



Portland Planning Commission Hearing / Work Session

August 24, 2010

AIRPORT FUTURES

CHARTING A COURSE FOR PDX

Airport Futures

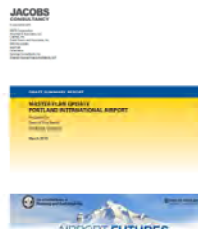
OVERVIEW



City



Port



City/Port



Natural Resources Program Update

OUTREACH

- **472 properties inventoried**
 - residents, businesses, golf courses, drainage districts, and the airport
- **Outreach Notices**
 - May 2009 notice to property owners on Natural Resource Inventory (472 properties)
 - May 3, 2010 notice of May 11 and 13 open houses
 - May 19, 2010 Ballot Measure 56 notice (232 properties)
 - June 4, 2010 Email notification (503 people)
 - June 7, 2010 Planning Commission notice (537 people)
 - Informal outreach-is this where we put site visits and other one-on-one meetings?

3

Natural Resources Program Update

OUTREACH

- **Prior to first hearing:**
 - Two open houses – May 11 and May 13 (23 attended)
we also had open house in May 2009 regarding the program update
 - June 8 East Columbia Neighborhood (23 attended)
 - June 16 Columbia Corridor Association meeting (50 attended)
- **First hearing:**
 - June 22 Planning Commission Hearing (17 testified)
- **Prior to second hearing:**
 - June 29 East Columbia Neighborhood (21 attended)
 - July 6 Office Hours at the Drainage District (20 attended)
 - Developed Frequently Asked Questions handout

4

Natural Resources Program Update

OUTREACH

- **Second Hearing**
 - July 13 Planning Commission Hearing (15 testified)
- **Prior to second Hearing**
 - ECNA Meeting (10 attended)
 - CCA Forum (X attended)
 - CCA Forum (X attended)
 - CCA Breakfast Forum (40 attended)
- **Prior to third hearing (today)**
 - Written notice of today's hearing sent to 816 people
 - Revised Proposal for industrial properties included in notice

5

Natural Resources Program Update

WHAT DOES IT MEAN TO PROPERTY OWNERS?

- Existing buildings, parking lots, landscaping, yards, etc. can be maintained, repaired and replaced within both overlay zones
- Current operations can continue within both overlay zones
- New development in the protection overlay zone would be restricted
- Within the conservation overlay zone, new development would need to avoid, minimize, and mitigate impacts to natural resources

6

Natural Resources Program Update

KEY ISSUES

▪ Golf Courses

- 4 golf courses (Broadmoor, Columbia Edgewater, Colwood, and Riverside) with 319 acres of environmental overlays
- Issues: Continued operation and maintenance of golf courses, Poa annua, excavation and fill in resource areas
- How addressed: clarified code

▪ Drainage Districts

- Multnomah County Drainage District, Bureau of Environmental Services
- Issues: Ongoing operation and maintenance of levee system
- How addressed: added standards and exemptions to code

7

Natural Resources Program Update

KEY ISSUES

▪ Industrial

- Environmental overlays cover 1,270 acres **NEED STATS**
- Issues: Mapping errors, nonconforming development/vesting, limiting redevelopment opportunities, impact to industrial land supply
- How addressed: site visits, office hours, map corrections, and general outreach, **REVISED PROPOSAL**

▪ Residential

- Environmental overlays cover 150 acres **NEED STATS**
- Issues: Additions to homes, gardens, patio and yard structures, agricultural use, land divisions
- How addressed: site visits, office hours, map corrections, and general outreach

8

Natural Resources Program Update

EXAMPLE AREAS – TYPICAL LARGE LOT INDUSTRIAL



9

Natural Resources Program Update

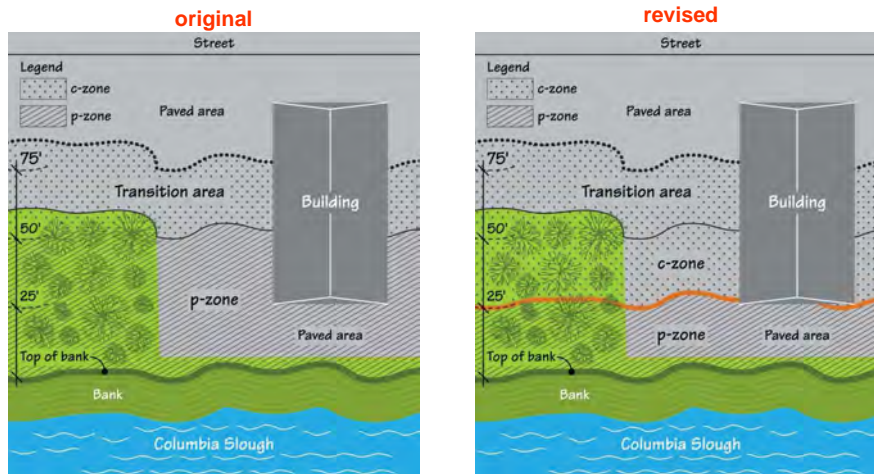
EXAMPLE AREAS – TYPICAL SMALL LOT INDUSTRIAL



10

Original versus revised proposal

INDUSTRIAL PROPERTIES



11

QUESTIONS?

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