



## **NORTH PORTLAND LAND USE GROUP**

RE: COMPOSITE ZONING MAP TESTIMONY

July 12, 2016

Commissioners:

The University Park Neighborhood Association Board and the North Portland Land Use Group (NPLUG) which is composed of the land use committees of the eleven neighborhood associations of North Portland Neighborhood Services, have approved these comments and request that you consider them in your deliberations.

The consolidated zoning map comments are:

1) The UPNA Board and NPLUG strongly support the rezoning from Mixed Use Commercial to Residential 5 for the five properties east of the Railroad Cut on the South side of Willamette Boulevard, as approved by the City Council.

2) UPNA Board and NPLUG recommend that the Major Trail alignments in North Portland reflect BOTH the current alignments (which are generally on public right of way), AND the Staff Recommended alignments (which often are on private land with no approval by land owners). This is to support the 40 Mile Trail Board and North Portland Greenway positions. Essentially the argument is that Trails should be viewed like Bikeways which the City Council has approved a corridor approach for PBOT to study. Putting BOTH alignments on the composite and Miscellaneous Map allows flexibility for future siting and maintains the current trail network.

3) NPLUG strongly supports INCREASING ACCESS to the Columbia Slough, the Columbia River and Willamette River. In particular, NPLUG supports the comments of the East Columbia Neighborhood Association which for THIRTY years has requested of the Planning Commission, PBOT and City Council for ACCESS to the Slough at NE 13<sup>th</sup> Avenue (off NE Fazio Way).

4) NPLUG supports rezoning areas of Hayden Island from Mixed Use Dispersed to Mixed Use Neighborhood, as approved by the City Council.

5) NPLUG recommends changing the EG2 zoning on the Hayden Meadow area. This would

allow work-live units, artist lofts, restaurants, and a town-like development that encourages pedestrian and multi-modal access rather than just big-box retail establishments that are auto-oriented (which the current plan and composite zoning map requires).

6) NPLUG requests that the Planning & Sustainability Commission create a **Public Health & Safety Overlay Zone** on North Portland. This overlay is attached, and has been requested by NPLUG and the Coalition of Chairs of North Portland Neighborhood Associations in the past. It would force a heightened scrutiny of future development's impacts on the air quality, water quality, exposure to toxic substances, and traffic and pedestrian/bicycle safety in North Portland.

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ATTACHMENT: HEALTH OVERLAY

## **Introduction**

North Portland is a vibrant, diverse community of single and multi-family homes, commercial centers, and industrial preserves situated at the confluence of the Columbia and Willamette rivers. Our eleven neighborhoods face increasing growth and density in the coming years. The City of Portland Comprehensive Plan identifies inner neighborhood areas such as North Portland as ideal for increased density. The plan recognizes, however, that increased density carries with it the challenge of maintaining a healthy, connected city where residents have access to clean air, accessible green space, and vibrant employment centers.

In order to meet the coming growth in our community without compromising the health and well being of our residents, North Portland's neighborhood representatives recommend a health overlay zone. This zone applies specific land use, design, and monitoring requirements on new development in North Portland to mitigate negative health and safety impacts. The health overlay zone supports a vision along with goals and strategies outlined below that together preserve and enhance our way of life while accommodating new development in our community.

Our community draws inspiration for our recommendations from two key sources. Portland's comprehensive plan update, Policy 4.28.d, encourages design and land use patterns that mitigate negative air quality and noise impacts in Portland neighborhoods, especially near high vehicle traffic areas, and other sources of air pollution. Similarly, Portland's Climate Action Plan (CAP) goals 1-4 aim to reduce the environmental impacts of new development through more sustainable land use and design principles.

## **Vision**

*A North Portland community that preserves and enhances the health and well being of its residents while accommodating growth and density needs.*

## **Goals**

To achieve our vision, North Portland's neighborhoods propose the following three goals:

- *Better Air and Water Quality*: Land use, design, and monitoring requirements that reduce or minimize the negative impact of future development on energy demand, air conditioning use, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water quality.
- *Reduced Noise Pollution*: Land use, design, and monitoring requirements that reduce or minimize the negative impact of future development on unwanted or distressing sound.
- *Increased Safety*: Land use, design, and monitoring requirements that reduce or minimize the negative impact of future development on criminal activity and emergency preparedness.

## **Strategies**

Goals provide benchmarks by which to measure progress towards our vision. Each goal, however, is supported by specific, actionable strategies that residents, community leaders, and City of Portland staff can use to better our community. We provide an illustrative list of strategies below based on NPLUG discussions, but we expect individual neighborhood association meetings to generate and refine strategies to best fit our community vision.

### *Better Air and Water Quality*

- Improve storm water management design standards for new developments
- Require air filtration in all new residential developments
- Improve ventilation requirements for new residential developments
- Require building features that facilitate less energy use
- Require moisture-infiltration and ventilation features that reduce mold formation
- Eliminate exposure to harmful asbestos materials
- Install traffic-calming, pedestrian, and bicycle features to minimize the use of single-occupancy vehicles (SOVs)
- Install more and better transit infrastructure to encourage more energy-efficient transportation modes
- Require low-emissions freight vehicles
- Preserve and build connections between existing green spaces
- Plant trees that will help filter the air of carbon dioxide, harmful particulates, and other atmospheric contaminants in all new housing developments
- Install air-monitoring stations in North Portland neighborhoods<sup>1</sup>

### *Reduced Noise Pollution*

- Improve noise abatement design standards for new developments
- Install noise abatement walls or similar constructs between residential areas and freight corridors

### *Increased Safety*

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<sup>1</sup> Monitoring stations do not directly affect air quality, but do allow for on-going evaluation of air quality mitigation efforts.

- Educate residents on emergency preparedness procedures
- Improve coordination between neighborhood organizations and Portland Police Bureau North Precinct services
- Improve coordination between neighborhood organizations and Portland Fire and Rescue
- Improve coordination with other neighborhood, city, county, and state emergency and safety preparedness groups

## **Conclusion**

These goals and strategies support our community vision of a North Portland that accommodates future growth and density without compromising our health, safety, or well being. By incorporating these elements into the City of Portland comprehensive plan update, we may ensure our community is ready and capable of meeting future growth needs while guaranteeing existing and future residents enjoy a healthy, safe, and vibrant North Portland.