

West Portland Town Center Plan
Community Advisory Group
Monday February 3, 2020 – 6:30 to 8:30 pm
Meeting Notes

Location: Markham Elementary School – 10531 SW Capitol Highway - Cafeteria

Group members present: Javier Moncada, Marianne Fitzgerald, Mohamed Salim Bahamadi, Katherine Christensen, Ramsay Weit, Chris Smith, Terri Preeg-Riggsby, Dacia Grayber, Fatma Abdallah and Amina (UniteOregon alternates), Carol Vaughn (for Chris Chiacchierini)

Guests: Tony Hansen, three others (see sign-in sheet)

Group members absent: Beth Omansky, Rachael Duke, Brandon Brezic, Coya Crespin

Staff present: Joan Frederiksen, Ryan Curren, Hanna Osman

Partner staff: Libby Winter - TriMet

Introductions and December meeting summary:

Joan initiated introductions and afterwards took comments/edits on the December meeting notes.

Meeting guests were invited to pull their chairs up to the table and join the meeting conversation. They were able to make comments and ask questions throughout the meeting thus no separate section is called out for public comments.

Updates and announcements:

Joan then initiated a debrief of the January 16 Community Meeting on Affordable Housing held at the Muslim Educational Trust. Several CAG members attended and provided their perspectives. The main focus of the event was to share information about and discuss the possibilities around “land banking” as a tool for the stability of affordable housing and small businesses, as well as ownership opportunities for current tenants.

Comments included considering this idea for West Portland Town Center and developing ideas for using revenue from rents from commercial spaces to be put towards affordable housing funds. Ryan also noted that there were a lot of properties on sale that could have been bought by the city and dedicated to affordable housing. The desire to purchase those and land banking depends on timing too, because the city doesn’t want to buy and have it sit there.

Next the group heard a brief update from TriMet (Libby) on the status of the SW Corridor Light Rail’s Conceptual Design Report (CDR) and related events. Libby shared that the CDR provides initial concepts of how the transit alignment, station areas and park and rides could look/be developed, including pedestrian and bicycle infrastructure. TriMet will be hosting a number of open houses in different part

of the corridor – four in English and one in Spanish in Tigard in March. There will also be a concurrent online open house running through March 27.

Comments for Libby from the CAG included an observation that the CDR does not include any information on housing and that consideration of transportation and housing need to be integrated.

March 4 Open House – Growth concepts and community survey:

Joan next introduced the Open House topic of discussion. She shared that there was great input during the November 9th, 2019 event with the community and staff has been working to take the visual and written comments and integrate them into three growth scenarios for the community to continue to provide feedback on. This evening we will look at drafts of those concepts and ask for both feedback on the content and the process/how the visuals read or don't read, etc. At the open house the community will be asked how these concepts align or don't align with the draft community goals. It is an opportunity for the community to provide feedback on the role of transportation, future growth and affordable housing.

The draft concepts are a mix of different elements including feedback from the November 9, 2019 event. We've also been working with Bureau of Transportation and Environmental services on infrastructure considerations as well as calibrating the draft concepts with other town centers in Portland.

The open house will also include the latest on the Barbur Transit Center concepts and ask for feedback on that. There will also be an opportunity for the community to give input on the creation of a 'character statement' to be used with future design reviews in the town center. There will also be an event handbook describing key differences between concepts, project goals and basic data differences between them.

In terms of data associated with these concepts, we will have projected number of households, jobs, etc to share. This will be a tool for comparing ideas moving forward.

Questions from the group included:

- What is the process of who decides this and when? Joan responded that staff will take community input from this open house/online survey, infrastructure agencies and partner agencies on the concepts and put together a discussion draft. Another public event will be held to get input on the discussion draft and that input will be incorporated into creation of a Proposed Draft. The Proposed Draft is version that goes to the Planning and Sustainability Commission (PSC) who will take public testimony on proposal. PSC then directs staff on a Recommended Draft, which is what goes before City Council. City Council also take public testimony at that juncture and would be the ultimate decision makers on the proposal.
- Ryan added that the meetings in April and June will be an opportunity to discuss to a degree to what you will endorse this plan. BPS will have done a year of community engagement by that point and will be seeking approval from the PSC. Advocacy of this plan is important. The discussion draft will be ready in June.

Next Joan went over distinguishing features of the three draft growth concept maps and asked for feedback and questions. Examples of these features include a Green Ring in concept A that provides a comfortable circulation route around and into the town center, more emphasis on employment

between Barbur and I-5 in Concept B, spreading future growth across a broader geography vs. concentrating it along Barbur in taller structures in Concept A and B.

Feedback on the concepts themselves included:

- Benefit of the green-ring provides a clear circulation that is comfortable to everyone in that area.
- Green street components aren't that expensive. Mention the length of walking/transit, which will allow the area of streets to decrease congestion.
- 25 years of wanting this Town Center plan, so there is expectation of the plan being approved.
- Other plans got a lot of attention with a high priority to provide protection to these communities at risk of displacement.
- Multicultural hub at the town center, will likely be mixed used. We need to think about how this can be used. Especially with it being a public ownership.
- How do parks, schools, community centers impact/fit in with these plans? Joan responded that we are looking to add park area in park in deficient areas, such as near Jackson – though might be a little outside TC area. Schools are trickier and a challenge regarding this plan. Involving the Parks Bureau in this planning work may help gain traction around the multicultural piece and potentially help with the community center. Ryan added that the library is considering to put funding on the ballot Capital Hill Library upgrades.

Feedback on event and the maps/visual as communication tool included:

- Current idea of the light rail should be shown on the map to help visualize this element.
- Scale should be equal throughout each one (density and height)
- Satellite images can help with clarity
- Not enough details
- Community center at the Barbur center will be helpful in showcasing the diversity in the area. Don't want the community to be isolated.
- Great colors
- need clarity on the key (definitions especially)
- Provide zoning map to overlay or for reference with the scenarios
- Having the colors on a scale
- Preservation dots need to be darker
- Online version will need to be clear
- Cultural center should have a play area and community garden
- Safety is important, needs more clarity on the maps, such as street lighting.
- large mixed housing isn't on the key
- height of building/houses needs to be indicated/shown visually
- Focus on the 9 goals + include on website/event page

Joan and Ryan wrapped up the meeting. Expressed appreciation for attending and all who are helping get word out for the March 4 open house. Reminded everyone that online survey and open house would be released day the in-person event. Ryan shared that a key next step is to start developing ideas for

how the desired town center outcomes could be translated into regulations to influence redevelopment. At our next meetings we'll want to talk about draft ideas and whether CAG thinks we are on track to support project goals and what priorities there might be amongst them. It will also be an opportunity for CAG to think about how they might want to advocate for the project.

Meeting was adjourned.