

Portland Planning and Sustainability Commission

Tuesday, October 14, 2014

5:00 p.m. / Parkrose High School

Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Don Hanson (arrived 5:40 p.m.), Mike Houck, Gary Oxman, Katherine Schultz, Howard Shapiro, Chris Smith, Michelle Rudd, Teresa St Martin (arrived 5:40 p.m.), Maggie Tallmadge

BPS Staff Present: Susan Anderson, Eric Engstrom

Chair Baugh called the meeting to order at 5:06 p.m.

Commissioner Gray welcomed the community to Parkrose.

Consent Agenda

- Consideration of Minutes from 09/23/14 PSC meeting

Chair Baugh asked for any comments for the consent agenda.

Commissioner Shapiro moved to approve the Consent Agenda. *Commissioner Smith* seconded.

The Consent Agenda was approved with an aye vote.

(Y9 – Baugh, Grey, Houck, Oxman, Schultz, Shapiro, Smith, Rudd, Tallmadge)

Director's Report

Susan Anderson

- Thank you to *Commissioner Houck* for testifying at City Council about the Climate Preparation Strategy, which passed unanimously. He stressed the continued need to work with Metro since this is a regional issue.

Chair Baugh gave an overview of the agenda.

We anticipate that we will keep the written record open until March 13, 2015. Tonight is the second of four planned hearings on the Comprehensive Plan. The PSC is here to listen to the community's thoughts tonight and will limit our questions and comments unless we need clarification about a person's comment.

Comprehensive Plan

Hearing: Eric Engstrom

Documents:

- [Testimony recap memo](#)

Presentation:

http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/7015869/view/CP_presentation_101414.PDF

Eric provided an overview of the Comp Plan and where we are in the process. The Comp Plan includes proposed land use maps, policies, project lists, and a supporting document – the Citywide Systems Plan. There is also the Urban Design Direction report, which serves as an

illustrated guide to some of the urban design and city form policies.

The Comprehensive Plan Map covers all of Portland, and some not-annexed areas within our urban services boundary. Our proposal is to leave much of the existing Comp Plan map as it is today. This map shows the areas that would change with the Proposed Map.

On November 18th we have scheduled the first work session to begin discussing what you heard. Three things will happen in that session.

First, we will get an update on outreach from the Community Involvement Committee (CIC). Second, we will go over City bureau comments with you. We have asked city agencies to prepare comments and bring their observations to you on the 18th. Third, staff will deliver an initial recommendations memo. The purpose of this memo will be to identify the agenda for subsequent work sessions in January, February and March. In other words, identify the major topics and issues arising from the testimony that warrant more in-depth discussion.

On Thursday you received a brief summary of the comments received to date, along with the full packet of comments we received between September 17 and October 7.

In addition to the verbal testimony you will hear today, and what you heard in September, you have received 1186 comments as of October 7 via email, via the online Map App and letters. Of these, 862 were submitted via the Map App, 65 in writing and 193 via email.

The largest number of comments collected online are about Centers and Corridors map changes and Transportation projects in the TSP, and the residential designations.

On the policy side, the environment and economic policies have attracted the most interest.

The online Map App tool remains open and accepting comments. There is a handout at the back of the room with information about the App.

Testimony:

0. Representative Jeff Reardon, District 48 (Lents and Happy Valley): Rep Reardon has a long history in East Portland. Rep Barbara Smith-Warner also here this evening. He's had conversations with the community about three main topics: (1) down-zoning, (2) transportation and (3) equity. Schools in East Portland are over-crowded, and there are no new places to build, so there is a request for down-zoning in some areas. Regarding transportation, the TSP must be a part of the Comp Plan, and it has not been completely upgraded with comments that have been made over the last 3-4 years (e.g. EPAP and East Portland in Motion Plan). East Portland has been neglected in terms of funding over the years. Funding in East Portland should be at least on parity with other parts of the city. East of 82nd is about 28 percent of the city's population.
1. Moe Farhoud: Request to add his four properties as multi-family. The locations are on SE Stark and one on NE 91st. His requests won't increase density, but they will provide affordable housing to families. *See written testimony.*
2. Terry Parker: The anti-car mentality in the Plan victimizes Portlanders. Bicyclists should pay for bike infrastructure. *See written testimony.*
3. Bob Sallinger: After the last PSC hearing, Hayden Island advocates discussed language that would give assurances about West Hayden Island (WHI) in the Comp Plan. But it's not possible: you can't distill down a 100s pages plan into a few lines. In 2010 Council instructed the PSC to create a proposal about how to do the 300/500 split. It's in the details where the environment and neighborhoods are protected. Last year, PSC stood

up to City Council, which was the right answer. But now we're trying to go forward by locking in 300/500 without the details. Don't designate WHI as industrial. That is what you decided last year.

Commissioner Houck: We'll have the Goal 9 issue and discussion. We need to have a better understanding about what the land use law actually says, so having that information from staff will be important for our work session on industrial lands and the Goal 9 issue.

4. Steven Adam: Owns property at 2345 SE Ankeny. Request change to commercial or mixed-use. *See written testimony.*
5. Lenore Bingham: Owns property at 2348 SE Ankeny, and requesting a change from residential non-conforming to conforming mixed-use. The property was grandfathered in as non-conforming, but they can't do improvements on the third floor without ~ \$20,000 to investigate the proposed changes. Always has been a mixed-use building. Similar situation to Steven Adams. R2.5 currently. *See written testimony.*
6. Eugene Bingham: Just across the street, everything is zoned as commercial (24th Ave). The building used to be commercial but was rezoned in the 1980s. These corner lots (ours and Steve Adam's) got lost in the system. *See written testimony.*
7. David Hampsten, East Portland Action Plan (EPAP) and Hazelwood NA Land Use Chair: Discussed concerns with Chapter 9, specifically the Transportation System Plan (TSP). Neighborhoods don't yet have a full project list. What's in the current draft is pretty much the old 2006 TSP with some items from the Regional Transportation Plan included. Missing are the 2010 Bike Master Plan, Pedestrian Master Plan, 2012 East Portland in Motion (EPiM), 2012 EPAP and others, all of which have been adopted by City Council already. We want to be able to review the full list before the Comp Plan hearings, so we're asking to delay the process until those lists have been made available to the public. The TSP is vital for future funding for transportation SDC list too.
Commissioner Gray thanked David Hampsten for his being on top of tracking. Mark Lear at PBOT will meet with me next week to review the entire list.
Commissioner Smith noted the TSP will be released in November, and the PSC's hearing will be in February.
David Hampsten: The concern is that hearings about the rest of the Comp Plan will be complete, and will the process to modify the list will be gone? 600+ projects are listed in the TSP... and the issue is how you get through this list.
8. Tim Helzer: Over a year ago, the PSC got it right when they made a recommendation about WHI. Now the Comp Plan is going against this. Stand for the facts and convictions, and require the Plan to include all the mitigations for Hayden Island. *See written testimony.*
9. Ronald Ebersole: The east end of Hayden Island has zoning to allow additional building, but it's a narrow island with a narrow 2-lane road to the east end of the island. Currently there are 2800 residents on the island. An apartment building is being built at the east side, and that is a 373 unit development... which could increase the population by about 750. This confined area can't get more roads, and there is no bus service to this end of the island. If you're adding development, we need more facilities to help accommodate it. With the current zoning, there is provision for about another 1000 units, which more than doubles current residency at that end of the island. Please make changes in infrastructure that were included in the Columbia River Crossing (CRC) and Hayden Island Plan made before additional building. *See written testimony.*
Commissioner Smith is challenged that Metro has left the CRC in the RTP, so it's still in

the TSP even though we don't have faith that the CRC will be built.

Ron Ebersole: You have to consider that one road goes through the very narrow island, and there's not room to expand. The CRC did not have provision for improving flow around the island, so the problem will continue to exist.

10. Jeff Geisler: Sustainability and sustaining the city is my emphasis. We've gone from a farming area to the concentrated city we have today. I hope that instead of overdeveloping, we look to preserve and "redecorate" the city. We have lots of natural beauty. Polish what we have. Think more about a clean environment, improve skills of workers, reduce costs of health care, maintain green spaces, and work to reduce fossil fuel use and poor air quality.
11. Nick Sauvie, Rose CDC and EPAP: East Portland has suffered from planning decisions for years. Today East Portland is rated lowest in terms of livability in the city. The Comp Plan acknowledges the public investment deficits in east Portland. Follow the EPAP recommendations for this part of the city to get parity with the rest of the city. EPAP is concerned about displacement and gentrification and hopes the City acts now. Additionally, the Comp Plan should have more about housing affordability. Down-zoning residential increases prices, so need to include subsidized and non-subsidized affordable housing.
12. Bruce Campbell: We have a climate change versus industrial development conflict in the Comp Plan. How will they fit together? There isn't a good logic to be able to do both. As a resident of the Columbia Slough, I'm concerned about industrial development, particularly to golf courses and adjacent areas. I don't understand why these would be changed to an industrial zone. The slough is already carcinogenic, and now we want to do the same to other green spaces and repeat a regrettable history. The area should be converted to green space, which would be more in line with fighting climate change.
13. Joe Rossi: I talked about undeveloped farm land at the last meeting. Right now it's mixed-use and going to light industrial would be a disservice to the community. I know the goal is to have jobs, but to do that, we would have an island of light industrial around what's otherwise residential.
Commissioner Gray thanked the Rossis for their support of Parkrose.
Joe Rossi: My family has been farming for four generations here, with the fifth generation up-and-coming. If it does get developed, I want it to be at the highest- and best-use for the community.
14. Mary Ann Schwab: Thank you for extending the public involvement process until March 2015. There are many disconnects between the Plan, Metro, Multnomah County, OMSI, Portland Plan, Central Eastside (CES) development... for example the need to improve open spaces and nature opportunities. Zoning definitions are not understood by the community. How do we get Multnomah County to site their new courthouse there? Regarding the CES and affordable housing, consider noise and air quality and proximity to trains through this area.
15. Belinda Marier, Serendipity Center: This is a non-profit therapeutic school. It's been at the same location since 1969 with some expansion and renovation. There are five consecutive parcels that currently range from general commercial to multi-dwelling. In the proposed Plan, all would change to mixed-use civic corridor, which we fully support. The school is now identified as an anchor of this southeast neighborhood, and we also appreciate that.
16. Jeremy O'Leary: Will submit detailed comments in writing. I applaud the community

resiliency work in the Plan. Resiliency, long-term sustainability and preparedness are the same thing on a differing time scale. Schools being community centers should be included in the Plan. I specifically applaud the work back-up water supply discussion, but there is no reference about if the sewer systems is down for an extended period in the Plan. Wood chips and a 2-bucket method (PBEM website) could be included, and this is a zoning issue. This could also help with erosion management. I also echo Rep Reardon's comments about East Portland, especially about the TSP.

17. Claire Coleman-Evans, Bridlemile NA: Thanks for extending public testimony time. We need to put an entry for Neighborhood Associations back into the Comp Plan glossary. Additionally, demolitions should be noted as "50 percent or more of the current structure." And they should be deconstruction permits so we can recycle what's being taken down instead of just doing tear-downs. Neighborhood notification is necessary so developers can't get a permit and then demo the house without neighborhood notification. As for complete neighborhoods and access goods and services, this is a great idea, but in the SW topography, this is really difficult without easy ways to get around.
18. Cassie Cohen, Groundwork Portland: We look at how to clean up land and transform it to be community assets. The City's long-term vision to transform brownfields into job centers and provide land for industrial job opportunities is good, but there are also different opportunities at smaller neighborhood sites. Work with communities to determine the best uses for those sites. In East Portland, there has been conversation about a future town center in at Division and 122nd Ave, which has a brownfield site at the intersection. This is a case study and opportunity to think about how the Comp Plan can make this real and have early actions to give the community hope... not a fast food drive-through as may be added.
19. Don Baack: The TSP has lots in play, and I would suggest a hearing about the scope and what's included in it. Staff has not been clear about the sorting process so we have all the projects considered and then staff evaluate and prioritize the list. Regarding the street fee projects, many of those may not be in the TSP, and they should be. IR zones need to be taken away if they don't yet have a plan. Also, there are no comments about the fire department in the Plan, which needs to be addressed. Move Policy 8.77 from parks to transportation in its entirety.
20. Deborah and John Field; Kamala Chhetri: Own properties in the Beaumont Business District, specifically 45th-50th. There were commercial before the 1981 plan. Ideally they would like the full south side of the street changed back to mixed-use. They own the 48th and Fremont property and adjacent property across the intersection. Currently this is a non-conforming use but is considered commercial because they pay commercial water rates. Portland has great neighborhood business districts. But we don't have consistent, adequate zoning. Mixed-use with housing on top. See written testimony.
Commissioner Shapiro commented on the growth in Beaumont and specific zoning concerns in neighborhoods that have expanded over time.
21. Darrell Desper: Do you believe in private property? The Plan is trying to tell people how to live. Why do you care what my house looks like? My son has spent \$18,000 on permits for building on his in-laws property. A house plan doesn't need to be checked for six weeks by a planner before getting approval or not.
22. Don Grotting, David Douglas School District (DDSD) Superintendent: We need to significantly or reduce high-density housing in our school district. We're over capacity. We don't have food or outlets to support our neighborhoods and families, specifically

for DDSD.

Chair Baugh asked about housing: Are you just concerned about high-density?

Don Grotting: We don't want any more of any type that would bring in more children to the district.

23. Frieda Christopher, DDSD Board Chair: Has lived in the district since 1976. Also a member of the EPAP. The Plan and the CSP should have stronger language to coordinate with school districts regarding growth. Policies directed to enhance coordination should be elevated and clearly-articulated with zoning, assumptions of zoning, locations, and current and future capacity of schools equitably distributed across the city, especially in chapter 8 and in the CSP. Regarding down-zoning, I'd recommend a change at the Gateway Regional Center to increase commercial and reduce student population growth projections. *See written testimony.*
24. Emily Seltzer: Discussed the proposed rezoning at the former Whitaker School site at NE 42nd Ave. Transitions and neighborhood context are important between the zoning on the main streets and development elsewhere. Stepdowns and setbacks are important to mitigate impacts on livability. *See written testimony.*
25. Wendy Newton: Alameda neighborhood. Talked about the quality of housing in her neighborhood and a concern about language that is too narrow and short-sighted. Policies 4.24, 4.36, 4.38 are of particular interest. She's glad there is language included, but there are many units that aren't on registered or recognized that need to be protected. Propose that language be softened like "that contribute to the history of Portland neighborhoods".
26. Laurie Kovack: Lives in inner SE and supports the density concepts to encourage open space areas elsewhere. But we should consider density throughout the city, not just in inner SE. Consider up-zoning plans in this area. Density should also have parking policy implications. People may not be concerned about more housing in their area but more so that they won't be able to park in front of their homes. She also supports ADUs throughout the city to provide well-designed affordable housing.
27. Aesha Lorenz Al-Saeed: Owns 2 acres on Patton Rd. She was working to divide it into 5 x 10000 square foot lots a few years ago, but stopped the process during the recession. The new proposed designation for this land won't help the land shortage in Portland. Believe R20 designation would increase property taxes, so we are against this. *See written testimony.*
28. Janet Linstead: Assistant DDSD teacher. We don't have space for increased zoning. Many properties that were good retail spaces before are no longer there because many low-income families and individuals have moved in. We need stores that have big bangs and benefits. We can't afford more mixed-use here.
29. Willy Myers, Columbia Pacific Building and Construction Trades Council: Thanks for work to date on the Comp Plan update. Long-term planning is critical to good jobs and a strong economy. We represent 15,000 members in 25 different skill crafts and are committed to professionalism and quality. We train thousands of workers each year, with all funding from the private sector. Members are a vital part of Portland. We are proud to be a part of diverse community of Portland. We urge PSC to adopt principles: (1) preserve and expand industrial land in the city; (2) prioritize projects that have identified funding sources; (3) enable development of WHI as an industrial site and job-creator; and (4) adopt policies and plans to create good middle-class jobs. *See written testimony.*

30. Gary Miniszewski: Ashsford neighborhood. Garden Home Road is identified in the updated Comp Plan as totally rebuilt as a 3-lane road, but it's just a neighborhood collector street. We don't understand why this change would be included. We've also heard lots of discussion about razing buildings, but not much about infill and the impact in residential neighborhood on existing single-family dwellings. The City also should encourage PPS to reconsider elementary school closures since schools are hubs for the neighborhoods. *See written testimony.*
31. Steve Hansen: Concerned about transit and overflow and use in neighborhoods. Especially looking at 82nd Ave, where my property is just adjacent.
32. Doug Cook: Concerned about neighborhoods. The goal is to create safe access to goods and services, and the old Plan served some inner NE areas really well. But it has failed to support East Portland. Because of infill, areas without infrastructure have challenged many neighborhoods, especially in East Portland. The loss of retail and grocery stores is a microcosm of decisions that have been made. We've had loss of livability in this area. We need jobs, infrastructure, strong retail centers and neighborhood clinic.
33. Cristina Palacias, Community Alliance of Tenants: Advocate for renters' rights. Suggested that renters and non-English speakers should be approached where they live so we can hear them. When we talk about plans, many low-income people think about sub-standard buildings, bringing them to code, and fixing and providing affordable housing. Rent increases displace people – we need a cap on rents. With Section 8 vouchers, some landlords are making sure costs are just high enough so people can't access buildings so these people can't live there. There are bullying issues too – neighbors call in and complain and harass other neighbors so they want to move out. We need to make sure people aren't getting pushed out. Make sure everyone's voice is heard.

Written Testimony Received between September 17 and October 7, 2014 is available online at <http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/6968061/>.

Written Testimony received at today's meeting:

- Ron Glanville, Russel NA
- Lenore and Eugene Bingham
- Deborah and John Field
- Terry Parker
- Steven Adam
- Timme Helzer
- Ronald Ebersole
- Nick Sauvie
- Emily Seltzer and John Wilson
- Columbia Pacific Building and Construction Trades Council
- Gary Miniszewski
- Aesha Lorenz Al-Saeed

The hearing will continue October 28 at 5 p.m. at the PCC Southeast Campus Community Hall.

Discussion about themes heard today

Commissioner Hanson: This was a good spotlight on East Portland issues. I'm concerned about school districts that are over-capacity. How do we deal with this? It could also be a decision or plan beyond land use.

Commissioner Houck: Had a similar reaction as Bob Sallinger about the difficulty in distilling

down what represents the work we did over more than a year that resulted in a package that addressed all of the PSC's concerns. I went through most of the documents trying to capture the most significant elements of mitigation measures we approved last year, but it was incredibly challenging. I will have a draft to share with staff and PSC members, but short of referencing all the documents in the package we developed, I don't know we can get to the point that we got to, to address social, environmental and health issues.

Commissioner Rudd: I am struck by the industrial development concerns. We heard about potential industrial development on golf courses and brownfields. Greater Portland Inc's Economic Summit this morning talked about income inequality and the ability of industrial jobs, whether traditional industry or some new type, to provide living wages without necessarily requiring a four year degree. There are a variety of types of industrial jobs that may improve people's standard of living and we need to keep that in mind if we are going to reach our equity objectives. We need to figure out industrial development that is consistent with Portland's values. I also heard the concerns about TSP projects. The local neighborhoods are experts on what they need. We also need to be on the same page with the region about freight mobility needs for economic development.

Commissioner Smith: Industrial lands question will be a pivot point; I prefer that staff brief the PSC on what happens if we don't get to 600 acres of additional industrial land. We continue to hear about the need for more affordable housing. I'm challenged by the testimony about specific problems in East Portland – DDSD's no-growth requests (which I don't think can be healthy for any neighborhood). Gateway is the only regional center in Portland, and it should be an economic generator, not seen as a problem for the schools. Transportation issues were highlighted tonight – how do we make the TSP work? And regarding the TSP timeline – I have similar concerns as testimony we received tonight. I've also dealt with the question about trails being transportation versus/and parks. Individual parcels in business districts – I'm sympathetic about having a continuous stretch, but Neighborhood Associations may have different thoughts. We need well-crafted recommendations about each of these from staff.

Commissioner St Martin: We have great examples with neighborhood corridors, commercial and non-commercial uses. Affordable housing is a place we need to continue to look at, and make sure that we have it in the right place. Regarding the request for alternate language testimony – how can we encourage testimony in languages other than English?

Commissioner Shapiro: It's sad we have to make decisions between not creating new housing and educating kids. Both should be accommodated in a growing community. We are growing in ways that disadvantage some areas, and I think we may be struggling with our own success. We need to have compromises. Thank you to all who have expressed their thoughts tonight.

Commissioner Schultz: Thankful we had an opportunity to be here today. The main things I heard about were industrial lands, mixed-use zones as well as the DDSD testimony regarding school capacity.

Commissioner Gray: We heard some very decidedly East Portland comments tonight – thank you. I agree with Nick Sauvie about following EPAP's ideas around public facilities and public spending/funding. I'm concerned about gentrification. Housing affordability is important, but the DDSD comments about being over-crowded aren't new. And I agree with comments about getting more testimony and input from people who aren't native English-speakers.

Commissioner Oxman: Thanks to Parkrose for hosting the Commission meeting tonight. Thinking in big themes – transition and balance. How do we get from where we are now to where we say we want to be? Achieve auto-accessible and promote alternative transportation? Environment and business? Consistency in zoning while recognizing life-long plans for individuals' property that may be non-conforming. Employment and residential land usage?

Zoning is a piece of these, but there are other strategies as well.

Commissioner Tallmadge: Thanks for hosting at Parkrose to get varied voices and concerns heard. Tonight's testimony is a reminder that the City and PSC should support neighborhoods' goals and needs. We need to have the TSP lists and get feedback. I too heard about DDS versus Parkrose capacity – and about reallocating growth. We also have the issue of employment versus housing and where these opportunities and developments are going. Regarding WHI, I would like more background information to evaluate the policy to see if it can be more flexible and see what the Comp Plan needs to say. We need to strike a balance between industrial land and preservation – brownfield remediation over green development options.

Chair Baugh: Thanks to *Commissioner Gray*. Testimony we received is great, and hopefully we can make some actions on what we heard today. We have the issue of a school district that doesn't want to grow balanced with jobs needed in the area that is consistent with the neighborhood. It has to grow, but this takes some real thought and process. We have to bring the solutions in concert with a transportation plan that fits and is adequately-timed. Is the TSP sufficient to support the growth we are expecting, especially in East Portland? If the funding isn't there, the growth won't come. Concerns about housing – we need the right mix of types and size. Industrial land – what's the consequence and legality for not meeting industrial land requirements? WHI is only one piece of this. Residential and commercial areas should have some consistent zoning policies. I also enjoyed people bringing specific property questions/concerns – and I hope staff can address these individual questions.

Susan Anderson: There were dozens of questions tonight, and staff will begin to respond to these at the work sessions. We'll have conversations with individual property owners before then too. I appreciate that the PSC members have evolved as diverse voices and ideas, and we have a care about so much more than just development... jobs, environment, health, age diversity and other ideas.

Adjourn

Chair Baugh adjourned the meeting 8:02 p.m.