

RESOLUTION No. 37115 As Amended

Adopt the West Quadrant Plan as direction for updating the Central City Plan (Resolution)

WHEREAS, the Central City is the economic, cultural, and transportation hub of the Portland metropolitan region; and

WHEREAS, the Central City plays a critical role in fulfilling the vision of the Portland Plan for a prosperous, educated, healthy and equitable city; and

WHEREAS, the Central City Plan, adopted by City Council Ordinance No. 160606 and Resolution No. 34417 on March 24, 1988, with subsequent amendments, is currently the guiding City policy document for the Central City; and

WHEREAS, the Central City is projected to add approximately 34,000 new households and 45,000 jobs by 2035; and

WHEREAS, the City of Portland is undertaking a needed update of the Central City Plan through a project called Central City 2035, part of the update of the City's Comprehensive Plan; and

WHEREAS, the Central City 2035 project includes the CC2035 Concept Plan, adopted October 24, 2012 by City Council Resolution No. 36970, which provides an overall policy framework and urban design direction for the Central City as a whole, as well as guidance for the development of more specific plans for the three quadrants of the Central City; and

WHEREAS, the CC2035 Concept Plan and the three quadrant plans will serve as the basis for updating the Central City Plan through future amendments to the City of Portland Comprehensive Plan and Map, and Zoning Code and zoning maps; and

WHEREAS, the first of the three quadrant plans, the N/NE Quadrant Plan, covering the Lloyd District and Lower Albina, was adopted by City Council Resolution No. 36972 on October 25, 2014; and

WHEREAS, the SE Quadrant Plan, covering the Central Eastside, is currently under development and is anticipated to be completed in mid-2015; and

WHEREAS, the West Quadrant Plan, attached as Exhibit A, contains specific goals, policies, urban design diagrams and implementation actions to guide future decision-making, physical development, and public and private investment within Downtown, West End, Goose Hollow, Pearl District, Old Town/Chinatown, South Waterfront and South Downtown/University; and

WHEREAS, the West Quadrant Plan Stakeholder Advisory Committee, with representation from a diversity of Central City and other interest groups, met on 16 occasions from March 2013 to July 2014 to discuss planning issues, develop alternatives and make recommendations; and

WHEREAS, public involvement and outreach to residents, property owners, business owners, community organizations and concerned stakeholders included: workshops and charrettes; public surveys; open houses; community group and stakeholder meetings and neighborhood walks; public commission briefings and hearings; opportunities for public comment at Stakeholder Advisory Committee meetings; a project web site; postal and electronic mailings; and newsletters; and

WHEREAS, the West Quadrant Plan Stakeholder Advisory Committee recommended the adoption of the West Quadrant Plan on July 21, 2014; and

WHEREAS, the Portland Planning and Sustainability Commission held a public hearing on September 9, 2014, a work session on October 10, 2014 and recommended on December 9, 2014 that the City Council adopt the West Quadrant Plan with several amendments, which are incorporated into Exhibit A, the recommended draft West Quadrant Plan, and described generally in the Commission's transmittal letter to the Council; and

WHEREAS, the Portland Planning and Sustainability Commission highlighted the need for a policy and programs to ensure an adequate supply of affordable housing in the Central City on an on-going basis, and recommended including in the plan a year 2035 target of 30% of the housing in the Central City being affordable to households at 0% to 80% median family income, and recommended the development of an affordable housing bonus as part of the final Central City 2035 Plan; and

WHEREAS, on May 7th, 2014 City Council adopted Resolution No. 37070 which directed the Bureau of Planning and Sustainability and the Portland Housing Bureau to conduct an economic study and assessment in order to develop recommendations for a workable and substantive affordable housing bonus program in the Central City; and

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts the West Quadrant Plan and its appendices, attached as Exhibit A, as Non-Binding City Policy.

BE IT FURTHER RESOLVED that the recommendations of the West Quadrant Plan will be integrated with the CC2035 Concept Plan, the N/NE Quadrant Plan and the SE Quadrant Plan and implemented following the completion the final Central City 2035 Plan package, anticipated in 2016.

BE IT FURTHER RESOLVED that the City Council instructs the Bureau of Planning and Sustainability and the Portland Housing Bureau to include a workable and substantive affordable housing bonus for City Council consideration in the implementing code for the final Central City 2035 Plan.

BE IT FURTHER RESOLVED that the City Council gratefully acknowledges the dedication and hard work of the West Quadrant Plan Stakeholder Advisory Committee and the many community organizations and members of the public who participated in the planning process.

Adopted by the Council: MAR 05 2015

Mayor Charlie Hales
Prepared by: Nicholas Starin, BPS
Date Prepared: January 13, 2015

Mary Hull Caballero
Auditor of the City of Portland
By

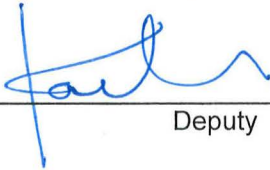


Deputy

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INTRODUCED BY Commissioner/Auditor: Charlie Hales / Dan Saltzman	CLERK USE: DATE FILED <u>JAN 30 2015</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	Mary Hull Caballero Auditor of the City of Portland By:  Deputy
BUREAU APPROVAL Bureau: BPS Bureau Head: Susan Anderson Prepared by: Karl Lisle Date Prepared: January 13, 2015	ACTION TAKEN: FEB 04 2015 CONTINUED TO FEB 25 2015 3:00 PM TIME CERTAIN FEB 25 2015 RESCHEDULED TO MAR 05 2015 2 P.M. TIME CERTAIN
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan	
Council Meeting Date February 2, 2-15	

AGENDA
TIME CERTAIN <input checked="" type="checkbox"/> Start time: 2:00 pm Total amount of time needed: 2 hours (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz	✓
2. Fish	✓	
3. Saltzman	✓	
4. Novick	✓	
Hales	✓	