

## Portland Planning and Sustainability Commission

Tuesday, December 10, 2013

12:30 – 2:45 p.m.

### Meeting Minutes

**Commissioners Present:** Andre' Baugh, Karen Gray (arrived 1:04 p.m.), Mike Houck, Lai-Lani Ovalles, Katherine Schultz, Chris Smith, Irma Valdez

**Commissioners Absent:** Don Hanson, Gary Oxman, Michelle Rudd, Howard Shapiro

**BPS Staff Present:** Joe Zehnder, Michele Crim, Ingrid Fish, Sandra Wood, Marty Stockton, Barry Manning, John Cole, Julie Ocken

**Other Staff Present:** Sara Schooley, PBOT; Alice Brawley-Chesworth, BES; Tim Lynch, Multnomah County Office of Sustainability

*Chair Baugh* called the meeting to order at 12:39 p.m. and gave an overview of the agenda.

### Items of Interest from Commissioners

- *Chair Baugh* recognized *Commissioner Ovalles* for her work on the Commission; today is the last meeting for her. She has been a great asset to the Commission, and she will be missed.
- *Commissioner Ovalles* thanked Commissioners and staff for their support and noted she hopes to stay engaged in other ways on other committees or projects.
- *Commissioner Smith* noted the SW Corridor Plan Purpose and Needs Statement comments he shared with staff and the need for the statements to better align with the Portland Plan objectives. PSC leadership will be meeting with staff and then with Commissioner Novick who is the City's rep on the corridor project to incorporate the comments.
- *Chair Baugh* noted his quarterly meeting with the Landmarks and Design commission chairs. The three commissions will have a joint meeting early in 2014 to talk about common items relative to the Comp Plan including building height and East County design overlays.
- *Commissioner Houck* asked about the Parks Board and if there is a comparable committee at BES. If we're talking about the Comp Plan, interaction with these groups would be helpful as well. There are advisory committees that would be good to hear from.
  - Joe Zehnder: we have been reaching out to those groups and briefing them along the way.

### Director's Report

Joe Zehnder

- The first BPS BAC meeting is this Friday. Kat will be the representative from the PSC. Also part of this year's budget submission will be a Budget Equity Assessment Tool. Last year the PSC wrote a letter to Council in support of BPS programs, and as we get closer to the budget submission (February 3), we can certainly have a conversation about if the PSC would like to add a letter with the BPS submission.
- Susan is in San Francisco, participating in the ULI Rose Fellowship. Portland was named an Urban Land Institute (ULI) Daniel Rose Fellowship winner for its focus on the SE Quadrant and Central Eastside. Mayor Hales identified Susan Anderson, PBOT Director Leah Treat and PDC Director Patrick Quinton as fellow "fellows." They recently traveled to the institute's headquarters in Chicago to kick off the year-long process to provide city leaders with the insights, peer-to-peer learning and analysis needed to successfully build and sustain their cities. The fellowship's program of work includes a study tour of another U.S. or foreign city, a working retreat, and study visits to each of

the four fellowship cities. As part of the work, the fellows and ULI staff will be in Portland for a few days in February.

### **Consent Agenda**

- Consideration of Minutes from the October 8, 2013 PSC meeting.

*Chair Baugh* asked for any comments for the consent agenda. *Commissioner Houck* corrected the notes for his statement about Paris not having tall buildings... but “8 feet” should be “8 stories”.

*Commissioner Houck* moved to approve with the correction. *Commissioner Smith* seconded.

The Consent Agenda was approved with an *aye* vote.  
(Y6 – Baugh, Houck, Ovalles, Schultz, Smith, Valdez)

### **Climate Action Plan and Preparation Plan**

Briefing: Michele Crim, Ingrid Fish; Alice Brawley-Chesworth, BES; Tim Lynch, Multnomah County Office of Sustainability

#### **Documents:**

- [Climate Change Preparation Strategy Internal Review Draft](#)
- [Climate Change Preparation Strategy: Risk and Vulnerabilities Assessment Internal Review Draft](#)

**Presentation:** <http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/6246242/>

Today is an update on where we are on updating the Climate Action Plan and the Climate Change Preparation Strategy work.

Portland has over 20 years of climate action planning work. The 2009 CAP established the goal of reducing emissions by 80 percent from a 1990 baseline. We are in the process of updating the plan, which includes:

- Assessing progress
- Identifying priority short-term actions
- New focus areas
  - Consumption based inventory
  - Climate equity
  - Climate Change Preparation

A “production based inventory” measures emissions from energy we use within Multnomah County. This is traditionally how we track our emissions; a significant portion comes from transportation and from commercial and home buildings.

“Consumption based inventory” includes the fact that there are lots of emissions created from goods produced outside of the County; the energy that goes into making those goods folds all that in. Using this inventory, which is much bigger than the production based, food is a larger piece of the measurement. Inbound inventory includes emissions from goods and services produced within Multnomah County. When we add in the consumption piece, we see almost twice as many emissions.

As we work to update the CAP, there is a deeper focus on how consumption relates to our emissions and what we can do to reduce them.

*Commissioner Smith* gave an example of Amazon.com dropping off a package at his house. Is the energy in the things I've ordered as well as the truck delivering the goods to me embodied in the "stuff" category?

- Yes, the energy and fuel that went into producing the goods is part of the consumption energy piece.

### **Equity and Climate Action**

The Equity Work Group includes staff and community organization members and is giving input into the updated draft actions. We have also hired an independent consultant to do an equity scan based on 2009 CAP actions, identify opportunities to more fully integrate equity considerations including a guide with suggestions for staff to include in implementing actions.

Equity lens questions being addressed by the group include:

- Current and historical disparities related to the action?
- Who primarily benefits?
- Are we missing an opportunity to further reduce disparities for communities of color and low-income communities?
- Are there unintended consequences or burdens? If so - how can we fix that?

The 2009 CAP included Chapter 7, Climate Change Preparation. This set the base to create a CAP and conduct a vulnerability assessment, which is what has been being worked on.

As shown in slide 10 of the presentation, there are two main spheres of climate work:

- Mitigation - this is historically where we've been working
- Preparation - new sphere

The area between the two spheres help with both.

### **Climate Change Preparation Planning**

Impacts we're already seeing include:

- Increased average annual temperatures
- Declines in Cascade snowpack
- Shifts in seasonal stream flows
- Receding glaciers
- Sea level rise

The projections for NW are for hotter, drier summers and warmer, wetter winters.

There have been 3 groups working on reviewing the CAP and proposing next steps. Each looked at projections and priority risks to do an assessment of the vulnerabilities and then created actions to address these vulnerabilities.

The 3 groups are:

- Infrastructure and the Built Environment
- Natural Systems
- Health and Human Services

Staff provided an overview of the projected impacts, existing efforts, and ideas for preparation strategies for natural systems, infrastructure, and health.

Staff has been looking at impacts, especially on vulnerable populations, to maximize co-benefits.

- All people are impacted but not all have the same ability or resources to respond
- Existing disparities will be exacerbated

As the Portland Plan states, “We want a city where we are better on a good day so we can bounce back from a bad day. It requires that everyone thrive and everyone participate.” Things included in this are:

- Improved health and safety
- Economic development
- Cost savings
- Environmental protection

*Chair Baugh* asked about vulnerable populations, particularly the correlation to the heat vulnerability map and if it correlates.

- This looks at age, access to air conditioning, and a few other dimensions to plot where those communities live. The urban resilience map uses the gentrification work as a proxy for those with existing vulnerabilities. The heat map focuses specifically on the impacts of heat.

### **Next Steps**

Climate Change and Preparation Strategy plus the Risk and Vulnerabilities Assessment is about to go out for public comment. Staff is also working to update the 2009 CAP. The Risk and Preparation input will inform the CAP updates. All deliverables will be brought to City Council and the County Board in late spring 2014.

### **Discussion**

*Commissioner Houck*: This is great work. The language in the report is explicit to looking at both mitigation and vulnerability together, which is good. I’m pleased that we recognize potential negative impacts on natural environment while addressing human needs. Action 7D addresses this. Do you want our comments now or after released for public review?

- If you see something that you feel strongly needs to be updated before public review, that would work; but more so we are interested in receiving comments during the public review period.

I’ve been an advocate of bringing the preparation plan into the CAP. My understanding is that the meat of this will be included in Chapter 7. Plus the details will be in the separate document. My concern is the preparedness things will be pushed off to the side and forgotten.

- Our intention is to have all the documents at Council together to show they have similar weight. Risk and Vulnerabilities is the foundational work that we will continue to reference going forward but won’t necessarily be updated like the actions will be every few years.

Actions would be evaluated every 2 year, so this is good adaptive management. My other huge concern is that there is no reference to Metro, especially from a preparedness perspective. There is no way to address preparedness unless we’re doing it at the regional scale. Natural resources are not mentioned in the Metro Climate Smart Communities work.

- Last month staff presented to MPAC, and there was interest in bringing the conversation to Metro in a more robust way. There was a strong request for a regional effort to be shared with other local jurisdictions and with Metro. Now we have something to put on the table, those conversations can potentially be more concrete.

In the three categories your reference to infrastructure is only grey infrastructure. Is it implicit that we’re looking at both grey infrastructure (pipes, etc) and green or natural infrastructure?

- These are working in conjunction together e.g. for green streets to make sure the natural environment and systems work.

*Commissioner Schultz* is struggling with where/how the equity lens is being tied into the documents. For example, when looking at ecoroofs, what about cost of housing that will likely increase if ecoroofs are mandatory?

- Equity relates mostly to how we implement the actions. The list of questions in the equity lens is what we will use when we are implementing to make more informed decisions. That level of detail isn't in the document itself except in extreme cases, e.g. actions related to heat.

*Commissioner Ovalles* asked about the warmer, wetter winters. What about cold temperatures like we've been seeing lately, especially relative to warming centers?

- That is not what we've looked at in the preparation strategy because it wasn't one of the main expected climate changes, but the County knows this is just as important as longer time-scale impacts.

*Commissioner Houck* noted this is why this conversation is important as we talk about climate change, not global warming.

For the Pacific Northwest, there isn't a strong signal that we'll see more extreme weather. We have instances of it but don't necessarily expect it will get worse in the future because we're somewhat protected and are a bit more buffered in our location. We will continue to watch this as the science projections are updated.

*Commissioner Valdez* noted about the cold weather we've been experiencing for an extended time this week. If we only talk about wetter, warmer winters, many in the community may not listen or believe.

- How we effectively talk to the public about the differences between weather and climate is important.

*Commissioner Houck* commented on climate refugees, which are referenced, could be real issue for the region. Population projections have not yet included these figures, but that could be a significant impact.

*Chair Baugh* noted the need to educate people about methods for how we do things. An educational policy should be included. Also, what about a connection to jobs (e.g. water use in the metro region) and what are the unintended consequences for vulnerable populations in lower income jobs?

- We have briefly looked at economic impacts, but there is not lots of information yet available. We know we need to continue to look and assess these impacts as information does become available. Water availability looks ok for the metro region, but state-wide impacts will likely be significant.

*Commissioner Schultz*: What about FEMA mapping relative to flooding? Is this being included?

- Yes, updating the flood plain maps is a big priority for us and is included. We can't work to see how we're affecting different vulnerable populations without that information.

Staff will return to the PSC, mostly to focus on the updated CAP, before they bring it to Council.

## **Comprehensive Plan Update – Implementation Projects Overview**

Briefing: Sandra Wood, Marty Stockton, Barry Manning, John Cole, Sara Schooley

### **Documents:**

- [Staff Memo](#)
- [Campus Institutions Project Overview](#)
- [Campus Institutions Map](#)
- [Mixed Use Project Overview](#)
- [Parking Analysis and Toolkit Overview](#)

- [Community Involvement Program Overview](#)

Sandra gave an update about where we are with Task 4. The Map App and Citywide Systems Plan and have been presented to about 90 meetings since beginning of October to meet people where they are. About 1600 people total have been in attendance at those meetings, and staff has received about 350 comments already. December 31 is the deadline for comments, and then staff will begin to digest what the community has shared.

*Commissioner Houck* asked about how people who submitted comments on Part 1 will get a response to their input.

- When we published Goals and Policies, we also published a [What We Heard from the Public](#) report about themes heard in comments.
- With Part 2, we will publish a few consolidated reports about comments, which will be available in early 2014.

We will complete the Comp Plan, submit it to the State, and then have to wait for their review and acknowledgement. The CC2035 and Quadrant Plans are moving in parallel to the Comp Plan work, and they will be the first amendment to the new Comp Plan. The CC2035 work will be done within the waiting window and will make findings against the new Comp Plan. The issue we have to watch most closely is Goal 9 (jobs).

Sandra then moved on to an overview of Task 5 – Implementation. Today we’re sharing what projects we’re beginning to discuss and work on. We have a potential list of 13 projects. The first 7 are ones we know we’re moving forward with as part of Task 5. All projects will have a scoping session with the PSC.

The final 6 projects are ones we are currently scoping and that have some momentum behind them. These 6 are not required for Periodic Review, but as we continue to scope, we will bring these to the PSC, whether they are part of the Comp Plan process or if we begin work on them afterward as individual projects.

The Community Involvement Committee has been with us from the beginning of the Portland Plan process. It will continue through Task 5. The group knows about these projects and will be working on how best to do community engagement for each project.

#### PSC involvement in Task 5

With Task 4, each PSC member was on a PEG. This time, PSC members aren’t being asked to specifically sit on advisory committees, but they are more than welcome to. Project teams will come to the full PSC to share information and solicit information from the Commission.

*Commissioner Houck*: Industrial lands will be most problematic. We were told at the last subcommittee meeting that staff would return to the committee. Would that additional meeting come after public testimony or prior?

- We need to check; it could work either way. Then it will be back in front of the PSC.

*Commissioner Gray* noted the joint PEG meeting. There was lots of conversation about Hubs and East Portland employment. Where are the results of this information?

- This is within one of the “what we heard” report. This was part of the Part 2 outreach, which will be shared with the PSC in early 2014; staff will send the report to PSC members too.

#### Mixed Use Zoning Project

Barry provided an overview. This project is being funded through a CET Grant; it will start in January then go through July 2015. The work is in response to the Comp Plan in that we’ll be accommodating much of our future growth in a series of centers throughout the city outside of

the Central City. Many of these areas are currently zoned commercial and are not great at accommodating mixed-use development. The project looks at how we can reassess commercial zones to right-size them to the hierarchy of centers and corridors. Work will include some specifics relative to the context of the specific areas, potentially through different design standards. Size and design features; residential floor area regulations; bonuses for types of development we want in areas; green features. We will also look at how these centers transition into existing neighborhoods e.g. using step-downs.

*Commissioner Gray* noted the importance of having a broad variety (geographic representation) on the advisory committee.

- Yes, and also community/neighborhood interests and people with expertise on the development side as well. We have had 100+ applications for the group and are beginning to review them now.

*Chair Baugh* noted the connection with transit and parking demand, and that transit is not mentioned. He is concerned that TriMet is not on the same page or included in this project.

- Centers should be thought of as a package of things that come together to make the complete community of services; how we do development and manage things in the area. Transit is built into our thinking.
- We will also have a Technical Working Group for this project, which includes Metro, TriMet and others.

#### **Parking Analysis and Tool Kit for Centers and Corridors**

Sara Schooley shared information about this project, which aims to assess current parking infrastructure capacity in relation to current and future land uses. The project is funded through a Transportation Growth Management grant through ODOT and is closely tied to the Mixed Use project. The project is on a delayed timeline, and no work will be started until about April based on ODOT's schedule.

This is partially a bit of a fall out from the parking and apartments project the PSC heard about a year ago. The project proposes to look at some centers and corridors to see what this there currently to create a baseline. Then staff aims to understand what the parking demand in built-out centers and corridors would be to see if current capacity meets future demand. Ultimately the project aims to develop Comp Plan language and Development Code to better represent parking strategies that the city could pursue in the future.

Staff will return to the PSC with the parking inventory and occupancy survey as well as with the toolkit in autumn 2014.

*Commissioner Smith* noted a concern with the hesitance to adopt on-street management tools. We rushed to do a zoning fix for parking, but if we made clear what the policies and rules for on-street parking are, developers could figure out what they need to build. We typically consider the streets as a commons, but that isn't really viable. It's a big risk because as areas of the city get "hot," we get intense input about the rate of change. I think some of these comments end up being proxy for people's parking concerns. We should take the on-street parking issue head-on and have a game-plan for how to manage the transition as centers and corridors intensify.

- San Francisco and Vancouver have some interesting parking strategies based on occupancy rates. By saying this, they are in front of the game and Council is on board. Tying the work to policy is very important in terms of what we're trying to achieve with parking standards and development.

The market should figure out "how much", not government. It will be politically easier to implement new rules before corridors saturate.

*Commissioner Schultz* noted the policy that was in place that neighborhoods may have been in disagreement with. We need to make sure there is a mechanism for neighborhoods to create their own trigger system so they don't continue to be frustrated.

*Commissioner Baugh* commented on the policy rationale behind making centers and corridors work. We need to keep in mind that not all populations in the city have the same view of parking, so we need to include a variety of stakeholders with different views of parking.

### **Campus Institutions Zoning Code Update**

John Cole gave an overview of this project. The recent Economic Opportunities Analysis (EOA) talked lots about industrial lands, but it also identified campus institutions – hospitals and colleges – as one of the fastest-growing employment sectors in Portland.

John shared the map of the campus institutions greater than 10 acres in size show that they are dispersed around the city. The project will look at campuses outside of the Central City and will look at revising the Campus Institution Zoning regulations to accommodate future growth, mitigate off-site impacts and enhance neighborhood livability. Transportation is an important component, especially with the off-site impact potential. The project will review surrounding street networks and will do some modeling for some potential infrastructure investments.

Once there is a set of alternatives developed, but before a preferred alternative, staff will return to the PSC with some of the options, likely in spring 2014.

*Commissioner Smith* asked about the project and if there would continue to be conditional use permits required for large campus events.

- There is potential that a Campus Institution Zone that would allow campuses to proceed with fewer reviews than is necessary today. This does create concerns for some people who prefer the ongoing need for institutions to return for conditional use review, so we will have to weigh these ideas.

### **Community Involvement Program**

Marty Stockton shared the description of what this project will entail. One of the State requirements is to update our community involvement program. In Portland, we have Goal 9 within the 1980 Comp Plan, which is out of date and doesn't reflect the City Council-adopted community involvement principles. We also have a patchwork of community involvement practices and structures that don't allow us to track how we do our community involvement.

Potential project items include:

- Creation of a Community Involvement Manual.
- Identification and charter of a community involvement oversight body.
- Revisions to Title 33 Chapter 33.710 to identify the oversight body and responsibilities that ensure community engagement principles guide the scoping, development and implementation of plans and policies.
- Clarification the reach and applicability of the oversight body.

### **Adjourn**

*Chair Baugh* adjourned the meeting 3:04 p.m.