

# Commissioner Amendments: June 23, 2015

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## Introduction, Vision, Guiding Principles

## Amendment 8: Commissioners Tallmadge, Gray, Baugh

### Page 4 of 21, Guiding Principles

**Edit:** Modify the equity principle, to incorporate recommendations from Anti-Displacement dialogue.

**As amended:** Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, and improving socio-economic opportunities for under-served and under-represented populations. ~~Inform and involve Portlanders in~~ Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, remedy and prevent repetition of the injustices suffered by communities of color throughout Portland's history.

**Rationale:** Equity means that we focus community engagement and capacity building of those communities that face barriers to participation in decision-making processes that affect them. Equity means working from an understanding that past injustices shape or current reality, and we have an obligation to remedy those injustices.

**Staff note:** Staff is concerned about the “remedy” language in the final sentence. This may build expectations that far exceed what can be delivered through implementation of the Comprehensive Plan. Comprehensive Plans exist within a framework of land use law and constitutional constraints. Requirements imposed through land use decisions are limited by proportionality and nexus principles ties to the impact of the development. Attempts to remedy past injustices through imposing requirements on new development through land use decisions may be extremely challenging from a legal point of view. There are numerous examples in case law where this has been deemed unconstitutional. Staff is not arguing that such injustices should or should not be remedied, but we are suggesting that land use decisions are particularly ill-equipped to be the vehicle for this effort.

## Amendment 9: Commissioners Tallmadge, Gray, Baugh

### Page 4 of 21, Guiding Principles

**Add:** A new guiding principle, to incorporate recommendations from Anti-Displacement dialogue.

**As amended:** Inclusion – Proactively avoid and mitigate displacement of under-served and under-represented populations, including minority-owned and small businesses. Create greater inclusion for these populations within high opportunity neighborhoods through affordable housing, affirmatively furthering fair housing, and equitable development practices.

**Rationale:** This new guiding principle elevates inclusive neighborhoods, and an inclusive city, to be a top priority of the Comp Plan. Creating inclusion means preventing displacement, AND opening up access to high-opportunity neighborhoods.

**Staff note:** Staff does not support this additional principle, in this form. There is too much overlap with the equity principle. We are concerned that this additional principle will dilute the clarity of the equity principle. It would be clearer if we weave some of these concepts into the equity principle. We agree that the Comprehensive Plan should have displacement related policies, because the construction of new public facilities and new private development does have an impact on communities – which can be positive or negative. That said, we are concerned that the Comprehensive Plan by itself does not have the power to prevent displacement. This addition may be over-selling the City's ability to prevent displacement through the Comprehensive Plan, setting expectations far above what is realistic to achieve with the tools we have. Displacement occurs with or without new development, based on much larger socio economic trends.

Staff suggests an alternate approach, incorporating some of this additional language into the equity principle:

**Equity.** Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. ~~Inform and involve Portlanders in~~ Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, remedy and prevent repetition of the injustices suffered by communities of color throughout Portland's history.

## **Amendment 10: Commissioner Houck**

**Vision, page 4 of 21**

**Add:** ecologically healthy to Vision statement

**As amended:** Portland is a prosperous, healthy, equitable, ecologically healthy, and resilient city...

**Rationale:** There is no reference to the environment in the vision statement. Resilient is not sufficient to convey a commitment to an environmentally healthy city. While environmental health is one of the Guiding Principles, the overarching vision should as well.

**Staff note:** Staff does not support this change. We believe this concept is already embodied within healthy and resilient. The wording of the subsequent guiding principles make it clear that both human and environmental health is included.

## Amendment 11: Commissioner Houck

Introduction, page 5 of 21

**Edit** a statement summarizing the history of Senate Bill 100 and the UGB.

**As amended:** While these laws were in large part intended to protect prime farm and forest land, the agricultural economy, natural resources, and environmental health outside the Urban Growth Boundary, the Comprehensive Plan commits the city to protection of natural resources and watershed health inside the Urban Growth Boundary as well.

**Rationale:** I feel it's important to be explicit that the UGB is not just about compact urban form and protecting natural resources outside the UGB. The UGB has been used for too long to justify compromising natural resources inside the UGB by arguing that protecting "too much" nature in the city might result in expansion of the UGB. This update of the Comp Plan should repudiate that assertion.

## Amendment 12: Commissioner Houck

### Introduction, Page 8 of 21

**Edit** the last bullet under Economic Prosperity.

**As amended:** Recognize prosperity is about more than job growth-Business and job growth.....Urban Habitat Corridors, [healthy watersheds, biodiversity,](#) and City Greenways....

**Rationale:** Healthy watersheds and protecting biodiversity should be added in that habitat corridors and greenways are subsets of healthy watersheds and biodiversity is an important result of healthy watersheds

## **Amendment 13: Commissioner Houck**

**Introduction, Page 21 of 21**

**Add:** [This is about expanding and taking care of the city's natural and built green infrastructure as well.](#)

**Rationale:** Need to include both natural and built infrastructure.

**Staff note:** Staff does not support this change. This list is specific to the infrastructure described on page 20. The added statement is out of context.

# Chapter 1 – The Plan



## Amendment 14: Commissioner Rudd

### GP 1-2

**Add** language to the “Why is This Important section of Chapter 1, after “on balance”, from p. A-3.

**As amended:** ...on balance. Even the strongest policies do not automatically trump other policies. Every decision is different, with different facts. The particular policies that matter more will change from one decision to another. There is no set formula - no particular number of “heavier” policies equals a larger set of “lighter” policies. In cases where there are competing directions embodied by different policies, City Council may choose the direction” it believes best embodies the plan as a whole. This approach...

**Rationale:** The text of the plan itself should establish this concept. This amendment takes language from the explanation of the draft document and makes it text that will be part of the plan.

## **Amendment 15: Commissioner Rudd**

### **GP1-12, Policy 1.18**

**Add** the option to amend area specific plans to the second bullet.

**As amended:** as described in Policy 1.19, or is accompanied by an application to amend the adopted area-specific plan.

**Rationale:** Make it clear someone could seek to amend Comp Plan and conflicting area specific plan.

**Staff note:** Staff does not support this amendment. Plans described in Policy 1.19 are adopted legislatively, apply to a wider area, and should not be amended by a quasi-judicial application impacting one property.

## **Chapter 2 – Community Involvement**

## Amendment 16: Commissioners Tallmadge, Gray

### GP 2-6, Goal 2B through 2F

**Edit:** Chapter 2 Goals to incorporate recommendations from Anti-Displacement dialog.

#### As amended:

Goal 2B: Social justice and equity. The City of Portland seeks social justice by ~~working to~~ expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities in planning, investment, implementation, and enforcement processes, particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment ~~land use~~-related decisions to achieve ~~more~~ equitable distribution of burdens and benefits, and address past injustices.

Goal 2C: Value community wisdom and participation. Portland values and encourages community and civic participation. The City seeks and considers community wisdom and diverse ~~different~~-cultural perspectives, and integrates them with ~~sound~~ technical analysis, to strengthen land use decisions.

Goal 2D: Transparency and accountability. ...taken into account. Accountability includes monitoring and reporting outcomes.

Goal 2E: Meaningful participation. ...individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision-making.

Goal 2F: Accessible and effective participation. ... wide variety of tools, including those developed and recommended by under-served and under-represented communities, to inclusive, collaborative, culturally-specific, and robust....

## Rationale:

Goal B: Strengthen language, address previous harms, consistency of "planning and investment"

Goal C: Communities are experts in their needs and priorities—this should be emphasized as such. Placing “sound” here seems to stand in contrast to “unsound” community perspectives.

Goal D: We cannot have transparency and accountability if we do not monitor the outcomes of our plans and decisions, and report on those outcomes to the community.

Goal E: Need to indicate purposeful resourcing of under-served/under represented communities. Ability to engage is often limited by time, capacity, resources as well as lack of culturally assessable communications and outreach. Last part of Meaningful Involvement as defined by the EPA means: "the decision makers seek out and facilitate the involvement of those potentially affected".

Goal F: Materials may have been developed by communities and organizations already. Emphasizes that our public engagement practices need to be tailored for each particular community that will be affected by the result of the decision in question.

## **Amendment 17: Commissioner Oxman**

**Add** new policy in Chapter 2.

Policy 2.XX. Best practice engagement methods. In processes for planning and investment projects, utilize community engagement methods, tools, and technologies that are recognized as best practices.

**Rationale:** Complements emphases on cultural appropriateness, innovation, inclusion.

## **Amendment 18: Commissioners Tallmadge, Gray**

### **GP 2-7, Policy 2.2**

**Edit:** Policy 2.2, to incorporate recommendations from Anti-Displacement dialog.

**As amended:** ... ~~and~~ community-based organizations, and culturally specific organizations.

**Rationale:** Clarity.

## **Amendment 19: Commissioners Tallmadge, Oxman**

### **GP 2-8, Introduction to Policy 2.3**

**Edit:** Reword the introduction to the environmental justice policy section.

**As amended:** Environmental Justice is the equitable treatment and meaningful involvement of communities of color and low-income communities in decisions that affect the health and quality of life where they live, work, learn, play and pray. Environmental Justice supports the equitable distribution of the benefits and burdens of decisions, considering historical injustice and context of local decision-making. It ensures that those most impacted by decisions have an opportunity to meaningfully participate. Environmental Justice is born from recognition of two historical trends.

- First, communities of color, low-income communities, Limited English Proficient (LEP) communities, and tribal communities and governments have disproportionately experienced the negative impacts of public and private decision-making.
- Second, these communities often have been excluded from decision-making processes including assessment, planning, development, implementation, monitoring and enforcement. Environmental Justice serves to build capacity within overburdened communities to support greater political, socioeconomic and cultural self-determination, while remedying past injustices.

**Rationale:** Based off EPA definition of environmental justice and meaningful involvement, and the 2008, "official" definition of EJ for the State of Oregon via the EJ Task Force:

[http://www.oregon.gov/gov/policy/environment/environmental\\_justice/Pages/default.aspx](http://www.oregon.gov/gov/policy/environment/environmental_justice/Pages/default.aspx)

**Staff note:** Staff does not yet have a position on the merits of this wording in comparison to the previous wording, but would note that the previous wording was developed in consultation with a variety of stakeholders involved in EJ issues. If this new wording is accepted by the Commission, additional outreach may be appropriate to make them aware of this change prior to City Council hearings.



## **Amendment 20: Commissioners Tallmadge, Gray**

### **GP 2-8, Policy 2.3**

**Edit:** Policy 2.3, to incorporate recommendations from Anti-Displacement dialog.

**As amended:** ...represented groups impacted by the decision. Maximize economic, cultural, political and environmental benefits through ongoing partnerships.

**Rationale:** Principle of EJ includes cultural, economic, and political self-determination.

## **Amendment 21: Commissioners Tallmadge, Gray**

**GP 2-13, Policy 2.27**

**Edit:** Policy 2.27, to incorporate recommendations from Anti-Displacement dialog.

**As amended:** ...tools, technologies, and spaces to inform...

**Rationale:** Many communities have ongoing meetings. Meet communities in their space and time.

# Chapter 3 – Urban Form

## Amendment 22: Commissioners Tallmadge, Gray, Baugh

### GP 3-9, Policy 3.3

**Edit:** Policy 3.3, to incorporate recommendations from Anti-Displacement dialog.

**As amended:** Guide development, growth, and infrastructure investment to reduce disparities, ensure equitable access to opportunities and produce support positive outcomes for all Portlanders.”

3.3.a. Anticipate, avoid, reduce and ~~or~~ mitigate...

3.3.b. ...reduce disparities and increase equity. Accompany these investments with proactive measures to avoid displacement and increase affordable housing.

3.3.c. ... Encourage use of ~~negotiated~~ community benefit agreements to ensure equitable outcomes from ~~for~~ development projects that benefit from ~~new~~ public facility investments, increased development allowances, or financial assistance. Consider community benefit agreements as a tool to mitigate displacement and housing affordability impacts.

3.3.d. ...use of exactions imposed on development, and other tools to capture value created by plans and investments, as a means to reduce or mitigate displacement and housing affordability impacts.

**Add:** 3.3.e. Coordinate housing, economic development, and public facility plans and investments to create an integrated community development approach to restore and reconstruct communities impacted by past decisions. See Policy 5.17

**Rationale:** Equity needs to go beyond “positive outcomes for all.” We need to intentionally overcome the disparities that have resulted from our past practices.

- In 3.3.a, the word “Anticipate,” incorporates the “impact analysis” tool that is established in Policy 3.8. There should not be a choice between reducing negative impacts OR mitigating those impacts once they have happened. Using “and” makes clear that we need to do both.
- In 3.3.b, this is essential to ensure that new investments do not lead to displacement. Investments in under-served areas need to serve the existing residents, rather than contribute to conditions that cause them to be displaced.
- In 3.3.c, adds explanation of the purpose of CBAs: “ensure equitable outcomes.” New sentence at end links CBAs to impact analysis studies and displacement mitigation measures.
- In 3.3.d, opens the door for Portland to use other tools for this purpose, as they become available. We want this to give us leeway to consider innovative tools that are developed over the course of 20 years.
- In 3.3.e (NEW), a concrete way to respond to past injustices suffered by communities of color and others, and to coordinate various City efforts toward that end. Supports specific implementation tools such as a Right to Return for displaced communities.

**Staff note:** The additional statement in 3.3.b may be unnecessary because it duplicates concepts already communicated in 3.3a, as well as Policies 5.11-5.15, 6.28-6.33, 8.22, and 8.32.

## Amendment 23: Commissioner Oxman

Page GP3-9

### Policy 3.3

**Add:** phrase to 3.3.d.

**As amended:** Consider use of exactions imposed on development as a means to reduce or mitigate **adverse or potentially inequitable** impacts **of development**.

**Rationale:** Identifies inequitable impacts as appropriate to mitigate/reduce via exactions.

## Amendment 24: Commissioner Houck

### GP3-9, Policy 3.6

**Edit** Land Efficiency to reference environmental quality.

**As amended:** Provide strategic investments and incentives to leverage infill, redevelopment, and promote intensification of scarce urban land, without sacrificing environmental quality.

**Rationale:** This speaks to the earlier comment re the UGB and commitment to protect environmental quality inside the UGB as well. While we want to more efficiently utilize buildable land inside the UGB we also want to protect environmental quality.

## **Amendment 25: Commissioner Schultz**

### **GP 3-9, Policy 3.8**

**Edit:** Replace “high quality” with “high performance.”

**As Amended:** Encourage ~~high-quality~~ high-performance and resilient design and development that demonstrates Portland’s leadership in the design of the built environment, commitment to a more equitable city and ability to experiment and generate innovative design solutions.

**Rationale:** High-quality can be interpreted to mean a number of things. High-performance is defined in the glossary and promotes good environment design choices, resilient promotes sites and building that are built to withstand hazards.



## Amendment 26: Commissioners Tallmadge, Gray, Baugh

### GP 3-10, Policy 3.9

**Edit:** Policy 3.9, to incorporate recommendations from Anti-Displacement dialog.

**As Amended:** Evaluate the potential impacts of land-use planning and investment decisions, significant new infrastructure and significant new development on ~~the physical characteristics of~~ neighborhoods and current their residents, particularly under-served and under-represented communities, with particular attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts. More detailed policies are in Chapter 5.

**Rationale:** “Potential” makes clear that evaluation of impacts needs to occur prior to the decision being execute, not after-the-fact. “Land use” can be deleted. It is implied by the glossary definition of “plans and investments.” Makes clear that infrastructure and major new development have important impacts on neighborhoods, which need to be evaluated. Makes clear that this impact assessment is meant to focus on the displacement and housing affordability impacts. It is essential that the impact analysis also identifies strategies to mitigate the anticipated impacts.

## **Amendment 27: Commissioner Oxman**

### **GP 3-10, Policy 3.12**

**Edit:** Change reference to buttes to geologic features.

**As Amended:** Significant places. Enhance and celebrate significant places throughout Portland with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city. Consider these especially at:

- High-visibility intersections
- Attractions
- Schools, libraries, parks, and other civic places
- Bridges
- Rivers
- Viewpoints and view corridor locations
- Historically or culturally significant places
- Connections to ~~buttes and~~ geologic and other natural features and areas
- Neighborhood boundaries and transitions

**Rationale:** Broader, more inclusive description of significant features.

**Staff note:** Staff does not support this amendment. The reference to buttes was requested by East Portland neighborhood testimony. Buttes are the specific geologic feature that the policy was highlighting. A more general reference obscures this intent.

## Amendment 28: Commissioner Oxman

Page GP3-12

### Central City overview statement

#### Amend to:

The Central City is a living laboratory for how the design and function of a dense urban center can concurrently provide equitable benefits to human health, the natural environment and the local economy. As Portland is the major center for jobs, transit, services, and civic and cultural institutions for the entire city and region. The Central City houses numerous attractions including Portland State University, the Oregon Convention Center, Tom McCall Waterfront Park and the Willamette River, Pioneer Square and numerous many museums and venues for artistic and cultural activities and professional sports venues. The Central City's ten unique districts include Downtown, the West End, Goose Hollow, Pearl, Old Town/Chinatown, Lower Albina, Lloyd, the Central Eastside, South Waterfront and South Downtown/University. Together, these districts provide a diversity of opportunities for urban living, economic development, retail and entertainment.

## Amendment 29: Commissioner Oxman

Page GP3-13

**Policy 3.23 Model Urban Center.** Advance the Central City as a living laboratory that demonstrates how the design and function of a dense urban center can concurrently provide equitable benefits to human health, the natural environment, and the local economy.

#### Rationale for amendments 28 and 29:

1. Use of "equitable" in this context seems different than its use elsewhere throughout the plan. Equitable should be reserved to describe fairness of benefits/burdens and participation across communities.
2. "simultaneously" and "in balance" could be alternatives to "concurrently".
3. Intent to emphasize the arts side-by-side with other features of the Central City.

## Amendment 30: Commissioner Oxman

### Page GP 3-20

**Edit** the description of City Greenways to note the intended use of Greenways by people using wheelchairs and other mobility devices. The same language on page GP3-20 would also need to change.

**As amended: City Greenways:** A system of distinctive streets and trails [that are friendly to pedestrians, bicyclists, and people using wheelchairs or other mobility devices and that are](#) enhanced by lush tree canopy and landscaped stormwater facilities. [City Greenways](#) that support active living by expanding recreational opportunities and making it easier and more attractive to reach destinations across the city. [They](#) are a network that includes the following types of infrastructure...

**Staff Note:** PBOT staff will be on hand to discuss this request. They do not support the change, and have provided alternate language for language on GP 3-20:

City Greenways are a system of distinctive pedestrian- and bicycle-friendly streets and trails, enhanced by lush tree canopy and landscaped stormwater facilities that support active living by expanding [transportation and](#) recreational opportunities and making it easier and more attractive to reach destinations across the city. As Portland continues to grow, the City Greenways system will strengthen connections to nature, weave green elements into neighborhoods, and enhance mobility and recreation.

4. Neighborhood greenways are an extensive network of streets with low volumes of motor vehicle traffic that are prioritized for bicycles [and enhance the pedestrian environment](#), working in conjunction with the rest of the City Greenways system to extend the system into all neighborhoods.

# Chapter 4 – Design and Development

## **Amendment 31: Commissioner St Martin**

**GP 4-9, Policy 4.25**

**Add arts** within sentence.

**As amended:** "Encourage location of businesses, services and **arts** adjacent to these spaces that relate to and promote the use of the space."

**Rationale:** Enhance Active gathering places of Design and development of centers and corridors section to include arts reference.

## Amendment 32: Commissioner Houck

### GP 4-12, Policy 4.42

**Add** [on public land](#) at end of sentence.

**As amended:** Vegetation management. Maintain regulations and other tools for managing vegetation in a manner that preserves or enhances designated significant scenic resources [on public land](#).

**Rationale:** While retention or opening up of scenic view corridors is reasonable public policy, opening this up across the city landscape on private lands will result in loss of urban forest canopy and natural resources. I assume this policy is intended to apply to publicly owned land. If not, it needs to be tightened up to avoid wanton tree cutting.

**Staff note:** Staff does not support this amendment. Vegetation needs to be maintained on both public and private lands in order to maintain scenic resources. These resources are determined to be significant and protections have been applied through a ESEE analysis and corresponding plan. There are views where the viewpoint where people can see the view on public land but the view stretches across private property. For example, Rocky Butte is a public viewpoint but some of the views cross private property and the city must work with the property owners to maintain the views. There are existing standards in Chapter 33.480 that apply to vegetation managements within designate views. Outside of environmental overlay zones, removal of trees to maintain a designated view is subject to Title 11 and tree replacement is required (unless the tree is dead or dying). Inside of the environmental overlay, some tree removal is exempt but most is reviewed and mitigation is required.

# Chapter 5 – Housing



## Amendment 33: Commissioner Shapiro

Page GP5-1

**Why is this important?** [Housing overview]

**Add** the sentences below into the third paragraph to include a greater sense that many different coordinated players are involved in housing.

**As amended:** The purpose of this chapter is to provide policies that will help Portland meet its need for quality, affordable homes for a growing and socioeconomically-diverse population, and to help ensure equitable access to housing. The Comprehensive Plan Map allows for a more-than-adequate supply of housing to meet the future needs. The challenge is to provide housing with a diverse range of unit types and prices in locations that help meet the needs of all, including low-income populations, communities of color, and people of all ages and abilities. Meeting this challenge requires coordinated action and public-private partnerships. A wide variety of stakeholders have a role, including agencies such as the Housing Bureau and Home Forward, community development corporations and other nonprofit community organizations, and private sector real estate and development partners.

## **Amendment 34: Commissioner Schultz**

### **GP 5-6, Policy 5.3**

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate plans and investments for their impact on housing capacity, particularly the impact on the supply of housing units that can serve low-and moderate-income households and identify opportunities to meet future demand.

**Rationale:** To provide the “why” or reason for doing the evaluation.

## **Amendment 35: Commissioners Tallmadge, Gray, Baugh**

**GP 5-7, Policy 5.9**

**Edit:** Policy 5.9, to incorporate recommendations from Anti-Displacement dialog.

**As Amended:** ...by coordinating plans and investments ~~with~~ to affirmatively further fair housing policies.

**Rationale:** Uses the key term from federal law: “affirmatively further fair housing.”

## Amendment 36: Commissioners Tallmadge, Gray, Baugh

### GP 5-7, Policy 5.11

**Edit:** Policy 5.11, to incorporate recommendations from Anti-Displacement dialog.

**As Amended:** Evaluate plans and investments, significant new infrastructure and significant new development and ~~other legislative land use decisions~~ to identify potential disparate impacts on housing choice, ~~and~~ access, and affordability for protected classes and low-income households. Identify and implement strategies to mitigate the anticipated impacts.

**Rationale:** This amendment uses the same language proposed for policy 3.8, to create consistency around the new impact analysis tool. Makes clear that infrastructure and major new development have important impacts on neighborhoods, which need to be evaluated. “Legislative land use decisions” is already part of the glossary definition of “plans and investments.” Makes clear that this impact assessment is meant to focus on the displacement and housing affordability impacts. It is essential that the impact analysis also identifies strategies to mitigate the anticipated impacts.

**Staff note:** The phrase “significant new infrastructure and significant new development” duplicates the “plans and investments” term. Included in that term are projects in the List of Significant Projects, and the TSP, which would include all significant new infrastructure related to the city’s growth. Significant new development is not defined. Staff recommends leaving that portion out.

## Amendment 36A: Commissioner Schultz

### GP 5-7, Policy 5.11

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate plans and investments to identify potential disparate impacts on housing choice and access for protected classes to ensure equitable access rights are provided.

**Rationale:** To provide the “why” or reason for doing the evaluation.

## Amendment 37: Commissioners Tallmadge, Gray, Baugh

### GP 5-7, Policy 5.14

**Edit:** Policy 5.14, to incorporate recommendations from Anti-Displacement dialog.

**As Amended:** Evaluate plans and investments, [significant new infrastructure and significant new development for the potential to increase housing costs for, or](#) cause gentrification/displacement ~~in areas with concentrations~~ of communities of color, low- and moderate-income households, and renters. [Identify and implement strategies to mitigate the anticipated impacts.](#)

**Rationale:** This amendment uses the same language proposed for policy 3.8, to create consistency around the new impact analysis tool. Makes clear that infrastructure and major new development have important impacts on neighborhoods, which need to be evaluated. Makes clear that this impact assessment is meant to focus on the displacement and housing affordability impacts. Removes the geographic restriction on where this analysis is done. This is essential. Low-income people are often most vulnerable to displacement when they live in a neighborhood where there is NOT a concentration of low-income people. We need to assess displacement risk of vulnerable populations, regardless of which neighborhood. It is essential that the impact analysis also identifies strategies to mitigate the anticipated impacts.

**Staff note:** The phrase “significant new infrastructure and significant new development” duplicates the “plans and investments” term. Included in that term are projects in the List of Significant Projects, and the TSP, which would include all significant new infrastructure related to the city’s growth. Significant new development is not defined. Staff recommends leaving that portion out.

## Amendment 37A: Commissioner Schultz

### GP 5-7, Policy 5.14

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate plans and investments for the potential to cause gentrification/displacement in areas with concentrations of communities of color, low-and moderate-income households, and renters and provide alternatives to limit involuntary displacement.

**Rationale:** To provide the “why” or reason for doing the evaluation.

## **Amendment 38: Commissioner Schultz**

### **GP 5-9, Policy 5.23**

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate plans and investments for the effect of housing development on school enrollment, financial stability, and student mobility. [Coordinate with school districts to ensure plans are aligned with school facility plans.](#)

**Rationale:** To provide the “why” or reason for doing the evaluation.

## **Amendment 39: Commissioner Schultz**

### **GP 5-10, Policy 5.35**

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents [and protect this low-moderate housing option.](#)

**Rationale:** To provide the “why” or reason for doing the evaluation.



## **Amendment 40: Commissioner Schultz**

### **GP 5-12, Policy 5.48**

**Edit:** Add description of the type of noise that is the problem.

**As Amended:** Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from harmful noise, pests, and hazardous environmental conditions.

**Rationale:** To define what kind of noise residents need to be protected from.

## **Amendment 41: Commissioner Rudd**

### **GP 5-12, Policy 5.53**

**Edit:** Replace “well-being” with “housing stability” in the Health, safety and well-being heading.

**As amended:** Health, safety and ~~well-being~~ housing stability.

**Rationale:** Well-being is undefined and amorphous. Health, safety and welfare is a more standard phrase.

# Chapter 6 – Economic Development

## Amendment 42: Commissioner Houck

### GP 6-1

**Add** a bullet under “What is the Chapter About” for green infrastructure.

**As amended:** Ensure parks, trails, natural areas, and a healthy environment continue to protect the city’s quality of life that attracts and retains businesses and work force.

**Rationale:** There should be an explicit nexus between a health environment and provision of parks, trails, and natural areas and a healthy economy. The literature is replete with data on the importance of quality of life and healthy environment for recruitment of employees by local firms and decisions to locate in Portland by new businesses. This fact should be reflected in the Economic Development chapter.

## Amendment 43: Commissioner Houck

### GP 6-6, Goal 6C

**Add** more detailed references to natural landscapes.

**As amended:** Take advantage of our location and quality of life advantages as a gateway to [world class natural landscapes in NW Oregon, SW Washington and the Columbia Basin](#) [and a robust interconnected system natural landscapes within the region's Urban Growth Boundary](#).

**Rationale:** We can be more expansive on the quality of the surrounding landscape and resources as well as urban centered resources

## Amendment 44: Commissioner St Martin

### GP6-7, Policy 6.2

**Edit:** Add “creative” to list of sectors.

**As amended: Diverse and expanding economy.** Align plans and investments to maintain the diversity of Portland’s economy and status as Oregon’s largest job center with growth across all sectors (commercial, industrial, **creative**, and institutional) and across all parts of the city.

**Rationale:** Capture creative services (film/advertising/image creation, etc. as well as arts and cultural organizations).

## Amendment 45: Commissioner Rudd

GP6-7, Policy 6.4

**Edit:** Replace “maintain” with “promote”

**As amended:** Promote ~~maintain~~ a high citywide jobs-to-household ratio that...

**Rationale:** Don’t know what level “maintain” currently reflects.

## Amendment 46: Commissioner Rudd

### GP6-10, policy 6.17(a)

**Edit:** Replace “maintain” with “promote”

**As amended:** Assess and ~~monitor~~ understand cumulative regulatory costs to promote ~~maintain~~ ensure that Portland’s is financially competitive ness with other comparable cities

**Rationale:** Unclear whether current cumulative regulatory costs are competitive.



## **Amendment 47: Commissioner Schultz**

### **GP 6-13, Policy 6.28.a**

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Recognize Support the role of industrial districts as a leading source of middle-income jobs that do not require a 4-year college degree and as a major source of wage-disparity reduction for under-served and under-represented communities.

**Rationale:** To strengthen the verb...and to “answer” once the districts are recognized, then what?

## **Amendment 48: Commissioner Rudd**

### **GP6.15, Policy 6.34**

**Edit:** Replace “maintain” with “improve”.

**As amended:** Central City. ~~Maintain~~ Improve the Central City’s regional share of employment and continue its growth as a unique center....

**Rationale:** Suggest making the share better, more jobs within City.

## Amendment 49: Commissioner Rudd

### GP6.17, Policy 6.39(a)

**Edit:** Replace “prohibit” with “protect”.

**As amended:** ~~Strictly limit Prohibit~~ Protect prime industrial lands from quasi-judicial Comprehensive Plan Map amendments that convert prime industrial land and consider the potential for amendments to otherwise diminish the economic competitiveness or viability of prime industrial land.

**Rationale:** Prohibit is defined as “not allow at all”. Inconsistent with considering the potential for amendments as described later in policy. Protect can include limiting as an option but stronger levels should be possible here.

**Staff note:** Staff does not support this amendment as proposed, but suggests an alternate wording to improve clarity:

Prohibit quasi-judicial Comprehensive Plan Map amendments that convert prime industrial land to non-industrial uses, and consider the potential for other map amendments to otherwise diminish the economic competitiveness or viability of prime industrial land.

## Amendment 49.A: Commissioner Oxman

### GP6.17, Policy 6.39(a)

**Edit:** Clarify which kind of amendments are prohibited.

**As amended:** ~~---~~ amendments that convert prime industrial land to non-industrial uses, and...

**Rationale:** Clarity.

**Staff note:** Per the earlier amendment from Commissioner Rudd, staff suggests an alternate wording to improve clarity:

Prohibit quasi-judicial Comprehensive Plan Map amendments that convert prime industrial land [to non-industrial uses](#), and consider the potential for [other map](#) amendments to otherwise diminish the economic competitiveness or viability of prime industrial land.

### **Amendment 50: Commissioner Houck**

#### **GP 6-17, Policy 6.39(c)**

**Add** reference to protecting environmental resources to paragraph c of the Prime industrial land retention policy.

**As amended:** Limit regulatory impacts on the capacity, affordability, and viability of industrial uses in prime industrial area [while ensuring environmental resources are also protected](#).

**Rationale:** We want to protect industrial land but not at the expense of environmental quality.

**State note:** Staff does not support this amendment. This addition duplicates policy that is already in Chapter 7, and may encourage a further “arms race” of additional caveats in many policies in Chapter 6 and 7. It is not necessary to qualify economic policy with environmental references, no more than it is appropriate to qualify environmental policies with the words “where practicable”.

## **Amendment 51: Commissioner Rudd**

**GP6-17, Policy 6.39(e)**

**Edit:** Replace “Limit” with “Protect”.

**As amended:** ~~Limit the use of~~ Protect prime industrial land from siting for parks, schools, large format retail sales.

**Rationale:** Stronger language than “limiting” though limiting remains an option seems appropriate for prime industrial land.

**Staff note:** Staff does not support this amendment. Limiting uses is a well-defined practice in the zoning code, and allows for an appropriate level of flexibility.

## **Amendment 52: Commissioner Houck**

### **GP6-19, Policy 6.41**

**Add** language after existing paragraph related to Superfund.

**As amended:** The Natural Resource Damage Assessment (NRDA) element of Superfund Program promises to provide significant resources that will help restore degraded fish and wildlife habitat. Portland should take a leadership role in working with Trustees and others to ensure ecological conditions on the Willamette River are improved and projects assist the city in its efforts at salmon recovery.

**Rationale:** This language refers solely to cleaning up for industrial uses. Superfund also promises to deliver significant environmental remediation as part of the NRDA process.

**Staff note:** Staff does not support this amendment. This concept is already in the plan, in Chapter 7, with policies 7.15 and 7.26.

## **Amendment 53: Commissioner Schultz**

### **GP 6-20, Policy 6.47**

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate and monitor the impacts on industrial land capacity that may result from land use plans, regulations, public land acquisition, public facility development, and other public actions to protect and preserve existing industrial lands.

**Rationale:** To provide the “why” or reason for doing the evaluation.

# Chapter 7 – Environment and Watershed Health



## Amendment 54: Commissioner Houck

### GP7-3

**Add** language to parallel Economic Development chapter in the “Why is This Important” section.

**As amended:** These natural resources are key contributors to Portland’s identity, reputation, sense of place, and economic prosperity.

**Rationale:** This mirrors the recommendation in Economic Development in that it cuts both ways; the economy helps the environment and visa versa.

**Staff notes:** In Ch. 6 “Why is this important?” the statement is that a healthy economy is fundamental to the city’s “livability”. It might be perceived as a stretch to say that Portland’s “natural resources” are key to our “economic prosperity.” - could sound to some like we’re mining or logging. Staff suggests modified language:

~~These~~ Portland’s natural resources and healthy environment are key contributors to ~~Portland’s~~ the city’s identity, ~~reputation,~~ and sense of place, and reputation as a great place to live, work, and play.

## **Amendment 55: Commissioner Schultz**

### **GP 7-18, Policy 7.23**

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate the potential adverse impacts of proposed development on significant natural resources, their functions, and the ecosystem they provide to inform and guide development design and mitigation consistent with policies 7.24 and 7.25.

**Rationale:** To provide the “why” or reason for doing the evaluation.

**Staff notes:** Staff suggests adding ...7.26 and other relevant comprehensive plan policies.

## Amendment 56: Commissioner Rudd

**GP7-12, Policy 7.41**

**Add:** “Develop” before “Maintain”

**As amended:** Develop and maintain plans and regulations that recognize the needs of river dependent and river-related uses, ...

**Rationale:** Recognize we may not be where we want to be.

# Chapter 8 – Public Facilities and Services

## **Amendment 57: Commissioner Houck**

### **GP 8-22, New Policy**

**Add** new policy to the trails section, after 8.56.

**As amended:** Policy 8.57. Coordinate with The Intertwine Alliance and its partners, including local and regional park providers, to integrate Portland's trail and active transportation network with the bi-state regional trail system.

**Rationale:** Fosters regional collaboration.

## **Amendment 58: Commissioner Schultz**

### **GP 8-15, Policy 8.12**

**Edit:** Add why the evaluation is being done, and what will be done with the result.

**As Amended:** Evaluate the physical feasibility and cost-effectiveness of extending urban public services to candidate annexation areas to ensure sensible investment and to set reasonable expectations.

**Rationale:** To provide the “why” or reason for doing the evaluation.

## Amendment 59: Commissioner Rudd

### GP8-20, Policy 8.46(b)

**Edit:** Remove “especially in unimproved or substandard rights of way”

**As amended:** Coordinate transportation and stormwater system planning plans and investments, especially in areas with ~~unimproved or substandard rights of way~~, to...

**Rationale:** We should always be coordinating.

**Staff note:** Staff does not support this amendment. The policy is responding to a coordination concern that is specific to unimproved and substandard rights of way, where stormwater design and pedestrian standards have been in conflict. It is clear that we should always coordinate, but this is identifying a particular area of emphasis where a problem is perceived.

## Amendment 60: Commissioner Rudd

GP8-21, Policy 8.48

**Edit:** Remove “existing”.

**As amended:** Maintain ~~existing~~ rights-of-way if there is an established existing or future need for them, such as for transportation facilities or other public functions established in Policies 8.38 to 8.41.

**Rationale:** This change would mean that an adjacent property owner wanting to develop land not needed for transportation, stormwater or utilities won't be denied vacation because trees are there (8.41) By removing “existing” language allows easements to protect utilities, stormwater, etc.

**Staff note:** PBOT staff will be available to discuss this amendment. Staff is not sure how this would change the meaning as described.



# Chapter 9 – Transportation

## Amendment 61: Commissioner Smith

### GP 9-8, Policy 9.2

**Edit:** Policy 9.2, to add reference to bicycle district classifications and neighborhood centers.

#### **As Amended:**

9.2.b ...including the Central City, Gateway regional center, town centers, [neighborhood centers](#), and station communities.

[9.2.c Designate district classifications that give priority to bicycle access and mobility in areas where high levels of bicycle activity exists or are planned including Downtown, the River District, Lloyd District, Gateway regional center, town centers, neighborhood centers, and station communities.](#)

**Rationale:** Staff added reference to pedestrian and freight districts, but the bike plan also anticipated district classifications. Safety, transportation hierarchy.

**Staff note:** PBOT staff will be available to discuss this amendment.

## Amendment 62: Commissioner Smith

Page GP9-21

### Policy 9.60

**Add** the following at the end of the policy:

Encourage the provision of parking for different types of bicycles. In establishing the standards for long-term bicycle parking consider the needs of persons with different levels of ability.

**Rationale:** Bakfiets and cargo bikes are increasingly common and can benefit from parking facilities with different dimensions and attachment features. Many people cycling cannot or find it difficult to use the vertical wall racks that are now pervasive in multifamily development.

**As amended: Bicycle parking.** Promote the development of new bicycle parking facilities including dedicated bike parking in the public right-of-way. Provide sufficient bicycle parking at High-Capacity Transit stations to enhance bicycle connection opportunities. Require provision of adequate off-street bicycle parking for new development and redevelopment. [Encourage the provision of parking for different types of bicycles. In establishing the standards for long-term bicycle parking consider the needs of persons with different levels of ability.](#)

# Chapter 10 – Administration and Implementation



# Glossary

## Amendment 63: Commissioner Tallmadge

### Glossary, Terminology, All Chapters (Example in Policy 2.3 Introduction)

**Edit:** Change the phrase “Sovereign tribes” to “Tribal communities and governments”.

**Rationale:** Tribal communities and governments should be used throughout plan. Not all tribal communities are federally recognized and many are individuals have been long separated from Tribal governments, and thus would be excluded from definition of "Sovereign Tribes."

**Staff note:** The use of the term “sovereign tribes” was used based on past dialog with tribal governments/sovereign tribes. Some of the policies in the plan are specifically aimed at increasing and improving the City’s coordination with tribal governments, due to the specific treaty rights held by those entities. Of course Chapter 2 should also encourage outreach to broader native communities, but this wording change may have unintended consequences in some policies. It may be appropriate to locate all of those instances before making the change.

## Amendment 64: Commissioner Rudd

### Glossary

**Add term:** definition of recognize.

**As amended:** Recognize: To acknowledge or treat as valid.

**Rationale:** The word appears in Policy 6.28.a and is undefined.



## Amendment 65: Commissioner Rudd

### Glossary

**Add:** Definition of “preserve”.

**As amended:** Preserve: To save from significant change or loss and reserve for a special purpose.

**Rationale:** Currently undefined. Believe argument for LCDC definition if we don't define. LCDC definition is “To save from change or loss and reserve for a special purpose.”

## Amendment 66: Commissioner Schultz

### Glossary

**Edit:** Define MFI.

**As Amended:** Median family income (“MFI”, or Median household income): MFI is the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. MFI is typically stated based on family size. Unless otherwise stated, when used in this plan MFI refers to MFI for a family of four.

**Rationale:** Policy 5.25 refers to MFI.

# Citywide Systems Plan

## **Amendment 67: Commissioner Smith**

### **Citywide Systems Plan: Page 52, Public Involvement Process.**

This is an updated Public Involvement Process recommendation.

#### **Public Involvement Process**

The City engages in a proactive public outreach effort as part of the budget process through:

**Bureau Budget Advisory Committees:** Bureau-specific Budget Advisory Committees, made up of City staff, community members, and technical experts, review the specific bureau's draft budget request, weigh in on the program and service rankings, and provide input on proposed reductions.

[Community Budget Advisors: Five appointed community volunteers convene with City Council for work sessions to review bureau budget proposals and decision packages.](#)

**Community Hearings:** In advance of the Adopted Budget, the City holds community hearings where Portlanders provide input. The feedback Portlanders provide helps Council prioritize services.

**Portland Utility Board (PUB):** The PUB is an appointed body of nine community members who provide independent and representative review of water, sewer, stormwater, and solid waste financial plans, budgets, and rates. [The PUB serves as the Budget Advisory Committee for both the Water Bureau and Bureau of Environmental Services, meets year-round, and oversees financial plans, capital improvements, annual budget development, and rate setting of the City's water, sewer, and stormwater services. They report directly to City Council.](#)

[Citizens' Utility Board: The Citizens' Utility Board of Oregon is a nonprofit organization that provides outside independent review of the Portland Water Bureau and the Bureau of Environmental Services on behalf of residential ratepayers.](#)

**Direct Public Testimony:** Community members may directly contact the Mayor and Commissioners with input for the budget. In addition to participating in the budget advisory committees, PURB, and community budget forums described above, community members can also personally testify on bureau budget requests at annual budget hearings, at the Tax Supervising and Conservation Commission hearing, and at the adopted budget hearing.

## **Amendment 68: Commissioner Smith**

### **Citywide Systems Plan: Chapter 10, Page 342**

**Remove** the IRNE reference from the paragraph in the middle of the page, and following that paragraph **add** a new section as follows:

#### **Fiber Network**

The Communications Division of Bureau of Technology Services manages the Integrated Regional Network Enterprise (IRNE), a fiber optic telecommunications network designed to carry all voice, video and data communications traffic for the City. In addition, IRNE provides high speed data transmission to other state and local government agencies. The IRNE has approximately 63 miles of fiber and 68 sites. The Communications Division also oversees approximately 135 miles of fiber/conduit that may used for other public purposes or be leased to third parties in the future.

#### **Rationale:**

1. Describes important city assets in more detail (if it's important to list lane miles, it's important to list fiber miles!).
2. More subtly, makes the point that we have an asset that could potentially be leveraged in the future to help fill gaps in broadband access.

# Transportation System Plan

## **Amendment 69: Commissioners Baugh, Gray**

**Transportation System Plan Proposed Project List 9010211639: Portland / ODOT Johns Landing Streetcar Extension Lowell - Willamette Park, SW Corridor Alternatives Analysis, public outreach, planning, design, engineering, and construction for future streetcar extension from Portland to Johns Landing. \$80,000,000**

**Change to NO** on the Financially Constrained List; and

**Change TSP Finance Chapter:** Adjust funding restrictions and constrained funding to reflect the removal of streetcar from Financially Constrained Project.

- Funding Restrictions - Adjust
- Streetcar (timing) Delete
  - Moved \$20 million in Streetcar revenues from Years 1-5 to Years 6-20 based on latest projections. There is no net change to the overall revenues of \$80 million over 20 years.
- Streetcar – \$80 million Constrained (6% of \$1.3B\$1.4B) - Delete

**Rationale:** Invest in a more equitable manner consistent with the Portland Plan and Comp Plan principles of equity and prosperity. Also consistent with Portland Plan recommendations.

The Portland Plan under Healthy Connected City, 5 year Action Plan, Action #130 states “Begin planning for two corridors identified in the streetcar System Concept, with at least one of the corridors serving neighborhoods outside the Central City”.

**Staff Note:** PBOT staff will be on hand to provide response to this request.

## **Amendment 70: Commissioners Baugh, Gray**

### **Transportation System Plan**

#### **Projects #40020, 50001,40118,50014 and 50039 + New Project**

**Change Projects to YES** on Financially Constrained list: #40020, 50001, 40118, 50014, 50039, 30108 and;

**Add a Study** of other potential East Portland extensions including a new start request for 102nd Avenue/Gateway Circulator (Gateway TC to Main/99th) streetcar, or BRT (Period 1-10 years Total \$54.102 million 102 Streetcar or BRT New starts \$10 million)

**Rationale:** Provides public investment in the underserved eastside and provides a catalyst for economic improvement for business and residents. Additionally, it removes and or reduces barriers to improved transit in East Portland through improved pedestrian and street improvements. The goal of the changes is to support greater accessibility, housing options, employment, and economic development opportunities in East Portland.

Projects added to the financially constrained list include:

- 40020 - NE 92nd Ave Ped/Bike Improvements Construct a walkway for pedestrian travel and access to transit, and design and implement bicycle facilities. \$2.750 million
- 50001- Parkrose Connectivity Improvements -Implement Gateway regional center plan with boulevard design retrofit, new traffic signals, improved pedestrian facilities and crossings, street lighting and new bicycle facilities. \$10.612 million
- 40118 – Sullivan’s Gulch Trail Segment 3 [the eastern segment from Hollywood to Gateway), \$14.2 million.
- 50014 – Pacific Street in Gateway – Streetscape Improvements, 9th to 102nd. Construct streetscape improvements including wider sidewalks, lighting, street trees, center turn lane, bike lanes, and new signals. \$7.54 million.
- 50039 - Halsey/Wielder Streetscape Improvements. Implement Gateway Regional Center Plan boulevard design including new traffic signals, improved pedestrian facilities and crossings and street lighting. \$16 million.
- 30108 – N. Hayden Island Drive. Construct a multi-use path on one side of N Hayden Island Dr, and install pedestrian/bicycle crossing improvements. \$3 million.

**Staff Note:** PBOT staff will be on hand to provide response to this request.



## Amendment 71: Commissioner Baugh

### Transportation System Plan Proposed Project List.

**Add: New study.** In coordination with regional, state and federal partners, develop and evaluate access options to Hayden Island from Marine Drive. Access would include Pedestrian, Bike, Transit, Auto and freight to support the Hayden Island plan.

**Rationale:** Without a CRC option Hayden Island has difficulty supporting growth as planned in the Hayden Island Plan. A bridge solution to Vancouver appears to be a long term solution 10-20 years or longer; however a short term and lower cost access solution should be explored by PBOT and partners. Potential solutions should integrate into the long term bridge solution(s).

# Comprehensive Plan Map

## **Amendment 72: Commissioner Smith**

### **Comprehensive Plan Map**

**Designate** vicinity of 53rd-58th north of Glisan as a neighborhood center. [See attached map.](#)

**Rationale:** Vocal and repeated testimony of neighborhood association.

## **Amendment 73: Commissioner Baugh**

### **Comprehensive Plan Map, Central Eastside Industrial District**

**Add:** The EX Comprehensive Plan recommendation at the OMSI and Clinton station areas. [See attached map.](#) Direct BPS to include the zoning code conditions and map changes, including the EOS expansion area in Task 5.

**Rationale:** The CC2035 process will be adopted later than the proposed Comprehensive Plan. Making this map change now is an opportunity to accelerate the development and the stations area.

## **Amendment 74: Commissioner Baugh**

### **Comprehensive Plan Map, ESCO Site**

**Add:** Change the designation on ESCO corporate campus from Industrial Sanctuary IS (IH) to Mixed Employment (EG) to allow for future expansion of their corporate headquarters. [See attached map.](#)

**Rationale:** This is consistent with how we have designated other corporate headquarters in industrial areas, such as Fred Meyer and Daimler.