resources).

Testimony

No public testimony was offered.

Chair Baugh closed the hearing.

Motion

Commissioner Smith moved to recommend to City Council the 3 reports and 51 maps before the PSC today:

- Public Participation Phase 4 Progress Report, July 10, 2010
- Natural Resource Inventory, June 2010
- Infrastructure Condition and Capacity, December 14, 2010
- BLI CON 01 Rural Lands, June 5, 2012
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- BLI INF 10 Combined Sewer Basement Backup Risk, June 5, 2012
- BLI INF 11 Combined Sewer Pipes with Hydraulic Deficiencies, June 5, 2012
- BLI INF 12 Wastewater Treatment, June 5, 2012
- BLI INF 13 Stormwater System, June 5, 2012
- BLI INF 14 Water System, June 5, 2012
- BLI INF 15 Water Deficient Service Areas, June 5, 2012
- BLI NRI 01 Streams, Wetlands, Floods, and Slopes, June 5, 2012
- BLI NRI 02 Vegetation, June 5, 2012
- BLI NRI 03 Flow Moderation and Flood Storage, June 5, 2012
- BLI NRI 04 Large Wood Channel Dynamics, June 5, 2012
- BLI NRI 05 Organic Inputs Food Web, June 5, 2012
- BLI NRI 06 Microclimate and Shade, June 5, 2012
- BLI NRI 07 Bank Function Water Quality, June 5, 2012
- BLI NRI 08 Wildlife Movement Corridor, June 5, 2012
- BLI NRI 09 Patch Size, June 5, 2012
- BLI NRI 10 Interior Habitat Area, June 5, 2012
- BLI NRI 11 Proximity to Other Patches, June 5, 2012
- BLI NRI 12 Proximity to Water, June 5, 2012
- BLI NRI 13 Special Habitat Areas, June 5, 2012
- BLI NRI 14 Riparian Relative Resource Value, June 5, 2012
- BLI NRI 15 Wildlife Relative Resource Value, June 5, 2012
- BLI NRI 16 Combined Relative Resource Value, June 5, 2012

○ BLI NRI 17 Significant Natural Resources, June 5, 2012
Commissioner Shapiro seconded.

Chair Baugh restated the motion, and the motion passed.
(Y6 – Baugh, Houck, Ovalles, Oxman, Shapiro, Smith)

Staff will work on a draft transmittal letter from the PSC regarding all adopted background review reports in the statement to City Council. The PSC's BLI letter is included in this transmittal.

Adjourn

Chair Baugh adjourned the meeting at 2:40pm.

Portland Planning and Sustainability Commission
Tuesday, June 12, 2012
12:30-3:45pm
Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Don Hanson, Mike Houck, Gary Oxman, Michelle Rudd (arrived 12:45pm), Howard Shapiro, Chris Smith, Irma Valdez (arrived 1pm)

Commissioners Absent: Lai-Lani Ovalles, [one open position]

BPS Staff Present: Joe Zehnder, Chief Planner; Steve Iwata, Supervising Planner; Eric Engstrom, Principal Planner; Tom Armstrong, Supervising Planner; Karl Lisle, City Planner; Troy Doss, City Planner; Uma Krishnan, Demographer; Julie Ocken, PSC Coordinator

Other City Staff Present: Traci Manning, PHB; Kate Allen, PHB; Stuart Gwin, PBOT; Lance Lindahl, PBOT

Other Staff: Andy Johnson, ODOT

Chair Baugh called the meeting to order at 12:38pm and provided an overview of the agenda.

Items of Interest from Commissioners

- *Commissioner Gray* noted that the Comp Plan orientations were held over the last week, and groups are getting together for each PEG.
- *Commissioner Smith* attended the Youth Action session co-hosted by the City Club a few weeks ago and noted that in the report on civic education in Portland, there was a strong suggestion that governing bodies should have youth members. This could be an opportunity for a youth member on the PSC as has been discussed throughout the Portland Plan process.

Director's Report

Joe Zehnder

- We are forming a Steering Committee to work on the next set of 3-year actions for the Climate Action Plan. The group will consist of PSC, ACSI (County), public, private, non-profit, academia - about 15 people total - and will meet 3-4 times before the end of the calendar year. Interested PSC members should let Julie O know by the end of this week. *Commissioner Houck* expressed his interest.
- Last week there was a charrette organized by AIA/ASLA/APA that did a workshop on the Central City plan's framework.

Consent Agenda

- Consideration of Minutes from 05/22/12 PSC meeting
- R/W #7372, Proposed Vacation of SW Moody Drive north of the Ross Island Bridge

Chair Baugh asked for any comments for the consent agenda. *Commissioner Shapiro* moved to approve the minutes. *Commissioner Houck* seconded.

The Consent Agenda was approved with an *aye* vote.
 (Y7 – Baugh, Gray, Hanson, Houck, Oxman, Shapiro, Smith)

Central City 2035 (CC2035) and N/NE Quadrant Plan

Briefing: Steve Iwata

Presentations:

- CC2035
- N/NE Quadrant

Documents:

- CC2035 Plan Memo
- N/NE Quadrant Plan Memo
- Facility Plan
- CC2035 Policy Information
- CC2035 Framework
- CC2035 Project Flyer
- Urban Design Diagrams
- Revised Proposed Quadrant Concept Plan
- N/NE Quadrant Plan Outline
- Draft Zoning Proposals
- Building Height Recommendations

CC2035

This is the end of a 2-year planning process for staff and the steering committee, which is co-chaired by *Commissioner Rudd*. The focus has been on issues and goals with symposiums on a variety of topics relevant to the Central City. At the end of the process, key issues were identified, and the reformed steering committee will focus on the framework plan.

This plan is an update to the 1988 Central City Plan, which includes update policy statements and zoning tools. The symposium series was held with a mindset to create a new policy framework that is more integrated than what we currently have, integrating transportation, housing, economic development and the river.

The overall concept plan will give guidance prior to quadrant-level planning via:

- Strategic direction
- Policy framework
- Urban design framework

The policy framework will look at the role of the Central City as a regional city and a center for innovation and exchange. It's the state's downtown. Goals and guidelines for policy areas include:

- Regional center: economy and innovation
- Housing and neighborhoods
- Willamette River
- Urban design
- Environmental health - green development, green infrastructure, human health

The urban design concept builds off of the 1988 plan. A goal is to look at how to connect the east and west sides creating a commercial corridor from the west side of the Willamette River into the Lloyd District. Inside circulators surround the Willamette River, drawing people to the river. The outer ring builds on the streetcar system. All bridges also play a role in the connectivity. The river is something for everyone, and we can balance the needs and interests of all.

Beyond the current districts, we have policy statements for each section that we want to look at a more fine-grain approach, so we can focus on things that haven't yet happened.

There are 8 sub-districts within the Central City, divided into 4 quadrants. The N/NE Quadrant is the first one under review.

N/NE Quadrant

Staff is working closely with ODOT, which is working on a plan for the freeway interchanges at I-84 / I-5 / Fremont Bridge. This is part of the process for a long-range land use plan and the specific highway project.

A Stakeholder Advisory Committee (SAC) for the N/NE Quadrant started in September 2010. They recognize this is more than an update to the 1988 plan and have reviewed the history of the Lloyd area as well as the Memorial Coliseum, especially the displacement of the African American community. The project aims to integrate the history of the place while improving conditions for the community and the regional facilities. The fabric of the district has changed greatly between 1950 and now. African American heritage mapping was included and identified as a starting place for the planning effort.

Four land use typologies throughout the N/NE Quadrant were proposed and endorsed by the SAC, based on smaller areas/blocks and how the areas are used or could be used.

Street and development character includes looking at the streets and functionality of each, and three main types of streets were identified: retail/main street; boulevard street; and flexible street.

There is not much of an open space network in central Lloyd currently. A strategy to include more open space is to acquire and build public/private open spaces. This is key to supporting development in the concept plan.

Green systems are another concept the plan hopes to build more extensively via the Lloyd EcoDistrict, district energy area and Clackamas St as a link between the parks, creating a system of green streets. The Clackamas St overpass is the major piece for the quadrant plan.

A revised draft will be coming out on June 28. This includes urban design concept maps, district goals, policies and actions.

Proposed zoning changes include:

- Increase at Russell St - not all is mixed use currently, so look to expand but not allow housing.
- BESC property updated (EXd to EXds).
- High density residential zoning on Williams/Vancouver - increase potential for small business and employment potential in the area.
- High density residential in middle of Lloyd district today - propose to allow same zoning as rest of Lloyd.
- Rezoning to get rid of split zoning at Multnomah at 21st.

Height limit changes:

- Currently there is more height allowed east of Grand. Uniform 100' on Broadway area around Rose Quarter.
- Be more sensitive on northern edge of district, more at Broadway Bridgehead
- Thunderbird site - allow some views in front of coliseum by allowing taller buildings that would take up only part of site footprint

Additionally, this is a unique opportunity to find ways to get freeway system through the center improved to help knit the area together and improve the pedestrian realm.

The opportunity is in building the transportation and land use decisions together. I-5 opened in 1966, and the Broadway-Weidler "box" has the highest crash rates in the state due to short, weaving sections and traffic entering and exiting the freeway in the area. There is a great need to improve the interface with local streets; improve bike safety; and increase pedestrian connectivity.

Much work has started to be done in the area. In 2007, ODOT and the City worked to focus on safety problems and other opportunities in the area. In the current project, there has been further coordination.

Mixed-Use Multimodal Area (MMA) is a designation the area may now be able to achieve. This is the first of the designation in the state to allow that when development is coming in, ODOT doesn't have the same seat at the table that it used to.

The over-freeway bridges were built in the 1960s and will likely need to be replaced within the next 30 years, so this project provides opportunity to do land use and transportation updates simultaneously.

A "lid" is proposed over areas over the freeway to provide open space and connectivity opportunities. This could help make areas more developable. Staff is also looking at what can be built on the lid itself. From an engineering perspective, this is cost-effective for ODOT to make upgrades to the freeway area without needing additional staging space or needing to close areas for upgrades.

There is a proposed "box around the box" to support bikes and pedestrians. A new bridge would be built on Hancock, not Flint where it currently is, which needs to be removed for the freeway updates regardless. Removing Flint as a bridge reduces one of the hazardous interchanges, especially for bikes and restores east-west connection, and it creates a more direct route.

Project benefits include:

- Providing more space for drivers getting on/off freeway (30,000 on and off daily).
- More reliability (important to freight).
- Shoulders allow disabled vehicles to be moved out of mainline traffic.
- Seismic Upgrades to affected Bridges.
- Projected 30-50% reduction in crashes.
- Improved interface between freeway and local streets.

The freeway project is a \$300-400M project. If this doesn't get funding, the MMA designation can still be given. If the freeway project doesn't happen, other sources of funding and/or another review will have to be given.

Staff will return to the PSC for hearings on both the CC2035 Plan and N/NE Quadrant plan in September.

Multi-Family LTE Map Amendment

Hearing / Recommendation: Tom Armstrong; Traci Manning, PHB; Kate Allen, PHB

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/5005210/view/>

Documents:

- [Staff Memo](#)
- [Proposed Map](#)

We have limited tools to provide affordable housing in the community, but the goals are to connect PHB's programs with the Portland Plan and the PHB strategic plan. PHB staff worked closely with BPS on objectives that are a priority to the city as a whole.

The new LTE guidelines will be used as a 3-year pilot; staff will return to the PSC in the future to provide an update about the new program, its effectiveness and any proposed changes at that time.

In this current review, the new multi-unit program combines the Multi-Unit and Transit-Oriented Development programs into a single program. Eligible properties receive a 10-year tax exemption on the residential portion of the structural improvements, in some cases the commercial portion of mixed-use project may qualify for exemption.

One of the proposed changes includes using the top of the statutory allowance (120 percent of median sales) to create the most "product" available to close the minority home ownership gap. Other program requirements include a cap of \$1 million in additional foregone revenue per year (4-6 projects/year); 20% of residential units affordable at 60% MFI with allowance for units affordable up to 80% MFI in high cost market areas.

To be considered for exemption the commercial portion of a mixed use development must meet a community-identified need for goods or services not currently available within ¼-mile walking distance; not compete with a similar established business within ¼-mile walking distance; and/or advance PDC's Neighborhood Economic Development goals.

Regarding the map, there was a major look to not disadvantage families in East Portland. The proposal recommends that developments in Lents and Gateway URAs that are otherwise compliant with program goals not be held to competition against other areas in the city and would not count against cap of no more than \$1M in foregone revenue.

The new construction home ownership proposed changes include:

- Max Sales Prices: 120% of the annual median sale price for Portland - currently \$275,000 and adjusted annually.
- Cap of 100 applications per year (except homes that are sold to households earning less than 80% MFI with covenant).

The LTE multi-family program map updates show the additional areas that allow for mixed use and higher density developments.

The proposed additions are based on two criteria:

1. Metro 2040 designated centers, main streets, and station areas with transit service; and
2. Metro 2040 designated corridors with frequent transit service.

There two exceptions to the criteria:

1. North Vancouver/Williams corridor is included; and
2. SE 122nd Ave, south of Powell Blvd is not included.

Testimony

- Terry Parker: increasing tax abatement is not sustainable. It takes money from schools, the City and County. Parking is also a concern to existing neighborhoods - if it's not provided in the complex, more cars will be parking on the street.
- John Gibbon, SWNI Land Use Chair: Concerned about the area in Burlingame around Barbur coming up to the city line. For properties between Barbur and the freeway, there is already tax abatement not covered by this exemption (not included in this LTE

project) with very mixed use, but there is concern in the area that the stretch should be carefully looked at for long-term use as housing.

Written Testimony Received

- Susan Lindsay, Buckman Community Association
- East Portland Action Plan
- Portland Housing Advisory Commission

Chair Baugh closed the hearing.

Discussion

Commissioners voiced appreciation for the requests in the EPAP that were submitted and answered at least partially in the mapping and program updates. Addressing the question about the competitive process only occurring once in the first year, staff noted that in this first year, there is pressure to run a competitive process after the program's adoption. Because of statutory dates, there will likely be only one competitive process, but going forward there likely will be more than one per year. There is also the new requirement for builders to show how they are connecting with organizations in the community to ready minority home owners. Staff has been working with diverse communities to be sure this is benefiting the people living in East Portland now. Closing minority homeownership gap falls within the PHB strategic plan, which is why the recommendation is for 100% MFI, not 120% for income.

Parking issues have to do more with Comp Plan policies than the housing LTE. Projects have to comply with zoning regulations and designations, but within the program, there is a requirement for developers to have a neighborhood meeting to discuss issues or concerns they can incorporate into design of the project. Staff and the commission can reassess the program after the Comp Plan to make adjustments as necessary.

Motion

Commissioner Shapiro moved to recommend that City Council adopts the revised Multi-Unit LTE Program Map and endorses the general direction of proposed program changes to institute a competitive process with an annual program cap. *Commissioner Houck* seconded.

Chair Baugh restated the motion, and the motion passed.

(Y9 – Baugh, Gray, Hanson, Houck, Oxman, Rudd, Shapiro, Smith, Valdez)

Portland Plan: Buildable Lands Inventory and Employment Opportunity Analysis Hearing / Recommendation: Tom Armstrong

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/5005209/view/>

Documents:

- [Staff Memo](#)
- [BLI documents](#)
- [EOA documents](#)

Since the initial hearing of the BLI in May, staff has made some updates and reviews:

- New DEQ Brownfield database
- Adjusted Willamette Greenway coverage
- Added underutilized EX and EG sites in industrial areas
- Revised maps
- Added Housing Type Capacity table

Regarding the EOA, updates from the initial hearing include:

- 2010 base year had Goose Hollow in the wrong distribution (now correctly shifted to Central City)
- Non-conforming commercial uses shifted from Residential to Neighborhood Commercial.

One of the themes from testimony and discussion staff has had is about the analysis being pessimistic in employment forecast and optimistic in land supply -specifically in brownfield areas. Brownfield areas have many layers of constraint, so their capacity is relatively low. We need to look at an "all of the above" strategy (e.g. brownfield program, infill, redevelopment, freight, etc) to close the land gap.

Staff looked at a higher industrial growth scenario (both cargo forecast and industrial/manufacturing jobs) - which adds 438 acres of demand.

Redevelopment of Industrial Land EOA Study shows 36% of development activity on higher intensity sites that is not included in the BLI. This is consistent with the Metro Industrial Refill Rate of 36%. That is about 245 acres which could be added to the supply side, but this is not included in this recommendation.

Regardless of what we look at, we still need to find capacity between 400 and 100 acres in Columbia Harbor.

Testimony

- Jason Joy, Gunderson: brownfield redevelopment requires a strong market and high growth rate. Regarding greenfield development, the issue is not survival of development, the issue is cost. The report is pessimistic in its view on growth, but Oregon is second in job growth in the nation right now. Portland needs a regional approach to working with the Lower Columbia, since Portland is a confluence of transportation systems and is well-suited for a working harbor with a range of job opportunities. The EOA also needs to identify constraints and challenges within the UGB.
- Jeff Swanson, Working Waterfront Coalition: The WWC's primary questions are around lack of clarity, and staff should release a detailed memo about the changes in methodology and the impact on supply and demand numbers. There is a need for large lots for marine industrial uses, so aggregate numbers should be broken out. Employment in the traded sector should account for initiatives taken to increase exports. The Portland harbor is the largest in the region, so we should capture the job opportunities it can provide in Portland. No single metric can capture everything that goes on in the harbor, so industrial activities are "it depends" because these areas don't have homogeneous uses.

Written Testimony Received

- Peter Fry, Gunderson

Chair Baugh closed the hearing.

Discussion

EX lands are counted in industrial use. If we look at industrial areas, there is a mix of jobs. We are still forecasting office, service and retail jobs in these industrial geographies.

Staff proposes going forward with the EOA 630 acre deficit in the industrial area. The range and sensitivity show the need to update this more frequently based on economic uncertainty, strategies to assess. For Goal 9 purposes, we have to pick a number and go from there. We are going to be out of industrial land at some point, and Goal 9 will force us to deal with the issue.

The 36% can be looked at as the limit - not "the number" - with the potential to take advantage of revisiting it in the Comp Plan update. If we don't use the refill factor now, it could force the dialogue to look more regionally; for example, we could be looking at several counties and both Oregon and Washington when talking about land and economy supply and demand.

When explaining the BLI and focused assumption of industrial on vacant sites, this should include EX and EG in those areas and reference the study that validated the 36% number as a potential source of capacity we could look at in the Comp Plan update.

1999-2011: looked at development activity, 36% of growth was refill. If we want to grow the economy, does this number get us to where we want to be ultimately? Connection between jobs and development numbers are difficult. Has refill produced more jobs? Productivity does not necessarily make new jobs.

To an extent, we are stewards of the limited resource, pushing towards its more efficient use. Refill will happen, and sites that don't look developable now will become so.

Motion

Commissioner Houck moved to recommend that City Council adopt the revised Buildable Land Inventory and Economic Opportunity Analysis with the updated maps and data tables with the addition of updates as noted in the 36% refill number discussion and broader conversation about Goal 9. *Commissioner Smith* seconded. *Commissioner Houck* also noted the PSC can write a letter specifically about Goal 9 and refill to accompany the PSC's recommendation letter to City Council. He offered to draft a letter to circulate to PSC members.

Chair Baugh restated the motion, and the motion passed.
(Y6 – Baugh, Hanson, Houck, Rudd, Smith, Valdez)

Adjourn

Chair Baugh adjourned the meeting at 3:58pm.

Portland Planning and Sustainability Commission

Tuesday, May 8, 2012

12:30-3:45pm

Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Mike Houck, Gary Oxman, Michelle Rudd, Howard Shapiro, Chris Smith, Irma Valdez

Commissioners Absent: Don Hanson, Lai-Lani Ovalles, Jill Sherman

BPS Staff Present: Joe Zehnder, Chief Planner; Deborah Stein, Principal Planner; Eric Engstrom, Principal Planner; Tom Armstrong, Supervising Planner; Rachael Hoy, Community Outreach; Roberta Jortner, Environmental Planner; Steve Kountz, Economic Planner; Julie Ocken, PSC Coordinator

Chair Baugh called the meeting to order at 12:33pm and provided an overview of the agenda.

Items of Interest from Commissioners

- *Commissioner Houck* introduced the bird-friendly building guidelines project. Roberta Jortner (BPS) and Mary Coolidge (Audubon Society of Portland) provided some context about the guidelines project and invited PSC members to the June 14 forum to discuss the building design. They will provide a full briefing to the PSC in July.

Director's Report

Joe Zehnder

- Reminder that the 05/22 PSC meeting will be held at Rigler School. Staff is willing to provide commissioners a tour of the area prior to the 6pm meeting time. If you are interested in being a part of the tour, please let Julie O know by the end of the week so staff can arrange (tour would be 5:15-5:45pm, leaving from Rigler).
- Julie O will be sending a poll to all commissioners to start confirming availability for the summer PSC meetings. We want to be sure a quorum won't become an issue for any scheduled meeting.
- The Mayor's budget came out last week. BPS has a 6.7% cut in our ongoing general funding, but we received some one-time funding - though not all we asked for - for Comp Plan, WHI and youth planning work. EPAP and Tree project implementation also received funding.

Consent Agenda

- Consideration of Minutes from 04/24/12 and 05/03/12 PSC meetings.

Chair Baugh asked for any comments or edits by Commission members. *Commissioner Smith* moved to approve the minutes. *Commissioner Houck* seconded.

The Consent Agenda was approved with an *aye* vote.

(Y8 – Baugh, Gray, Houck, Oxman, Rudd, Shapiro, Smith, Valdez)

Portland Plan: Schools Background Report

Hearing / Recommendation: Deborah Stein

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/4900915/view/>

Documents:

- Staff Memo
- Draft Background Report

This is one of the set of background reports covering existing conditions, trends, issues and recommendations to support the Portland Plan and the foundations for the Comp Plan update.

The Planning Commission saw an earlier version of the report in 2009; this has been updated quite a bit since to incorporate issues that came up through discussions, especially the Thriving Educated Youth strategy in the Portland Plan.

Portland Public, David Douglas and Parkrose School Districts include facilities exclusively within Portland city limits; Centennial, Reynolds and Riverdale include schools inside and outside city limits. The report only looks at public schools, K-12.

There are a variety of issues the report addresses, including funding and zoning/regulatory challenges; diversity; distribution of poverty; student achievement; and special education. Of particular importance to Comp Plan update are:

- Impacts of local decisions on enrollment and revenue
- Population growth
- Zoning and regulatory challenges
- Distribution of poverty

3 recommendations are included in the report, which were clear components in the Portland Plan:

1. Strengthen the role of schools as centers of community.
2. Continue to build and sustain strong partnerships between school districts, City government and community partners.
3. Consider the fiscal and social effects of land use policies on schools.

Next steps include areas in both the Portland Plan implementation and Comprehensive Plan update.

Testimony

- Paul Cathcart, PPS: The district has been working on its long-range facility plan over past few months, with 2 city staff included in the planning process. The plan establishes goals and principles for facilities to meet educational requirements and approaches to modernize and update buildings. PPS looks forward to being a part of the Comp Plan process. In the schools report, the data is a couple years out of date - there has been some shifting of enrollment (increases in SE, SW especially), which has implications for schools. The need for stable enrollment is vital for planning. PPS is a strong advocate of multi-purpose use of school facilities, and PPS facilities are already used by other groups, civic events, etc. The zoning code prohibits many uses, or at least requires a conditional use permit, so there is an opportunity to update code to allow for further uses.
- Timme Helzer: Tualatin Park is regularly used by the public, including Beaverton School District. School districts would like to build broader relationships with community, so this could be a good connection to [the next project briefing on] West Hayden Island that could be a regional park, to be used by schools in both Portland and Vancouver.

Written Testimony Received

- Dixie Johnston

Discussion

The report itself only has data about K-12, but in the Comp Plan, we will be looking at all educational facilities (private schools, higher education - for institutional work).

All school districts will be involved in Comp Plan update:

- PPS and Parkrose are directly on the education PEG; and
- There is a consultant hired who will serve as the conduit to each of the east school districts.

We should look at opportunities for IGAs with the districts to ensure implementation going forward.

School closures mean buildings close to the community as well. Closed schools could still be used for the community, and this need is recognized. Districts can also look at those facilities for non-school uses.

Chair Baugh closed testimony.

Commissioner Shapiro moved to recommend the schools background report to City Council for adoption. *Commissioner Houck* seconded.

Chair Baugh restated the motion, and the motion passed.
(Y8 – Gray, Houck, Oxman, Rudd, Shapiro, Smith, Valdez, Baugh)

West Hayden Island Project Update

Briefing: Eric Engstrom, Rachael Hoy

Commissioner Rudd excused herself for this agenda item.

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/4902302/view/>

Documents:

- [Briefing Packet](#)
- [Marine Terminal Forecasts and Capacity Summary](#)
- [Forecasts and Capacity data #2](#)

Staff shared an update on the progress on the WHI project, including members of advisory committee to highlight their perspectives.

The overall goal is to resolve the future use of the west side of Hayden Island. This is 800+ acres, which is within the UGB but not current part of the City of Portland. The City and Port are collaborating on a plan for the site. An annexation ordinance is a component of the package being brought forward.

The studies requested by Council in their resolution from summer 2010 have been completed. These include the concept Plan, transportation analysis, cost/benefit report and harbor lands inventory. Council's resolution directed staff to prepare a concept plan to protect at least 500 acres of open space and to identify no more than 300 acres for future deep water marine terminal as well as additional studies.

The concept plan was developed with the help of consultants, including the 300 acre marine terminal, recreational improvements and natural resource enhancement opportunities.

One fundamental choice is which direction access to the marine terminal would come from: either by building a new bridge across the slough or by making improvements to W Hayden

Island Drive. Infrastructure (if public road) would be a public facility. Additionally, shallow water habitat is a key environmental feature of the site.

Cost estimates in the concept plan include:

- Order of Magnitude (confidence +/- 50%).
- Base Public Infrastructure costs of \$100m +. W/bridge - additional \$100m).
- Private Terminal Developer - \$150m +.
- City participation possible in transportation, sewer, recreation, and community benefits - \$10-20m (~ 2025-2035).

There has been an extensive public involvement process so far, with open houses planned this summer for the public to comment on the draft plan, prior to the PSC's hearings.

The public benefit/cost analysis report offers a sense of the range of costs/impact estimates on various benefits offered in the report. The 100-year NPV of benefits and costs, excluding Port-derived benefits, translates to a cost of \$6.7-\$9M annually (with the bridge) or \$3.7-\$6.7M without.

An economic impact analysis has also been done recently. On the low end, there are scenarios that have costs exceeding benefits, but also the reverse. There is no wide-spread agreement at this point. The range of potential benefits does exceed costs, but there is no certainty of the future. Benefits from development will not exist unless demand for facility exists.

The Harbor Lands Inventory report includes land supply and forecasting. It looks at the land inventory included in the Buildable Lands Inventory (BLI) of vacant harbor land. Also looked at what specific areas of land are potentially not currently being used fully. There are some additional acres, but most are constrained as are vacant sites. Alternative sites issues include size and existing contamination issues.

Findings:

- Inventory methods are reasonable.
- Alternate sites are very constrained.
- Land efficiency is rising in terms of tonnage and total dollar value per acre, though direct job density dropping.
- Forecast shows growth in auto, grain, dry bulk; additional terminals are needed for these commodities at the mid-range or high-range forecast.
- Vancouver has new 200-acre Terminal 5 rail loop, intended for dry bulk growth, plus 350 more vacant acres available.

The presented data charts include forecast estimates and findings based on the regional (Portland and Vancouver) scale. At a low end, Portland and Vancouver can handle the growth; at a mid-range forecast, there is some question of capacity; and at the high end, we cannot accommodate the growth without WHI.

The zoning and Comp Plan package includes:

- Industrial designation on 300 acres, IH Zoning.
- Use limited: "Deep Water Marine Terminal".
- Open Space designation on 500+ acres.
- Limited parks/open space uses per concept plan (trails, trailhead, non-motorized boat launch).
- Natural area focus, future mitigation projects anticipated.
- Utility corridors allowed w/in existing easements, maintenance roads to serve utility corridors/uses.

WHI Plan District development standards include:

- Special setbacks and buffers
- Public recreational trails
- Maximum development threshold triggers further transportation impact review
- Special environmental standards

IGAs are in development with the Port to identify next steps and the “next generation” agreement. This includes an infrastructure development strategy; who would own and manage open space; transportation; community impacts mitigation; and natural resource mitigation.

Key issues include:

- Land supply studies and industry forecasts
- Interpretation of cost/benefit report
- WHI Bridge or North Hayden Island Drive access
- Infrastructure needs & strategies to pay for them
- Community impacts - noise, traffic, air quality
- Environmental impacts and mitigation plans
- Recreation/land management options

The target date for the draft code and agreements released to public is at end of June, with first PSC hearing at the end of July.

Members of the Advisory Committee shared their input about the project:

- Pam Ferguson, Hayden Island Livability Project - The project still needs a health impact study. N Portland and WHI residents already are live in a region with known poor air quality. Parts of the plan conflict with the Hayden Island Plan, and the marine development plan is in direct conflict. There is not enough evidence that there is a need for the new port/development. Affordable housing and natural areas will be lost.
- Sam Bruda, Officer of Port of Portland - This project is about land use; a balanced plan can come from it. The Port never contemplated industrial area on limited 300 acres, but the City’s concept plan confirms this is doable. The Port has been responsive to concerns from community, and there will not be any coal transfer at WHI. This is likely to be a future container terminal, which moderates concerns about truck traffic. One economic concern is that as we shrink the Port facility’s footprint, economic output is smaller. The Port does have a concern about costs the project can absorb and the need to balance community, economic viability and environmental mitigation.
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Commissioner Smith asked to ensure that, based on the Portland Plan’s equity principles, the PSC request the health impact assessment be done before project comes before commission for a hearing. Staff noted that health impact information is dispersed throughout the report, and that they will return to the PSC meeting for a briefing on these specific points, on June 26. PSC members will then judge if additional information or another assessment is needed.

Portland Plan: Buildable Lands Inventory and Employment Opportunity Analysis
Hearing: Tom Armstrong, Steve Kountz

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/4902300/view/>

Documents:

- BLI staff memo
- EOA staff memo
- BLI documents
- EOA documents

Today is an update on the reports that the PSC has seen before on the Buildable Lands Inventory (BLI) and Employment Opportunity Analysis (EOA). It is a public hearing, to be continued at the June 12 meeting, with a desired outcome of that meeting to be a recommendation from the PSC to forward the reports to City Council.

BLI includes both employment and residential land supply.

2012 revisions include 4 major changes:

- Revised 2010-2035 Growth Forecast
- Minor adjustments to the estimated Residential Capacity
- Employment Development Capacity Analysis
- Revisions to the Constraint layers in response to June 2011 PSC hearing.

Previous versions of the BLI used Metro's range forecasts, in which had Portland projected to gain 105,000 to 136,000 new households by 2035. In October 2011, the Metro Council adopted the latest growth forecast that settled on a single point forecast for the region - nearly 1 million new residents and 540,000 new jobs in the greater Portland region. Based on the Metro allocation, Portland is expected to grow by 132,000 households and 147,000 jobs by 2035.

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The EOA work included changes to the employment land methodology such as:

- Inventory refinements to better fit specific employment geographies;
- Inventory refinements to incorporate the Airport Futures/PDX Master Plan;
- Detailed analysis of development constraints, including past development trends; and
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The BLI is used to:

- Identify vacant land
- Identify land likely to redevelop
- Discount capacity based on physical constraints
- Adjust capacity for mixed use development and market factors

Only 50-70% of the development activity in Portland is taking place on totally vacant sites.

Staff looked at how different constraints impact how parcels can be developed. Each constraint is defined and mapped, and a discount factor is determined to reflect the degree of impact each constraint has on development.

Roughly one-third of the employment land supply is impacted by at least one kind of constraint. In the Columbia Harbor, 47% of the supply is affected by a constraint, with 93% of the supply in the Harbor Access subarea impacted by constraints.

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Assumptions reflect that the market supports building capacity for the commercial geographies. In the commercial areas outside the Central City, the commercial development capacity allowed by zoning regulations is greater than what the private market is expected to develop. For example, most town centers and commercial corridors allow for a 3:1 FAR. Even after some of the floor area is allocated to residential space, the commercial space is greater than what the private sector typically develops.

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EOA included looking at:

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- Employment Growth Forecast (Demand)
- Land Development Capacity (Supply) / Reconciliation - Surpluses and Shortfalls
- Policy Alternatives
- Development trends to inform supply assumptions
- Updated Metro employment forecast

Recent trends analysis shows:

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- Nearly flat job growth since 2000.
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- Employment shift from manufacturing to services.
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The Metro regional employment forecast from November 2011 allocates 147,000 new jobs in the 2010-2035 period. The proposed Portland 27% capture rate is in line with historic trends.

The results of the employment forecast and resulting demand for development land are reported by nine summary employment land geographies, allowing development assumptions to vary across the City and provide more detail in describing job growth trends and forecasts together with associated building and anticipated land acreage needs.

We have a good balance of 4 major sectors (institutions, central city, industrial, commercial) plus a small percentage in residential. Traded sector facilities need about 580 acres; the total demand for employment land is about 3240 acres.

Employment land needs

- The Central City has a surplus of capacity, but the Central Eastside and Lower Albina districts have a shortfall, especially for cheaper, Class B office space that account for about 48% of the employment growth.

- In the Industrial areas, Portland only has about 60% of the land needed, with a shortfall of about 750 acres.
- The Commercial areas have a surplus of capacity, but specific areas may be underserved.
- Institutions have strong demand but current master plans and zoning accounts for only 80% of the demand.

Section 4 of the EOA highlights some policy alternatives, including industrial capacity, institutional campus capacity and central city incubator capacity. These are not policy decision points at this time (that will come in the Comp Plan).

Next steps

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Testimony

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[speaking on behalf of himself]: Land value doesn't have much to do with location; location has to do with location (e.g. central eastside). Urban industries are emerging around the country - companies are selling exclusively online, and they can use vertical buildings for space.

Written Testimony Received

- Metro Staff (Ted Reid, Senior Regional Planner)
- Bob Sallinger, Audubon Society of Portland
- Peter Fry, Gunderson LLC

- Larry Harvey, Working Waterfront Coalition
- Scott Drumm, Port of Portland

Discussion

Commissioners asked if institutions need to be full campuses; for example, PSU expansion is to be interspersed within the community. The ability for institutions to grow could encounter less opposition if there was more flexibility in growth. The Comp Plan is studying institutional growth and best practices to grow up, out or in satellite locations. Institutional development trends are also being reviewed.

Land use planning program is extremely silo-focused. Can the City address how we are going to deal with the fact that we're constrained by land area? How can we better integrate the goals? We are trying to move away from the silos in the Comp Plan update process. This should not be jobs versus environment question.

Analysis in Portland harbor industrial land looks at the value per acre and different ways to look at it. There are a variety of ways, not just FAR, which is why the cargo-derived forecast is broken out from employment forecast.

We can't confuse on-site jobs per acre with overall economic impact. On-site operations for industrial land have reduced employment density over time, but the multiplier has risen outside of industrial geographies.

More environmental advocates included in the process about what happens with industrial lands. Similarly, the discussion should also include people who need jobs or are looking for work.

The Comp Plan looks at policies to increase economic yield from the land we have; bring more acres on if that's the path (e.g. WHI); and challenge assumptions in analysis numbers. All will be scrutinized during Comp Plan update process.

The BLI/EOA hearing will stay open until June 12. Staff will address comments/letters at that time, and the commission expects to make a recommendation to City Council at that meeting.

Adjourn

Chair Baugh adjourned the meeting at 4:10pm.

Portland Planning and Sustainability Commission
Tuesday, May 8, 2012
12:30-3:45pm
Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Mike Houck, Gary Oxman, Michelle Rudd, Howard Shapiro, Chris Smith, Irma Valdez

Commissioners Absent: Don Hanson, Lai-Lani Ovalles, Jill Sherman

BPS Staff Present: Joe Zehnder, Chief Planner; Deborah Stein, Principal Planner; Eric Engstrom, Principal Planner; Tom Armstrong, Supervising Planner; Rachael Hoy, Community Outreach; Roberta Jortner, Environmental Planner; Steve Kountz, Economic Planner; Julie Ocken, PSC Coordinator

Chair Baugh called the meeting to order at 12:33pm and provided an overview of the agenda.

Items of Interest from Commissioners

- *Commissioner Houck* introduced the bird-friendly building guidelines project. Roberta Jortner (BPS) and Mary Coolidge (Audubon Society of Portland) provided some context about the guidelines project and invited PSC members to the June 14 forum to discuss the building design. They will provide a full briefing to the PSC in July.

Director's Report

Joe Zehnder

- Reminder that the 05/22 PSC meeting will be held at Rigler School. Staff is willing to provide commissioners a tour of the area prior to the 6pm meeting time. If you are interested in being a part of the tour, please let Julie O know by the end of the week so staff can arrange (tour would be 5:15-5:45pm, leaving from Rigler).
- Julie O will be sending a poll to all commissioners to start confirming availability for the summer PSC meetings. We want to be sure a quorum won't become an issue for any scheduled meeting.
- The Mayor's budget came out last week. BPS has a 6.7% cut in our ongoing general funding, but we received some one-time funding - though not all we asked for - for Comp Plan, WHI and youth planning work. EPAP and Tree project implementation also received funding.

Consent Agenda

- Consideration of Minutes from 04/24/12 and 05/03/12 PSC meetings.

Chair Baugh asked for any comments or edits by Commission members. *Commissioner Smith* moved to approve the minutes. *Commissioner Houck* seconded.

The Consent Agenda was approved with an *aye* vote.
(Y8 – Baugh, Gray, Houck, Oxman, Rudd, Shapiro, Smith, Valdez)

Portland Plan: Schools Background Report

Hearing / Recommendation: Deborah Stein

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/4900915/view/>

Documents:

- Staff Memo
- Draft Background Report

This is one of the set of background reports covering existing conditions, trends, issues and recommendations to support the Portland Plan and the foundations for the Comp Plan update.

The Planning Commission saw an earlier version of the report in 2009; this has been updated quite a bit since to incorporate issues that came up through discussions, especially the Thriving Educated Youth strategy in the Portland Plan.

Portland Public, David Douglas and Parkrose School Districts include facilities exclusively within Portland city limits; Centennial, Reynolds and Riverdale include schools inside and outside city limits. The report only looks at public schools, K-12.

There are a variety of issues the report addresses, including funding and zoning/regulatory challenges; diversity; distribution of poverty; student achievement; and special education. Of particular importance to Comp Plan update are:

- Impacts of local decisions on enrollment and revenue
- Population growth
- Zoning and regulatory challenges
- Distribution of poverty

3 recommendations are included in the report, which were clear components in the Portland Plan:

1. Strengthen the role of schools as centers of community.
2. Continue to build and sustain strong partnerships between school districts, City government and community partners.
3. Consider the fiscal and social effects of land use policies on schools.

Next steps include areas in both the Portland Plan implementation and Comprehensive Plan update.

Testimony

- Paul Cathcart, PPS: The district has been working on its long-range facility plan over past few months, with 2 city staff included in the planning process. The plan establishes goals and principles for facilities to meet educational requirements and approaches to modernize and update buildings. PPS looks forward to being a part of the Comp Plan process. In the schools report, the data is a couple years out of date - there has been some shifting of enrollment (increases in SE, SW especially), which has implications for schools. The need for stable enrollment is vital for planning. PPS is a strong advocate of multi-purpose use of school facilities, and PPS facilities are already used by other groups, civic events, etc. The zoning code prohibits many uses, or at least requires a conditional use permit, so there is an opportunity to update code to allow for further uses.
- Timme Helzer: Tualatin Park is regularly used by the public, including Beaverton School District. School districts would like to build broader relationships with community, so this could be a good connection to [the next project briefing on] West Hayden Island that could be a regional park, to be used by schools in both Portland and Vancouver.

Written Testimony Received

- Dixie Johnston

Discussion

The report itself only has data about K-12, but in the Comp Plan, we will be looking at all educational facilities (private schools, higher education - for institutional work).

All school districts will be involved in Comp Plan update:

- PPS and Parkrose are directly on the education PEG; and
- There is a consultant hired who will serve as the conduit to each of the east school districts.

We should look at opportunities for IGAs with the districts to ensure implementation going forward.

School closures mean buildings close to the community as well. Closed schools could still be used for the community, and this need is recognized. Districts can also look at those facilities for non-school uses.

Chair Baugh closed testimony.

Commissioner Shapiro moved to recommend the schools background report to City Council for adoption. *Commissioner Houck* seconded.

Chair Baugh restated the motion, and the motion passed.
(Y8 – Gray, Houck, Oxman, Rudd, Shapiro, Smith, Valdez, Baugh)

West Hayden Island Project Update

Briefing: Eric Engstrom, Rachael Hoy

Commissioner Rudd excused herself for this agenda item.

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/4902302/view/>

Documents:

- [Briefing Packet](#)
- [Marine Terminal Forecasts and Capacity Summary](#)
- [Forecasts and Capacity data #2](#)

Staff shared an update on the progress on the WHI project, including members of advisory committee to highlight their perspectives.

The overall goal is to resolve the future use of the west side of Hayden Island. This is 800+ acres, which is within the UGB but not current part of the City of Portland. The City and Port are collaborating on a plan for the site. An annexation ordinance is a component of the package being brought forward.

The studies requested by Council in their resolution from summer 2010 have been completed. These include the concept Plan, transportation analysis, cost/benefit report and harbor lands inventory. Council's resolution directed staff to prepare a concept plan to protect at least 500 acres of open space and to identify no more than 300 acres for future deep water marine terminal as well as additional studies.

The concept plan was developed with the help of consultants, including the 300 acre marine terminal, recreational improvements and natural resource enhancement opportunities.

One fundamental choice is which direction access to the marine terminal would come from: either by building a new bridge across the slough or by making improvements to W Hayden

Island Drive. Infrastructure (if public road) would be a public facility. Additionally, shallow water habitat is a key environmental feature of the site.

Cost estimates in the concept plan include:

- Order of Magnitude (confidence +/- 50%).
- Base Public Infrastructure costs of \$100m +. W/bridge - additional \$100m).
- Private Terminal Developer - \$150m +.
- City participation possible in transportation, sewer, recreation, and community benefits - \$10-20m (~ 2025-2035).

There has been an extensive public involvement process so far, with open houses planned this summer for the public to comment on the draft plan, prior to the PSC's hearings.

The public benefit/cost analysis report offers a sense of the range of costs/impact estimates on various benefits offered in the report. The 100-year NPV of benefits and costs, excluding Port-derived benefits, translates to a cost of \$6.7-\$9M annually (with the bridge) or \$3.7-\$6.7M without.

An economic impact analysis has also been done recently. On the low end, there are scenarios that have costs exceeding benefits, but also the reverse. There is no wide-spread agreement at this point. The range of potential benefits does exceed costs, but there is no certainty of the future. Benefits from development will not exist unless demand for facility exists.

The Harbor Lands Inventory report includes land supply and forecasting. It looks at the land inventory included in the Buildable Lands Inventory (BLI) of vacant harbor land. Also looked at what specific areas of land are potentially not currently being used fully. There are some additional acres, but most are constrained as are vacant sites. Alternative sites issues include size and existing contamination issues.

Findings:

- Inventory methods are reasonable.
- Alternate sites are very constrained.
- Land efficiency is rising in terms of tonnage and total dollar value per acre, though direct job density dropping.
- Forecast shows growth in auto, grain, dry bulk; additional terminals are needed for these commodities at the mid-range or high-range forecast.
- Vancouver has new 200-acre Terminal 5 rail loop, intended for dry bulk growth, plus 350 more vacant acres available.

The presented data charts include forecast estimates and findings based on the regional (Portland and Vancouver) scale. At a low end, Portland and Vancouver can handle the growth; at a mid-range forecast, there is some question of capacity; and at the high end, we cannot accommodate the growth without WHI.

The zoning and Comp Plan package includes:

- Industrial designation on 300 acres, IH Zoning.
- Use limited: "Deep Water Marine Terminal".
- Open Space designation on 500+ acres.
- Limited parks/open space uses per concept plan (trails, trailhead, non-motorized boat launch.
- Natural area focus, future mitigation projects anticipated.
- Utility corridors allowed w/in existing easements, maintenance roads to serve utility corridors/uses.

WHI Plan District development standards include:

- Special setbacks and buffers
- Public recreational trails
- Maximum development threshold triggers further transportation impact review
- Special environmental standards

IGAs are in development with the Port to identify next steps and the “next generation” agreement. This includes an infrastructure development strategy; who would own and manage open space; transportation; community impacts mitigation; and natural resource mitigation.

Key issues include:

- Land supply studies and industry forecasts
- Interpretation of cost/benefit report
- WHI Bridge or North Hayden Island Drive access
- Infrastructure needs & strategies to pay for them
- Community impacts - noise, traffic, air quality
- Environmental impacts and mitigation plans
- Recreation/land management options

The target date for the draft code and agreements released to public is at end of June, with first PSC hearing at the end of July.

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Portland Planning and Sustainability Commission
Tuesday, September 13, 2011
12:30-3:00pm
Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Don Hanson, Mike Houck, Gary Oxman (arrived 12:39pm), Lai-Lani Ovalles(arrived 12:42pm), Michelle Rudd, Howard Shapiro(arrived 12:42pm), Chris Smith, Irma Valdez

Commissioners Absent: Jill Sherman

BPS Staff Present: Joe Zehnder, Chief Planner; Julie Ocken, PSC Coordinator; Michelle Kunec, Management Analyst; Al Burns, Sr City Planner; Chris Scarzello, City Planner II; Eric Engstrom, Principal Planner

Other City Staff Present: Lester Lee, BES; Dan Hebert, BES

Chair Baugh called the meeting to order at 12:34pm and provided an overview of the agenda.

Consideration of Minutes

From 08/09/2011 PSC meeting

Chair Baugh asked for any comments or edits by Commission members.

Commissioner Smith moved to approve the minutes from August 9, 2011. The motion was seconded and passed unanimously with an aye vote.

(Y6 – Gray, Hanson, Houck, Rudd, Smith, Valdez)

Public Facilities Plan and Project List

Action: Hearing / Recommendation

Michelle Kunec; Al Burns; Dan Hebert, BES

Document:

- Public Facilities Plan - Amendment to the Public Facilities Plan, Sanitary Sewer Element: Proposed Draft

Presentation:

- Introduction - Public Facilities:
<http://www.portlandonline.com/bps/index.cfm?c=41664&a=364828>
- Fanno Creek Basin - Proposed Sanitary Sewer Element Amendment:
<http://www.portlandonline.com/bps/index.cfm?c=41664&a=364829>

Michelle Kunec provided an overview to the Public Facilities Plan and proposed amendments.

Today's amendment does not affect policies or map components.

The Public Facilities Plan (PFP) was adopted in 1989. It includes infrastructure systems and projects intended to serve the city for the upcoming 20 years.

The list of significant projects would be amended by proposal today.

For further reference/background:

Statewide Planning Goal 11. Public Facilities and Services, requires the development of a public facilities plan as a support document(s) to a comprehensive plan. The PFP should

describe the water, sewer and transportation facilities necessary to support the land uses designated in the comprehensive plan.

Portland's Comprehensive Plan Goal 11: Public Facilities addresses service responsibility for infrastructure services in the City and includes specific policies and standards related to sanitary sewer provision.

Project specifics include the title, description, written and mapped location, time period and anticipated cost and funding mechanism.

Today's amendment proposes changes to the Fanno Creek Basin section of the Sanitary Sewer Element.

The Sanitary Element's project list was adopted as a component of Portland's Comprehensive Plan. Since these documents were originally adopted as land use decisions, and since the proposed amendments involve the application of the Statewide Planning Goals, the City must observe the "Post Acknowledgement Plan Amendment" procedures described in the Oregon Revised Statutes. These procedures require public notification and hearings and an opportunity for public testimony.

The proposed Public Facilities Plan amendment is a legislative action and must be reviewed by the PSC prior to being submitted for adoption by City Council. After adoption by City Council, the amendment will be submitted to the Oregon Department of Land Conservation and Development as a post acknowledgement plan amendment. The City is following the public notification and procedural steps required for this type of amendment.

Dan Hebert described the sewer system and map of the Fanno Creek Basin including the area of where the pump station is currently located.

Fanno Creek flow projections are currently not sufficient during peak flow; they need to make up a 20 cubic feet per second discrepancy, which is what the project is proposing to address.

Capacity issues include:

- Peak storm flow includes infiltration & inflow of surface and groundwater
- Capacity deficiency results in:
 - Failure to manage flows as required by the City's NPDES permit and Agreement with CWS
 - Potential overflows to Fanno Creek
- Solution needed to manage sewer needs and address a public health risk

Proposed projects include:

- SW 86th Ave Pump Station and associated facilities
- SW 86th Ave Diversion / Flow Control Manhole
- SW 86th Ave Sewer Extension

Staff did review and evaluate other options before settling on these project options above.

- Another option staff looked at was to partner with Clean Water Services. The problem with this option is that the capital costs to make the improvements were \$44-45M, which would have required \$30M to provide additional capacity. Lifecycle costs were 50-60% for operations and initial work.

Public outreach for the project for the project began by BES staff in 2009, focusing on projects that address the need for increasing pumping capacity in the Fanno Creek Basin.

Neighborhood residents have expressed concern with respect to construction impacts, odor, noise and vibrations from the existing pump station.

Staff is addressing the community concerns via the improved new SW 86th Ave facility design, selected construction methods and by incorporating neighborhood feedback in design aesthetics and construction logistics.

Because the project is located in Washington County, staff also provided information about Washington County guidelines:

- The proposed amendment will make changes to the PFP and project list, to address an urgent need. Portland's BES intends to propose a complete update of the PFP during the City's periodic review of the Comprehensive Plan next year.
- Pump Station and appurtenances may be allowed through a Type III review.
- Approval is based on:
 - Present or future need;
 - How the facility fits into the utility's Master Plan;
 - Minimum area required;
 - Measures to minimize damage to paved roads, natural resources, or open space.
- Underground pipes and conduits are exempt from Type III, and subject to Type II review.

Washington County Comprehensive Plan requires that development not unduly conflict with area's character; to address this, the project will:

- Limit tree removal
- Provide effective screening
- Size buildings to be compatible with area
- The new pump station will not be located in natural resources areas

The proposed SW 86th Ave pump station and associated facilities will be subject to the Type III review process includes a public hearing before a formal Hearings Offices.

- Proposed SW 86th Avenue projects are not currently listed in the City's acknowledged Public Facilities Plan (adopted in 1989).
- Proposal would amend the City's Public Facilities Plan, project list and Sanitary Sewer Element to include these projects.
- Amendment required for project to proceed.

This project is unusual as the PSC is giving a recommendation on something outside the City. Our system is being used to cover the full watershed, even parts outside of Portland. Washington County has the land use component, and Portland has the system component. The processes in Washington County will be dealing with the design and compatibility issues.

There is not an impact on flooding within the floodplain if the project doesn't go through; this is a health/safety risk due to sewage flowing into Fanno Creek.

Regarding the objection about odor and citing issues of the pump station being close to residents, staff couldn't have found a more isolated place as a result of the natural flow by gravity.

Testimony

- Michael J Lilly has a Portland address, but a Washington County location. He noted the criteria the PSC should be looking at is whether this change is being coordinated with other jurisdictions, noting he only received a notice people could respond to if they had comments. Washington County considered and turned down the project for 7

different reasons (in June 2010, and originally 12 years ago when they told the County it wouldn't have to be expanded), so there needs to be better coordination with Washington County. The problem is stormwater mixing with sewage. The current solution is to fix the West Hills' system. Nothing in the findings addresses this solution and/or why it is a bad idea. Other adverse impacts of the proposed project include not addressing the continuing leaks running through the park trails. The noise and leaks, as well as odors, may double with a second pump. An original promise was that County wouldn't expand when they installed the first pump.

Other Testimony Received

- Michael J Lilly

Further Discussion and Evaluation by Commissioners and Staff

BES staff noted they have been in regular conversations with the City Attorney office. The land use denial in 2010 was on a different project, which would have expanded the existing pump station on property City owned at the time. In this new project, staff will work on a new design with the intent to take into consideration issues from the original application.

In the packet staff provided, exhibit C notes relate to State Planning goals 1, 10 and 11 and the findings relative to the Comprehensive Plan goals.

Staff confirmed there is inflow from the West Hills during peak flow, which they haven't abandoned looking into. There is a 2-phase program (long-term) to address this. Without infiltration projects, we would be looking at peak flows 55-68 cubic feet per second versus 45 they are proposing. The pump station is not being proposed to replace projects in the PFP designed to correct infiltration problems, but rather is will supplement them. Both types of projects are necessary to address the correctly calculated flow.

The original pump's capacity shortfall is due in part to controversy of the flow modeling in 1996. We don't use these models any more; we have installed flow monitors to give a more precise model now, which are based on flow from individual parcels into the system. This fix is the appropriate fix coupled with the other infiltration projects in the basin.

Regarding the needs to be coordinated with other jurisdictions, the systems analysis section of BES (modeling, planning group) has worked with their counterparts at Clean Water Services to look at options for handling flows at this location. Their legal council has worked with City of Portland as well. Also staff has had pre-application meetings with Washington County staff to discuss criteria BES needs to show they meet when filing a project.

In the code, we are looking at the criteria for text changes to the Comprehensive Plan. There is nothing specific to the project list other than directive that all changes should be addressed as legislative change. This is typically about conformance with the Comprehensive Plan and State Planning goals.

Staff noted Mr Lilly has given a thoughtful letter. The City Attorney advised staff that a legislative procedure is the correct one, but staff will share Mr Lilly's letter with the Attorney to confirm. The big project (building the pump itself) is a quasi-judicial, but that is in Washington County for this project. Periodic review is not impacted by the recommendation the PSC makes today.

If the PSC recommends the project list update but Washington County doesn't approve, there is no affect; it would be harmless to have an authorized project that you don't build. A denial would send BES back to find another solution to the overflow issue.

The Commission noted the most critical coordination has been addressed with Clean Water Services. Regarding the location, this is a classic case of natural resources not recognizing jurisdictional boundaries.

BES will continue working with groups in the area to work with residents to allow residents to have more input into the design than they have in the past. As we develop new design, BES will better involve immediate neighbors in the proposal. Denial criteria didn't involve noise or odor issues.

Chair Baugh closed testimony.

Commissioner Hanson moved to:

- Recommend that City Council amend the adopted Public Facilities Plan, Sanitary Sewer Element and project list of the Comprehensive Plan as specified in the *Proposed Draft*.
- Recommend that City Council adopt the ordinance.

He noted that points of emphasis could be added that could go into letter to City Council. Those points should note the struggle regarding odor, citing in areas that involve people and residences and a compassion to those in the area. Portland needs to be a good neighbor; solely meeting land use criteria that is not the standard we should uphold ourselves to.

Chair Baugh restated the motion, and the motion passed.

(Y7 – Hanson, Houck, Ovalles, Rudd, Shapiro, Smith, Valdez; N1 – Oxman; A1 – Gray)

Natural Resources Management Plan Update - Smith and Bybee Lakes

Action: Hearing / Recommendation

Chris Scarzello; Janet Bebb (Metro)

Document Distributed:

- Retirement of the Natural Resources Management Plan for Smith and Bybee Lakes
Project: Proposed Draft

PowerPoint:

- <http://www.portlandonline.com/bps/index.cfm?c=41664&a=364830>

Today's project is to retire the Natural Resources Management Plan (NRMP) for Smith and Bybee lakes, located in north Portland.

Staff shared an updated ownership map with Commissioners, noting that it is mostly public ownership. The environmental overlay zones (protection) is limited and allows development only if public need and public development are confirmed. The boundary of the current NRMP has brought in little edges of properties that Metro is cleaning up.

The NRMP is a zoning tool that can provide long-term project guidance for large ecosystems. The plan provides the means to evaluate the cumulative effects of development and mitigation proposed to occur over time. It is approved by the PSC and City Council and also needs approval by both groups for major changes or repeal.

The Natural Resource Management Plan for Smith and Bybee Lakes was developed by a group of property owners in the mid-1980's and adopted by City Council in 1990. The NRMP has served its purpose for Smith and Bybee: the identified projects are done. Metro and the Smith/Bybee Advisory Committee are ready to use a new zoning tool that provides similar long-term project review but is easier to update.

A Comprehensive Natural Resource Plan (CNRP) is the new zoning tool that can provide long-term project guidance for large ecosystems. The CNRP provides the means to evaluate the cumulative effects of development and mitigation proposed to occur over a 10-year time frame, similar to conditional use master plans, but for managing natural resource projects.

A CNRP is approved by the Hearings Officer because it is a land use review. It can take 4 months or longer to go through the process for approval.

The zoning code requires the CNRP to comply with existing plans, but because the NRMP for Smith and Bybee is so out of date, we don't want Metro to comply with it. That's why we're here, to request repeal of the NRMP. But if the NRMP is retired, there is a gap between the old management plan and adoption of the new, which has concerned some folks.

Metro would like to apply for a CNRP, but with the NRMP repealed and the CNRP in review for at least 4 months, there will not be a management plan in place even though the environmental overlay zones and environmental regulations are not changing and will still provide protection to the area.

Staff proposes that the NRMP repeal be delayed until the CNRP is approved, and that the zoning code be amended so the new plan doesn't have to comply with the old plan.

Another piece is the correction of an oversight from the Airport Futures project. City Council adopted the Airport Futures City Land Use Plan in April 2011. The project updated the city's natural resources program for Portland International Airport and the area surrounding the airport.

After adoption of Airport Futures, we realized several of the maps in Chapter 33.430 had not been updated to reflect the changes adopted by the Airport Futures project. The maps show where natural resource inventories are complete and do not change any regulations. Notice was sent about this, but this part is not listed on the agenda for today's meeting. These maps were discussed and approved by the Planning Commission; they just didn't get in the ordinance, so this is correcting those as a house-keeping measure.

Metro is working with property owners at Smith and Bybee. There is an agreement among them to coordinate projects, with Metro as the lead, and coordination is continuing. Plans are formal processes, but there are also informal agreements as well. Over the past 1.5 years, there have also been meetings by the Advisory Committee, representing owners who chose to participate. Property owners get noticed prior to each meeting. Metro staff called all property owners who have more than a few square feet for this meeting. Some were excluded b/c only had a few square feet included in the NRMP. Most owners have chosen not to participate directly and say that it looks fine. Staff noted the joint management is extraordinary, and the key to that is the Advisory Committee, some of who are in today's audience. They play a big role.

Staff also confirmed the trail alignment is now on the south side of the slough, which was an original concern from *Commissioner Houck* at Smith/Bybee.

Testimony

No testimony was received.

Chair Baugh closed testimony.

Commissioner Valdez moved that the PSC recommend City Council to take the following actions:

- Adopt memo titled *Retirement of the Natural Resources Management Plan for Smith and Bybee Lakes Project: Proposed Draft*;

- Amend Title 33 as shown in Attachment A and the amendments memo dated September 13, 2011;
- Adopt memo as further findings and legislative intent;
- Amend Official Zoning Maps, shown in memo Attachment B;
- Adopt ordinance with additional provision that ordinance not take effect until CNRP approved; and
- Direct staff to continue work on language in memo to refine and clarify.

The motion was seconded. The emphasis for the letter will be to keep current regulations in place until the new CRMP is adopted.

Chair Baugh restated the motion, and the motion passed.

(Y9 – Gray, Hanson, Houck, Ovalles, Oxman, Rudd, Shapiro, Smith, Valdez)

Portland Plan: Economic Opportunities Analysis

Action: Briefing

Eric Engstrom

Documents Distributed:

- Economic Opportunities FAQ

The purpose of the Employment Opportunities Analysis is a land use system to plan for a 20-year supply for land. Goal 9 is the economic element.

There are 4 parts to the EOA:

- Analysis of community growth trends and opportunities
- Forecast of 20-year demand for employment land in the city
- Inventory of existing developable land supply with an estimate of any unmet 20-year needs
- Summary of policy choices to provide adequate employment land capacity

The draft EOA was published in 2009 as part of background reports for the Portland Plan. Based on feedback received to date, BPS has identified a number of refinements that should be made, so staff is working on an update of those maps.

Eric Hovee is the consultant working with staff; there is also an advisory committee working on the project. The next draft is expected to be released by November.

Staff is providing updates to the report to:

- Refine, translate methodology for the public to better understand
- Verify maps so the final EOA is as close to present-day as possible
- Clarify overlaps with housing reports. Some land in Portland is zoned for both employment and housing, so we don't want to double-count those areas as being available
- Be in synch with Metro regarding the overall regional forecasts for employment. Metro is refining their numbers now, so we will get numbers at end of fall to true-up numbers with the regional forecasts.

The PSC hearing for the EOA will be in January 2012. Staff will update the FAQ in next few days to reflect this new date.

The city needs to address jobs over the next years. The Port is the biggest employment center in the state, so the EOA is important in this effort. Land supply matters because we don't have

an easy way to create more land in Portland since we're mostly surrounded by other cities and water.

Portland plays a major role as a regional employment center. Even though the city has competitive advantages due to its location, past infrastructure investments and workforce capacity, recent trends show that Portland is capturing a declining share of the region's new jobs. At the same time, the city has captured an expanding share of the region's housing. The capture rate is the percentage of overall region job growth that Portland will capture. A letter from the Portland Business Alliance suggests a 30% capture rate for the city.

Jobs are broken down by geography and sector with both forecasts and supply numbers since different types of employment use different types of land.

The preliminary findings from the 2009 report show we are short industrial and campus/institutional land. Staff is refining these numbers now. In terms of the industrial geography, staff is breaking it down, distinguishing between marine and the larger industrial sector (especially for River Plan).

There is a variety of policy response to the findings in this report that the PSC will get testimony about. Expanding the UGB is not an option, so how can we increase efficiency of land supply? Also, rezoning is not realistically an option. The range of policy options may include a look at infrastructure investments; how to assemble lands; addressing constraints on land (e.g. brownfield clean-up); and industrial sanctuary lands.

The assumption about brownfields is that in the short-term (5 years), less than lower than 50% can be used; there are also long-term numbers that increase this opportunity. Acreage is substantial, as are often the environmental constraints on these lands.

Commissioner and Staff Discussion

Statewide planning goals are, unfortunately, often treated as silos at times and that it is critical that Goal 9 not be addressed in a vacuum. The EOA study must be integrated with other state planning goals (for example, Goal, which addresses fish and wildlife habitat, and Goal 15, the Willamette Greenway goal). The point was also made that existing buildable industrial land be utilized more efficiently. For example, brownfield sites alone might result in significantly more industrial land if they are remediated and closer to 100% of brownfields were considered usable for industrial purposes; land assembly of smaller adjacent parcels into larger parcels; building vertically is another mechanism for more efficient use of remaining industrial land. All of these efficiencies should be used to calculate the amount of industrial land.

The broader economic view needs to be incorporated into the EOA analysis, including the positive contribution of natural resources, parks and green infrastructure to the city's economic health. Work by Joe Cortright and EcoNorthwest that demonstrates the economic value of parks, fish and wildlife, and other natural resource values should be included in the study. Eric Engstrom pointed out that EcoNorthwest is, in fact, involved in the analysis.

Economic opportunity also includes neighborhood upkeep. We need to talk to small businesses, the PBA, entrepreneurs and large conglomerate companies. Large and small jobs need to be in the plan.

80% of businesses in Portland are small ones. If we don't tackle the 80% "problem", it's really about neighborhoods and businesses in those areas. How do we create an environment for these businesses to grow as well as the large ones? Where are regions in city these small business can thrive? There is also the tie to PDC's Neighborhood Economic Development strategy and other policies that should influence/direct this.

The Portland Plan's strategies include economic development, and other neighborhood and city plans are built into this strategy. There is a commitment to that path with NED and supplemental elements about workforce training. Regarding land supply, the EOA addresses this; the action will be what we do with the land. The reality is the need to create more productivity in the land use. NED is a strategy the City has embarked on, but we need to continue to monitor it.

The EOA is only one step in the process. It is also part of other economic opportunity work coupled with other activities throughout plans in the city. We do need to make sure it is woven together and integrated.

Further discussion noted that other jurisdictions in the Portland region will also see potential job growth and major job centers built outside of the city proper. There is always the connecting to the region, so Washington and Clackamas counties are part of the discussion. There is also the multiplier effect since not all jobs are the same, and some create more opportunities at a secondary level. We need to keep this in mind and create opportunity for various types of jobs and sectors. Forecasts will break down by type of industry what type of land is required and the typical occupations in those groups. We want to be preparing as a city to capture a good mix.

Director's Report

Joe Zehnder

- Thanked Commissioners for attending the retreat last week. Some ideas will be put into action in upcoming/future meetings.

Items of Interest from Commissioners

Commissioner Gray: October 1 at 10am is the centennial celebration for Parkrose, beginning at 98th and Sandy. It will include the unveiling of the Immigrant Statue, speeches, celebrations and a parade to Parkrose High School's Saturday Market.

Commissioner Hanson: West Hayden Island staff will soon be presenting the concept plan alternatives. October 12 is a joint City Council and Port Commission meeting about the draft report from the project's consultant. Staff will share the precise time and location with PSC members.

Chair Baugh adjourned the meeting at 2:42pm.

Portland Planning and Sustainability Commission

Tuesday, July 12, 2011

12:30-3:30pm

Meeting Minutes

Commissioners Present: Andre' Baugh, Don Hanson (arrived 12:37pm), Mike Houck, Lai-Lani Ovalles, Gary Oxman, Michelle Rudd, Howard Shapiro, Jill Sherman (arrived 1:30pm), Chris Smith, Irma Valdez

Commissioners Absent: Karen Gray

BPS Staff Present: Susan Anderson, Director; Julie Ocken, PSC Coordinator; Eric Engstrom, Principal Planner; Alex Howard, Portland Plan Project Coordinator

Other City Staff Present: Kate Allen, PHB; John Gillam, PBOT

Other Presenting Guests: Jason Barnstead-Long, Portland Plan CIC member; Peter Stark, Portland Plan CIC member; Linda Nettekoven, Portland Plan CIC member; Gary Oxman, Multnomah County Health Officer; Maya Bhat, Multnomah County Health Department Research Analyst

Chair Baugh called the meeting to order at 12:32pm and provided an overview of the agenda.

Consideration of Minutes

06/14/11

Chair Baugh asked for any comments or edits by Commission members.

Commissioner Smith moved to approve both sets of minutes. The motion was seconded by *Commissioner Shapiro* and passed unanimously with an aye vote.

(Y7 – Houck, Ovalles, Oxman, Rudd, Shapiro, Smith, Valdez)

The Big Look Project

Action: Briefing

Kate Allen, PHB

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=357814>

Documents: PHB Strategic Plan <http://www.portlandonline.com/phb/strategy>

The Big Look Policy Review Committee started fall 2010 as a response to City and County audits in 2007 of the Limited Tax Exemption (LTE) process. LTE "lived in" at least 2 City bureaus as well as with County assessor. Mayor Adams charged Commissioner Fish with the leadership of LTEs, pulling everything under the work of the Portland Housing Bureau (PHB).

The scope of the work has primarily been residential programs, which need to be better aligned with the City's housing programs. There has been a historical hang-up due to the need for code clean-ups to align the work and exemptions. Early 2010-fall 2010 was the City/County workgroup - ongoing function (BPS staff included).

Commissioner Fish & County Chair Cogen are the co-chairs of the Committee. Commissioners Fritz and Kaufory, as well as real estate development professionals including Jill Sherman, representatives of David Douglas School District and Portland Public Schools round out the Committee. The Committee:

- Review current programs (EcoNW report, Annual LTE reports, staff reports)
- Review & approve shared program goals
- Discuss and develop recommendations for program changes

The Purpose of The Big Look work is to review and align residential LTE programs with City and County housing and community goals including:

- Portland Plan
- PHB Strategic Plan
- City/County shared Housing/Community goals

Timeline

- February 2010 – commence staff work group meetings - administrative process, code clean up
- October 2010 – commence Fish/Cogen Policy Review committee
- July/August 2011 – conclude Review Committee process with recommendations
- Sept/Dec 2011 – Review recommendations, meet with PSC, Council, and County Commission to adopt program changes; develop legislation if needed
- Nov/Feb 2012 – Legislation to Salem if any

The County can see exemptions as foregone revenue; the City uses exemptions to incent housing activities that may not happen otherwise, using the tools to affect the kinds of housing we want to see developed by the private sector.

LTE Big Look City/County Shared Policy Goals

GENERAL/ASPIRATIONAL (aligned with HUD Livability Principles)

- Strategically incent production of the quality, quantity and location of affordable housing that the market may not otherwise provide
- Influence and manage growth, density and land uses
- Target development assistance to increase social equity and reduce disparities, improving access to amenities (transit, sidewalks, schools, healthy food, parks/recreation, services, etc) and increasing affordable home ownership in neighborhoods with amenities
- Increase housing with amenities for families with school-age children, people with disabilities, and for an aging population (affordable accessible design for low-income seniors)
- Encourage development of uses in residential buildings essential to livable/walkable communities (such as grocery stores in recognized “food deserts”)

OPERATIONAL

- Fiscally sustainable (administrative costs) programs with accountability and monitoring
- Cooperative relationship among administrative staff across the jurisdictions
- Fiscal awareness (by program) with cost controls of abatement “investments”
- Annual report of programs *against benchmarks*
 - foregone revenues,
 - housing goals advanced, and
 - forecasted growth in taxes as abatements expire
- Predictability for developers so they can plan future projects
- Nimble programs responsive to current conditions, adaptable for future needs
- Limit use of LTE programs when other development tools can be used

School districts have a share of any foregone revenue made up by the State fund, but there still is an impact.

Commissioner Smith: We’ve had school districts vociferous in this process. Even if on operational side the State makes up the foregone revenue, when we do a capital bond, there is no relief for this.

The LTE Investment by Program graph (slide 10) shows a decline from 2007-08 (the program high) to 2009-10, much due to lack of development and the 10-year exemptions finishing. This is just production and foregone revenue numbers, not a question of the programs' effectiveness. For TOD and new Multi-Units, the Big Look process is looking at combining the programs since they are very similar.

Overall homeownership goals for the City are to increase opportunities for minority buyers in high asset areas, which may be out of synch with where we might want to incent growth.

Non-profit LTE investment is the biggest and most costly program b/c lands most squarely on shared goals of City and County.

LTE is a relatively small part of the PHB budget. Housing development is the largest budgeted area of PHB spending to ensure we are not losing on housing stock. Homeless services funding has been fairly static in the past few years.

Commissioner Valdez: We should try to change that homeless services funding number in the downward direction. We can't afford for that number to get bigger.

- Kate: emergency services are funded out of the safety net agenda. PHB certainly wants to push this.

Commissioner Valdez: 13% homeless services is alarming. At some point, we'll have to push the Economic Opportunity Initiative funds to help people.

Commissioner Shapiro: In terms of social justice, where does the \$70m tax increment financing funding go?

- Kate: This is all "sticks and bricks". The additional is Federal funding that goes to complete the housing. Preservation and creation of affordable housing is a key PHB goal.

Commissioner Smith: LTE doesn't show up in the budgeting or in the PHB budget. How do you communicate this to the public?

- Kate: One of our recommendations is to normalize resources and have them available through the same window to create a transparent, accountable processes.

Looking at FY2009-10 through FY15-16 forecast, we see the "TIF [Tax Increment Financing] cliff", which affects the development commission at 70% and the bureau at 30%. TIF funding for FY12-13 is only half of what it has been the past few years, and that trend holds through FY15-16. Some districts look marginally better in those later years, but they still are heavily affected.

Policy Review Committee Preliminary Recommendations (for discussion)
SINGLE FAMILY NEW CONSTRUCTION (SFNC)

Establish NEW guidelines for program to advance City Homeownership Goals

- Affordable Homeownership in "High Asset" areas - areas with high amenities (transit, jobs, walkability, HCN, hubs)
- Foreclosure resale

Commissioner Valdez: We discussed the PDC URA expansion of the Interstate area last meeting. A testifier made a good point that commercial development is in PDC's hands, but home ownership is through PHB. How do we inspire the working poor to get motivated to buy a house? There are affordable homes today, and we are missing an opportunity that won't be here in a few years.

- Kate: PHB goals are to stabilize existing neighborhoods and people in their housing; we're forward-looking and looking at anti-gentrification. Yes, programs could get more "air time" to help those who could realistically afford a home today.

Commissioner Houck: Parks, sidewalks, etc are listed as amenities. I don't know what you all feel about the other items on this list, but parks are an essential urban service, not an amenity. The language we use matters. Parks are now considered an infrastructure bureau in the city which means they have been elevated in status to essential urban infrastructure, not an extra frill.

My second point regards the 6% in the pie chart, Homeowner Access. Is "homeowner access" similar to the work the Portland Housing Center does by providing information to people who would qualify for home loans if they knew the process. My understanding is there are many people out there who, if they knew the system and received homeowner education, they could get into their first home. Money spent on those types of programs would be a big bang for the buck.

- Kate: Yes, this funding is homeownership access. There are currently some challenges including: 1. the need for keeping people from becoming homeless, so flexible funds have been going there; and 2. the color of money issue. But when we have more flexibility of homeownership dollars, this is a priority of PHB.

Commissioner Houck: I see Metro is listed. Back in 1992 when Metro started its 2040 planning insisted housing was not on their agenda. It was only after the Coalition for a Livable Future worked with Metro that a regional affordable housing taskforce was created. You say you have a potential agenda in Salem, but where is Metro on affordable housing as a regional priority? Where does Metro fit into your planning. For example, is mandatory inclusionary zoning on the table again?

- Kate: We're looking at the Metro 2040 goals and Portland Plan/Comp Plan to bring these programs into response for density as prescribed in these plans. We need to align all the goals to work with all the successive plans.

Commissioner Smith: How do you strike the balance to create housing and promoting income diversity in all neighborhoods?

- Kate: Regardless of income, people should be able to choose close to where they have services. We don't have that, and increasingly that affects communities of color. PHB needs to address the disparities. The cost for a contractor in, for example, Powelhurst Gilbert is "his best math", but it's not necessarily best fit to advance social goals. We are addressing this.

Susan: Is there an opportunity for a partnership with banks and others? That would create a huge private/public benefit.

RESIDENTIAL REHABILITATION

Suspend the Portland Residential Rehab LTE

Research viability of revised or new program to support City housing goals:

- Anti-Displacement/Neighborhood Preservation/Senior home retention
- Weatherization/Energy Efficiency for low-income

New Multi-Unit Housing/Transit Oriented Development (NMUH/TOD)

Revise existing and/or establish NEW guidelines for program to advance Housing and Communities Goals:

- Combine the NMUH and TOD programs
- Align program to advance housing affordability & community livability - Portland Plan/Metro 2040/Sustainable Communities Opportunity Mapping
- Consider limited duration exemptions for public benefits tied to development of Healthy Connected Neighborhoods/Hubs

PROGRAM ADMINISTRATION

Continue collaborative efforts underway with City/County Work Group to improve accountability and efficiency in program operations
 Establish targets for sustainable program administration (PHB Exec Team) and identify strategies to achieve for 2011-12 budget:

- Consider annual cap on # of applications accepted by program
- Establish City/County cost basis for fee increase, review for reasonableness, adopt

Commissioner Shapiro: Developers have asked for tax exemptions where it is a disadvantage for schools. It sounds like we want to spread this around a bit more. What do we do with developers asking for exemptions versus not depriving school districts of funding?

Chair Baugh: What would be helpful is a distribution map of where the LTE units are. We should be able to plot an expiration date on a year-by-year basis. If you built that model, you would know the buildable rate almost every year.

- Kate: The information exists in the EconNW report for each program. Regarding looking at trending, this would be reviewed in the Program Administration - annual cap section.

Chair Baugh: Perhaps the phrase "equity location" would be helpful to parse out the "asset" notation, and the phrase mirrors the Portland Plan language better.

- Kate: We have much discussion about opportunity mapping to be able to map what is in an area and what is missing.

Commissioner Shapiro: There are areas where we have over-built tax exemption housing. Is there a possibility to say at some point, we (PHB) are not putting more funding into these over-built areas?

- Kate: The previous location policy affected areas, so this old policy didn't quite work – it is more than building the affordable housing versus what amenities are there. We are talking about single-family program being redefined so we don't build in areas lacking areas. Developers who are currently coming to PSC are sitting in this period when we've been looking at the programs but don't yet have new guidelines. Ultimately, we want to clean up what is/is not on the table for the developers.

Commissioner Oxman: For housing in East Portland – this is still as State statute. Is this something that the process is looking at and likely to come out to bring to State this February?

- Kate: Yes, specific to single-family housing units. This would take a legislative change. There are fewer statues around TOD and other multi-family units.

Commissioner Shapiro: More and more people are renters. Is there an aggressive program around rentals?

- Kate: All other programs (non-single-family) are primarily rentals.

Next Steps:

- August/Sept - Policy Review Committee refers to Council
- August/Sept - Staff working designs implementation
- Oct/Nov - City/County take legislative actions needed
- Feb 2012 - Legislative agenda if needed

Health Impact Assessment

Action: Briefing

Gary Oxman, Maya Bhat

Documents Distributed:

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=357815>

Overview

- Introduction: how the built environment influences health
- Defining "health":
 - Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity. (WHO)
- Health impact assessment
- Other ways to incorporate health into planning

In the US, we are driven by the importance of health care and medical treatment. But for most people who are relatively healthy, health is not about medicine.

Determinants of health include:

- Social/economic factors (40%) – income and education level
- Health behaviors (30%)
- Environmental exposure (10%)
- Clinical care (20%)

The built environment influences health in a large variety of ways. Outcomes (physical well-being, mental well-being and social well-being) are all impacted by the physical environment. They also impact our health choices via how accessible things are.

The connection between the built environment and health is well-recognized in Portland, but it's still early in knowing if our urban planning choices are helping or hindering health outcomes. Answers can be seen using a health impact assessment; the other end of the spectrum is that these health connections are routine considerations in planning cycles (like in the UK, Austria, New Zealand and other countries).

Health Impact Assessment (HIA): "a combination of procedures, methods, and tools by which a policy, program, or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population." (WHO)

HIA major steps:

1. Screening to determine whether HIA would be useful for a given project or policy.
2. Scoping to identify which health effects to consider; may include the most severe problems, most concerning to citizens, etc.
3. Assessment – identify which populations may be affected and the nature, magnitude, severity, and likelihood of health effects. This is the most resource-intensive portion of the HIA.
4. Recommendation – suggest changes to proposals to promote positive or mitigate adverse health effects.
5. Reporting – present the results to decision-makers
6. Evaluation – determine the affect of the HIA on the decision

Resources needed for an HIA are variable:

- Time commitment can range from 2 weeks to 1 year
- Financial commitment, from \$10,000 to \$200,000

HIA challenges:

- Who undertakes this work? (public health department? urban planning? advocacy?)
- Lack of local data and small-area models
- Collaboration between sectors
- Difference in language/jargon in planning and public health
- Decision making timelines requiring quick turn around
- Funding

HIA and Environmental Impact Assessment (EIA) comparison:

- An Environmental Impact Assessment (EIA) is required by National Environmental Policy Act (NEPA) for projects requiring federal funding or action with potential for significant environmental impact.
- EIA - typically focus on environmental effects rather than human health effects
- HIA - could be a complement to EIA/EIS or a stand alone process/report.
- EIA is required for some projects – for projects requiring federal funding or federal action; HIA is always voluntary
- Both focus on equity

Health and Equity in Routine Planning Activities

- Alternative to project/policy specific HIAs
- Incorporate goals, objectives, performance measures to improve health and equity through planning process at all levels (corridor, city, county, region etc). This is being done in UK, etc, by incorporating into Comprehensive Plans
- Affects all projects and policies developed pursuant to these plans

In our region, we have already seen some planning work that includes a health component:

- The Portland Plan is talking about Healthy Connected Neighborhoods; the Equity Initiative is the underlying connection throughout the Plan.
- Metro RTP and Gresham TSP Update are also focusing on similar initiatives.

Commissioner Smith: I'm interested in thinking about how we operationalize this in our planning in the City. Not just health – things such as economic opportunity, jobs, etc should be included in our work. Those of us who have been through Federally funded transportation projects have questioned NEPA. How can we voluntarily adopt these practices and have an overall “scorecard” of things? It's a question of setting up the right performance measurements – how can we make that part of our day-to-day work?

- Maya: Healthy Urban Development unit from London has developed a check-list to review the health impact of planning proposals. It checks for things like how the development meets service needs, transportation, walkability, etc. At the end of the form, there is a score / percentage area.

Commissioner Oxman: Regarding “bureaucracy” – part of the answer is around setting up systems within to make sure things happen. Another approach: what gets measured gets done. At the County, every manager has an equity-based goal, so in performance evaluations, we are measured on how we think about equity and incorporate it into our projects. It works.

Commissioner Houck: Regarding the 1990s reference of doing surveys including access to nature, you are actually looking at the interaction of the built and green environment. We know that relates to psychological health as well as physical health when green is incorporated into the city and it's accessible.

Commissioner Hanson: There is certainly a role for NEPA. A Strategic Environmental Analysis is also used in the UK and Middle East. If you look at the process, there may be some simplistic criteria from that so you wouldn't have to do an intense analysis for every projects.

Commissioner Oxman: Making the healthiest choice the easiest choice is the goal.

Susan: How do we incorporate some of these ideas into impact statements for projects that go before Council? At the PSC retreat, we can discuss the question of how we take what we're doing in the Portland Plan to enhance the financial impact statement – so people aren't just checking off boxes when taking projects forward.

Commissioner Smith: An objective would be to maximize the informative nature of the work.

Chair Baugh: On specific projects (e.g. Sellwood), how were the recommendations that came out of those incorporated? Were they?

- Maya: We are still in the process of seeing where these recommendations go for that specific project. These were mostly around bike/pedestrian changes. We also pushed for clean diesel in construction of the bridge.
- *Commissioner Oxman*: When you do the HIA, you make the impact via the value proposition so you can have a more rational discussion about the costs.

Portland Plan: Community Involvement Update

Action: Briefing

Jason Barnstead-Long, Peter Stark, Linda Nettekoven, Portland Plan CIC members

Documents Distributed:

- Portland Plan Phase III Public Participation Progress Report Executive Summary

Outreach, education, involvement: The Portland Plan used new ways to engage the community in Phase III. The video (http://www.youtube.com/watch?v=-pUbE_dwCOQ&feature=youtu.be) highlights the variety of outreach work in this phase.

A full Phase III evaluation will come to the PSC from BPS staff in the near future.

Phase III Fairs – CIC members were very involved in these; they helped in planning, identifying resources, participating in and staffing the events. They helped create a sense of community for all attendees. Community assets were highlighted at each fair through the chosen vendors, tabling groups and entertainment.

In addition to the fairs, the CIC and staff met with 105 groups in Phase III, a total of 1740 residents. Staff went to people in the community to meet people where they were comfortable. Staff has been aggressive “in a good way” in making connections throughout the community. But we are still not sure how to get to people who are not connected to the Plan better involved.

Challenges still include:

- How to lay out specific actions in the plan – being specific but not overwhelming for people to understand
- How to help less-involved Portlanders see that the Plan will affect them, their families and their lives

Other things in response to the plan (themes):

- People are worried about how we pay for things, get the concepts into the budget process and so the Plan doesn't just end up on the shelf.
- “Plan fatigue” – how do we keep the energy moving forward as we get to the details? This is especially a challenge for the DCLs partners – the groups already have full agendas, issues and limited resources.

The Plan staff and CIC has been able to broaden and deepen connections, but there is still lots of work to be done. Finding finances and political will during the Comprehensive Plan process and beyond will be primary.

CIC is the eyes and ears of Portland's diverse communities. The heart of the equity piece is to ensure the perspective of all Portlanders are accounted for in the Plan and what it lays out for the city for the next 25 years. Though there has been success in outreach, it's clear the majority of citizens are still unaware of efforts of the Portland Plan.

The CIC feels many citizens would be interested if they were aware of the process. CIC has suggested a simple yet compelling message during the next months, for example something like

the Timbers' 1-2 word banner that gets moved around to various locations in the city to get the word out and make people aware.

Equity: this overarching concept is being addressed in the process via groups and community members. But while equity is difficult to define, it is even more difficult to provide.

Commissioner Shapiro: The CIC membership does show the face of Portland. The tenor running through the meetings is that we are not reaching out far enough. We want to ensure the Plan is widely contributed to and understood.

Chair Baugh: The CIC executive summary highlights increase in involvement from communities of color in Phase III is notable.

Commissioner Rudd: You should also consider working with schools and student projects as a way to engage parents.

Commissioner Oxman: What was people's level of understanding and support for the Plan?

- CIC members: It's varied – there is some concern and some felt moving in the right direction. Staff has survey results, which are worth looking at. The online survey specifically for businesses provided ideas about how we are engaging and what we might do differently. The last fair had a hands-on approach, which was very engaging for participants. One-on-one conversations with staff were affective as well.

Commissioner Sherman: Will we get a briefing about responses/public comment?

- Susan: You have gotten some from the previous stages. We do have raw data from each stage that we can provide too. The CIC, because of the group's diversity, really improved the quality of our outreach. We've found the need for both interactive workshops as well as meetings with small groups in their locations. Those meetings – when groups are around their peers are good, but they are not hearing challenging opinions, so we don't get the balance within the individual meetings. The draft plan will be an opportunity for many more people to comment later this summer.

Portland Plan: Buildable Lands Inventory

Action: Recommendation

Eric Engstrom

Document: July 12, 2011 Memo: Factual Basis – Buildable Lands Inventory and Background Reports

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=357816>

Today's memo from staff has responses to both BLI and Background Reports Set #2. Staff will ask the PSC for two separate actions today, the first of which is to finalize consideration of Residential BLI and recommend it to Council to adopt as part of the Comprehensive Plan workplan.

For background:

- Oregon requires periodic update to Comprehensive Plans
- Portland's adopted periodic review work plan extends through late 2012
- The BLI is a modeling exercise to determine capacity for jobs and housing under current regulations, recent market trends, 'constraints' and planned infrastructure
- Must use Metro forecasts for jobs and housing

Eric reminded the Commissioners that forecasts are not targets. They are used to help make informed decisions when planning for infrastructure, services, and managing land to support jobs and housing. Additionally, the basis for analysis is the current Comprehensive Plan, looking

at types of housing allowed under the current plan. The goal of the BLI is to identify vacant and underutilized land while referring to a series of constraint overlays.

“Constrained land” is a term to identify physical, regulatory and/or market factors that limit future housing and jobs. It does not imply factors are undesirable or negative (e.g. rivers and natural areas).

Changes since December’s BLI work before the Commission, staff has:

- o Added layers of maps including air quality, earthquake hazard, potential landslide hazards.
- o Added private common open space, institutions
- o Adjusted some capacity on Hayden Island and constraint factors
- o Added a “tipping point” constraint: if 4+ constraints on an area, would add another constraint level
- o Refined the explanations/report
- o Completed technical methodology report

The context is in trying to figure out if we have capacity for expected growth Metro has forecasted. The general conclusion is that we have capacity overall; again the reminder is that these are not desired outcomes, just theoretically what is available in terms of capacity.

- o We have sufficient planned/zoned capacity to meet Metro’s high growth forecast
- o Only 15% of capacity is single-dwelling
- o 19% of capacity in Central City
- o Some local capacity shortfalls may exist for some housing types, in some neighborhoods

Clearly if you ignore constraints, there is much more capacity. We have somewhere between just a little more headroom (for 100,000 new households) to about double capacity. This is not market-realizable, only what is currently zoned. Market analysis will likely be closer to just over enough versus double.

Commissioner Hanson: The market will push numbers down, so the cushion feels appropriately.

Comments about constraints were received at the 06/28/2011 PSC hearing. Staff noted 3 errors in the constraint data, which will be corrected prior to bringing the report to Council. Another constraint was the mapping of private open space. Also, the model was built before the Irvington Historic District designation, so that will be updated. And the FEMA flood plain was inaccurate on some maps – it does have affect on capacity.

Also, comments questioned the growth forecast. This is a Metro decision, so we are planning by their lead. We do have confidence in their numbers based on: 1. capture rate – over time (residential) has been growing over time with more residential development in close-in neighborhoods within city limits. 2. This is a long-term projection, so the business cycle may go up and down a few times. We would expect this continue in the next 25 years as projections show.

Single-family versus multi-family capacity will be part of analysis upcoming. We will create a default scenario, which will show specific housing types. Single-family has been dominant in Portland historically, but building permit records show it is increasingly smaller. Only 28% of new housing in last decade has been single-family.

Chair Baugh: is that a result of land availability?

- o Eric: No – for example, Pleasant Valley is underdeveloped, single-family. Ease of development and market/demographic trends play into that.

Commissioner Rudd asked about how ADUs are treated in the BLI.

Eric: ADU capacity: We are leaning towards defining ADUs (accessory dwelling units) as a part of multi-family development. The capacity for them is pretty large in terms of zoning, but what we have looked at is the likely production. Historically it has been 1%; last year was 5%, and in some neighborhoods 20%. Generally, ADU building looks to be on the increase.

Climate change and peak oil in capacity assumptions: The model doesn't build this in, but we have talked about the potential capacity in terms of taking more sensitive lands off-line. Changing migration patterns could mean greater growth for Portland. We don't know about meteorological events that could cause people to move and/or if Portland would be on the receiving end as Houston was after Hurricane Katrina. We can look at growth rates if there is a major change/influx. Regarding peak oil's potential impacts on the model, this could affect transportation costs, which would change type of development that happens in the city (more in the central city). This would increase the central city's capture rate and attractiveness for development.

A final concern about the BLI from testifiers was about how we're treating historic districts. We did put a historic constraint level in, but the question was if we do more. We can look at this in growth scenario work.

The next steps in the fall of 2011 include: any needed technical corrections; providing the Employment Opportunity Analysis and employment capacity results in the fall; and to reconcile when Metro forecast numbers are updated.

Commissioner Smith moved to finalize consideration of Residential BLI and to recommend Council adoption for delivery to the State as part of Periodic Review (Task 2, Factual Basis). *Commissioner Shapiro* seconded.

(Y6 – Houck, Oxman, Rudd, Shapiro, Sherman, Smith)

Portland Plan: Background Reports Set #2

Action: Recommendation

Alex Howard

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=357816>

The Portland Plan background reports provide background for making future policies and identifying future actions and provide factual basis for Periodic Review and the Comprehensive Plan.

20 initial reports have been created by staff since December 2009. The information has been made available at more than 75 community meetings and workshops and online. The PSC held a series of hearings in 2010 about the reports.

Last December, PSC recommended adoption of 12 reports. The Commission also recommended incorporation of other reports and the incorporation of 8 reports by reference (prepared by non-Portland Plan staff).

4 new reports were released spring 2011:

- Housing supply and affordability
- Modern historic resources of East Portland
- Historic resources 4: Additional East Portland Information
- 20 minute neighborhood analysis

Minor revisions to the Watershed Health report were made in spring 2011 as well.

Watershed Health was the background report that received the most questioning. Comments included:

- Trade-offs between watershed protections and economy not sufficiently addressed
- Differentiate among restoration, rehabilitation and protection
- Address Harbor Superfund Clean-up
- Focus on increasing density and increasing land use efficiency to address watershed goals
- Address river-dependent uses and other industrial business needs

Staff proposed they would revise the Watershed Health report to address issues such as Harbor Superfund Clean-up, to clarify terms and to provide additional information about industrial land issues and bring back this fall to the PSC.

Commissioner Shapiro: Have you taken into account the Big Look work in the housing reports?

- Eric: There are not specific which recommendations that relate to the housing reports. For the Comprehensive Plan, we are looking at current state land use goals – we know we need to align with these. The Big Look has not yet landed on recommendations, and those will be for future policy.

Commissioner Sherman: These are background reports, showing where we are today. The Big Look is looking at existing policies that can affect the future, so these are separate.

Chair Baugh: Regarding residential capacity, is there close coordination with the policy coming from PHB?

- Eric: Yes, we agree. That is why we're building the model to break down looking at capacity in different housing types. This will ensure we are consistent with PHB work and how we move forward.

Commissioner Houck: I'm uncomfortable with pushing Watershed background report decision off. There was no oral testimony, and the written testimony was not persuasive to me. I would make a motion to include this with the rest of the reports today.

Commissioner Rudd: Is the argument that there is not sufficient discussion around today's policy not creating enough constraints? Is there a factual piece missing? I don't have a concern moving it if staff feels they can add going ahead. Were the concerns with the Watershed Health Report that the current report did not adequately capture what the commenters believed to be the extent of current constraints on development?

- Eric: The language in the report could have been clearer to acknowledge more context for some of the findings.

Chair Baugh: Are these more technical changes you would be doing versus changing the basis of the report?

- Alex: The issues addressed in the testimony letter have been in the report since 2009.
- Eric: Any changes would be technical and some with policy implications.

Commissioner Smith: Can we direct you to make corrections before taking to Council but go ahead with the approval today?

Chair Baugh: In terms of technical corrections, those would be made in the same time frame regardless of passing now or in fall, correct?

- Eric: Yes, we will bring all the reports to Council in late 2011 as a group.

Commissioner Smith: The 20-minute neighborhood report has the feel of a working document report that people will use in making planning choices. What/how will that evolve into the Comprehensive Plan development?

- Eric: The report is intended as a snapshot, but it is similar to the indicators work that will be online as a "living document".

Chair Baugh: The 20-minute analysis is fascinating. The ability to add that and to connect with other bureaus with capital plans to look at deficiencies could be combined with other reports to get to a neighborhood looking at how it can improve itself. "Can you get an app for that?"

- Susan: We are thinking about something like a MyPortlandPlan. The documents we approve are a snapshot, but we're continuing to learn along the way. As new information comes up that makes old information wrong or affect policy issue, how do we deal with that?
- Eric: We're in a once in a generation process of Periodic Review, and it has us make a snapshot. We can't have rolling updates forever, but in Periodic Review, we do want to keep things factual. A post acknowledgement plan can help roll in updated/new facts. The Portland Plan is the basis to keep track of the facts and respond to policies going forward.

Commissioner Rudd: I would expect City Council to expect that what it sees forwarded by us is in a form that we approved and asked that if we weren't going to have the Watershed report come back before us, it was clearly flagged with the changes that were made after we approved.

Eric: Council will receive a final version of the reports with a record about what we've changed over time. Housing Analysis and Economic Analysis have to be well vetted, and we have to account for any major changes between now and when Council adopts the reports. We will flag edits.

Commissioner Houck moved to recommend the Set #2 Background Reports to the City Council for review and approval as part of the factual basis of the Comprehensive Plan. This includes adding back in the Watershed Health report with a note to staff to update it and highlight the changes before the reports go to Council.

Commissioner Sherman seconded.

The Set #2 Background Reports the PSC recommend to Council include:

- Arts and Culture
- Historic Resources 2: Data and Maps
- Housing Supply
- Housing Affordability
- Housing Demand and Supply Projections
- Urban Form
- Watershed Health
- *And the 4 new reports*
 - Updates on Key Housing Supply and Affordability Trends
 - Historic Resources 4: Additional East Portland Information
 - Modern Historic Resources of East Portland
 - 20 Minute Neighborhood Analysis

Commissioner Smith moved to recommend the 11 background reports as well as the East Portland Historical Overview and Historic Preservation Study and Appendices (March 2009) by reference to Council.

Commissioner Shapiro seconded.

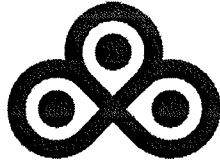
(Y6 – Houck, Oxman, Rudd, Shapiro, Sherman, Smith)

Director's Report
Susan Anderson

- There will not be a PSC meeting on 07/26. The next scheduled meeting is 08/09, with the officer briefing on 07/28. Staff will send a note to Commissioners with information about the upcoming meeting changes.
- Portland Plan timeline – before the end of July, the draft plan will be available. We will meet with groups throughout the summer prior to the 3 PSC hearings in the fall. Potentially 2 of the hearings will be held in the community, likely with all topics being discussed at all meetings. At the end of each session, we will allot time for a wrap-up by PSC members to discuss what you heard at the individual session.
- Today we met with OMF to discuss taking the Portland Plan as the basis for the City's budget going forward. We will have series of meetings to ensure the Portland Plan work feeds into the budget process. We could also discuss the potential to ask OMF to come to the PSC to discuss how that will work with the budget process.
- River Plan – as you know, the River Plan was remanded to City. We need to finalize the economic opportunity analysis via the Comprehensive Plan, so we will put off taking back River Plan until the Comprehensive Plan is set. This also gives us some time for further discussions with the community to work out a plan that won't be appealed. There was just a little follow-up requested from the court of appeals. We will keep current rules about the Willamette River Greenway until new River Plan is approved.
 - *Commissioner Shapiro*: Are you networking with the business alliance and those who were strongly against the plan? Susan: Yes, absolutely. We are looking at non-regulatory mechanisms as well.
 - *Rudd*: Was UP part of that discussion? Susan: UP's plans are on hold, but for other reasons.

Commissioner Sherman: This may be last PSC meeting for a bit. I'll be on [maternity] leave for 3 months, returning to the Commission in November.

Chair Baugh adjourned the meeting at 3:41pm.



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Portland Planning and Sustainability Commission
Tuesday, May 24, 2011
6-9pm
Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Mike Houck, Gary Oxman, Howard Shapiro, Chris Smith

Commissioners Absent: Don Hanson, Lai-Lani Ovalles, Michelle Rudd, Jill Sherman, Irma Valdez

BPS Staff Present: Joe Zehnder, Chief Planner; Julie Ocken, PSC Coordinator; Deborah Stein, Supervising Planner; Matt Wickstrom, CPII; Eric Engstrom, Principal Planner

Other City Staff: Stuart Gwin, PBOT

Chair Baugh called the meeting to order at 6:03pm and provided an overview of the agenda.

60th Ave Station Area Project

Action: Hearing / Recommendation

Matt Wickstrom and Stuart Gwin presented

Documents Provided:

- o 60th Ave Station Area existing and proposed conditions table
- o BPS staff response to PSC questions at 04/12/2011 hearing
- o BPS staff addendum dated 05/20/2011
- o PBOT staff response to RCPNA transportation questions

Matt provided an overview of what has happened since 04/12/11 PSC hearing on this project:

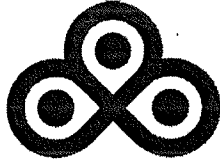
- o BPS staff provided a memo response to the PSC questions from the 04/12/11 meeting
- o RCPNA sent a request for PBOT to review areas of concern; BPS met with PBOT to form a response to RCPNA
- o Written testimony was received – noted in “other testimony” below
- o BPS and PBOT staff met with Vice Chair of North Tabor NA
- o BPS staff sent an updated memo to PSC members on May 20, 2011
- o PBOT responded to RCPNA about their transportation concerns

Stuart commented on transportation in the station area:

- o PBOT and BPS met with the neighborhood associations last week to discuss content of memo PSC received in the briefing packets
- o Changes in zoning would not have significant impact on mobility – zoning proposals will not do harm in terms of transportation in the neighborhood
- o PBOT will continue to work with the neighborhood about operational concerns over the next 6 months to one year

Commissioner Smith noted some traffic concerns could be handled soon, and some would require financial capital

- o Stuart: To do significant changes (for example, a “road diet” for Halsey), this may take a while to get there due to limited finances, but we would be glad to lay out a plan with the neighborhoods.



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- Matt: We've contacted TriMet to look at safety issues on platform, TriMet is working on a response.

Commissioner Smith: The service station is planning to put in a convenience store – they can do this in current and proposed zoning.

- Matt: Most changes would be interior ones at the gas station; we would have to see plans to see if other adjustments would be needed.

There have been suggestions made about moving from the current zoning to the comprehensive plan zoning to go through design review. What are the standards?

- The design overlay zone needs to be applied with current zoning, not just with the comprehensive zone plan
- R5 zoning has been applied in a few areas outside historic areas. It's not out of the question for a D-overlay with R5 zoning, but it's not very common

Commissioner Shapiro: Throughout the process, there have been safety concerns raised. Can you be sure those will be addressed? I'm not comfortable pushing this through without making sure safety issues will be worked on.

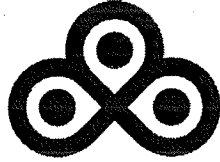
- Stuart: We are working on the issues now; we may not have a solution for everything immediately, but we are trying to resolve transportation issues immediately.

Commissioner Gray: When we meet with communities and neighborhoods, some people don't always understand the answers from bureaus because they are very technical. What are the top 3 things people have been concerned about in your discussions?

- Matt: Design of infill; transportation and safety; and potential density of infill. People would like the design overlay while maintaining current density.

Testimony

- Bob Richardson, RCPNA (+ written testimony): a member of the RCPNA land use and transportation committee. As noted, the NA has had ongoing talks with PBOT and BPS. There are significant existing problems, especially that would need to be addressed with increases in density. We have 3 priority areas: 1. safety/access on the station overpass; 2. the NE Hassalo and NE 60th intersection and lack of sidewalks eastward; 3. the intersection of NE Halsey and NE 60th. Modest signalization changes could make a big improvement for the intersection at Halsey and 60th, so please work with PBOT to continue work on safety issues. We need to look at density done right with adequate infrastructure, not just the zoning.
- Allen Brown: a homeowner in the area. Please reject or modify with substantial changes the proposal. RCP has 166 properties that would be affected by the zoning changes; 66% are owner-occupied; this is an "old" residential neighborhood. Adoption of the changes would negatively affect livability and home valuation – with few people, there is less demand and prices go down. He favors the design overlay, which would remedy some of the challenges there have been with previous projects. The comprehensive plan called for Transit Oriented Development in the area, which was accomplished 10 years ago... but we don't need 2 TODs in the area. High density is not



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appropriate for the area. I oppose the residential zoning and think the comprehensive plan map designations need to be reviewed.

Commissioner Smith: There is RH zoning in the comp plan, and changing zoning now to match the comp plan would accelerate pace of changes, but wouldn't change what is allowed today.

- o Allen: There is no room for development in the area aside from 2 vacant lots, but these shouldn't spur further development.

Commissioner Shapiro: Is there a way you would suggest we could pass this project on to City Council for support?

- o Allen: I am in favor of the design overlay, which we would want over zoning. Safety concerns need to be addressed.

Commissioner Oxman: How would design overlay help situation?

- o Allen: There were 2 recent RH developments in the area when we moved in. 1 was a 6-plex of condos, all of which sold, but parking is a challenge. The other is the "infamous Willow Place", also of 6 condos. Their front entrances do not face the street. People have no parking, and the building is too big for the lot; only 1 of the 6 units has sold.
- o Bob: Guidelines go along with design overlay, including things like doorways facing the street, windows needing to engage with the street.
- o Allen: The character of the neighborhood is single family residential. Any infill should work with neighborhood.
- o Jacob Wollner, North Tabor NA vice chair. We've had feedback from single family home owners saying infill doesn't relate to the existing home character. We want to see a design overlay that reflects this. More importantly, we want safety for transit connections in and around neighborhood, which have not been prevalent (vs. freeway infrastructure being built). High quality, thoughtful infill and development is needed to address current safety issues. This plan is one piece of this. It's a good plan, a good start, but we need to get other agencies on the table to address safety and transportation issues.
- o Terry Parker (+ written testimony); speaking for self as resident of community. The lightrail boardings at 60th Ave have been larger than expected since the station's beginning. Plus with the expansion of Providence, there is increased congestion on streets. I oppose the upzoning prior to review of the area as well as transportation updates needed. I do support design overlay. The PacWest property should be reevaluated as an opportunity site with potential housing on the side of the property facing Normandale Park.
- o Robert Hawthorne, on behalf of Andrew Dryden (+ written testimony): Expressed support for project in its entirety. Infill will help bring investment to neighborhood.
- o Tamara DeRidder, RCPNA land use and transportation committee. The NA opposes the automatic upzoning to comp plan density without property owner consent. We don't mind upzoning but want to make sure people are on board. We strongly support design review overlay – but medium density vs. high density has been discussed as the proper



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density for the area. We oppose upzoning until traffic and crosswalk issues have been reviewed. We do support the interim transportation improvements.

Commissioner Smith: I'm not sure about owner consent. I should be able to redevelop my property to a higher density if it is allowed. This is more about being informed than consent.

- Tamara: The comp plan does not show up on title reports or bills of sale. It would be a disservice to a property owner for them not to be at least have been talked to about what applies to your property.
- Joe Recker: I reviewed the comp plan before buying my house in the neighborhood about 3.5 years ago, and I see the change as a positive direction. New development contributes positively to the neighborhood. We do need to rebuild some of the local streets that don't currently have complete infrastructure. We already have excellent transit access with excess capacity to accommodate more boardings. Bus lines provide options as well. We are in a good location for the zoning change.
- Lisa Gorlin: There are safety solutions needed in neighborhood, including at the 60th Ave station. Still has lots needed to be done, and a decision should consider long-term solutions like bike boulevard treatments, traffic calming on Glisan for pedestrians or putting in a light at 63rd.

Chair Baugh closed testimony for this project.

Matt clarified that the differing Comprehensive Plan Map designations are not recorded in deeds. We've referred to this as "truth in advertising" – you see what you are buying.

Commissioner Smith: Why is the PacWest property not shown as opportunity site?

- Matt: It was early on, but we determined the level of investment is beyond what could expect turnover at a reasonable pace. In 2004 they went through Land Use Review and have brought all their operations up to code so they could continue their operations. There is also the potential that a future property owner would request a more intense zoning through a quasi-judicial process. If that was the case, large scale transportation improvements may be required, unlike the piecemeal improvements that the Zoning Map Amendment process triggers for residential properties.

Commissioner Smith: In design review, development has to meet a set of guidelines in code or go in front of design commission at staff level.

- Matt: It's a two track system. One track is to meet the Community Design Standards in the Zoning Code. The other track, if the Community Design Standards cannot be met, is to go through a discretionary Design Review. This review is done at the staff level with appeals going to the Design Commission and is based on the Community Design Standards.

Commissioner Oxman: What is the current design review overlay and standards? What if we change this as the community has requested? How would design overlay happen procedurally?

- Matt: The Community Design Standards require a front porch and main entrance facing the street and other aspects that create a friendlier street façade in general. If making



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additions, neighbors would have to meet community design standards as well. Design review does not regulate density, just aesthetics. This could be applied as part of the current zoning and would be carried over to comp plan zoning.

- o Joe: In application, this could affect the developer.

Commissioner Oxman: Point 6 on the May 5th memo from BPS staff sites an intensity of 10,000 residents plus workers per half mile radius around the station vs. how much presented in testimony?

- o Matt: This is about half of what was presented at the previous hearing.

Other Testimony Received

- o Ed Gorman, RCPNA land use and transportation committee
- o Michael Roth, Chair, RCPNA
- o David Diggs
- o Rami Abdalwahab
- o Allen Brown
- o Ron Stout
- o Mike, Seven Virtues, North Tabor
- o Tamay Primitivo
- o Bill Lymm
- o Rich Virkelyst

Chair Baugh stated the proposal to adopt the 60th Ave Community Project to Council including:

- o changing residential zoning from R5 to R1 or RH (except for the two mid-block transitions areas);
- o changing commercial zoning to CS (except for the two gas stations which remain CN2 with a CS Comp Plan Map designation);
- o adding the design overlay zone throughout the station area;
- o refining or elevating priority of transportation improvements.

Commissioner Smith: This is emblematic about what we are trying to do around the city; I like TOD but also know there is difference between density done right and density done wrong (e.g. the Pearl vs. 122nd Ave). The 60th area is somewhere in between. I have a concern about how fast we push density, and we need to push infrastructure with density. We need tools to better match the paces of each. What about funneling SDCs into capital projects to improve livability? Or like the Mayor has proposed, a micro-URA to capture taxes and funnel back into projects? I'm supportive of design overlay, but I'm not sure of zoning change at this point.

Commissioner Shapiro: I have the same concerns. Can we pass along a recommendation that basically supports the idea but with safety issues being addressed more immediately? We need to be careful on referring projects to Council about zoning issues.

Commissioner Houck: The design review and safety issues need to be strongly addressed in our letter.

Commissioner Shapiro moved to accept the proposal with the addition of addressing concerns about safety especially in the Commission's letter to Council. *Commissioner Houck* seconded.



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Chair Baugh: Transportation improvements are disconnected from zoning. They are long-term and very topical for the neighborhood. We have an opportunity to press this forward to get visibility for transportation concerns of the neighbors and bring them forward to Council. This area could look to a TGM grant as an opportunity for extra funds to look at the safety issues. TriMet is working on their letter. We can also come back in about 6 months to see how things are progressing. Zoning-wise, commercial zones seem to work; it's the residential that seem to be a question/problem. If we separate them, the design overlay seems to be a winner for all. When we do the comp plan, we will again address this issue even if we don't address it today.

Commissioner Smith: I support the design overlay and only commercial upzoning at this time.

Commissioner Smith proposed an amendment to the recommendation by removing upzoning of residential areas and adding a summary of comments about livability and safety aspects in the letter to Council.

The statement from the PSC is to approve the commercial rezoning with the Design Overlay Zone. Retain the residential zoning as is with the higher density Comprehensive Plan Map designation. Add the Design Overlay Zone to the current residential zoning.

Commissioner Shapiro seconded and the amended proposal passed unanimously.

(Y5 – Gray, Houck, Oxman, Shapiro, Smith)

Metro Climate Change Work

Action: Briefing

Councilor Rex Burkholder, Metro; Mike Hoglund, Metro; Kim Ellis, Metro

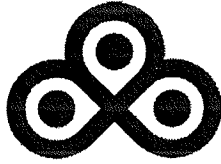
Documents Provided:

- o Workplan summary
- o Metro climate scenarios factsheet
- o Metro regional GHG inventory factsheet

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=350554>

Rex Burkholder provided an overview about Metro's climate work and how relates to what Portland is doing.

- o Metro is a leader in addressing climate change, especially in conservation efforts including recycling; solid waste; parks and open space; non-auto transportation; zoo exhibits
- o In 2008, Metro had a resolution to adopt its definition about sustainability; they also adopted state targets for reductions in emissions
- o The current Climate Smart Communities initiative is to look at internal operations in planning and for the region – an analysis of internal operations.
- o Region 2040 Plan was adopted 17 years ago to look at how we can best target jobs and housing linked by high-quality transit
- o The State of the Centers report shows data mapped by geographies and communities as Metro's assistance to local governments. This is a report that was just published and is



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available online at http://library.oregonmetro.gov/files//5-24-11_soc_final_web.pdf

- Because of our strong regional land use planning, Portland metro residents drive about 17% less than the rest of nation
- A regional approach is necessary – Portland is only about a quarter of the population of the metro area
- The Climate Smart Communities Scenarios look at how we increase collaborations, partnerships throughout the region to achieve the 6 adopted desired outcomes of:
 - Vibrant communities
 - Equity
 - Economic prosperity
 - Transportation choices
 - Clean air and water
 - Climate leadership
- Scenario planning in this case is specifically looking at how to reduce emissions from light-duty vehicles
- Overall goals are to revise the RTP, reduce GHG emissions and assist local governments to update plans to create vibrant community using less carbon and reducing emissions

Mike Hoglund: Metro is looking for partnership opportunities with the work in the Portland Plan – to synch up with local governments' work

- Metro's mission and role
 - Charter in 1992 – with main mission that Metro “undertakes, as its most important service, planning and policy making to preserve and enhance the quality of life and the environment for themselves and for future generations”
 - Duties include transportation at the metro level; federal funding allocations to enhance communities; using the zoo as a focus of conservation education programs / outreach to community
 - Natural areas vital for adapting and preparing for future climate changes
- Metro council actions on climate change
 - Resolution 08-3931 – sustainability definition and climate action plan
 - 08-3971 – Climate Smart Communities Initiative
- Building on past innovation and successes – implementing actions to reduce GHG emissions
 - Region 2040 Plan and implementation
 - Community Investment Strategy and implementation
- Metro has numerous partnerships including:
 - TOD program
 - Preserving natural areas
 - The Intertwine
 - Nature in Neighborhoods program
- Metro's Climate Smart Communities
 - Through collaboration and partnerships, this initiative will build on plans from local jurisdictions
 - Refining evaluation methods – need to make sure we can adequately evaluate actions



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- Metro Area GHG Emissions inventory report is slightly different from Portland – the Metro inventory includes materials generated from elsewhere that we're driving demand for (not just those that are made in region)
- The goal of the inventory is to identify and manage risks and opportunities; to provide a baseline for regulatory and legislative development; collaborate with local governments, ODOT, TriMet and others; and set the stage for tools being developed
- The GHG emissions toolkit looks at projects and programs based on climate impacts; it is designed for project or building managers to evaluate options to minimize GHG emissions
- Climate Smart Communities Scenario Planning
 - HB 2001 & SB 1059 created the Oregon Sustainable Transportation Initiative
 - Target rulemaking advisory committee – 20% per capital GHG emission reduction by 2035 from light duty transportation sector
 - Currently, 15% of local emissions are from SUVs and light duty trucks
 - Transportation strategies include incentives for walking, biking, transit, low-carbon vehicles, shared options and complete pedestrian/bike networks
 - Work is also being done in reviewing technology and fleet mix; pricing options; and percentages of hybrids vs. cars/trucks – and looking at the change from 2005 to 2035, with specific goals for each category

Commissioner Smith: Will there be a report that shows the benefits for reducing GHG emissions?

- Mike: Yes, at a state level.

Research has shown that the top GHG reduction strategies are those that expand low GHG options and that reduce the amount people drive. For Metro's work, the state will give us the technology and fuels assumptions for us to include in our scenarios, leaving us to focus on the land use and transportation strategies highlighted in blue for our scenarios.

Early analysis by the state shows that 100 mpg economy is required to get within the 60-70% reduction range.

Metro will evaluate the alternative scenarios to see how they perform relative to the GHG targets and the other outcomes we are trying to achieve. The recently adopted RTP, Community Investment Strategy and the Regional Indicators project will provide direction on the measures we should use for this evaluation. These are the same types of evaluation measures being used in the State GHG analysis.

Scenarios timeline

- 2011 – phase 1 – understand choices; January 2012 report to state legislature
- 2012 – phase 2 – shaping the direction; November 2012 to confirm preferred scenario elements
- 2013-14 – phase 3 – building the strategy; June 2014 to adopt preferred strategy and begin implementation



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Commissioner Houck: My adaptation question was referred to but it's not in the materials. The CAP includes lots of discussion about adaptation, but seems like Metro's documents have no mention of climate adaptation, although Mr. Hoglund did in his remarks. But, Mr. Hoglund's remarks seem to indicate that Metro's view is adaptation work is met purely through their acquisition of natural areas. Urban/rural reserves and regional biodiversity are in Metro's purview. Where is adaptation piece in the scenario planning work?

- Rex: We are wrapping up 2 year effort, and the last component is an inventory/gap analysis about adaptation and preparation to respond to the Lower Willamette Report and other programs in the community. Also things such as proposing budget amendments to continue this work that is not covered in Scenario Planning is on the table.
- Mike: From the Scenario Planning perspective, natural areas are a base level. We're also thinking about adaptation of the built environment and are still looking at tradeoffs between adaptation and mitigation efforts. It is more expensive to adapt the built environment instead of looking at mitigation for long-term.

Commissioner Houck: In terms of adaptation, we expect more storm events in winter, expanded flood plains... so how do we build resiliency into natural systems. It's more about not putting homes where they shouldn't be. I want to be clear regarding what I am referring to vis a vis climate adaptation. I am not referring to the structural changes Mr. Hoglund described with regard to elevating bridges, buildings and other physical structures. I am referring to the natural landscapes such as floodplains, steep slopes, fire hazard areas. Those are issues that Metro does have control over the extent that land use planning can impact where housing, commercial and industrial development are allowed---or not allowed. Acquisition and bringing natural areas into public ownership is one important strategy, but land use and regional growth management are also critical functions that Metro has and should use in the arena of climate adaptation strategies.

- Rex: Some things we don't control; there are huge impacts if we don't do mitigation, but this is global issue too.

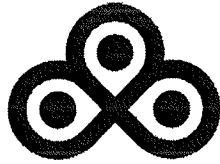
Commissioner Shapiro: Air doesn't know boundaries, so Metro is a good place for this work. In terms of The Intertwine, I see this as an opportunity for ways to get around the region other than in cars. I encourage branding concept of The Intertwine.

- Mike: The Intertwine is a joint effort. Alliance's efforts include a regional conservation strategy that includes a chapter on climate change and ideas that could be implemented at the regional scale.

Commissioner Smith: I support The Intertwine. I also encourage Metro to be a sponsor of Sunday Parkways to promote these areas such as the Springwater Corridor. Tying back to the 60th Ave project, how do you make the "medicine go down with some sugar" on how we execute and communicate to a community about a strategy?

- Rex: We are talking about creating "high amenity communities". Most areas want more amenities, choices and options – which relate back to density since business and services need people. How do we help local communities redesign TSPs to get what they are missing.

Commissioner Houck: DOI will get additional funds to address climate change, biodiversity, green infrastructure. I also want to reiterate we are already doing lots of things to address



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mitigation and adaptation (for example the Healthy Connected Neighborhood strategy). The recent acquisition of 146 acres using stormwater fees is another example.

In Scenario Building, Metro is using Envision as well as Metropolitan's GreenStep... next spring. Draft preferred strategy by end of 2012 to transition into Phase 3.

- Joe: This timing is a little ahead of scenario planning for the Comprehensive Plan, but we want to synch it up to provide input into this thinking.
- Kim: There is a big impact on the RTP. We're already helping to mitigate climate change, but a hope is that we will reexamine investment priorities. We know there are lots of needs for all modes of travel, but are goal is to achieve all 6 outcomes while reducing GHG emissions.

Commissioner Gray: You noted equity is important. How do I see this in what you're doing?

- Mike: It is an emerging important piece to what we're doing. Our Indicators project with the City of Portland has an equity panel, which was developed through community leaders. We are analyzing race/ethnicity/other social economic factors, aligning services with low-income or other households of need. Will apply to this effort as investments impact. Social services, shopping at the local level also to be included.
- Rex: We are changing what we measure. In the RTP we measure costs of housing plus transportation. We are looking at what our investments affect in terms of locations where people live. Also we have started the OptIn panel to understand people's concerns, furthering our outreach to people.

Chair Baugh: In terms of the 122nd Ave community, we know the school district doesn't want any more density; transit doesn't work well there; the area is lacking sidewalks; jobs are not plentiful in the area, so people need to drive more. As we look at transit, this could cause gentrification and/or displace people. The conflict is if new TSP will address improved transit instead of basic needs.

- Rex: The climate action work will not address this, but regional planning efforts can. The 2040 goal is that everyone is prosperous. We have attempted at a regional level and failed on affordable housing strategy. In the current system, people who lack financial stability get priced out of areas. This remains one of the biggest tasks we have to work on in trying to make all neighborhoods great places to live.

Portland Plan - Buildable Lands Inventory

Action: Briefing

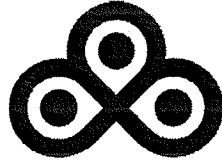
Eric Engstrom

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=350556>

Documents Provided:

- BLI documents: www.pdxplan.com/bli
- Update maps: www.pdxplan.com/atlas

This presentation is a preview of what the PSC will consider at the June 28 meeting, when we will finalize consideration of residential BLI, with a recommendation to City Council to adopt and deliver the BLI to the State as part of Periodic Review.



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Analysis here is based on the cCurrent Comprehensive Plan.

A Constraint identifies physical, regulatory and/or market factors that limit future housing and jobs.

Vacant or Underutilized Land describes what is capacity for growth and where growth may occur. Report w/map-like drawing includes the GIS methodology behind mapping.

A reminder is that forecasts are not targets – they are descriptions of what we think may happen, but we are not saying we prefer it. Using Metro 2009 forecasts, will be updating at Metro updates UGB decision.

BLI is part of the analysis and includes zoning and constraints assumptions. The steps are looking at:

1. Where is it possible for future development to occur?
2. looking at a default scenario – where we think growth will happen without changes
3. Adopting a preferred scenario – where we want growth to happen

Since December we have added an air quality and an earthquake hazard map; we have completed a Technical Methodology Report; and have added a “tipping point” for constraint model – that is, some sites have overlays of constraints, making them really difficult to consider. The threshold of 4+ constraints reduces capacity of these sites.

We do have sufficient capacity to meet Metro forecasts. But only about 16% is single-dwelling whereas the trend is more for multi-family units. We could have a potential shortfall in some housing types for some neighborhoods.

Next steps:

- o Recalibrate maps with Metro allocation
- o Update Employment Opportunities Analysis Report. This will come to the PSC in Fall 2011
- o Evaluate default scenario
- o Create a scenarios Report that describes some of the trade-offs

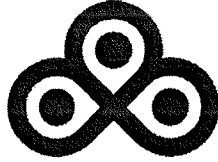
Scenarios Report – what is the Default Scenario?

- o In some areas, you can't just look at past trends. This model fills an area then reallocates to other areas that still have capacity
- o Many would land in Central City; Mt Tabor to Powell Butte; north Portland
- o Single-family building would be more at the periphery

Commissioner Smith: My concern is that the left half (west side) has infrastructure to handle an increase, but the east side doesn't yet.

- o Eric: This is one of the things we need to look at.

Chair Baugh: The I-205 area has capacity ability, but what about air quality there along the highway?



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- Eric: A map we added is the air quality risk factor map (p. 51) where you can see the DEQ modeling to see if people are in a risk area. This is the current map, not the 2035 map. Online we have a 2017 map, which actually shows many risk factors declining. We can look at how many people these scenarios are put in areas with poor air quality.

Chair Baugh: In the upcoming scenario with jobs, is there an assumption about jobs and income levels? How close will people be to their jobs? Looking at east county today, what are the job classifications and where are people traveling to? How do we get people close to their jobs with appropriate housing types and minimize transportation?

- Eric: On the jobs side, there are about 12 employment geographies throughout the city, representing different types of jobs. There is a map of employment opportunity areas showing this. On the residential side, we have housing units and feasible type mix based on zoning. Ignoring job type, there are many more jobs on west side than on the east side.

Commissioner Gray: I'm hoping it wouldn't be all one kind of housing and one kind of jobs. Hope we also talk about "mixed use jobs". We don't want people to be stuck in low-income jobs just based on where they live.

- Joe: When we look at scenarios, it brings up these types of questions. How do we use the growth coming to Portland to shape the neighborhoods in ways we desire? What about the ability to provide the services you desire to reshape different areas? New development can help shape development of hubs.

Commissioner Smith: This suggests beefing up Gateway as an employment hub for the city to give access to the workforce in east Portland. What is the framework for evaluating these choices?

- Joe: Gateway is zoned to be this employment hub, so we wouldn't have to change the zoning. But we may have artificially inflated land values by prematurely zoning this way.

Commissioner Smith: What about engagement with neighborhoods about this work?

- Eric: We sent communications and have proactively tried to engage NAs and District Coalitions; we've outlined the schedule; the citywide landuse group is engaged.

Chair Baugh: Regarding neighborhood engagement, we want to make sure we engage them in a way that says changes are coming, and there will be pressure on their systems. Again the discussion is not about density, but how do we do it right.

- Eric: The message is not that we need to upzone or increase density. The investment strategy is the main next step – looking at how we better get amenities in place in specific areas.

Commissioner Gray: The Gateway Education Center plan is to build good jobs, education that matches population living there so they can live, work, play where they are.

No further comments or questions were offered.

Chair Baugh adjourned the meeting at 8:53pm.

Portland Planning and Sustainability Commission

Tuesday, December 14, 2010

12:30-3:30pm

Meeting Minutes

Commissioners Present: Andre' Baugh, Don Hanson, Karen Gray, Mike Houck, Gary Oxman, Michelle Rudd, Howard Shapiro, Chris Smith, Irma Valdez

Commissioners Absent: Lai-Lani Ovalles, Jill Sherman

BPS Staff Present: Eric Engstrom, Principal Planner; Mark Walhood, CPII; Al Burns; Susan Anderson, Director; Julie Ocken, PSC Coordinator

Other City Staff Present: Carmen Merlo, Director, POEM; Tricia Sears, POEM; Patrick Sweeney, PBOT; Jamie Snook, Metro

Chair Hanson called the meeting to order at 12:35pm and provided an overview of the agenda.

Consideration of Minutes

11/23/10

Chair Hanson asked for any comments or edits by Commission members. *Commissioner Shapiro* moved to approve. The motion passed unanimously with an Aye vote.

(Y8 – Baugh, Gary, Houck, Oxman, Rudd, Shapiro, Smith, Valdez)

Items of Interest from Commissioners

Commissioner Smith attended first Portland Plan speaker series event which was well done. There are multiple health impact assessment methodologies – and he would like a briefing about these tools for the full Commission. *Commissioner Oxman* mentioned he can help make those connections.

Local Energy Assurance Plan (LEAP)

Action: Briefing

Documents Provided:

- o LEAP FAQ
- o Portland LEAP statement
- o Steering Committee Schedule

PowerPoint –

Carmen Merlo, Director Portland Office of Emergency Management (POEM)

Tricia Sears, Project Manager LEAP

Carmen Merlo presented a overview of POEM: it's not a response center but instead is a coordination bureau. POEM assists with emergency events that require coordination between two or more bureaus, for example floods, landslides, and public health emergencies.

Commissioner Shapiro: Do you have relationship at all to the emergency cell phone network?

- o Carmen: Not much. Here locally we are developing a separate system (versus from the State). PSSRP is looking at how the City will migrate to a new system.

Energy assurance – taking action to reduce vulnerability in case of an energy emergency - involves three primary areas:

- o Emergency security
- o Emergency preparedness
- o Critical infrastructure protection

Portland LEAP is a plan that addresses our dependency on energy before, during and after an energy disruption on any scale.

- o Effort to mitigate and energy disruption.

- Emergency plan that will provide an understanding of roles, responsibilities, and response actions for emergency response organizations, energy providers and energy distributors during an energy disruption.
- Goal is to have a coordinated plan by March 2012.

The Portland LEAP is funded by the American Recovery and Reinvestment Act. We applied for the money through a proposal and funding was granted in April 2010. Portland is one of 42 cities and towns in 25 states to receive this money.

Carmen noted that the City of Salem and the Oregon Department of Energy are also funded by ARRA to craft plans.

Four committees to assist with LEAP

- Steering
- Neighborhoods and Small Businesses
- Industry, Response Agencies and Utilities
- Environment, Economy and Alternative Energy.

PSC *Commissioner Rudd* is sitting on the Environment, Economy and Alternative Energy committee.

Identifying and protecting critical infrastructure is a very challenging responsibility involving public and private entities. It is a responsibility that is becoming more recognized by the public. POEM lead and completed the Critical Infrastructure Protection Plan in 2007. From that plan, we found that energy is our most interdependent critical infrastructure. Critical infrastructure systems are "lifelines" because our lives depend on them.

Critical infrastructure are things necessary to ensure the continuity of security, safety, health, and sanitation services, support the area's economy, and/ or maintain public confidence.

Concern for energy availability

- Aging infrastructure – doesn't match demand profile for today's users (iPods, cell phones, PCs)
- Existing system is small compared to the level and extent of use. Population growth has occurred and the amount of electronic items we use has expanded tremendously.
- Natural hazards – occurring at a greater frequency

There are three crustal faults in the Portland area. Portland has three fault lines: East Bank Fault, Portland Hills Fault, and the Oatfield Fault. The Portland Hills Fault is the one closest to the NW Industrial Area. One of the areas of largest instability is our NW industrial area – a major hub of our energy sector. The Cascadia Subduction Zone is located 75 miles off the coast of Oregon and extends north south for a distance of 600 miles. This is another potential hazard to consider.

Planning scenario: 8.0 earthquake occurring mid-day. The resulting week-long impacts to the energy system would include:

- Olympic Pipeline: the pipeline is damaged and inoperable;
- Williams Pipeline: the pipeline is damaged and inoperable;
- PGE and Pacific Power: electric power is down.

As a result, questions about transportation, food distribution, heating/cooling homes and offices, water supply, and health/medical systems are compromised.

Commissioner Smith: What is the assumption about bridges?

- Not catastrophic, but it could take three days to assess the damage. At a minimum, the ramps leading up to the bridges would be compromised and closed during this time.
- Burnside and Marquam are only bridges that have been seismically retrofitted.

Community planning is the link between POEM and the PSC.

In Portland, 90% of our refined petroleum comes from Puget Sound. Supply line to Portland comes into Linnton and the port. Docks and piers that petroleum comes in through were built in early 20th Century and are susceptible to liquefaction and other concerns.

Defining terms in the LEAP context:

- Vulnerability: The degree to which people, property, resources, systems, and cultural, economic, environmental, and social activity is susceptible to harm, degradation, or destruction.
- Mitigation: Risk Reduction. Comprised of strategies and actions to lower or lessen the impacts of a disruption or disaster. The can occur before, during and after a disaster.
- Resiliency: The ability to respond effectively to an emergency and recover quickly from damage "bounce back".

The Portland LEAP builds upon actions and plans that have been made and ties them together into a community-wide plan. The reduction of reliance on energy builds a resilient community, protects the environment and creates a different economy. Highlights of a couple of important steps that have occurred in the past couple of years that relate to Portland LEAP:

- March 2007 – City Council passed Ordinance No. 36488 establishing a goal to reduce oil and natural gas use in Portland by 50% in 25 years and to take related actions to implement recommendations of the Peak Oil Task Force. That same ordinance directed the Office of Sustainable Development, now BPS, to develop policy options to improve building environmental performance, including reducing oil and natural gas use and carbon dioxide emissions.
- In 2007, the Oregon legislature adopted a Renewable Portfolio Standard which sets aggressive targets for Portland's two electric utilities, Portland General Electric and Pacific Power. The utilities are required to quickly increase the percentage of renewable energy provided – from roughly 4% today to 10% in 2012 and reaching 25% in 2025.
- In 2008, the ODOE increased the Business Energy Tax Credit for renewable energy to 50% of project cost. This creates a great incentive for businesses to install renewable energy systems.

All of these steps work to create a protection network for our critical infrastructure.

Commissioner Houck: In the terminology, mitigation is used in a slightly different context. Typically in the context of climate change, we use "adaptation". How much have you interacted with the Climate Action Plan? Are you talking with Metro – who has yet to create a CAP for the whole region?

- Carmen: When we talk about mitigation, we're talking about lessening the impact. We have not yet worked with Metro, but we did have input into the Portland/Multnomah CAP and continue to work with BPS.

Commissioner Shapiro: Is there a plan for average citizens? Catastrophic earthquakes have been forecast for years in the area. What do I as a typical citizen do? I want to have a plan.

- Carmen: We don't want people calling 911, but we are putting together a Community Action Plan to lessen their dependence on the energy sector.
- POEM is addressing the issue of immediate public information – emergency alert, new community alert system, social media.

Commissioner Smith: You didn't mention neighborhood groups such as the NETs. In disruptions in the energy systems, we are exploring these systems at different scales. What about the district energy systems – do they increase our resilience?

- Carmen: NETs are very helpful. We are trying to promote less dependency on the energy grid. An example is the emergency coordination building to make it self-sustaining.

Commissioner Rudd: It's great to be getting Pacific Power, NW Natural in the discussion now. The LEAP will be a powerful end product.

Commissioner Baugh: What about city neighbors? What's the coordination with other local cities?

- o Carmen: We are looking at this as a broader area, but with the main hub of Portland. As we noted most of our energy for the State of Oregon is located in the critical infrastructure hub in Portland. When we finish our LEAP, we will share it with close-by jurisdictions.

Chair Hanson: If some of the energy systems go down, is there a coordinated strategy for the hospitals in the instance of an emergency?

Commissioner Oxman: We have been working in health care community for a regional response – based on market area instead of jurisdictional lines. The approach is regional.

Commissioner Gray: The school districts had a coordinated plan for a "dirty bomb" a few years ago. There was not a debrief, and we never fixed it. The districts have individual plans but nothing coordinated.

- o Tricia: We do have two members from schools on the LEAP committees as well as one person from the Red Cross.

Commissioner Baugh: Do we need to send a letter to City Council in support of this project?

Chair Hanson: We can do so. The project goes to Council in 2012, so we have some time.

Portland Plan: Factual Basis & Buildable Lands Analysis Update

Action: Continued Hearing

Documents Provided:

- o Household and Employment Forecasts and Development Capacity – This is a new version, published 12/10/10. A notable update is the update to growth capacity on page 8.

PowerPoint –

Eric Engstrom: Having read through Neighborhood Association (NA) comments, there needs to be clarification of what we're asking the PSC to do with this process:

- o Adopt background reports.
- o BLI methodology and how we move forward with scenarios.
- o We're not making policy choices yet – this is just baseline information. The NA letters seem to address the policy questions rather than methodology.
- o City Council will not review until spring 2011.

Commissioner Smith: About the neighborhood issues – there is concern that building at densities that current zoning allows creates stresses that NA groups are concerned about. There should be a formal process to refer items to the NAs.

- o Eric: The role of the BLI is what would happen if we move forward with current policies. When we develop the next step (scenarios of how we want to grow as a community), the place to look will be in how we judge the alternative scenarios.
- o *Commissioner Shapiro:* Eric did come to the CIC meeting, but maybe it was not clear to members. Perhaps there was some confusion of what the BLI work includes. The CIC meetings tomorrow morning, so I can bring this information to the group.
- o Eric: We've started to talk with the CIC about how to engage the public in the land use scenarios. This discussion needs to continue. We have been conscious of broad based outreach, but we can also do better in connecting to the NAs as we get into land use decisions. The next step will be to ask how we have discussions about land use choices.
- o Susan: Eric did do a presentation to the neighborhood land use chairs over the summer.

In today's report, staff asks the PSC for the following:

1. Background reports

- Asking PSC to put a stamp on as ready to move forward.
- Recommend adoption of 8 reports to incorporate by reference.
- Direct staff to move forward with updates to other reports.

2. Buildable Lands

- Accept methodology with continued refinements through spring 2011.
- Accept BLI maps with continued refinements through spring 2011.
- Discuss the scenario analysis criteria, with refinements.

How the BLI is used

- The Buildable Lands Inventory is used to communicate where development could occur, given regulatory, infrastructure or physical constraints to development.
- It is used as a "base case" for discussion and development of alternative scenarios in which the potential effect of new investments, regulations, policies and/or priorities are tested.
- It is used to test whether the City can accommodate forecast household and employment growth.

The Default Scenario will show what is likely to develop, given the current zoning and regulations, planned capital investments and market factors. It is based on current regulations and does not propose policy changes.

Alternative Scenarios will show different ways to manage growth (for example, different investments, potential policies and different land use arrangement). In alternative scenarios new policies are tested.

Today's presentation and questions:

- Is proposed list of constraints to develop sufficient to proceed with completion of BLI?
- Is methodology used to determine whether the proposed constraints are 100%, high, med, low and 0% constraints to development acceptable?
- Are the draft maps sufficiently accurate to proceed to the development of the Default scenario?

Methodology

1. Evaluate current zoning
2. Identify vacant and underutilized lands. See Appendix D.
3. Identify constraints. See Appendices B and C.
4. Subtract constraints from available vacant and underutilized lands
5. Add in infrastructure investments and estimate market effects

#5 is not yet done. Through #4 is the raw inventory. Then we take the "correction factor" of market effects and infrastructure investments in #5.

The draft scenario evaluation criteria include 13 points to help see how different scenarios' impacts differ. Staff asks:

- Are these the right criteria?
- Will they answer the critical questions about how to shape land use policy for housing, jobs, etc?

Recommendations staff hopes to come from the PSC include:

- Recommend adoption of 12 Portland Plan Background Reports
- Recommend adoption of eight reports to be incorporated by reference, and/or direct staff to finalize or amend the list
- Review list of Spring 2011 Portland Plan Background Report revisions, direct staff to continue with work plan

- Identify concerns with BLI methods, recommend adoption of methodology and further refinements (adopt final methodology report in Spring 2011)
- Feedback on proposed scenario evaluation criteria

Commissioner Smith: asked a question about the PBA letter regarding concern about sufficient employment lands.

- For general employment we are ok. The two places of potential shortfall are institutional and industrial lands.

Commissioner Rudd: On the memo about the Natural Resources Inventory (NRI) – any future regulations would be carried out in project area. Is the idea is that the map will be revisited at that point?

- Eric: In the map we asking for adoption, but not regulatory zoning based on this stage. We would be concerned if people think the map is inaccurate for a citywide scale (not an individual property). The question is if the map is wrong in a way that will come to conclusions that are inaccurate.

Commissioner Gray: On page 8 of the updated report, areas 3 and 14 are scheduled for growth factors of three times and above. What are these areas?

- Mark Walhood: 3 is West Hayden Island, 14 is the Gateway area. Current zoning plans show there is much underutilized land in these areas.

Eric: Right now there are no regulatory constraints tied to school district capacity which is a concern for areas like Gateway. During the alternatives analysis, we could look to develop plans to deal with this.

Commissioner Baugh: Also on page 8, can you generically describe those changes you made?

- What we found was a math error that undercounted single family zones... capacity went up in (for example) West Portland. New numbers show we are ok there.
- Small number changes throughout.
- Some of the denser area numbers went down a bit as well.

Commissioner Oxman: For the constraints scaling, how does the low/med/high get scaled into calculation? There are qualitative and quantitative aspects.

- Mark: On the constraint layers, everything was reduced to a number between 0 and 100 then taken into account.

Susan: It would be helpful to clarify use of refinements between now and the spring. How did we weigh each part?

Eric: What we are looking for now is a buy-in to the approach. If there is a specific number that we get feedback on within the next month that we need to change, we can bring that back to the Commission in the spring.

Public Testimony

- Mary Peveto, Neighbors for Clean Air; on the Portland Air Toxics Advisory Committee Resident of highest density (NW Portland) with a concern that there is no local jurisdiction over the air pollution problem. Portland is not a green leader in this area – 54 area school have been deemed to be in industrial toxic spots in the top 5% country-wide. We need to consider adopting procedures that would truly make Portland the leader in livability by addressing the concerns of putting residents in harm's way through land use planning.

Commissioner Oxman: where are detailed references about data? Mary: EPA risk assessment

- Michael Roth, Chair, Rose City Park NA

The RCPNA looked for things that may be missing, accurate, and add other ideas. Several areas missing and need more development in how they are implemented:

1. How services (City, County, Metro) integrate with these background reports – this is where citizens get most involved. A mission statement including equity and values-based management would go a long way to implementing policies.
2. Emergency management services – how do these interrelate with various background reports?
3. Age demographics with regard to how building and development affect different populations.

o John Gibbon, SWNI – Chair of land use committee and PURB

SWNI comments: NA met on 12/07/10 and now don't think need to delay decisions to January meeting – the background reports look ok. There is a concern about the 0 to 1300 unit increase in the household forecasts and development capacity work from staff in the revised document. These are changes that SWNI will need to review again. Also, most of the SW neighborhoods have increased by a factor of three the single family homes category. We're now looking at impacting infrastructure that was devised for auto-based, spread out communities, but now we are coming back to the neighborhoods, saying we need to increase density.

o Tamara DeRidder, Rose City Park NA

Air quality is broken in our land use system – reporting is deferred to DEQ. The toxic effects are a concern and mapping of the 19 areas of toxicity concern need to be included in the Health Background Report – we need to figure out a way to mitigate it. PSU has a periodic atlas of air toxics in the region. The toxic hot spots show along the interstates, where we're talking about building up density – should we count vacant available lands in these areas as buildable?

o Linda Bauer

Infiltration map has a 600 acre error. The Water Bureau has found that the water does not infiltrate.

Other Testimony Received

- o George M. Bruender, co-chair, NECN
- o Ken Forcier, Chair-elect, Concordia Neighborhood Association
- o Bonnie McKnight, Citywide Land Use Chair
- o Gerry Uba, Principal Regional Planner, Metro
- o Sandra McDonough, PBA

Eric – Response to Testimony

- o Air quality: We are aware of regional mapping that shows toxic exposure issues related to freeways and industrial zones. In the evaluation criteria, that issue is not listed. We are proposing to quantify how many housing units land in those hot spots to rank merits of various land use options and are trying to figure out what the balance is. We will go back into the background reports to make sure these results are summarized clearly there.
- o Values-based planning: We agree with this approach, and this is the intent of the draft goals statements in the Portland Plan to be the framework for setting standards and land use policies.
- o The change in number of housing units in SW: There was an error in the original algorithm so that some low-density zones were not included in the total. This was simply a case of some zones not being added into the total – it was a systematic change in the whole algorithm. A reminder that the number is not a statement of what we want; it is simply a number based on current zoning regulations.

Commissioner Houck: The NRI is beyond reproach. *Chair Hanson* confirmed the methodology is sound. *Commissioner Houck* confirmed the air quality issue has not yet been addressed on a citywide or regional approach.

Commissioner Baugh: about the revaluation methodology and how to validate the work – are we setting up a process to do this?

- Eric: At the basic level, that is what we do during periodic review. The way decisions about growth get implemented is in zoning, and there is a zoning error process.
- Al Burns: We do coordinate our assumptions with Metro. It is an iterative process, and we recognize we use different but valid processes.

Commissioner Smith: We should build into our response a note about working with NA groups about the draft maps.

Commissioner Valdez: I want to reiterate the need for a joint meeting with PSC and PDC about job growth projections.

Commissioner Baugh: When we look at the supporting criteria – about revenue generation – that would track back to job creation. How do we clearly know we are generating jobs? Where is the criteria about jobs – how does that fit in?

- Employment revenue and residential (property tax) revenue are included here.
- The Commission should talk about the prioritizing of the criteria in the future.
- Projections about jobs are included in employment opportunities analysis report.
- Susan: We can have our economic planner join a PSC meeting to help explain some of these areas.

Commissioner Houck: The PBA letter puts us back in “environment versus jobs”, and I don’t agree with that. I don’t think there is prioritization to be done – we should be able to capture all points.

The Commission confirmed points about today’s BLI Questions:

- Is proposed list of constraints to develop sufficient to proceed with completion of BLI?
- Is methodology used to determine whether the proposed constraints are 100%, high, med, low and 0% constraints to development acceptable?
- Are the draft maps sufficiently accurate to proceed to the development of the Default scenario?

Background Reports – 3 actions were voted on:

- Adoption of 12 reports:
 1. Portland Plan Background Report: Economic Development
 2. Portland Plan Background Report: Energy
 3. Portland Plan Background Report: Economic Specialization
 4. Portland Plan Background Report: Food Systems
 5. Portland Plan Background Report: Historic Resources: Key Findings and Recommendations
 6. Portland Plan Background Report: Historic Resources: Understanding Historic Resources in Portland
 7. Portland Plan Background Report: Housing and Transportation Cost Study
 8. Portland Plan Background Report: Human Health and Safety
 9. Portland Plan Background Report: Infrastructure Condition and Capacity
 10. Portland Plan Background Report: Natural Resources Inventory
 11. Portland Plan Background Report: Urban Forestry
 12. Portland Plan Background Report: Watershed Health

- o Recommend adoption of 8 reports to incorporate by reference
 - 1. Central City 2035: Subdistrict Profiles Public Review Draft – Bureau of Planning and Sustainability
 - 2. Climate Action Plan 2009 – Bureau of Planning and Sustainability
 - 3. Communities of Color in Multnomah County: An Unsettling Profile – Communities of Color Coalition
 - 4. Framework for Integrated Management of Watershed Health – Bureau of Environmental Services
 - 5. Making the Invisible Visible – Native American Youth and Family Center
 - 6. Next Generation Connectivity: A Review of Broadband Internet Transitions and Policy from Around the World – Berkman Center for Internet and Society at Harvard University
 - 7. Preparing for Climate Change in the Upper Willamette River Basin in Oregon: Co-beneficial Planning for Communities and Ecosystems – Climate Leadership Initiative for Sustainable Environment, University of Oregon and National Center for Conservation Science and Policy
 - 8. State of Black Oregon – Urban League of Portland
 - o Direct staff to move forward with Spring 2011
- (Y8 – Baugh, Gary, Houck, Oxman, Rudd, Shapiro, Smith, Valdez)

BLI and Scenario Evaluation Criteria – 3 actions voted on:

- o Accept the Buildable Lands methodology, with continued refinements through spring 2011.
 - o Accept the Buildable Lands Inventory maps, with continued refinements through spring 2011.
 - o Discuss the scenario analysis criteria, with refinements.
 - o *Commissioner Smith*: moved with refinements:
 - o Staff reports and maps need to be forwarded to NAs prior to spring – letter to each NA land use committee for input.
- (Y8 – Baugh, Gary, Houck, Oxman, Rudd, Shapiro, Smith, Valdez)

Lake Oswego to Portland Transit Project

Action: Work Session

Documents Provided:

- o Memo from *Chair Hanson* and *Commissioner Smith* to PSC members

Maps:

- o Streetcar Alternative Design Options
- o Enhanced Bus Alternative

Commissioner Baugh and *Commissioner Rudd* recused themselves from this project.

Update from staff including a revised timeline of the project:

- o Since last presentation at PSC, staff has met with the Multnomah County planning department about the jurisdiction of the PSC for unincorporated land (Dunthorpe area). We are leaning away from it being within our purview, so Multnomah County is talking with attorney offices. Today's discussion should focus for areas within Portland city limits. The IGA between the County and City is clear about land use issues, but since this is a transportation question, they are still looking into it; staff will get back to the PSC members with the outcome.
- o The Draft Environmental Impact Statement (DEIS) has been published. The public comment period is now (started on December 3, 2010) through January 31, 2011. Comments will be received via web and at workshops.
- o Federal and State agencies, libraries, neighborhoods along the corridor received copies of the DEIS.
- o There will be a public hearing in front of the steering committee on January 24, 2011.
- o The project comes back to the PSC on January 25, 2011.

- The Lake Oswego Advisory Committee recommendation will be made on February 8, 2011.
- The Steering Committee recommendation is on February 18, and Portland City Council on March 30, 2011.
- The final LPA action at Metro will be on March 31, 2011.

Commissioner Smith: Should the PSC hearing be on January 25th with a work session scheduled for after steering committee recommendation?

- There is room on the 02/22 PSC agenda to add a final work session for the PSC.

Commissioner Smith: We noted three issues to call Commission's attention to

1. The mode choice between enhanced bus and streetcar – based on our analysis, the enhanced bus doesn't have City of Portland's zoned capacity in John's Landing area (the streetcar would get us closer).
2. Alignment questions within John's Landing:
 - Existing shoreline ROW – doesn't help zoned development since streetcar farther from core of district
 - Macadam options would help zoning goals:
 - Use existing in-land option – preserves existing landscape and provides option for enhanced pedestrian and/or bike corridor
 - Add additional northbound lane
 - Riverdale area (may not be within PSC jurisdiction) options:
 - Use Willamette Shoreline ROW – challenging
 - Build into Riverwood Rd – would require a modification or elimination of access to Highway 43
3. The PSC won't take a formal position but will provide some suggestions to Mayor Adams

Commissioner Houck: How do the noted alternatives influence the potential pedestrian/bike trail alignment?

- Jamie: In the refinement phase of the transit, we also looked at how to move the trail forward for each alternative. Some are better for the trail than others, but all include trail options.

Clarification about access from Riverwood Rd to Highway 43:

- The slope grade difference is significant as you leave Highway 43
- We would want to keep emergency and pedestrian linkage

Susan: When the question about jurisdiction is resolved, what other staff work and/or public outreach will need to be done?

- Patrick: We have let County know we have a January 25th PSC hearing and need 30 day notice period. Staff has made daily phone calls to County to confirm process.
- Jamie: There has been extensive public involvement throughout corridor including individual property meetings, neighborhood groups, members on CAC.

Patrick referred to map to show potential bike/street intersection points as had been requested by *Commissioner Smith* at the November 9, 2010 PSC meeting. When PSC makes recommendation, we should ask staff to review bike and pedestrian access in John's Landing and South Waterfront areas.

Commissioner Shapiro: Who owns current tracks?

- There are six government agencies with ownership in the tracks.
- They agencies owns and maintain the right-of-ways, but it is becoming more expensive to maintain.

Commissioner Houck: I want to encourage that maintaining the regional trail is part of our preference.

Chair Hanson suggested the memo be revised and updated into a letter from the PSC to Portland City Council. The letter will include process notes.

Director's Report

- Tree Project is going to City Council on February 2 at 6pm. It would be great to have a PSC member there along with someone from the Forestry Commission. *Chair Hanson* mentioned he could likely attend.
- Columbia Biogas was approved at Metro on 12/09/10
 - o Issuance of solid waste facility franchise
 - o Neighbors had raised concerns about potential negative impacts from odor, traffic and other issues but BPS staff talked through Portland's zoning/permitting/code enforcement process assured Metro that development would occur in a positive manner
- BPS hosted a successful Fix-It-Fair last month with over 600 attendees. There were many Spanish-speaking attendees with classes held simultaneously in English and Spanish. The next FiF is Saturday, January 22 at Parkrose HS. 8:30am-2pm. The last one will be at Jefferson HS on 02/26.
- The City is going ahead with the SW Corridor (Barbur) Concept Plan with Metro CET funding. The scoping of the project should commence in March and will be discussed w/ PSC. Other CET grants include Foster Lents Improvement Plan (FLIP) a joint project of PBOT, PDC and BES, and South Waterfront Portal engineering study.
- Possibility of the Port facilities tour instead of the 02/08 PSC meeting. *Commissioner members* confirmed this and we are moving forward with the scheduling.

Final Comments from Commissioners

Commissioner Shapiro: concerned about the PBA letter (testimony) and that the PSC is not officially responding to it. Should a few Commissioners call Sandra McDonough to discuss and to establish a closer relationship?

Susan: We could have our economic planner come to an upcoming PSC meeting prior to the PSC's move with PBA. This briefing will be scheduled for early in 2011.

Chair Hanson adjourned the meeting at 4pm.

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Parsons, Susan

From: Burns, Al
Sent: Tuesday, September 11, 2012 3:25 PM
To: Moore-Love, Karla; Parsons, Susan
Cc: Engstrom, Eric (Planning); Beaumont, Kathryn; Rees, Linly
Subject: Index to BPS Project Record

Karla or Sue,

Would you please print out two copies of this email and place one in the brown BPS record box and the other in the Council testimony record that closes at 5:00 PM tomorrow.

Thank you.

Al

**Index of the Bureau of Planning and Sustainability's Project Record
before the
Portland City Council**

Portland City Council Item 1001, September 5, 2012

(Note: This index does include the ordinance, ordinance exhibits, ordinance attachments, or testimony to City Council. These are maintained separately by the Council Clerk.)

Item	Title	Contents
FOLDER	Current Periodic Review Program	1. September 13, 2011 Cover Letter 2. Periodic Review Work Program
FOLDER	Presentation Materials	1. Print-out of PowerPoint "Portland Demographics" 2. Hand-out "Buildable Lands Map Layers" April 30, 2010 3. Print-out of PowerPoint "Comprehensive Plan Factual Basis" July 10, 2012
FOLDER	BPS Memos	1. Fact Sheet "Comprehensive Plan Update Fact Sheet" undated, but published August 2012

9/11/2012

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		<ol style="list-style-type: none"> 2. August 22, 2012 Burns to Planning and Sustainability Commissioner's Assistants 3. July 19, 2012 Engstrom to Planning and Sustainability Commission 4. June 16, 2012 Armstrong to Planning and Sustainability Commission 5. June 7, 2012 Armstrong to Planning and Sustainability Commission 6. May 30, 2012 Armstrong to Planning and Sustainability Commission 7. May 25, 2012 Armstrong to Planning and Sustainability Commission 8. July 12, 2011 Engstrom to Planning and Sustainability Commission 9. July 8, 2010 Engstrom to Planning and Sustainability Commission 10. June 2, 2010 Howard to Planning and Sustainability Commission 11. February 9, 2010 Engstrom to Planning and Sustainability Commission
FOLDER	Comments and Testimony	<ol style="list-style-type: none"> 1. December 10, 2010 Commission Hearing <ol style="list-style-type: none"> a. George M. Bruender b. Ken Forcier c. Jim Brown d. Sandra McDonough 2. May 8, 2008 Water Bureau letter copied to Burns 3. March 5, 2008 Aviation Department to Burns

		4. October 11, 2007 Aviation Department to Hallyburton
FOLDER	Notices and Agendas	<p>1. DLCD 35-Day Periodic Review Notice mailed on April 3, 2012</p> <p>2. Notice of September 5, 2012 City Council Hearing mailed on August 23, 2012 with attached mailing list</p> <p>3. Notices of Commission Meetings mailed on:</p> <ul style="list-style-type: none"> a. June 11, 2012 b. April 9, 2012 c. December 27, 2011 <p>4. Commission Agendas</p> <ul style="list-style-type: none"> a. July 10, 2012 b. June 12, 2012 c. May 24, 2012 d. May 8, 2012 e. January 24, 2012 f. July 12, 2011 g. May 24, 2011 h. November 23, 2010 i. October 8, 2010 j. July 27, 2010 k. July 13, 2010 l. June 8, 2010 m. March 9, 2010 n. February 9, 2010 o. January 26, 2010 p. December 8, 2009 q. October 27, 2009 r. June 9, 2009 <p>4. Summary Commission Minutes</p> <ul style="list-style-type: none"> a. July 27, 2010 b. July 13, 2010
FOLDER	Metro/MetroScope/Gamma Forecast	<p>1. Letters From Metro</p> <p>May 7, 2012</p> <p>July 13, 2010</p>

		<p>2. Summary BLI Residential May 15, 2012</p> <p>4. Metro Urban Growth Report 2009 - 2030 Appendix 8, A8-4 "Forecasted Number and Share Dwellings"</p> <p>5. Gamma Forecast November 11, 2011</p>
FOLDER	1st Periodic Review	<p>1. "Periodic Review Work Task 1.2" BLI Amendment, December 31, 1996.</p> <p>2. Resolution 35226</p> <p>3. 1993 Oregon Laws, Chapter 435</p> <p>4. Resolution 34653, with Local Periodic review Order</p>
FOLDER	Original (1977/1978) Projections for 1980 Comp Plan	<p>1. Memo, November 21, 1978, Population Estimates</p> <p>2. Memo, June 27, 1977, Population Strategy</p>
DOCUMENT	"Review of Framework for Integrated Management of Watershed and River Health," Independent Science Team, April 7, 2003	Prepared for BES
DOCUMENT	"Framework for Integrated Management of Watershed Health," December 2005.	BES Publication
DOCUMENT	"Terrestrial Ecology Enhancement Strategy," BES, June 28, 2011	BES Publication
DOCUMENT	"Portland Plan Background Report, Public Schools," May 8, 2012	BPS Publication
DOCUMENT	"20-Minute Neighborhood Analysis"	<i>note: This is a color version of the black and white ordinance attachment.</i>

THREE-RINGED BINDER	Portland Plan Background Documents that are not adopted as part of the Comprehensive Plan or as Comprehensive Plan Supporting Documents	<ol style="list-style-type: none"> 1. Arts and Culture 2. Evaluation of Economic Specialization 3. Energy 4. Historic Resources, Key findings and Recommendations 5. Historic Resources, Data and Maps 6. Historic Resources, Understanding Historic Resources in Portland 7. Historic Resources, Additional East Portland Documentation 8. Human Health and Safety 9. Urban Forestry 10. Watershed Health 11. Urban Form
LARGE COLOR MAP, FOLDED	"Comprehensive Natural Resources Distribution: Significant Resources," April 12, 2012	<i>note: This map also shows natural resources that were not determined to be significant.</i>
LARGE COLOR MAP, FOLDED	"Comprehensive Natural Resources Distribution: Resource Features," April 12, 2012	<i>note: This map also shows resources features that were not determined to be significant.</i>

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9/11/2012

www.portlandoregon.gov/bps