

Comprehensive Plan Update: Working Draft

Summary of related Portland Plan policy direction and compilation of Neighborhood Centers PEG takeaways

This compilation is intended to support Neighborhood Centers PEG discussion of the draft Comprehensive Plan Update policies. A key role of the Neighborhood Centers PEG is to ensure that policy direction from the Portland Plan is being integrated appropriately into Comprehensive Plan policies. A compilation of takeaways from Neighborhood Centers PEG meetings is also included for reference.

Summary of Related Portland Plan Policy Direction

Advance equity (see *A Framework for Equity*)

- Portland needs to become a place in which everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential.
- All Portlanders should have access to a high-quality education, living-wage jobs, safe neighborhoods, basic services, a healthy natural environment, efficient public transit, parks and greenspaces, decent housing and healthy food.
- Reduce disparities, with a focus on communities of color and people with disabilities.

Create a city that works for all generations (see *Thriving Educated Youth and Portland is a Place for All Generations* section)

- Foster neighborhoods and communities that support youth.
- Improve Portland as an age-friendly city, expanding accessible housing and improving mobility and access to services.

Support economic prosperity and affordability (see *Economic Prosperity and Affordability*)

- Support the vitality of Portland's neighborhood based businesses.
- Meet Portland's needs for quality, affordable homes for current and future residents, and ensure equitable access to housing.
- Consider both housing and transportation costs when addressing affordability.
- Provide for the economic security of low-income households.
- Address gentrification and displacement.

Foster a healthy, connected city (see *Healthy Connected City*)

- Prioritize human and environmental health and safety.
- Promote complete and vibrant neighborhood centers.
- Develop city connections, greenways and corridors.
- Encourage active transportation, integrate nature into neighborhoods, enhance watershed health and provide access to services and destinations, locally and across the city.
- Respond to the unique needs and characteristics of Portland's distinct areas.

Compilation of takeaways from Neighborhood Centers PEG meetings

Centers Typology (7/19/2012)

- PEG members generally support the new policy direction, allowing for a range of unique centers rather than a “one size fits all” approach.

Urban Design Concept and Public Realm (8/28/2012)

- Consider ways of making equity a more explicit part of the citywide design policies. Citywide policy direction needs to be inclusive and flexible enough to be defined at the local scale by the local community.
- Incorporate physical accessibility and mobility needs into policies about pedestrian-friendly design (making it clear that it is more than about walking, but creating public places that are accessible to people of all abilities). Develop broader policies for a multigenerational city that are responsive to our aging society.
- Consider the inclusion of diagrams/mapping showing intended density and development scale, instead of focusing just on land use. Highlight areas of change, versus places of relative stability.

Pattern Areas (8/28/2012)

- While there was general support for the simplicity of the five pattern areas to acknowledge differences and create flexibility in implementation approaches that are responsive to community characteristics, consider how citywide policies might also acknowledge that smaller areas within the broader pattern areas have their own distinctive characteristics that should be continued over time.

Historic Preservation (8/28/2012)

- Acknowledge the importance of an inclusive process to identify places of historic and cultural importance.
- Consider how policies on historic preservation and aesthetics relate to housing and other community needs. Consider how accessibility/mobility can be integrated into policies related to the rehabilitation of historic buildings.

Gentrification and Displacement (9/20/2012)

- General acceptance of the mapping methodology, indicators, and policy framework (different policy response for different stages of gentrification).
- Suggestions regarding demographics, including age of householder 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 specific tools that align with each type; how the housing opportunity strategy relates, and prioritizing among neighborhood types (e.g. is it most important to stabilize dynamic areas or prevent gentrification in areas in early stages?).

Growth Scenarios (10/18/2012)

- Find ways of looking at the relationship between where housing and job growth is happening, and include jobs as a component of complete neighborhoods.

- Consider including some measurement of travel time to jobs, not just proximity to transit.
- As context for the scenarios, include maps that show where development has actually occurred. The default scenario diagram corresponds to the 2040 Growth Concept, but there is a gap between this and where development has been happening (with much development taking place in residential areas, rather than being concentrated in centers and main streets).
- As part of the growth scenarios analysis, identify what implementation tools can be used to guide growth and to achieve equitable investment in commercial development and jobs across the city.
- Place city growth in a regional context.

Equity (11/15/2012)

- PEG members and staff need to be aware of our biases and assumptions, incorporate the differing perspectives and needs of Portland's racial/ethnic/cultural communities, and consider potential impacts of policies on non-mainstream communities.
- City policy should be more explicit about equity and include more detail about intention.
- Citywide policies should be flexible enough to be refined at a local scale by specific communities and to be adaptable and responsive to cultural differences.
- Consider the location of centers in terms of what areas and populations are being served and who is being excluded.
- Avoid gentrification so low-income and communities of color benefit from the improvement of centers.

Age-Friendly City (12/20/2012)

- PEG members support bringing the policy framework from the Portland Plan's "Portland is a place for all generations" concept into the Comprehensive Plan, including its policy provisions for expanding physically-accessible housing options, prioritizing age-friendly and accessible housing in centers, cultivating centers as accessible places, and improving major transit streets as safer and more accessible places.

Apartments and Parking (12/20/2012)

- PEG members were of a consensus that current policy and implementation approaches regarding off-street parking for multidwelling development need to be modified. PEG members encouraged consideration of a range of approaches, including linking exemptions to transportation and parking management strategies or to the provision of affordable or accessible housing units, or that some parking should be required beyond a certain project size threshold.

Urban Design Framework (1/17/2013)

- Need to provide more context for the Urban Design Framework, such as highlighting its relationship to major policy goals, the growth and change that will be happening, and its implications for future implementation.
- Find ways to relate the Urban Design Framework and its elements to how they can improve peoples' lives and how they will address the needs of future Portlanders.

Design and Scale in Centers and Corridors (1/17/2012)

- PEG members had a range of thoughts on the issue of the design and scale of apartment developments, but did not generally have concerns that 4-story buildings were inappropriate in centers and corridors. Rather, they expressed concerns about the relationship of future growth and goals for expanding housing opportunities to implementation approaches related to design and scale transitions.