



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

Comprehensive Plan Council Work Session

January 26, 2016

9:30-11:30

Agenda

9:30 – Welcome, Introduction, Agenda

Staff overview of work session and amendment logistics

9:40 – Themes from Testimony

Open discussion to identify themes/issues that would benefit from further Council discussion. Do you have concerns or questions raised by testimony that would benefit from Council discussion? Are there map, project or policy amendment requests that resonated with you, where you would like further discussion?

10:15 – Proposed Work Session Agendas

Staff will present proposed agendas for February 2, February 23, and March 1 work sessions. The agendas are built around bundles of themes/issues that have been identified in testimony. Each of these bundles involves several related amendments. The intent is that these discussions are directional in nature, with specific amendment language and details to follow in advance of the April 14th hearing.

10:30 – Community Involvement Policies and Outreach

Discussion of Community Involvement. The Council heard a variety of testimony about Chapter 2, Community Involvement. There was also testimony about public outreach during the Comprehensive plan process.

11:00 – EOA and Commodity Forecast

Discussion of the commodity forecast within the Employment Opportunities Analysis (EOA). The Council heard testimony both supporting and opposing a low forecast for commodity movement in the Portland Harbor. This forecast, along with the employment forecast, impacts estimated employment land needs.



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Tentative Work Session Agendas

(to be discussed and modified in Jan 26th session)

January 26, 9:30AM

- General discussion of amendment lists/interests
- Confirming agenda for subsequent work sessions
- Public Involvement Policies
- EOA/Commodity forecast

February 1 – Publish preliminary list of amendments
(concept only, not detailed language or map)

February 2, 9:30 AM

- Center and corridors mapping
- Mixed use design and related policy
- Middle housing
- Employment land and industrial mapping

February 23, 9:30 AM

- Nonconforming uses and small commercial nodes
- Presentation of BPS map refinement recommendations
- Transportation strategy and related policy
- Transportation projects

March 1, 9:30 AM

- Community Benefit Agreements and related policy
- Historic preservation policy
- Other amendments – overview of consent lists
- Next steps

March 9 - Publish report with compiled commissioner amendment proposals
(specific language and maps)

April 14, 6:00 PM – Public hearing on amendments

Late April – Formal amendment motions/votes, and final vote.

Community Involvement Policies and Outreach

The Council heard a variety of testimony about Chapter 2, Community Involvement. There was also testimony about public outreach during the Comprehensive plan process. Chapter 2 provides a framework for the state-mandated public involvement program, related to land use. The chapter was heavily influenced by the Equity Framework of the Portland Plan. It builds on Portland's successful neighborhood-based outreach model, and adds additional emphasis in several areas, for example:

- Expanded direct engagement with under-served and under-represented communities to achieve greater equity. This includes greater emphasis on culturally-appropriate engagement.
- Doing more to reach those who potentially will be adversely affected by the results of decisions.
- Building overall community awareness and capacity to have meaningful participation and leadership in planning and investment decisions.

Testimony expressed concern about how the new policies could change or reduce the role of recognized Neighborhood Associations. Concern was also expressed about the use of the term "community" rather than "citizen". Staff and others have also noted that Chapter 2 implies a level of public involvement above what current funding levels can support.

The City Council has several general options with respect to Chapter 2, Community Involvement:

1. Adopt the PSC-recommended policies.
2. Modify or add policies to:
 - Refine language to further recognize/emphasize the ongoing role of Neighborhood and Business Associations.
 - Add policy acknowledging the need for adequate resources to implement the recommended public involvement program.
 - Refine language related to "community" and "citizen", or clarify the intent of that language choice.
3. More significantly change the emphasis of Chapter 2, re-asserting the role of Neighborhood Associations as the City's primary outreach tool.

EOA and Commodity Forecast

The marine cargo forecast was a key issue raised in the public hearings, in response to the Economic Opportunities Analysis (EOA). This forecast, along with the employment forecast, impacts estimated land needs in the harbor employment geography.

In their testimony, the Port of Portland documented several major recent investments that have expanded capacity at existing marine terminals. These investments provide more capacity to meet forecasted cargo growth in the Portland Harbor. As explained in the attached memo, these investments make the medium forecast scenario a more realistic option without assuming development at West Hayden Island in the next 20 years.

The City Council has two options with respect to finalizing the EOA:

1. Adopt the PSC-recommended EOA with a low cargo forecast.
2. Direct staff to make revisions to the EOA, based on this new capacity information, and adopt a revised EOA based on a medium cargo forecast for the Portland Harbor.

Both of these options are based on a strategy emphasizing brownfield redevelopment and freight investments, but not the development of West Hayden Island.