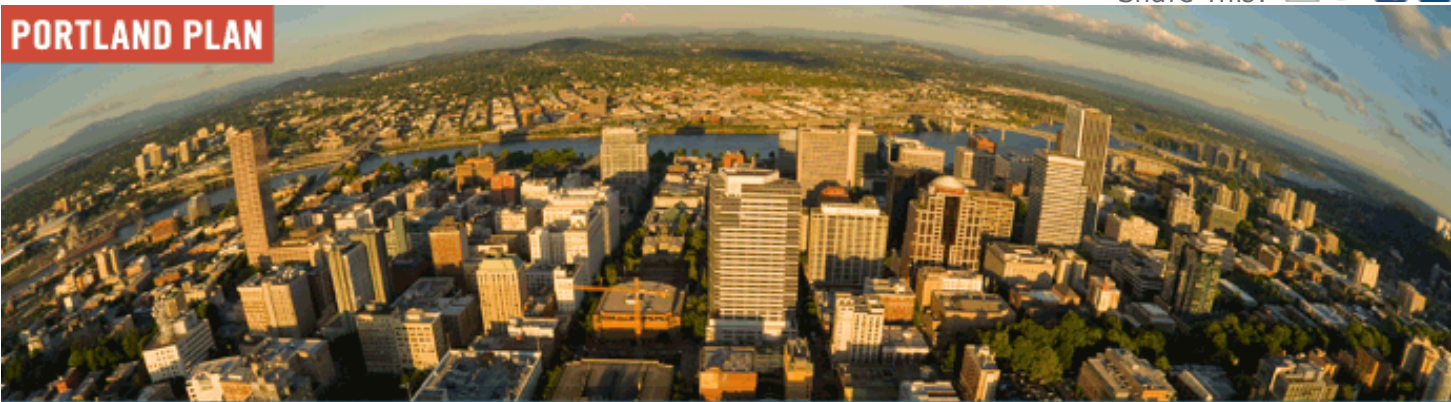


**PORTLAND PLAN****COMPREHENSIVE PLAN UPDATE E-NEWS***from the Bureau of Planning and Sustainability*

Issue # 3

October 2012

**Table of Contents**

- [Project Overview](#)
- [Planning History](#)
- [PEGs](#)

**Upcoming Meetings****Oct 15**[Education and Youth Success PEG Meeting](#)**Oct 17**[Economic Development PEG Meeting](#)**Oct 17**[Comprehensive Plan Update - Community Involvement Committee \(CIC\) Meeting](#)**Oct 18**[Neighborhood Centers PEG Meeting](#)**Oct 18**[Community Involvement PEG Meeting](#)**Oct 31**[Networks PEG Meeting](#)**Nov 7**[Infrastructure Equity PEG](#)

The **Comprehensive Plan Update E-news** is a monthly e-newsletter with updates about the City of Portland's Comprehensive Plan Update. You are receiving this because you expressed an interest in the project and/or you are on the Portland Plan e-mail distribution list. If you do not wish to receive this e-newsletter in the future, please feel free to unsubscribe by clicking the "opt out" button at the bottom of this email.

**Project Overview: Council Approval, Parking Study and Your Opinion All Count****Just the Facts, Please**

City Council recently adopted a set of facts and forecasts for Portland's housing and employment land supply, as well as the City's official inventory of natural resources and an analysis of Portland's infrastructure, such as streets, sewers and parks. This information forms the "factual basis" required by the State of Oregon to update the City's Comprehensive Plan.

Produced over the course of several years by the Bureau of Planning and Sustainability, these background documents represent extensive research and technical staff work. This level of detailed analysis is required to accurately project Portland's capacity to accommodate job and housing growth and plan strategically.

With their adoption, the City has completed Task 2 of State Periodic Review, which requires staff to compare Portland's job and housing forecasts against our capacity to accommodate projected growth. Task 3 of periodic review involves exploring different scenarios or alternatives for where to put new growth.

The City will be seeking public input in early 2013 on a draft of policies and growth scenarios for the Comprehensive Plan Update, which will reflect community input from both visionPDX and the Portland Plan.

**Parking Study and Community Forum**

Portland has the second lowest apartment vacancy rate in the nation — tied with Minneapolis at 2.5 percent and only behind New York City. This pent-up demand for rental units and more favorable lending practices have resulted in increased construction

## [Meeting](#)

**Nov 8**

[Residential Development and Compatibility PEG Meeting](#)

**Nov 15**

[Neighborhood Centers PEG Meeting](#)

**Nov 15**

[Community Involvement PEG Meeting](#)

## Stay Involved

All Portlanders are invited to participate in the Comprehensive Plan Update. There are a variety of ways to be engaged based on your level of interest, including:

### News and Updates blog

The [News and Updates](#) blog is your best source for project news and announcements. We'll be updating this page frequently with project news, agendas for upcoming meetings, draft proposals and other information.

### Policy Expert Group meetings

All Comprehensive Plan Update Policy Expert Group meetings are open to the public. Check out the calendar on our [website](#) for up-to-date meeting information.

### RSS feeds

If you use an RSS reader, like Google Reader, BlogLines or My Yahoo!, you can subscribe to the Comprehensive Plan

Update's RSS feeds and automatically receive

of multi-family housing, especially in inner neighborhoods.

Many new apartment projects along main street corridors and in certain commercial districts do not provide off-street parking spaces, which has raised concerns among neighbors and business owners about parking congestion. To better understand the extent of potential impacts from these developments, the City has conducted several studies:

- **Parking and Travel Behavior Study** – Survey residents of eight existing infill projects in inner Portland and perform vehicle counts, to determine the current extent of parking demand around these buildings.
- **Development/Rental Costs of Providing Parking vs. No Parking** – Evaluate the cost of providing onsite parking for infill apartments and affordability of rental units.
- **TriMet Service Review** – Check the frequency of transit service in 2007 against existing service levels to determine what, if any, frequent service level routes have changed and which are vulnerable to cuts.

Results of the studies and analyses will be completed by the end of October. The Planning and Sustainability Commission will host a public forum on this issue on November 13 from 1:30-3:30 p.m. For more information, contact 503-823-2834.

### Point, Click & Respond: Help Improve Community Involvement in Portland

Have you ever been involved with a planning project and/or development review process in Portland? What was your experience like? Do you have ideas about how the community could be more effectively involved in these kinds of projects?

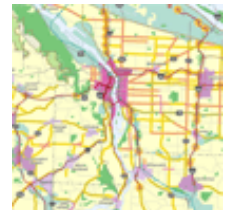
A committee of community members and City staff has created a survey to solicit feedback on the City's community involvement principles. Your input will help them develop new and improved policy language for the Community Involvement chapter of Portland's Comprehensive Plan.

[You can find the survey here.](#)

For more information, please contact Paul Leistner, Neighborhood Program Coordinator, 503-823-5284, [paul.leistner@portlandoregon.gov](mailto:paul.leistner@portlandoregon.gov), or Marty Stockton, Community Outreach and Information, 503-823-2041, [marty.stockton@portlandoregon.gov](mailto:marty.stockton@portlandoregon.gov).

## A Brief History of Portland Plans: Part 2

Metro's [2040 Growth Concept](#) was adopted in 1995 and establishes a long range growth management strategy for the Portland metropolitan region. It identifies where growth should be concentrated, based on goals for making efficient use of land, protecting natural areas and farm land, and promoting a multi-modal transportation system.



The Growth Concept directs the City Portland — through its Comprehensive Plan Map — to concentrate residential and commercial development in and around mixed-use areas, such as the Central City, Gateway Regional Center, six town centers (Hollywood, St. Johns, Lents, Hillsdale, West Portland and Raleigh Hills), main streets, corridors and in light rail station communities, which are consistent with the “noodles and nodes” concept in the 1980 Comprehensive Plan.

updates about the project. We offer three RSS feeds to stay informed: all project updates, just the news and just the calendar.

### Request a presentation and discussion

Neighborhood, business, interest-based and community groups may host a Comprehensive Plan Update presentation and discussion. Call Marty Stockton at (503) 823-2041 to schedule.

### Workshops, open houses and other events

Public workshops and/or open houses are planned for 2013. You might also see us at a community event near you.

### Write, visit or call

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Phone (503) 823-7700

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[email](#) | [website](#)

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### Good Ideas to Carry Forward

The 1980 Comprehensive Plan and Metro's Region 2040 Concept Plan are based on a set of innovative planning principles that should continue to influence the physical development of Portland over the next 25 years including:

- A strong Central City;
- Integrated land use and transportation planning;
- Mixed-use centers and corridors surrounded by green residential neighborhoods;
- Transportation alternatives to the automobile;
- A diversity of housing options to meet the needs of current and future Portlanders;
- Environmental and watershed planning; and
- Industrial sanctuaries.

The Comprehensive Plan will also incorporate recent planning efforts and policy directions from the Portland Plan, the Watershed Management Plan, the Climate Action Plan, the Streetcar System Concept Plan, the Bicycle Master Plan, the Economic Development Strategy and other policy documents.



### Policy Expert Groups: September Meeting Summaries

Each PEG is meeting monthly from June 2012 to approximately June 2013. More information about each PEG is on the Comprehensive Plan Update [website](#). By consulting the [meetings and events calendar](#), you can easily see when and where each PEG is meeting and what is on the agenda. The public is invited to attend any of the PEG meetings, and time is held at the end of each meeting for public comments.

What did PEG members discuss in their meetings? Read highlights below. If you would like to learn more, full meeting notes can be found on the Comprehensive Plan Update website at [www.portlandoregon.gov/bps/pdxcompplan](http://www.portlandoregon.gov/bps/pdxcompplan).

#### Community Involvement

Staff shared information about the provisions of the Civil Rights Act-Title VI and its accompanying executive orders, as well as how compliance may be incorporated into the City's community involvement goals and policies. Members added new Accessibility and Equity concepts for inclusion in the staff discussion draft to include:

- Standards for data collection and systems of accountability tied to communities who are being served or affected by Comprehensive Plan policies and projects.
- The role of volunteerism and the City's neighborhood system.
- Involvement in decision-making about project prioritization and selection of projects for implementation over time.

#### Economic Development

Staff from the Office of Equity and Human Rights provided an orientation on how to

review Economic Development policies through an equity lens to ensure fair and just creation of plans for the entire city. The PEG reviewed a decision matrix based on its previous discussions, which can be used to evaluate and integrate 10 alternative

approaches to meet Portland's 720-acre industrial land shortfall in 2035. Finally, the PEG approved draft policy language for the overall framework for economic development goals and policies, institutional land policies, land development policies and brownfield redevelopment policies.

### **Education and Youth Success**

This meeting focused on the current conditional use review process for schools. The PEG used an innovative role-playing format to address the flexibility or barriers for schools in expanding, upgrading and adding community uses to schools. Members assumed the roles of community members who live directly adjacent to a school, community members who don't live near a school and school district members. Members then identified questions for future meetings, including what school Conditional Use cases were very contentious or denied, and why? Also, how could Portland's regulatory process be used to recognize positive and negative impacts of community uses in schools?

### **Infrastructure Equity**

This PEG addressed the need to understand the past, while looking to the future. Members reviewed Oregon's history of exclusionary laws and the geographic distribution of race and ethnicity across the metropolitan area. The group discussed intended and unintended consequences of planning and implementation, recognizing the forces of institutional racism (who is to blame, who is responsible for correcting these wrongs). Members developed a list of key equity terms, while noting the importance of linking policies about infrastructure with those around economic development and private investment.

### **Neighborhood Centers**

The Neighborhood Centers PEG provided feedback for staff to consider when they develop policies to address gentrification and displacement, including: 1) general acceptance of the mapping methodology, indicators and policy framework; 2) consider demographics, including the age of the head of the household and length of housing tenure. These factors could be incorporated into the mapping analysis or be part of the demographic "drill down" within the context of a specific project. Future discussion topics will include examining specific tools, the relationship between housing opportunity strategy and the tools, and prioritizing among neighborhood types (e.g., stabilizing dynamic areas versus preventing gentrification in early stages).

### **Networks**

Staff gave presentations on the civic, greenway and habitat corridor components of the Healthy Connected Cities strategy outlined in the Portland Plan, as well as integrating the Bicycle Plan into the Comprehensive Plan Update. PEG members generally agreed that the Healthy Connected Cities concept works as an integrating and coordinating concept and can be used to facilitate agency coordination on specific projects. A variety of preliminary criteria for where to apply the concept were identified. Members indicated that the process for integrating bikeways and greenways should be a combination of amendments to the Comprehensive Plan Update and future amendments based on criteria developed through this process. Discussion about a presentation on green infrastructure was moved to the October meeting.

### **Residential Development and Compatibility**

This PEG's meeting focused on policy options for addressing site planning for multi-dwelling development on large/irregular lots (site layout, outdoor areas, connectivity, etc.) and building form for multi-dwelling development. The group considered policy adjustments that treat building forms the same no matter the zone (i.e., all single-family development has the same set of standards, whether in a low-density or a moderate-density zone). The group also discussed provisions that require pedestrian or bicycle connections through large development sites as being ideal, IF they are designed and located in a way that balances the benefits to the community. addresses development

...and they that address the benefits to the community, address development site limitations and minimizes safety concerns.

### **Watershed Health and Environment**

The PEG reviewed and discussed draft policies and made the following recommendations:

- Include stronger affirmative action language in the draft policies to appear later in the process.
- Roll other framework policies, including the Parks Plan, Tree Plan and Regional Conservation Strategy, into the Comprehensive Plan.
- Integrate the concepts of carrying capacity (State Goal 9) minimum daily requirements for nature and resiliency into the Comprehensive Plan.

Members were enthusiastic about the Design with Nature approach that is being proposed and discussed ways to reduce costs by aligning our built environments with nature. They reviewed several scenarios to help offset the industrial lands shortfall, including expanding and intensifying the current use of existing industrial lands and brownfield conversion. The theme “Seeking to balance the need for development with the need to protect our natural spaces” will continue as the PEG examines ecosystem functions, equity considerations and quality of life.

### **Equity Group**

The Equity Working Group has begun meeting on the second Wednesday of the month. The purpose of this group is to explore equity issues arising in the PEGs, such as brownfield redevelopment and urban renewal. The group will be applying multiple lenses to the issues, beginning with review of impacts on communities of color and those living with disabilities. These issues will not be the only focus of their work but will serve as starting points because they have been historically missing from planning conversations.

If you are interested in joining the group or have any questions about its work, please contact Judith Mowry, Office of Equity and Human Rights, at 503-823-4431.

News from the



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