



Bureau of Planning and Sustainability  
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## West Portland Town Center Plan

### Community Advisory Group - Meeting # 8 -

Monday, June 29, 2020 – 6:30 to 8:30 pm – Virtual meeting via ZOOM

## Notes

**Location:** Online via Zoom meeting

**Group members present:** Javier Moncada, Marianne Fitzgerald, Mohamed Ahmed Bahamadi, Katherine Christensen, Ramsay Weit, Chris Smith, Terri Preeg-Riggsby, Dacia Graybur, Chris Chiacchierini, Rachael Duke, Coya Crespin

**Group members absent:** Beth Omansky

**Guests:** Libby Winter - TriMet, Glen Bolen - ODOT, Bobby Cochran – Mackenzie River Group (MRG)

**Staff present:** Hanna Osman, Ryan Curren and Joan Frederiksen – BPS

*Please note this was an online meeting. During the meeting around 7:10 and again at 7:50 there were technical difficulties that caused the meeting to have to be closed and reopened. With the continuity of the meeting disrupted it is unclear what additional guests from the public were in attendance and might have lost connection. We apologize for not being able to accurately note who was in attendance from the public and for any inconvenience. We hope interested parties will reach out to staff with questions or for more information if desired.*

Joan opened the meeting, welcoming everyone and providing a few Zoom protocol reminders and basic instructions.

May meeting summary, updates and announcements

Joan noted that the meeting notes from last month would be coming to them in the next day or two for review. She asked for any updates to be shared.

- A newly formed WPTC community development work group – a subset of CAG members: Ramsay, Rachael, Terri, Mohamed and Chris C – provided some information on their purpose but noted they are still getting organized. They will meet again on July 17.

- Libby Winter with TriMet noted that the Conceptual Design Report would be out in September. Also, Metro will be holding a listening session in Portland area July 7 for the transportation funding measure.

Joan reminded group that we would like to schedule two additional CAG meetings to further discuss draft plan and actions. She asked for people to send dates and further thoughts. She noted that meeting in July would probably cover in-house draft and in August would be closer to Discussion draft. If August was not possible, early Sept was a possibility. We will look to two more meetings and will send possible dates or doodle poll out for group feedback before finalizing any dates. We'll also consider afternoon times, as one member suggested.

Joan also asked for members to continue to consider how they wanted to respond to proposal formally and that more discussion could be had at future meeting. Some ideas for CAG comment process and product noted were creating one letter with consensus positions, one letter with options for points of agreement and disagreement points or individual letters to decision makers.

**6:50** – West Portland TC Draft zoning concept – discussion –

Ryan shared a powerpoint and pointed out current draft review timelines. He then introduced discussion by talking a bit about the purpose of changing the zoning in this area including:

- that the area is a high opportunity area and changes would allow more people to live closer to good schools, shopping, transit, jobs, etc.;
- providing opportunity for inclusion – something that historically we have not done;
- supporting climate resilience as more people will draw more services and choices for people to meet their daily needs close to home/in the area, reducing need for farther trips via automobile;
- supporting healthier communities by encouraging infrastructure investments that can better support more choices for getting around, activity and opportunities.

Ryan also noted that the way our system works, changes over time spur redevelopment, drawing investment in infrastructure and other services to the area to better serve community. We can also use zoning to capture the value of increased development capacity to require public benefits in exchange. He also noted a few caveats. Zoning does not make development happen, landowner's decisions do. And zoning cannot/does not control the cost of rents.

Next, starting with slide 5, Hanna provided an overview of the big ideas and implementation tools for the goal around "Great Places with Equitable Access" and "Strong Communities and People". And the value of health as a guiding framework in these elements. The implementation tools include zoning map changes, development regulations through a plan district, infrastructure planning and investments, and tax increment financing



She noted the importance of city bureaus and partners coordination in this planning process, as others beyond BPS may have more influence to bring about change. It is also important that health equity is an underlying policy for the effort so as to provide better health outcomes for WPTC residents, especially the West Portland Park neighborhood, which has health inequities and disparities compared to the rest of the study area. She emphasized that all policies are health policies because all of the goals come back to health outcomes and impacts, particularly for those who are underserved today.

Around housing there are goals and ideas for tools to provide more and diverse housing, which supports housing availability but also has economic and social benefits. An important aspect for strong communities and people, is consideration of zoning code tools to preserve existing affordable rental housing and avoid cultural displacement as well. This could also provide low-income households and communities of color in the area the choice to remain in place and build wealth, supporting social cohesion and social and economic integration. The tools also include designating employment areas and providing for smaller and more affordable commercial spaces in order to support smaller businesses, again in turn providing local access to job opportunities in addition to options for supporting for local and small businesses, such as halal markets. This also overlaps with the big idea of developing a Multi-Cultural Hub located in and around the Barbur Transit Center, to support provision of indoor and outdoor community gathering spaces for cross-cultural events, office space for immigrant-serving organizations, and affordable space for immigrant-owned businesses.

CAG members commented that among health outcomes, though housing is critical, so are support services such as education and other services. These need to be included and mentioned in the communication of these higher level goals. Also wondering how we can have a lens for these things – and what is needed? How do we track /make sure that folks who need it can benefit from these new resources?

Questions were asked about the difference between Green Ring and Phase 2 green ring? *Joan responded that phase 2 was intended to indicate desired but more of a longer term improvement once the main green ring was implemented. And what do the white areas indicate? Joan responded that those areas were not being proposed for zone changes at this time. It will be clearer when there is a zoning map that shows in color the areas that are changing.*

Another group member noted that they wanted to connect dots on speculation and affordable housing – partly to respond to earlier comment about concern for how long it will take to plan when there is urgency in needing to acquire land. They noted that history says speculation starts when light rail projects are given a green light – like the November vote could.

Preservation is one tool. The Planning and Sustainability Commission had recommended (from SW Corridor Equitable Housing Strategy creation of a fund to purchase existing low-cost housing, but City Council has not yet funded it. It is another point where we can advocate for council action/commitments. Ryan then noted a forgotten update, that of the PSC deciding to form a committee on the SW Equitable Development Strategy (including the housing strategy) to support the adoption of the WPTC Plan and priorities in SWEDS.

By way of re-introducing growth concept diagram, Joan provided a quick 'how we got to this version'/recap process. A majority of March 2020 respondents indicated that they thought Concept A best supported the community goals. Based in part on March feedback, the current draft diagram reflects a modified version of Concept A which was updated to include more jobs, balance new Multi dwelling zoning south and north of Barbur, and a revised green ring.

Joan noted that along with this diagram, in the discussion draft there would also be a zoning map with more detail. In addition to the overall zoning map, we will also be creating a map showing an estimate of what would likely develop in the next 20-years based on influencing factors such as infrastructure, land value, and current level of development, etc. She also reminded us that the zoning map would be accompanied by new zoning code and there would also be maps specific to the code within that plan district, such as maps delineating the jobs focus areas and the affordable housing "preservation" areas.

Joan described some of the existing zoning in the area and the major land use element changes implied in the growth concept diagram. To start the discussion Joan asked for any clarifying questions or perspectives on the proposed diagram. Then also if group would share perspectives/thoughts on the draft changes, along with whether there were other areas or uses we should be considering for change?

One member got the conversation started by asking the group - given the amount of new multi-dwelling zoning proposed in currently single dwelling zones, what their feelings were. In response, group members stated:

- Supportive of it and of Residential Infill Project (RIP)
- What does PBOT have to say about this amount of change? RIP just exempted lots with 6 units from having to provide infrastructure improvements, allowing them to be Local Transportation Infrastructure Charge (LTIC) eligible. Will the town center boundary be the same size as the study area? *Joan replied that the town center will cover much of the study area but not its entirety.*
- potentially require overlays that would require them to put in needed roadway improvements and not be able to get a waiver/pay fee-in-lieu? Can we get "no exceptions to improvements" requirement for town center? As a 20-year resident of area, this is the first time there is a recommendation on what we can do at this place/intersection, with the multicultural hub and center to north. Not perfect



- because there is no money, but as neighbor and environmental representative there is a lot of opportunity for good things. It is important to add more density and affordable housing. Yes, I hear fear of losing neighborhood feel and the single dwelling residential areas, but over 20 years this is a big opportunity for area. *Ryan reminded us that with new housing there are limits as to when affordable housing is required. The city's inclusionary housing requirements only apply to buildings with 20 units or more. Having the opportunity to consolidate smaller lots into a larger site is hoped will provide opportunities for developments that will trigger the requirements.*
- Other ideas and thoughts include opinion that it is not appropriate to have park and ride here (at transit center) because of the tolling being proposed. Cars would be coming from all over and impacting the town center. *The neighborhood is on record to support removal of the freeway off-ramp at SW Taylors Ferry Road. Bus routes for #44 and 43 need to be considered and should connect to transit center/light rail station.*
  - The Barbur Concept Plan also recommended that there should be an Access and Circulation Study done for this area along with any future town center plan. We don't have that study and are only doing one of those two plans.
  - Regarding tolling side effects, we should remember that with the light rail project there is a jurisdictional transfer proposed for Barbur (to go from ODOT to city ownership). We should be thinking about this too as there could be an opportunity for city to redesign Barbur in ways that mitigate possible impacts.
  - Collins is noted as main street. How is this going to happen, it seems like barely a street at this time, how will the property be acquired? *Joan responded that it was indeed a challenging idea but that the street though gravel today has the needed width to be a normal street. And that along with 41<sup>st</sup> avenue and a connection across Barbur to the transit center it was seen as a good candidate for a new main street area – small but vibrant – in the area north of Barbur.*
  - What about a Taylors Ferry (improvements) commitment? *Joan replied that it is an unfunded project in the Transportation System Plan list of projects. Staff are working with PBOT but do not have an answer on this yet.*
  - What about Barbur World Foods? *Joan replied that the zoning wasn't expected to change on that property and that they would not be required to move and could stay if they wanted, but they could also choose look for another opportunity in the area. Ryan added that Prosper Portland will be involved in connecting with and helping businesses to help them stay and grow. He also noted Tax Increment Financing (TIF) - an urban renewal tool - as a possibility for this area.*

To wrap up the discussion Joan asked the group to go around in a round-robin and share if there was something from the discussion that resonated with them. Responses included:

- Acquisitions and services and feeling impatient - want to tie up land so we can implement plan.
- Regarding TIF funds, did not think that was in realm of possibility for SW. Also want to have a deeper understanding of street connections when I take back to neighborhood association.
- Concerned about path to make pieces - community building, investments - all happen. Maintaining and increasing socio economic diversity in area is important. Looking forward to playing big role in area and being strong supporting presence.
- Nervous about this much replacement [of single dwelling area] particularly without any commitment from PBOT. We need commitments. Could feel better with next draft, but this one still has too many holes.
- Thankful for support of the PSC.
- Support housing options for people. Also need to see /get information on how partnership with other agencies -those making parts of the plan happen - are working together.

**Due to technical issues we did not have time to discuss our second agenda item, Goal 2 Big ideas for healthy equitable TC.** We were also disconnected before we could solicit public comments. Zoom does not keep a record of attendees so we are not able to know if there were any guests from the general public.

Meeting was adjourned at 8:20.

**Meeting “chat” transcript:**

- 18:40:25 From Coya Crespín She/her CAT (Multnomah/Chinookan Land): SWEC
- 18:45:40 From Terri Preeg Riggsby she/hers: I think that 2 more meetings would be great - we really need more time, please
- 18:46:55 From Coya Crespín She/her CAT (Multnomah/Chinookan Land): i agree Rachel.
- 18:48:03 From Rachael Duke: I am happy to meet in the evening if it means that we can ALL be there.
- 18:52:01 From Rachael Duke: Are we going to get kicked out in 6:50 secs
- 19:34:20 From Rachael Duke: This is a sign that all meetings should only be 39 minutes long
- 19:34:24 From Coya Crespín She/her CAT (Multnomah/Chinookan Land): thank you everyone for helping me get back up to speed on the plan. I have to hop off.
- 19:48:12 From Rachael Duke: Zoom is about \$15 a month per person who can host meetings of unlimited length.
- 20:17:31 From Bobby Cochran: I've really appreciated listening in again this time, and am excited to support and engage. The concept looks thoughtful. It seems like the



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trick will be getting the investment early enough to secure community ownership and control of key land for housing/services/etc. As much as BPS can continue pushing the other Bureaus to speed up/sync up their capital improvement plans to implement the vision we're setting, would be great. I also appreciate the lens of planning for health equity. Please keep that centered as you move into the final!

- 20:18:01 From Ryan Curren: Thanks Bobby!
- 20:19:01 From Dacia Grayber: Well said, Bobby.
- 20:19:49 From HAKI Community - MohamedSalimBahamadi: Thank you Bobby.
- 20:20:05 From HAKI Community - MohamedSalimBahamadi: Thank you everyone