Summary Meeting Notes

Economic Development Policy Expert Group (EDPEG)

July 18, 2012 - 11:30 a.m. to 1:30 p.m.

PEG Attendees: Steve Abel, Betsy Clapp, Lois Cortell, Kirsten Day, Peter Finley Fry, Carol Lee Gossett, Bob Hillier, Karen Homolac, Mike Houck, Steve Kountz (PEG lead), Susie Lahsene, Debbie Kitchin, Dean Marriott, Michael Montgomery, Judith Mowry, Ryan Schera

Other Attendees: Susan Anderson, Tyler Bump, Shannon Buono, Sallie Edmunds, Joe Zehnder

Facilitator: Joe Hertzberg - Decisions Decisions

View the original agenda, including materials, for this meeting.

Key Points and Outcomes

- The agenda focused on industrial land capacity.
- The PEG does not have enough time to address all issues in detail. Additional meeting time will be scheduled and issues will be carefully framed.
- The concept of Ecosystem Services should be incorporated in our thinking.
- The PEG takes a strong interest in brownfields. Everyone agrees that the City should encourage redevelopment, but some question the analysis and disagree on needed approaches. There is confusion about what level of detail BPS is seeking from the PEG.

June Meeting Summary

Presenter: Steve Kountz- BPS (PEG Lead)

Summary: Steve thanked the group for their (red & green) feedback on the preliminary policy concepts. Some common themes that merit further discussion: Portland's relation to the region and state economies; how to characterize desired growth in both the blue- and white-collar job markets; how to characterize economic growth (e.g., jobs, businesses, investments) and how much growth is desired; and the relationship between land use and other economic development tools.

Handout

Summary of Comments on Preliminary Concepts

Introductions

Industrial Land Capacity

Presenter: Steve Kountz BPS (PEG Lead)

Summary: The focus of this meeting is how to address the shortfall of industrial land. This is a tough job. We have shortfalls in all four areas of the city's geography. Our goal is to think through the right policies and consider eleven alternative implementation approaches.

Handouts

- Description of Preliminary Alternatives
- Preliminary Draft Summary Evaluation of Potential Alternatives to Overcome Industrial Land Capacity Shortfalls to 2035
- Industrial Land Capacity Working Group Comments
- Excerpts from The Portland Plan (Portland Plan priorities)

Preliminary Policy Concepts

Presenter: Steve Kountz BPS (PEG Lead)

Summary: Steve outlined the Preliminary Policy Concepts for Industrial Land Capacity and encouraged PEG members to offer written input, as they did at the last meeting regarding the overall policy concepts for Economic Development. Members expressed a strong sentiment to add Ecosystem Services and indicated that this is probably more appropriate for the overall concepts than for Industrial Land Capacity.

Handout

Preliminary draft policy concepts for discussion on industrial land use

Alternative #1 Limit industrial sanctuary conversion

In looking at a map of these industrial sanctuaries, the group noted that most of the "prime" land is on the Willamette and Columbia waterfronts. One member pointed out that the map reflects historical priorities and might warrant more flexibility today, for example to allow for current attitudes toward multi-modal transportation and access to the river. Another member reminded the group that waterways are still crucial for freight movement and a "no net loss" policy would be similar to current housing policy. A few members said that one approach does not fit all parcels and asked for clarification of "prime." Steve offered to provide a more detailed map. One member asked also for clarification on where to replace the industrial land converted. PEG members will provide further input in writing.

Alternative #2 Restrict new non-industrial uses

Members suggested that the alternatives be recast as percentages of land rather than demand. Small commercial businesses that serve industrial employers and employees are allowed in these districts. PEG members will provide further input in writing.

Alternative #3 Increase brownfield redevelopment

Presenter: Tyler Bump BPS

Summary: Work on brownfields analysis is in progress, and PEG members are included on the Brownfields Work Group (next meeting in early September). Brownfields located along the Willamette River are involved with the Portland Harbor Superfund site, where members pointed out issues of complexity and disagreement. Extent of cleanup ultimately depends on total cost and who bears those costs. There is disagreement about how much cost and liability can and will be passed to businesses that invest in brownfield sites. Following considerable Q&A and discussion, members asked for a clear sense of what exactly BPS wants from this PEG: Target numbers and percentages, broad policies, or specific tools? Steve clarified that BPS is primarily looking for input on the policy level. There was general agreement that members want to say more to the City than simply, "Do your best." Karen summarized: "It would be helpful for us to be able to say this is how it's impacting the city, neighborhoods, and health. Let's not get bogged down in the numbers. Let's get an understanding of what it means and then let's develop some policies on what is needed. Brownfields impact everything."

Handout:

• Portland Brownfield Assessment - Maul Foster & Alongi, Inc.

Parking Lot

- Relationship between land use and other tools for economic development
- Portland's economic development strategy in regional and state context

- How to characterize desired growth in both the blue- and white-collar job markets?
- How to characterize economic growth (e.g., jobs, businesses, investments) and how much growth is desired?
- Ecosystem Services
- Map of "prime" industrial areas

Next Steps

- Schedule additional meeting time for the PEG
- Distribute electronic versions of input forms

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