

Joint Portland City Council/ Port of Portland Commission Hearing

March 16, 2011



AIRPORT FUTURES

CHARTING A COURSE FOR PDX

JOINT PORT COMMISSION / CITY COUNCIL HEARING

Agenda

- Opening Comments
- Staff Briefing
- PAG Comments
- Public Testimony
- Council and Commission Discussion

AIRPORT FUTURES OVERVIEW

- Started with a 2001 City-Port joint resolution
 - Create a long range development plan for Portland International Airport through 2035
 - Using a collaborative planning process with Port of Portland, City of Portland and metropolitan community
- 3 Year Process started in 2007 – concluded in 2010
- 3 Key Products
 - Airport Master Plan
 - City Land Use Plan
 - Three intergovernmental agreements memorializing commitments

AIRPORT FUTURES – KEY THEMES

• Sustainability

- Balancing economic, environmental and social values
- Meeting the region's air transportation needs without compromising the livability and quality of life for future generations



AIRPORT FUTURES – KEY THEMES

• Certainty

- PDX will continue to operate in its existing location with flexibility to respond to future needs
- Big decisions (3rd runway, new terminal) will require new process



AIRPORT FUTURES – KEY THEMES

• Community

- Planning and development guided by community Vision & Values
- Ongoing community involvement in airport decision making

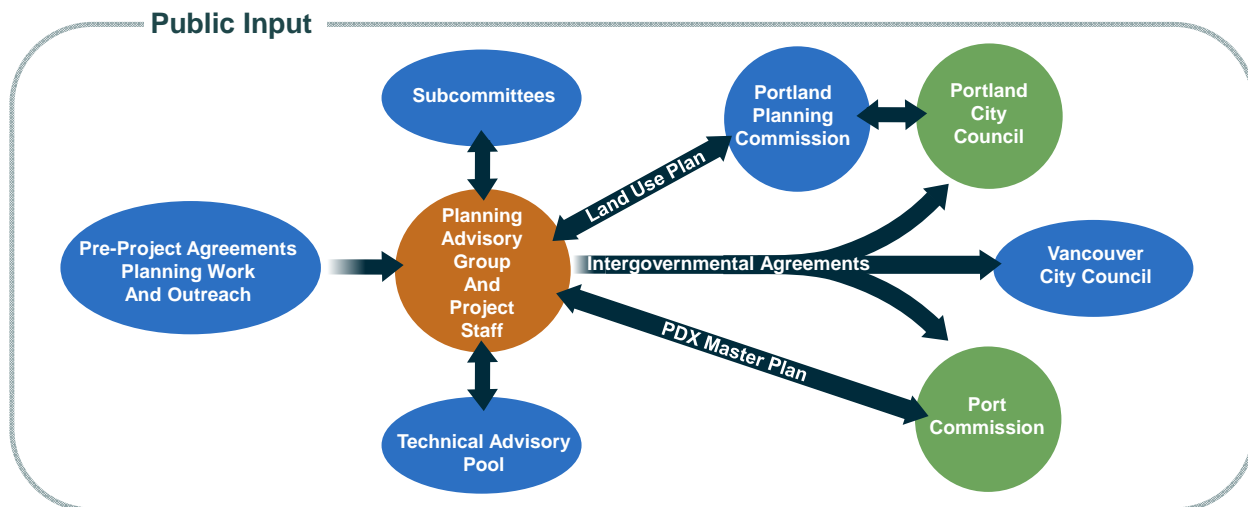


AIRPORT FUTURES – JOINT PROCESS

Putting All the Pieces Together



PUBLIC ENGAGEMENT

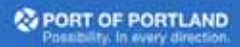


PUBLIC ENGAGEMENT

30 Member Regional Planning Advisory Group



AIRPORT FUTURES
CHARTING A COURSE FOR PDX

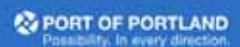


PUBLIC ENGAGEMENT

24 Planning Advisory Group Meetings



AIRPORT FUTURES
CHARTING A COURSE FOR PDX



PUBLIC ENGAGEMENT

63 Subcommittee Meetings



PUBLIC ENGAGEMENT

13 Community Meetings



PUBLIC ENGAGEMENT

131 Stakeholder Meetings



PUBLIC ENGAGEMENT

Planning Commission, City Council, Port Commission and Vancouver City Council Briefings



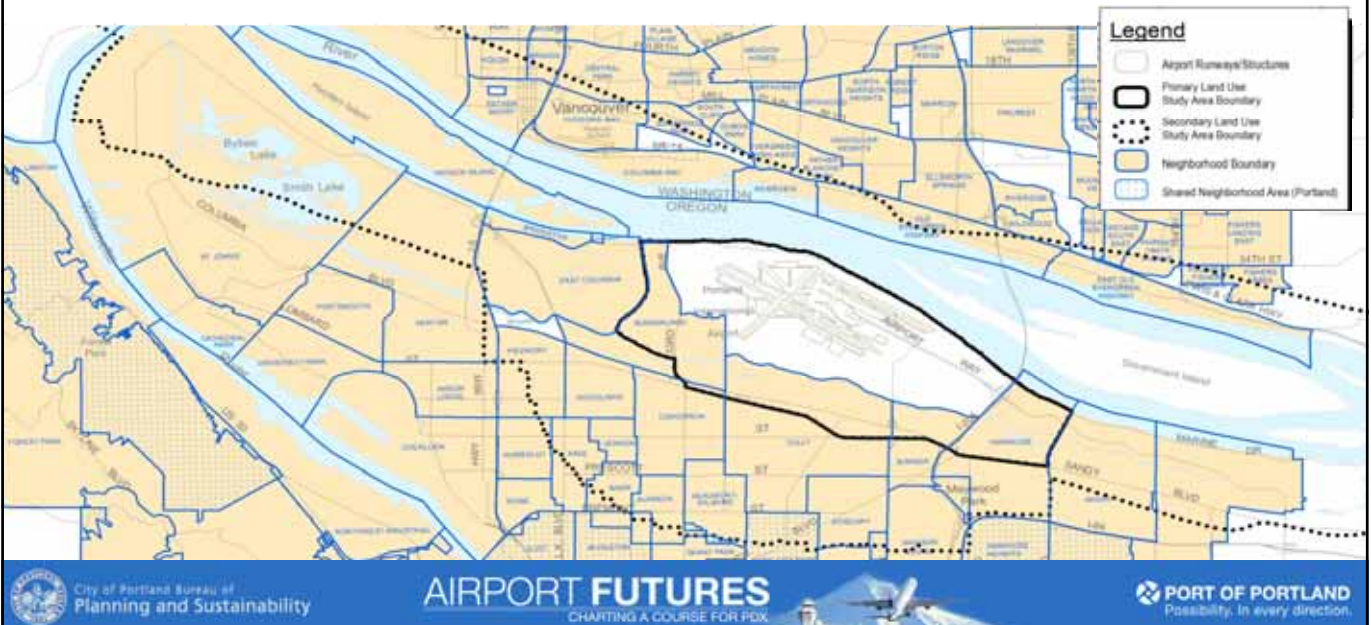
PLANNING ADVISORY GROUP (PAG)

Consensus PAG Recommendation – May 25, 2010



STUDY AREA BOUNDARIES

Land Use Transportation, Natural Resources, Height, Noise



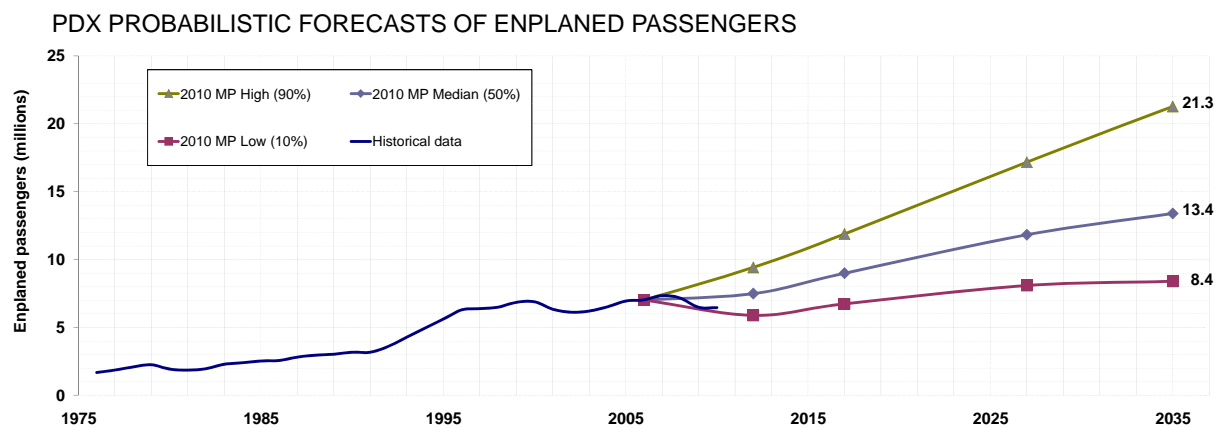
PORT'S PDX MASTER PLAN

Overview

- Long range airport development plan
 - Plan for facilities required to accommodate forecasted growth through 2035
 - Actual development based on demand
- Review criteria developed to help balance economic, environmental and social values
 - Preserve future development options
 - Minimize environmental impacts
 - Use land resources efficiently
 - Maximize operational efficiency
 - Ensure development can be effectively phased

PORT'S PDX MASTER PLAN

Probabilistic Forecast



Sources: Historical: Port of Portland records. 2010 Master Plan forecasts (2010 MP): Jacobs Consultancy and NEXTOR, April 2008. FAA 2007 and 2009 TAF: U.S. Department of Transportation, Federal Aviation Administration, Terminal Area Forecasts, online database.

PORT'S PDX MASTER PLAN

Centralized Terminal More Sustainable

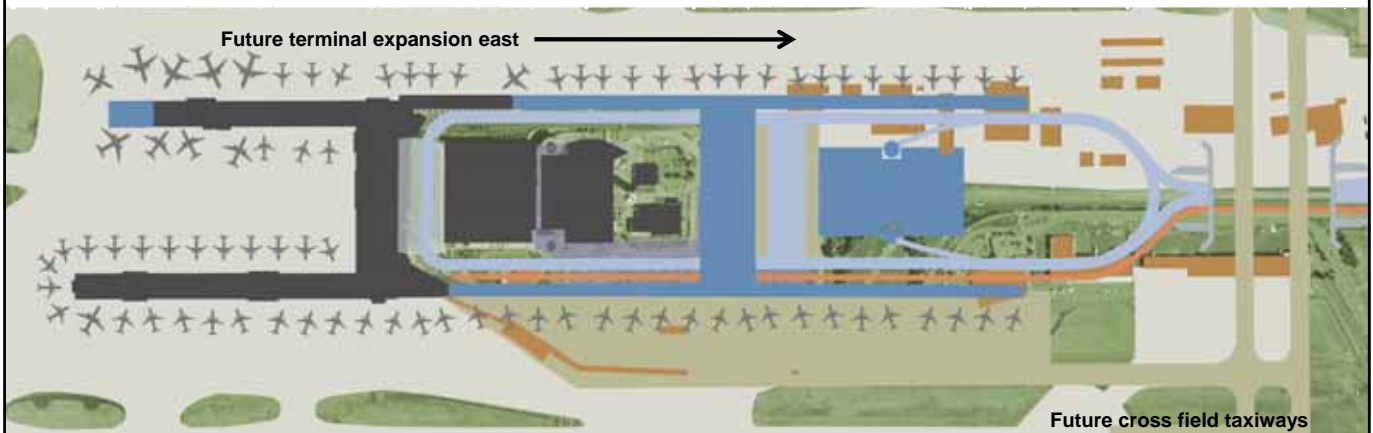
Avoiding construction, reuse, and redevelopment as important as new facilities



PORT'S PDX MASTER PLAN

Centralized Terminal More Sustainable

Avoiding construction, reuse, and redevelopment as important as new facilities



PORT'S PDX MASTER PLAN

Key Take Aways

- Third parallel runway not needed in planning horizon (2035)
- Development will continue with Centralized concept
- Modest investments may be needed through 2017 (18 MAP)
 - Existing terminal area be maximized through operational efficiencies (e.g., shared use of gates and ticket counters)
 - Limited terminal, roadway and airfield improvements
 - Additional remote aircraft parking
 - Potential expansion of general aviation operations
- Additional investment may be needed by 2022 (21 MAP)
 - Public Parking
 - Cargo (AirTrans Cargo/Maintenance Center at capacity)



City of Portland Bureau of
Planning and Sustainability

AIRPORT FUTURES
CHARTING A COURSE FOR PDX



PORT OF PORTLAND
Possibility. In every direction.

CITY LAND USE PLAN

Overview

- Replace Conditional Use Process with a Plan District
- Evaluate impacts of airport development in broad context
- Amend City Comprehensive Plan, Zoning Code, and Zoning Maps
- Update City's Natural Resources Program



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Planning and Sustainability

AIRPORT FUTURES
CHARTING A COURSE FOR PDX



PORT OF PORTLAND
Possibility. In every direction.

CITY LAND USE PLAN

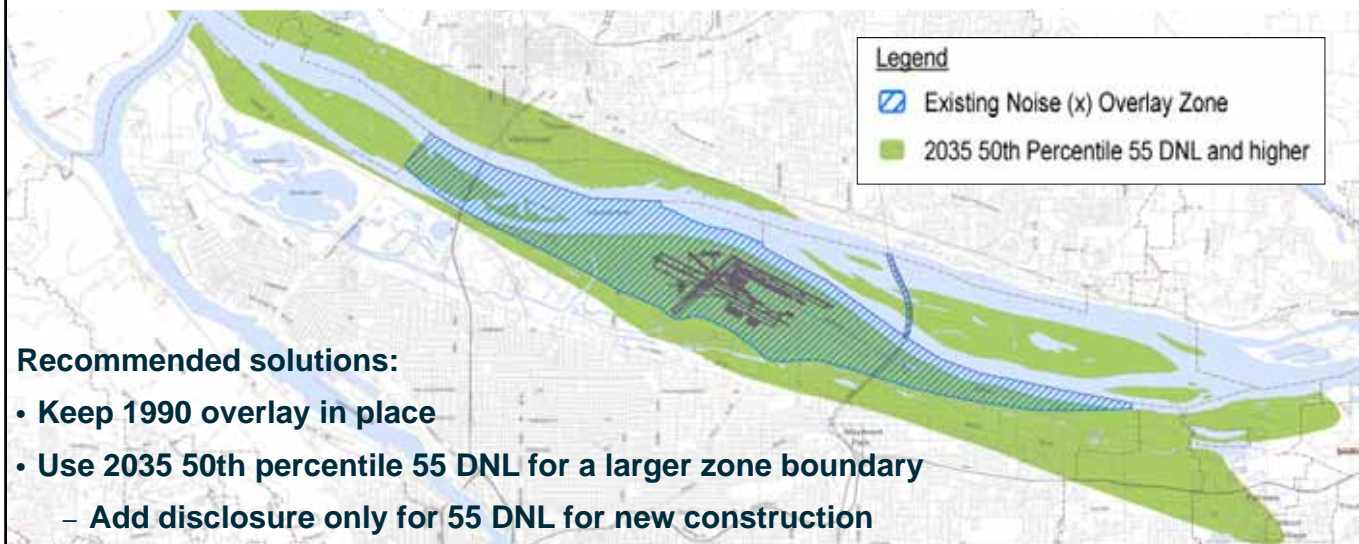
Comprehensive Plan Amendments

- Goal 1 – Metropolitan Coordination
 - Add language for partnership with Port and goal to become the “most sustainable airport in the world”
- Goal 5 – Economic Development
- Goal 8 – Environment
- Goal 11 – Public facilities
 - Regulations
 - Partnerships
 - Investments



CITY LAND USE PLAN

New Noise Overlay Boundary



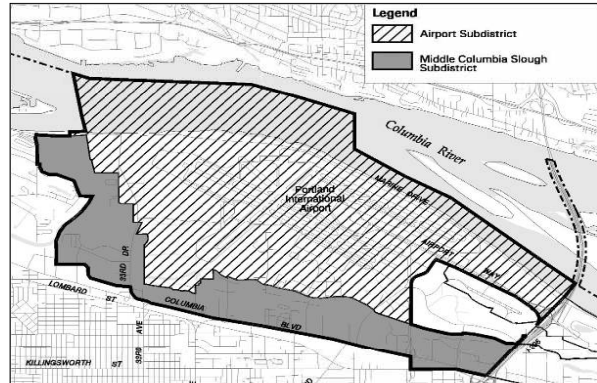
Recommended solutions:

- Keep 1990 overlay in place
- Use 2035 50th percentile 55 DNL for a larger zone boundary
 - Add disclosure only for 55 DNL for new construction

CITY LAND USE PLAN – ZONING CODE

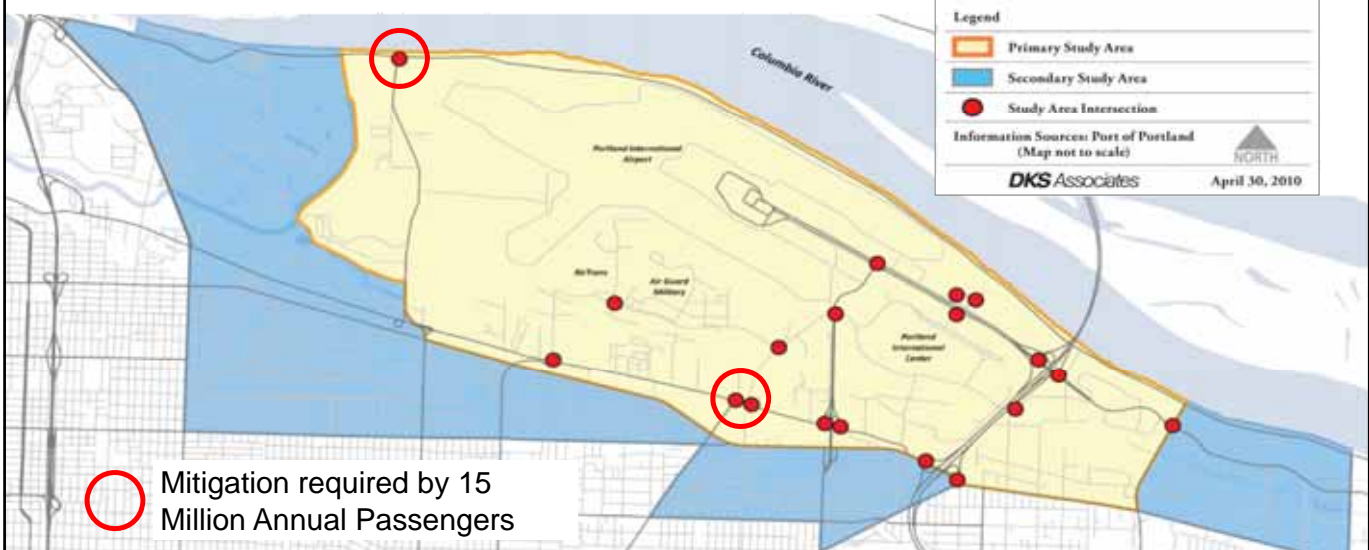
Proposed Airport Subdistrict

- Airport is “allowed by right”
- Additional “allowed uses” or “accessory uses”
 - Hotels, motels, rental car facilities
- Amended landscaping standards and Portland Plant List to address wildlife hazard issues
- Neighborhood and PDX Community Advisory Committee notice requirements
- Transportation impact analysis required at regular intervals



CITY LAND USE PLAN

Transportation Impact Analysis



Mitigation required by 15 Million Annual Passengers

CITY LAND USE PLAN

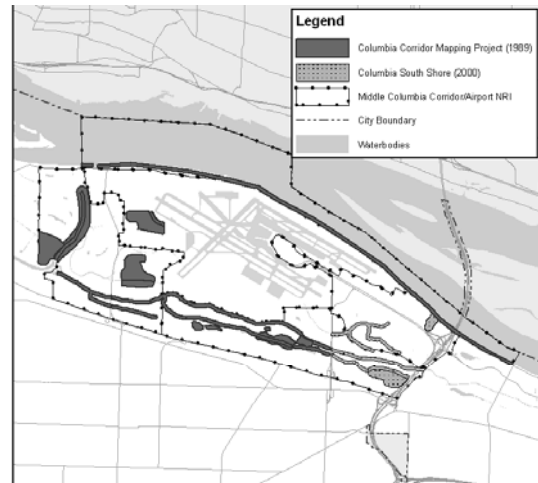
Updating the City's Environmental Program

How it works now:

- City applies environmental overlay zones to significant natural resources
- There are other tools, like agreements with property owners and acquisition

Problems:

- Existing natural resource inventories are old
- New science not reflected in past programs
- City must comply with recent federal, state and regional natural resource regulations



CITY LAND USE PLAN – ENVIRONMENTAL PROGRAM

Recommendations for Open Space, Residential and Port Owned Properties

Apply no environmental overlay zones to:

- Portland International Airport airfield

Apply the environmental protection overlay zone to:

- Sloughs, drainageways, wetlands and land within 50 feet

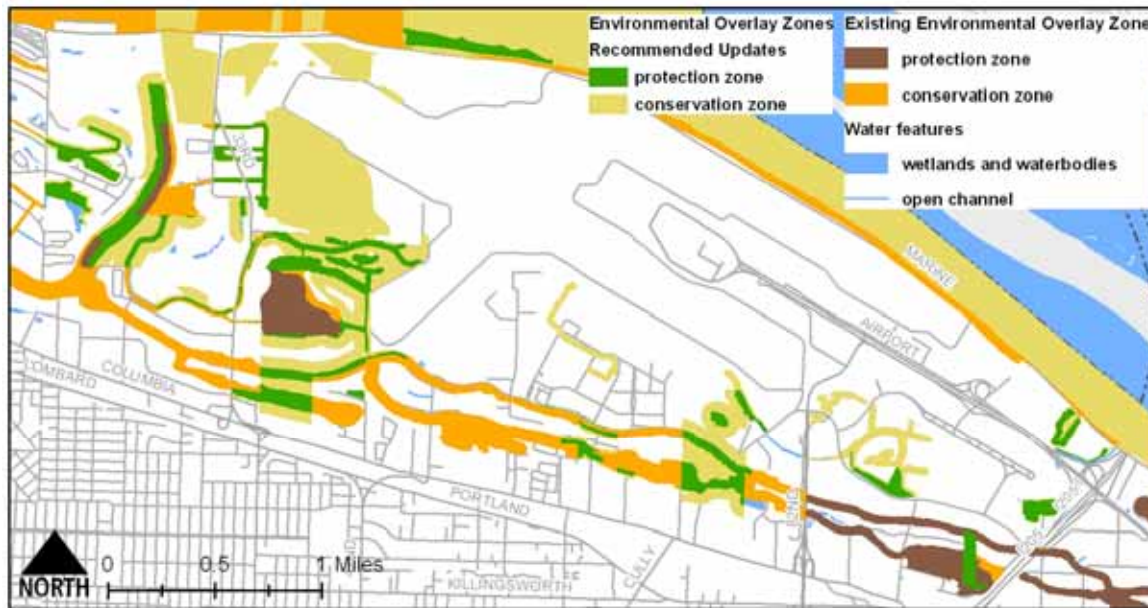
Apply the environmental conservation to:

- Tree canopy contiguous to the protection overlay zone
- Uplands that support grassland-associated wildlife species
- On golf courses: 300 feet of vegetated riparian areas adjacent to sloughs and drainageways – used by migratory birds and bats
- Drainageways in Cascade Station/Portland International Center



Cascade Station / Portland International Center

CITY LAND USE PLAN – ENVIRONMENTAL PROGRAM



CITY LAND USE PLAN – ENVIRONMENTAL PROGRAM

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 and minimize impacts to natural resources and mitigate for unavoidable impacts
- Golf Courses – code provisions allow continued operations and maintenance



Broadmoor Golf Course

CITY LAND USE PLAN – A DIFFERENT TOOL

Port Mitigation for Upland Grassland Habitat

City/Port Natural Resources Agreement



CITY LAND USE PLAN

Port Mitigation for Upland Grassland and Habitat



CITY LAND USE PLAN

Key Take Aways

- More flexibility to meet changing needs
- Third runway and new terminal require new plan
 - City legislative process with Council approval
- Improved airport regulations
 - Addressed safety related to wildlife hazards
 - Noise and height overlays
- Mitigation for transportation and natural resource impacts
- Ongoing PDX Community Advisory Committee

OTHER PRODUCTS

Sustainability, Noise & Agreements

- Sustainability Report
 - Understanding and defining Sustainability
 - Integrating sustainability into all Airport Futures products
 - Monitoring and reporting progress to PDX Community Advisory Committee through process of continuous improvement
- Noise Work Group Report
 - 8 key recommendations
 - Reports to PDX CNAC and PDX CAC work plan implementation
- City/Port Intergovernmental Agreements
 - Ongoing Public Involvement
 - Transportation / Noise / Sustainability
 - Natural Resources



INTERGOVERNMENTAL AGREEMENTS – CITY/PORT

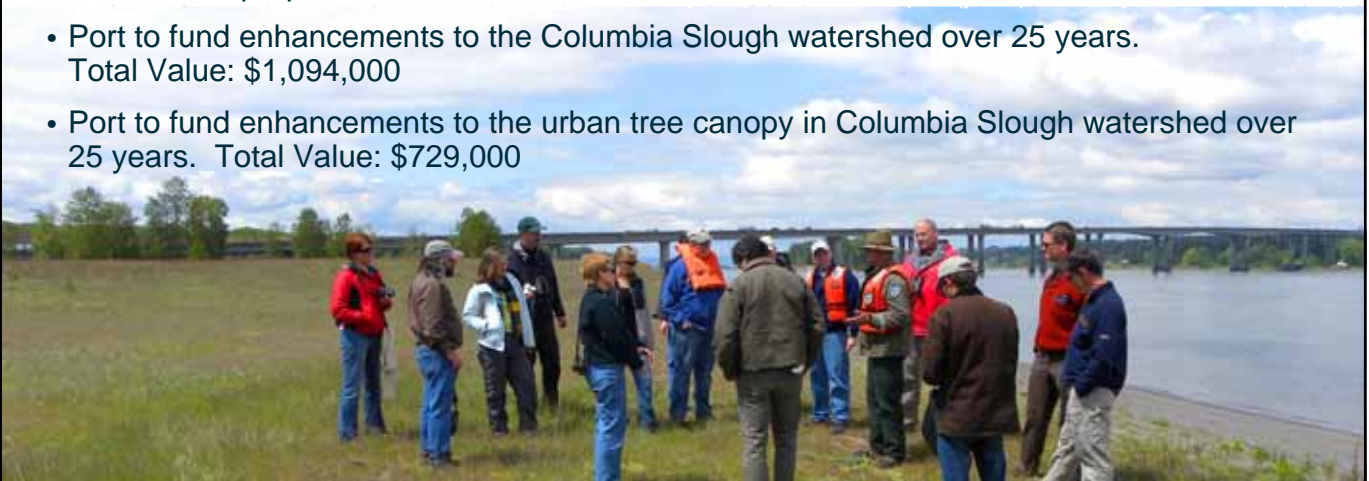
General

- Transportation
 - Defines mitigation responsibilities
 - Advocate for regional transportation improvements
 - Advocate for transit and bicycle and pedestrian network
- Sustainability
 - Memorializes City and Port commitment to the PAG's vision and values, guiding principles, and goals
- Noise
 - City and Port to continue efforts to creative solutions to address noise impacts
 - Regular updates to noise contours

INTERGOVERNMENTAL AGREEMENTS – CITY/PORT

Natural Resources

- Port to construct phased mitigation of 300 acres on Government Island in lieu of overlays on four Port properties
- Port to fund enhancements to the Columbia Slough watershed over 25 years. Total Value: \$1,094,000
- Port to fund enhancements to the urban tree canopy in Columbia Slough watershed over 25 years. Total Value: \$729,000



INTERGOVERNMENTAL AGREEMENTS – CITY/PORT/VANCOUVER

PDX Community Advisory Committee

- Ongoing PDX Community Advisory Committee will:
 - Raise public knowledge about airport issues
 - Support meaningful public engagement
 - Provide opportunity to inform Port and City decision-making
 - Measurement of success in achieving sustainability goals
- Sponsored by Port of Portland, City of Portland & City of Vancouver
- 30 member body (20 voting, 10 ex officio members)
 - Regional, diverse interests
- Quarterly meetings on a broad range of topics
- Regular reports to sponsoring and appointing agencies



AIRPORT FUTURES

Major Outcomes and Summary

- Flexibility for PDX to meet changing needs
- Big issues require community involvement and Portland City Council approval
- Compliance with regulatory requirements
- Mitigation of impacts and overall enhancement of watershed
- Improved partnership between City, Port, and community

AIRPORT FUTURES

Decisions

- **Portland City Council**

- Adopt City Land Use Plan
- Approve 3 Intergovernmental Agreements

- **Port of Portland Commission**

- Adopt PDX Master Plan
- Approve 3 Intergovernmental Agreements
- Forward PDX Airport Layout Plan to Federal Aviation Administration

- **Vancouver City Council**

- Approve PDX Community Advisory Committee Agreement

PLANNING ADVISORY GROUP

