

Comprehensive Plan Hearing – October 28, 2014
Testimony of Carol McCarthy

Hello, my name is Carol McCarthy and I live at 4311 SW Freeman Street in Portland.

I would like to begin the same way I did last time I testified and respectfully urge you to extend the hearings and keep the record open for the proposed draft Comprehensive Plan for at least 90 days after the details of the mixed use zones and campus institutional zones have been made public. Without adequate time to review the new designations with their corresponding zones, citizens will not be able to meet their obligations under Oregon's number one 1 planning goal - that of citizen involvement. Both my neighborhood association and my neighborhood coalition have requested the 90-review period after these definitions have been provided. I also request that you schedule additional hearings in 2015, including one in Southwest Portland.

I would like to spend the remainder of my time urging you to address some important concerns that were identified in motions passed by the Multnomah Neighborhood Association. Similar versions of these motions were passed recently by the SWNI Board.

Motion A: We are requesting that the Neighborhood Associations be identified as the vehicle for citizen involvement in land use planning, as required by the State's Goal Number One and that neighborhoods be defined by the established geographic boundaries of the acknowledged Neighborhood Associations.

Motion B: We are requesting that Multnomah Village be designated as a Neighborhood Corridor rather than a Neighborhood Center.

Motion C: We are requesting that the specific language in the general description of land use designations be removed.

Motion D: We object to allowing essentially R2.5 attached housing in areas that are zoned R5 and higher in the current Comprehensive Plan.

Motion E: The existing environmental zone regulation plans and supporting polices should be included with full force and effect in the 2035 Comprehensive Plan.

As I mentioned, these or similar motions were considered and adopted by elected representatives of 17 neighborhood associations. We are working hard to protect the livability of this wonderful city and we are asking you to acknowledge our role in the process and to respect our requests.

Thank you.

Motion A: Neighborhood Associations

The Planning and Sustainability Commission incorporate the following into the 2035 Comprehensive Plan:

***New Policy #1:** Neighborhood Associations must be used as Portland's acknowledged Citizen Involvement Program.*

***New Policy #2:** All of the policies adopted in the current comprehensive plan concerning neighborhood plans, area plans, neighborhood livability, neighborhood character, and neighborhood stability must be included in the proposed draft.*

And that the current glossary definition of "Neighborhood" in the 2035 Comprehensive Plan be changed to:

***Glossary:** Neighborhoods are defined by the geographic boundaries as established by the Neighborhood Associations and as accepted by the City.*

Motion B: Neighborhood Center

The "Neighborhood Center" designation for Multnomah Village should be changed to "Neighborhood Corridor" in the 2035 Comprehensive Plan.

Motion C: Specific Increased Density Language in General Description

The second bullet on page GP10-8 under “Land use designations” be amended by deletion of the second sentence to read as follows:

- General use and intensity expected with the area.

Land use designations - Amendment

The Comprehensive Plan is one of the Comprehensive Plan’s implementation tools. The Map includes land use designations, which are used to carry out the Comprehensive Plan. The land use designation that best implements the plan is applied to each area of the city. This section contains descriptions of the land use designations. Each designation generally includes:

- Type of place or Pattern Area for which the designation is intended.
- General use and intensity expected within the area. ~~In some cases, the alternative development options allowed in single-dwelling residential zones (e.g. duplexes and attached houses on corner lots; accessory dwelling units) may allow additional residential units beyond the general density described below.~~
- Level of public services provided or planned.
- Level of constraint.

Motion D: Corner Lots

Section 33.110.240.E of the zoning code that allows corner lots that are zoned RS or R7 to be rezoned to R2.5 if they are larger than 50 feet by 110 feet should be removed from the zoning code associated with of the Draft 2035 Comprehensive Plan.

Motion E: Environmental Zone Regulation Plans

The Planning and Sustainability Commission include the environmental zone regulation plans (listed below) and related policies that are present in the current Comprehensive Plan's policies 8.9-8.17, inclusive, in the 2035 Comprehensive Plan in Chapter 7, Environmental and Watershed Health.

Environmental Zone Regulation Plans in the current Comprehensive Plan

POLICIES & OBJECTIVES—LAND RESOURCES:

8.9 Open Space

Protect Portland Parks, cemeteries and golf courses through an Open Space designation on the Comprehensive Plan Map.

8.10 Drainageways

Regulate development within identified drainageways for the following multiple objectives.

Objectives:

A. Stormwater runoff

Conserve and enhance drainageways for the purpose of containing and regulating stormwater runoff.

B. Water quality and quantity

Protect, enhance, and extend vegetation along drainageways to maintain and improve the quality and quantity of water.

C. Wildlife

Conserve and enhance the use of drainageways where appropriate as wildlife corridors which allow the passage of wildlife between natural areas and throughout the city, as well as providing wildlife habitat characteristics including food, water, cover, breeding, nesting, resting, or wintering areas.

8.11 Special Areas

Recognize unique land qualities and adopt specific planning objectives for special areas.

Objectives:

A. Balch Creek Watershed

Protect and preserve fishery, wildlife, flood control, and other natural resource values of the Balch Creek Watershed through the application of special development standards and approval criteria in the environmental overlay zones.

B. East Buttes, Terraces and Wetlands

Conserve wildlife, forest and water resource values and the unique geology of East Portland through implementation of the East Buttes, Terraces and Wetlands Conservation Plan.

C. Fanno Creek Watershed

Conserve fishery, wildlife, flood control, and water quantity and quality values of the Fanno Creek Watershed through implementation of the Fanno Creek and Tributaries Conservation Plan.

D. Johnson Creek Basin

Protect and preserve the scenic, recreation, fishery, wildlife, flood control, water quality, and other natural resource values of the Johnson Creek basin through application of environmental overlay zones and implementation of the Johnson Creek Basin Protection Plan.

E. Northwest Hills

Protect and preserve forest, wildlife and watershed resources through implementation of the Northwest Hills Natural Areas Protection Plan.

F. Skyline West

Conserve wildlife, forest and water resource values of the Skyline planning area through implementation of the Skyline West Conservation Plan.

G. Southwest Hills

Protect and preserve fish and wildlife, forest, and water resources through implementation of the Southwest Hills Resources Protection Plan.

H. The Willamette River Greenway.

Protect and preserve the natural and economic qualities of lands along the Willamette River through implementation of the city's Willamette River Greenway Plan.

I. Portland International Airport

Conserve, restore, and enhance natural resource values through environmental zoning, voluntary strategies, and the implementation of special development standards in the plan district and the Portland International Airport/Middle Columbia Slough Natural Resources Management Plan.

8.12 National Flood Insurance Program

Retain qualification in the National Flood Insurance Program through implementation of a full range of floodplain management measures.

8.13 Natural Hazards

Control the density of development in areas of natural hazards consistent with the provisions of the City's Building Code, Chapter 70, the Floodplain Ordinance and the Subdivision Ordinance.

8.14 Natural Resources

Conserve significant natural and scenic resource sites and values through a combination of programs which involve zoning and other land use controls, purchase, preservation, intergovernmental coordination, conservation, and mitigation. Balance the conservation of significant natural resources with the need for other urban uses and activities through evaluation of economic, social, environmental, and energy consequences of such actions.

Objectives:

A. Acquisition Program for Significant Resources

Prepare and maintain a long-range list of properties, in order of priority, desirable for public acquisition in order to insure long term natural resource conservation. Actively solicit donations of property or easements to protect and enhance identified resources.

B. Intergovernmental Coordination

Notify and coordinate programs with affected local, state, and federal regulatory agencies of development proposals within natural resource areas.

C. Impact Avoidance

Where practical, avoid adverse impacts to significant natural and scenic resources.

D. Mitigation

Where adverse impacts cannot be practicably avoided, require mitigation or other means of preservation of important natural resource values. The following order of locational and resource preference applies to mitigation:

- (1) On the site of the resource subject to impact, with the same kind of resource;
- (2) Off-site, with the same kind of resource;
- (3) On-site, with a different kind of resource;
- (4) Off-site, with a different kind of resource.

E. Soil Erosion Control

Protect natural resources where appropriate from sediment and other forms of pollution through the use of vegetation, erosion control measures during construction, settling ponds, and other structural and non-structural means.

F. Pruning to Maintain and Enhance Views

Actively manage the pruning and cutting of trees and shrubs on public lands or on non-public areas with scenic designations to maintain and enhance scenic views which may be impacted by vegetation.

G. Improving Turnouts along Scenic Routes and at Viewpoints

Improve and maintain turnouts along scenic corridors and at identified viewpoints throughout Portland.

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H. Bike and Pedestrian Routes

Enhance the value and beauty of Portland's bicycle and pedestrian routes by locating them to take advantage of significant viewpoints, scenic sites, and scenic corridors.

I. Consideration of Scenic Resources in Street Vacations

Require the preservation and maintenance of existing and potential view corridors and viewpoints when approving street vacations. Require view easements within or near street vacations where access to viewpoints or view corridors is desired.

J. Consideration of Scenic Resources in Planning Process

Ensure that master plans and other planning efforts include preservation and enhancement of significant scenic resources.

K. Enhancing View Corridors

Improve the appearance of views along designated view corridors by placing utility lines underground.

8.15 Wetlands/Riparian/Water Bodies Protection

Conserve significant wetlands, riparian areas, and water bodies which have significant functions and values related to flood protection, sediment and erosion control, water quality, groundwater recharge and discharge, education, vegetation, and fish and wildlife habitat. Regulate development within significant water bodies, riparian areas, and wetlands to retain their important functions and values.

Objectives:

A. Wetland/water body Buffer

Conserve significant riparian, wetland, and water body natural resources through the designation and protection of transition areas between the resource and other urban development and activities. Restrict non-water dependent or non-water related development within the riparian area.

B. Water Quality

Maintain and improve the water quality of significant wetlands and water bodies through design of stormwater drainage facilities.

C. Stormwater and Flood Control

Conserve stormwater conveyance and flood control functions and values of significant riparian areas within identified floodplains, water bodies, and wetlands.

D. Fish

Balch Creek cutthroat trout will be maintained in a range at least as extensive as their range in 1987 and at a population of at least 2,000.

8.16 Uplands Protection

Conserve significant upland areas and values related to wildlife, aesthetics and visual appearance, views and sites, slope protection, and groundwater recharge. Encourage increased vegetation, additional wildlife habitat areas, and expansion and enhancement of undeveloped spaces in a manner beneficial to the city and compatible with the character of surrounding urban development.

Objectives:

A. Wetland/water body Buffer

Provide protection to significant wetland and water body natural resources through designation of significant upland areas as a buffer between the resource and other urban development and activities.

B. Slope Protection and Drainage

Protect slopes from erosion and landslides through the retention and use of vegetation, building code regulations, erosion control measures during construction, and other means.

C. Wildlife Corridors

Conserve and enhance drainageways and linear parkways which have value as wildlife corridors connecting parks, open spaces, and other large wildlife habitat areas, and to increase the variety and quantity of desirable wildlife throughout urban areas.

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8.17 Wildlife

Conserve significant areas and encourage the creation of new areas which increase the variety and quantity of fish and wildlife throughout the urban area in a manner compatible with other urban development and activities.

Objectives:

A. Natural resource areas

Regulate activities in natural resource areas which are deemed to be detrimental to the provision of food, water, and cover for fish and wildlife.

B. City-wide

Encourage the creation or enhancement of fish and wildlife habitat throughout the city.

C. City Parks

Protect existing habitat and, where appropriate, incorporate new fish and wildlife habitat elements into park plans and landscaping.

