



Stakeholder Advisory Committee Meeting #2
Draft Summary
April 1, 2013; 5:30 – 8:30 pm
1900 SW 4th Ave., Room 2500A

Members

Representative	Organization	Present
Blake Beanblossom	The Standard	Y
Doreen Binder	Transitions Projects	N
Catherine Ciarlo	CH2M Hill	Y
Hermann Colas, Jr.	Colas Construction	Y
Ben Duncan	Multnomah County Health Equity Initiative	Y
Brian Emerick	Portland Historic Landmarks Commission	Y
Jessica Engelmann	Oregon Walks	Y
Jason Franklin	Portland State University	Y
Jeanne Galick	Willamette greenway advocate, South Portland resident	Y
Jim Gardner	South Portland Neighborhood Association	Y
Patricia Gardner	Pearl District Neighborhood Association	Y
Greg Goodman	Downtown Development Group	Y
Patrick Gortmaker	Old Town / Chinatown Community Association	N
Jodi Guetzloe-Parker	Columbia Pacific Building Trades Council	Y
Sean Hubert	Central City Concern	Y
Cori Jacobs	Downtown Retail Advocate	Y
Michael Karnosh	Confederated Tribes of the Grand Ronde	N
Nolan Lienhart	ZGF Architects	N
Keith Liden	Portland Bicycle Advisory Committee	Y
Jeff Martens	CPUsage	Y
Marvin Mitchell	Julia West House; Downtown Neighborhood Association	Y
Anne Naito-Campbell	Civic activist and property owner	N
John Peterson	Melvin Mark Capital Group	Y
Dan Petrusich	Portland Business Alliance	Y
Steve Pinger	Northwest District Association	N
Valeria Ramirez	Portland Opera	Y
Veronica Rinard	Travel Portland	Y
John Russell	Property owner and developer	N
Bob Sallinger	Portland Audubon Society	N
Katherine Schultz	GBD Architects, Planning and Sustainability Commission	Y
Mary Valeant	Goose Hollow Foothills League	N
Karen Williams	Carroll Investments	Y
Jane Yang	NW Natural	Y

Alternates

Representative	Organization	Present
John Bradley	Northwest District Association	Y
Dave Harrelson	Confederated Tribes of the Grand Ronde	Y
Rick Michaelson	Alternate for John Russell	Y

Project Team/Staff

Representative	Role	Organization	Present
Mayor Charlie Hales	Mayor	City of Portland	N
Ed McNamara	Mayor's Office	City of Portland	N
Matthew Robinson	Mayor's Office	City of Portland	N
Susan Anderson	Director	BPS, City of Portland	N
Joe Zehnder	Chief Planner	BPS, City of Portland	Y
Steve Iwata	Central City Manager	BPS, City of Portland	Y
Karl Lisle	West Quadrant Project Manager	BPS, City of Portland	Y
Nicholas Starin	West Quadrant Project Planner	BPS, City of Portland	Y
Elisa Hamblin	West Quadrant Project Planner	BPS, City of Portland	Y
Mark Raggett	Urban Design Planner	BPS, City of Portland	Y
Nan Stark	River Planner	BPS, City of Portland	Y
Mauricio Leclerc	Transportation Planner	PBOT, City of Portland	Y
Sallie Edmunds	River Plan Project Manger	BPS, City of Portland	Y
Troy Doss	SE Quadrant Project Manager	BPS, City of Portland	Y
Desiree Williams-Rajee	Equity Specialist	BPS, City of Portland	Y
Kirstin Greene	Facilitator	Cogan Owens Cogan	Y
Alisha Morton	Facilitator Assistant	Cogan Owens Cogan	Y

Public

Wendy Rahm
Boris Kaganovich
Suzanne Lennard
Kristin Hansen

Welcome and Announcements

Katherine Schultz, co-chair welcomed the Stakeholder Advisory Committee (SAC) members and guests. She noted that there is a full agenda of presentations. Regarding the topic of boundaries that came up at the last meeting, the project team has decided to maintain the study area boundaries due to time constraints but encouraged SAC member to continue to consider how adjacent areas connect with areas within the study area boundaries.

SAC preference on meeting materials and communications

Kirstin Greene, Facilitator, asked SAC members if they are satisfied with the current system of mailing hardcopies and electronic copies available on the website. There were no objections.

ACTION: Approval of Meeting Summary

Kirstin asked the SAC members for any comments on the Meeting #1 Summary.

Keith Liden: my comment on page 4, please add “good” in front of “job”.

Kirstin we will make that change and any further comments will be accepted through this week. After that we will post them to the website as final.

ACTION: Approval of Charter

Kirstin then explained that staff made a few updates to the charter including adding the member list. The updated version is in the Meeting #2 packet. She asked the SAC members for any comments or corrections? There were none.

Karen Williams, co-chair, asked for a motion for approval of the charter.

Herman Colas, Jr.: Motion.

Jeanne Galick: Second.

All SAC members were in favor – charter approved.

Public Involvement Plan Activities and Update

Karl Lisle explained that the project staff is working on a Public Involvement Plan (PIP) to help staff guide our efforts to target appropriate audiences. This is not required reading but we will provide a link to it in the meeting follow-up email. Karl gave an update on recent activities including two events in Old Town / Chinatown and Goose Hollow. The team is open to scheduling other opportunities if you have groups that you think would benefit from this early discussion. Please contact Elisa or Karl. He also encouraged SAC members and guests to take copies of the Reader and encourage friends, colleagues, neighbors, etc. to take the survey online.

Ben Duncan: Are we going to get the PIP?

Staff: Yes. We will send you a link this week. You are welcome to give comments back to us directly

Jeanne Galick: Should we be going to some of these sub-district meetings or will you provide us with the results of that meeting?

Staff: We will provide results particularly during meetings # 3 and # 4 as we will start to dive into the neighborhood / sub-district level.

Central City Planning Context Presentation and Discussion

Nicholas Starin presented information on the Central City Planning Context including existing plans and current status. The PowerPoint presentation will be posted to the West Quadrant website.

Jim Gardner: What is the term for the tool that would encourage the taller building shape?

Staff: It is the relationship between Floor to Area Ratio (FAR) and height, by allowing higher buildings you can encourage the taller buildings that use less of the ground.

Staff: We could put any number of restrictions or requirements on the envelope. We like to start out from a place of greater flexibility.

Keith Liden: To what extent do these plans collaborate with other agencies outside the City i.e. TriMet?

Staff: We do have that opportunity and necessity. We will be setting up a technical advisory committee (TAC) with representation of all those agencies.

Jeanne Galick: Do we have any zoning tools or policies for encouraging parks and open spaces or environmental overlay zones?

Staff: We have in two of the presentations later on the agenda that will discuss this topic. But yes there are.

Ben Duncan: Considering the equity conversation and historic impacts, has the City done any analysis on all those plans and the affects positive or negative? Such as the redevelopment of the Pearl and what it meant for those communities that were there before?

Staff: Some. An example is the Highlights Report from 2000 that looked at accomplishments of the Albina Community Plan, Downtown Plan and Central City Plan. We have also looked at the 400 or so action items from the original 1988 Central City Plan and found that the majority of them have been accomplished.

Karen Williams: From the time that I was at PDC there was quite a bit of controversy about gentrification in Northeast Portland. There were deep community concerns about certain projects. The South Auditorium renewal plan in the 1960s resulted in the devastation of Jewish communities in that area and they have never recovered. There is some history about it that predominantly resides at PDC because what land use allows or enables particular types of use. Spending, implementation and incentives can impel uses. What allows it and what impels it?

Staff: Perhaps we could see if PDC would be willing to share that information with us.

Equity Presentation and Discussion

Joe Zehnder presented information on the Portland Plan definition of Equity in Portland and with respect to the West Quadrant Plan. He reviewed a draft framing set of questions for use in this planning process. The PowerPoint presentation will be posted to the West Quadrant website.

Patricia Gardner: There seems to be a sixth question that is missing. There is equity for the entire City – if we only look at this micro lens it might cause somebody to under zone an area for the idea of livability. But if the entire City has invested money in terms of transportation for a particular area then there is a responsibility for the Central City to do more because the entire city has paid into it. We need to look at it a little broader.

Staff: Agreed. Central City is a place with residents, but it's also a place with an important role for the rest of the region. We also try to provide citywide context. When we answer these questions it's not just for a particular neighborhood.

John Bradley: The newest district and the one that has the most amount of money poured into is the South Waterfront. It's ended up the most inequitable in terms of economic equity. Where is the economic equity there and what went wrong?

Staff: That's the kind of question that we need to tease out and answer.

Jessica Engelman: I really liked question 5 and particularly the second half of it - enhancing the positive effects. Are there ways to leverage other decisions that we have made?

Staff: Good approach.

Blake Beanblossom: I think these five questions are great. I can't help but want to know how Desiree, Joe and the City would answer these questions. What data set are you using? It would be helpful to see the City's answers to all these questions. What are the historical inequities that the City has?

Staff: We are embarking on trying to use an equity lens at the same time that we are using it – this is a new lens. We don't have a straight answer for all five of these on any issue.

Staff: There is a paper developed by Dr. Karen Gibson at PSU on the Albina District and gentrification (Bleeding Albina). There are some historic examples of what that looked like. It can show up in different ways. Who benefits and who burdens – that is important for us to consider. We are also in a different situation now. We can share this report with you.

Blake Beanblossom: A lot of this is hypothetical. I would still like to see the hypothesis from the City's perspective as part of this process. That was our hunch and how did we do.

Staff: That is our approach going forward.

Rick Michaelson: Unintended consequences are things that you find out too late. We need to see if there are consequences that we can mitigate up front.

Ben Duncan: I want to commend Desiree and the City for putting this together. I appreciate people's concerns about answering these questions. We are driving down a road without a map. Who are we identifying as stakeholders? We can see who is around this table. At Multnomah County we see this in our own work as well. As we go through these processes – we need to consider those who will be impacted who will not be representative at this table.

Jeff Martens: For the South Waterfront topic – what do we consider equity? Does every sub-district need to be equitable in every line item? For the South Waterfront – you asked what went wrong and maybe nothing did go wrong. Maybe it's ok for one area to have higher income than others. Or do we need to make them all average? I don't know the answer.

Staff: I don't think there is a grand design to flatten the landscape and make everyone the same everywhere. Part of this exercise is to answer that question, to challenge our assumptions.

Jim Gardner: For the South Waterfront, I would suggest it is a work in progress. All other districts have been there a while and the South Waterfront is still developing. It is really just beginning to get full range of housing and full range of affordability.

Catherine Ciarlo: It's important to look at distribution within each area. We need to consider the Central City and the impacts on the other regions in the City.

Staff: When we look at the Comp Plan and you look at the variables on impacts - access to work, and commute time is a critical one for the whole City. The place to access is predominantly Central City. Growing that amount of diversity in the Central City can only have better impacts on the other neighborhoods as well.

Karen Williams: I think question 3 has to have negative impacts of increased property values. We already have a severe inequity of employment.

Sean Hubert: These comments get into best practices. As we look into the future we look at housing numbers, commercial space, job numbers expected – we need to put the equity lens on this and look at how many affordable housing units we must have. We have numbers on how many people we think we are going to have in this geographic in the future. I would like to see best practices to support those numbers – what we need to see for that kind of population.

Issues and Opportunities Presentation & Discussion

Elisa Hamblin gave a brief overview of the Reader and asked SAC members to pick up stacks of 15 to help distribute them to the community and encourage response to the survey by May 10 date.

Parks and Green Systems

Mark Raggett presented information on Parks and Green Systems. The PowerPoint presentation will be posted to the West Quadrant website.

Sean Hubert: Should we be more explicit for opportunities of green spaces to add to the economic vitality downtown? Right now we don't have year-round uses of Tom McCall Waterfront Park. Seattle and Spokane have year round uses. We need to use some of those as draws.

Staff: Tom McCall poses the biggest opportunity. Four months in the summer used for large festivals and events and then much of the rest of the year needs to be replanted.

Jeanne Galick: We have lighting opportunities such as dimming the lights as bird friendly practices and setbacks for buildings to have that green space.

Patricia Gardner: Other cities have alternative green spaces particularly in the dense core which are not necessarily at the ground level. We should be exploring opportunities that take advantage of the vertical nature of the core city.

Marvin Mitchell: We need to make parks and open spaces so they are not intimidating for elders and visitors. It has to be usable for everyone. Part of what we need to do is clearly identify that there is no such thing as "the homeless". There are the homeless that need help and then there are those who are housed that just like to hang out in the parks. Many people that we see on the street that we identify as homeless and need help are actually housed.

Keith Liden: How are you defining green streets? Does it include just stormwater or transportation as well? We need to be clear and include more walkable and transit friendly elements.

Staff: We are considering flexible streets. Stormwater management will be included on most street projects going forward in the West Quad. Also we want to link transportation functions.

Jessica Engelman: Who we are designing the spaces for and how they relate to other uses around them? If you are expecting families to move downtown then you need to think of these as their front yard as they won't have one. Access to the green space is important – it could be across the street but cannot get there easily or safely. Schools serve a dual purpose for education and active recreation use.

Jason Franklin: Tom McCall Park has 35 to 36 acres that is the greatest opportunity that downtown has from an economic and recreation standpoint. What is the use of the space right now and is it appropriate? Coming down and saying is that the right use of the space. Is that a bold move that the committee will look at? Is there an economic development opportunity if the park was available to them year round?

Dan Petrusich: Economic development seems to be missing. We have gone through the worse economy since the great depression and there is not a lot of emphasis on economic development here. There is only one Fortune 400 company in the state and it is in Beaverton. Columbia Sportswear tried to locate their corporate office downtown and they were essentially kicked out. All other good things that we want will come with economic development. If a large homegrown company like Columbia Sportswear cannot locate downtown and puts their corporate office in Hillsboro we have a problem here. I would like to see emphasis towards economic development and decisions that we make as a committee how they impact those things. That will be the catalyst to make all good things happen.

Catherine Ciarlo: Jason said what I was going to say. I'm thinking about another spot in the City that would be a destination type like the Expo Center for some of the events that happen on the waterfront.

Herman Colas, Jr.: I was thinking that we were talking in terms of recovering space in the City for parks. We have I-405 and we could design a cover for it and have a park above it. In Montreal something similar was done.

Jim Gardner: The Willamette Greenway doesn't exist for a large stretch. South of downtown there is a huge gap with having that greenway loop all the way down to Sellwood Bridge.

Veronica Rinard: Back to the conversation about Waterfront Park being the best place for festivals etc. Big festivals like that are part of the vibrancy of downtown and create economic development. I don't want us to start pushing them out of the downtown area.

Jeff Martens: I would love to know what the numbers are for those events on the Waterfront. The festivals are special there. I suspect it is available more than we think it is.

Kat Schultz: Excellent concept of taking green back into the City, but also bringing the City to the river. Need the green space, but maybe there is opportunity to capitalize on what we already have.

Natural Resources Inventory and the Willamette River

Nan Stark and Mindy Brooks presented information on Natural Resources Inventory and The Willamette River. The PowerPoint presentation will be posted to the West Quadrant website. Comments on the Natural Resources Inventory are being accepted through August 1st.

Jeanne Galick: Why isn't Ross Island included?

Staff: It's part of South Reach Natural Resources Inventory. It is outside of the Central City Plan District. Also, remember conversations about the connections are not off limits.

John Bradley: Does the northernmost shallow area prohibit other uses like canoe landings etc?

Staff: If you are disturbing the sediment when you add structures you have to get permits etc. A canoe / kayak launch without a structure is a complimentary use.

Veronica Rinard: What about swimming?

Staff: Thankfully the fish are coming through when we are not typically swimming.

Patricia Gardner: Are you treating this like every other part in the river? At what point do we designate these areas as different and special and need a different designation?

Staff: The policy around it is what the SAC should discuss. We are presenting the current situation.

Patricia Gardner: Now that a certain resource has been inventoried, does it have to change our discussion and what we do with the area?

Staff: We do look at the overall context for places like this. When you have a stretch left where there are not shallow water areas, then the remaining ones rise in priority. This group needs to recommend the priorities. Inventory is the first step and then you look at policy.

Jeanne Galick: I'm hoping we can look at opportunities for more bank lay back.

Jeff Martens: From a policy standpoint can we say that we want to increase inventory?

Staff: This report is telling you what is there today. You can create policy to create more.

Jane Yang: On the invasive species, are we ok with them? I've spent a lot of time removing them as a volunteer.

Staff: Native is better and provides more function. We can't discount that blackberry on the bank does not provide a function. They don't provide as much as native. We still want to take the blackberry out where we can and put native in.

Jane Yang: How clean is the river? I've heard rumors that it's not super clean.

Staff: That is covered in the Natural Resources Inventory. There are fish advisories for eating and preparing fish. You shouldn't be swimming after overflows.

Dave Harrelson: When we talk about river health and assessment – there are a lot of other food populations beyond fish such as freshwater mussels other resources. We talk about the big things that we like to put on our dinner plate, but there are important resources as well.

Staff: We welcome any recommendations for things that are left out of the Inventory. I don't think we have mussels in the inventory.

Hermann Colas, Jr.: The connection to and restoring the river are important. Are we talking about connection between each side of the river or are we talking about one side of the river?

Staff: Since we are focused on the West Quadrant, we are focused on that side of the river through this particular group, but we will discuss that through the other Southeast Quadrant.

Rick Michaelson: There are opportunities in connection to East Side of the river. There is almost a path down to the water's edge where the developer is building the Willamette River Bridge.

Staff: The trail will go below the bridge so a lot of that will stay.

Sean Hubert: This side of the river feels more static and I think we should go for something more dynamic when we think of the connections.

Jim Gardner: How can we accelerate completion of the Willamette Greenway?

Staff: The Willamette River Greenway is one of the statewide planning goals – Goal 15. It is a broad goal that calls for balancing recreation, natural resource and economic along the river. We are looking at this when we are updating the plan. Staff will provide additional information.

Dave Harrelson: While I'm here and standing in for Michael, I would like to give some context for the group. People have lived here for thousands of years. We are descendents of people who have lived here for a few hundreds. There are historic words for places here and I would

encourage us to root our work in this rich past. As you work through this make sure that this is a part of the experience, consider ways, for example, through signage to honor this history.

Karen Williams: Back to Jane's question about the health of the river. We still have a superfund site in the river, and the impacts of that on our ability to use industrial lands and economic resources are severely limiting. We have to think about the entire river, not just fish and green space. It's also an important economic amenity.

Dan Petrusich: We have to get better pedestrian connections to the river especially at the bridge heads. They are a huge impediment to pedestrian connection across Naito and to the river.

Patricia Gardner: Everything in the river district is outside the boundary. We cannot solve all the fish issues on one side. We need to keep a broader view in what we consider success and not success. The challenge for staff is to knit all these plans together. We need to make sure we keep a broader context in line when we evaluate what are going on there.

Staff: In your Reader, it lists economic activity, recreation and environmental/habitat and how we knit those together artfully. We will be getting into economic development in the sub-areas. Good that you are thinking of it on a global level, but we will talk about more in depth.

Brian Emerick: When thinking about the map from the Steel Bridge to Morrison Bridge, more than half is bounded by historic districts. We have a unique opportunity because everything on the east side of Naito Parkway was torn down. There are a lot of blank lots and we can define the boundary of the park and make it significant.

Sean Hubert: I grew up in Baltimore, we have an opportunity for a water taxi system from North Pearl to South waterfront and where we connect to the river. Also consider overlapping transportation routes.

Staff: We did a summary of all the studies that relate to water taxis, we can make that available to you.

Transportation

Mauricio Leclerc presented information on Transportation. The PowerPoint presentation will be posted to the West Quadrant website.

Ben Duncan: I am fascinated by the idea of increasing level of service without Tri-Met being at the table. We want people to have good transit access when TriMet is not in the position to expand service.

Staff: Be assured, TriMet is on the technical team (TAC).

Ben Duncan: I'm wondering what the Downtown Business folks impacts of the loss of fareless square has been?

Jessica Engelman: First, what can people walk to downtown? Design is always important and the City has been doing great work. If you live downtown, are there things you can walk to i.e. parks, schools, grocery stores etc? What is it in the fabric that is missing? Barriers are a huge problem for pedestrians i.e. interchanges. Demand management is missing.

Staff: We talk about it but it wasn't in the presentation.

Blake Beanblossom: TriMet could really make a more compelling case to not drive downtown if they would speed up service. I can often walk faster downtown than taking transit.

Keith Liden: This is one of the few presentations I've seen where the horrifying pictures are where we have been not where we are going. We are still living with some of those decisions though. We need to reevaluate the streets and the function of them today. Example – why do we need two lanes at this off ramp at 4th which is dangerous for pedestrians.

Public Comment

Karen thanked members of the public for coming and welcomed public comment.

Wendy Rahm: I live in the West End District and there are just a few issues that I want to emphasize. West End is RX (zoning) and a great opportunity for dense housing. There are a lot of parking lots that will need some development. CC2035 expressed a need for workforce housing (middle income), West End does have a lot of affordable housing and we don't want to lose it. Since it is a residential mixed use area, livability is high as an issue. The question becomes what is needed to keep children happy in that area. If the goal is to have workforce housing with families then children have certain needs. If children are happy then it will be very livable. I would also like to mention that livability is much better because the population knits together better with mid level housing (height) 6 – 7 floors vs. high rise buildings. A Pressure point is historic preservation considering that there are 85 buildings that have historic designation just in the West End. This area is a rich part of Portland's history when they built west. Historically it is a sensitive area.

Boris Kaganovich: In the parks discussion early we didn't touch on use. We don't want to build parks that won't get used throughout the day. We need to have a morning coffee crowd, lunch crowd and after work crowd. If you have a boring series of streets then the park will be boring.

Closing Remarks

Marvin Mitchell: If you keep buildings to a human scale it is much more productive in the long run. Equity, innovation and exchange are created by groups of people.

Ben Duncan: I want to echo what Dave said and really appreciate his comments. We struggle with going far back enough in history. Renaming places to honor cultural places in this region is a great idea.

Karen Williams thanked the SAC, members of the public and staff for the discussion tonight.

Meeting adjourned at 8:28 pm.