




CITY OF PORTLAND, OREGON
BUREAU OF
Planning

 **PORT OF PORTLAND**
Possibility. In every direction.

City Early Land Use Proposal

Planning Advisory Group Meeting #8

July 15, 2008



AIRPORT FUTURES

CHARTING A COURSE FOR PDX

TOPICS FOR DISCUSSION TODAY

- Recap of work to date
- Subcommittee Recommendation
- Next Steps

PAG ACTION ITEMS FOR TODAY

- Action on subcommittee recommendation to replace the conditional use process with a Plan District

WORK TO DATE

Land Use/Transportation Subcommittee #1

- May 7, 2008

Planning Advisory Group #7

- May 20, 2008

Land Use/Transportation Subcommittee #2

- June 18, 2008

AIRPORT ZONE vs PLAN DISTRICT

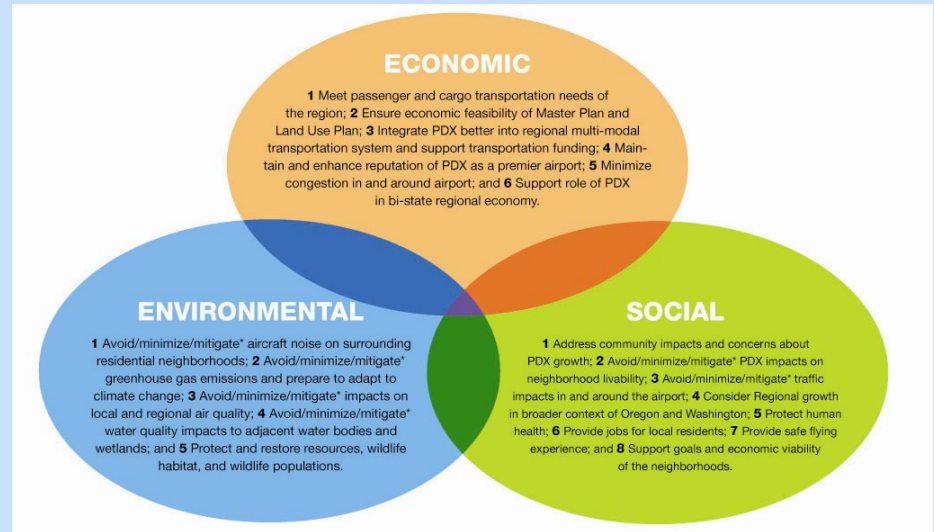
Elements Considered:

- Process
- Land Use
- Design Issues
- Impacts / Mitigation
- Public Involvement

SEE
HANDOUT

| Airport Futures Regulatory Alternatives | | |
|--|--------------------------------|--|
| Process | Existing CUMP | Plan District |
| Duration of Approval | Renews every 8-10 years | Permanent |
| Review Authority | Type III - Hearings Officer | Type I - City Staff Type II - City Staff Type III - Hearings Officer |
| Review Timelines | 120 Day Rule waived by Port | 120 Day Rule |
| Amendment Process | Type II or Type III | Type II / Type III / Type IV |
| Appeals | | |
| Who hears appeal? | City Council | LUBA / Court of Appeals |
| When is record closed? | Hearings Officer | Open |
| Record content | Limited to Criteria | Open |
| | | |
| Land Uses | Existing CUMP | Plan District |
| Airfield | | |
| Airfield Development | Not Considered/NEPA Review | Undetermined / NEPA Review |
| 3rd Runway | NA / NEPA Review | Undetermined / NEPA Review |
| Terminal | | |
| Terminal Development | Approved Use | Allowed or Conditioned use |
| Air Cargo | Approved Use | Allowed or Conditioned use |
| Landside | | |
| Parking | Approved Use | Allowed or Conditioned use |
| Transportation | Approved Use | Allowed or Conditioned use |
| Airport Support | Approved Use | Allowed or Conditioned use |
| Tenant | Approved Use | Allowed or Conditioned use |
| Off-Airport | | |
| Future PDX Property | Requires amendment to CUMP | Yes |
| Area Specific Provisions | Yes | No |
| | | |
| Specific Design Issues | Existing CUMP | Plan District |
| Landscape | | |
| Vegetation List | Approved Use | Allowed Use |
| Landscape Requirements | Approved Use | Allowed Use with standards |
| "h" overlay | | |
| Height Overlay Changes * Driven by runway configuration | Independent of CUMP | Independent of Plan District |
| "x" overlay | | |
| Noise Overlay Changes * Driven by Operations/Fleet/Policy | Independent of CUMP | Independent of Plan District |
| | | |
| Impacts/Mitigations | Existing CUMP | Plan District |
| Environmental | | |
| Environmental overlays | Independent of CUMP | Supplement Plan District |
| Wetlands | Independent of CUMP | Supplement Plan District |
| Transportation | | |
| Roadway | Condition of Approval | Impact Review Process |
| Bike | Condition of Approval | Plan District Requirement |
| Pedestrian | Condition of Approval | Plan District Requirement |
| Noise | | |
| PDX Noise Program | Condition of Approval | Plan District Requirement |
| Noise compatibility issues | addressed in x overlay | addressed in x overlay |
| | | |
| Public Involvement | Existing CUMP | Plan District |
| Notice Requirements | Standard Zoning Code | Tailored to PDX |
| Pre-project Review | Land Use Advisory Group (LUAC) | New Committee |
| | | |

BENEFITS OF A PLAN DISTRICT



City

- Better process to address issues and impacts
- Reduced staff time and resources

Community

- Ongoing input to airport planning
- Thorough process

Port

- Increased Flexibility
- More Certainty

NEXT STEPS

- Citywide Land Use Chairs Meeting – July 28
- North Portland Chairs – September 8
- Early Direction from Portland Planning Commission in August - September
- Land Use/Transportation Subcommittee #3 in September
 - Transportation Impact Analysis / Regional Model

PAG ACTION ITEMS FOR TODAY

- Action on subcommittee recommendation to replace the conditional use process with a Plan District

PAG Discussion and Vote