



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

SUMMARY OF UPCOMING REGULATORY CHANGES

UPDATED: June 15, 2018

EFFECTIVE DATE	CHANGE	WHO MAY BE IMPACTED	DESCRIPTION OF CHANGES	LINK TO DRAFT OR MORE INFO	STATUS & NEXT STEPS * <i>Dates are subject to change. Please confirm with contact person</i>	LEAD AGENCY	CONTACT FOR MORE INFO
July 9, 2018	Central City 2035	Property owners in Central City Plan area.	Update of the Central City Plan and policies for downtown and central areas including an update to the Willamette Greenway Plan for the Central Reach.	http://www.portlandoregon.gov/bps/47907	Adopted by City Council on June 6, 2018 https://www.portlandoregon.gov/bps/73892	Bureau of Planning and Sustainability	Rachael Hoy 503-823-6042 Rachael.Hoy@portlandoregon.gov
Summer 2018	Manufactured Dwelling Park Project	Owners of manufactured dwelling parks, residents of manufactured dwelling parks	Zoning project to create a new base zone for manufactured or mobile home parks to recognize the importance of these sites as an affordable housing option.	https://www.portlandoregon.gov/bps/76383	Proposed draft published May 7, 2018 https://www.portlandoregon.gov/bps/76856	Bureau of Planning and Sustainability	Tom Armstrong 503-823-3527 Tom.Armstrong@portlandoregon.gov
Winter 2018	Residential Infill Project	Residential property owners and developers	Project examining the size of new houses, housing choices, number of units on a lot, etc. in single-dwelling zones.	http://www.portlandoregon.gov/bps/67728	Proposed draft published March 28, 2018 https://www.portlandoregon.gov/bps/article/678777 Planning and Sustainability work sessions scheduled for June 7 at 2PM, June 26 at 5PM and July 10 at 12:30PM.	Bureau of Planning and Sustainability	Morgan Tracy 503-823-6879 Morgan.Tracy@portlandoregon.gov
September 2018	Historic Resources Code Project	Advocates of historic resource protection. Developers and property owners in Historic Districts.	A zoning code project that will make changes to how the City of Portland identifies, designates and protects historic resources.	https://www.portlandoregon.gov/bps/58976	Discussion draft to be released in late Summer 2018. More information about the project can be found here: https://www.portlandoregon.gov/bps/article/654638	Bureau of Planning and Sustainability	Brandon Spencer-Hartle 503-823-4641 Brandon.Spencer@portlandoregon.gov
Winter 2018	Updates to Multi-Dwelling Zones (Better Housing by Design)	Residential property owners and developers	Project to improve multi-family housing design and increase street, bike and pedestrian connections in higher density areas with a focus on East Portland. Project coordinates with the Portland Bureau of Transportation's Connected Centers Street Plan, focusing on street plans for the Jade District and Roseway/Glenfair centers.	https://www.portlandoregon.gov/bps/71903	Proposed draft published May 11, 2018 https://www.portlandoregon.gov/bps/article/683878 Draft Connected Centers Street Plan published May 2018 https://www.portlandoregon.gov/transportation/article/674010	Bureau of Planning and Sustainability	Bill Cunningham 503-823-4203 Bill.Cunningham@portlandoregon.gov Sara Wright 503-823-7728 (Public Involvement) Sara.Wright@portlandoregon.gov

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2018	Neighborhood Contact Requirement Project	Property owners, developers, and those who are impacted by development	Review of the Neighborhood Contact requirement focusing on improving the process for community notification, information sharing and dialogue about development	https://www.portlandoregon.gov/bps/article/644298	Discussion Draft released in March 2018 https://www.portlandoregon.gov/bps/article/675940 Public comment period on the Discussion Draft ended April 23, 2018	Bureau of Planning and Sustainability	Sara Wright 503-823-7739 Sara.Wright@portlandoregon.gov
Interim changes are expected in 2018. Permanent changes are expected in 2020.	FEMA Biological Opinion – Regulatory changes for properties in and near the existing 100-year flood plain	Property owners and developers of properties in and near the existing 100-year flood plain	Development currently allowed in the 100-year flood plain jeopardizes the continued existence of 18 threatened or endangered species. New regulations are likely to be developed. Flood plain designations may also be expanded.	National Oceanic and Atmospheric Administration (NOAA) fisheries: www.westcoast.fisheries.noaa.gov/habitat/conservation/index.html Federal Emergency Management Agency (FEMA): www.fema.gov/national-flood-insurance-program-endangered-species-act	Notice has been sent to property owners. No current action by the City until FEMA announces changes.	NOAA & FEMA	Contacts within the City of Portland: BES: Kaitlin Lovell 503-823-7032 Kaitlin.Lovell@portlandoregon.gov BDS: Doug Morgan 503-823-5824 Douglas.Morgan@portlandoregon.gov
Beginning 2019	Bicycle Parking Code Update	Commercial and residential property owners and developers	An update to short and long-term bicycle parking requirements to ensure adequate, comfortable, accessible and secure bicycle parking throughout Portland.	https://www.portlandoregon.gov/transportation/70439	Discussion draft to be released in Summer 2018. Sign up for project updates at this link: https://www.surveymonkey.com/r/CONTACTS2017	Portland Bureau of Transportation	Sarah Figliozi 503-823-0805 Sarah.Figliozi@portlandoregon.gov
Spring 2019	Updates to Design Process and Design Standards (Design Overlay Zone Amendments)	Developers, architects and property owners in Design Overlay Zones	A comprehensive review of the City's design overlay zones, including the design review process, tools and results.	http://www.portlandoregon.gov/bps/70324	Design Overlay Zone Amendments Process Discussion Draft released April 2018 https://www.portlandoregon.gov/bps/article/679801 Comment period ended June 1, 2018 Design Overlay Zone Amendments Tools Concept Report released May 2018 https://www.portlandoregon.gov/bps/article/683165 Comments appreciated by June 1, 2018 but accepted through Summer Final Report published in April 2017 https://www.portlandoregon.gov/bps/article/634989	Bureau of Planning and Sustainability	Lora Lillard 503-823-7721 Lora.Lillard@portlandoregon.gov
Spring 2019- Early 2020	River Plan/South Reach	Property owners along the South Reach of the Willamette River and those who recreate near	An update to the 1987 Willamette Greenway Plan for the South Reach of the Willamette River including examinations of connections between neighborhoods and the river, recreation and viewpoint opportunities, fish	https://www.portlandoregon.gov/bps/42548	Draft South Reach Existing Conditions report released in May 2018 https://www.portlandoregon.gov/bps/77007	Bureau of Planning and Sustainability	Debbie Bischoff 503-823-6946 Debbie.Bischoff@portlandoregon.gov

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		or in the river	and wildlife habitat, zoning and setbacks, and floodplain management.				
ALREADY IN EFFECT							
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May 24, 2108	Mixed Use Zones Project	Commercial property owners and developers	Revise Portland commercial zones outside of the Central City. Create new commercial/mixed use zones addressing issues related to size, scale and mass of new mixed use development.	http://www.portlandoregon.gov/bps/63621	Adopted by City Council on December 14, 2016 http://www.portlandoregon.gov/bps/article/588563	Bureau of Planning and Sustainability	Portland Zoning Hotline 503-823-7526
May 24, 2018	Campus Institutional Zoning Project	Institutions such as Reed College, University of Portland and Providence Hospital	Update of the development review process and zoning standards for campus institutions	http://www.portlandoregon.gov/bps/63692	Adopted by City Council on December 14, 2016 http://www.portlandoregon.gov/bps/article/588574	Bureau of Planning and Sustainability	Portland Zoning Hotline 503-823-7526
May 24, 2018	Zoning Code Reconciliation Project	Commercial property owners and developers	A project to reconcile zoning changes made through the Comprehensive Plan Update with all sections of the Portland Zoning Code. Project also includes updates to Title 11 (Trees), Title 18 (Noise Control) and Title 32 (Signs).	https://www.portlandoregon.gov/bps/72600	Adopted by City Council on May 24, 2018 https://www.portlandoregon.gov/bps/76101	Bureau of Planning and Sustainability	Barry Manning 503-823-7965 Barry.Manning@portlandoregon.gov
May 24, 2018	Updates to the Zoning Map (Zoning Map Refinement Project)	Owners of nonconforming commercial property and split zoned sites	A project to evaluate potential map amendments based on consistency with the Comprehensive Plan Update. The project reviews map changes for sites where further evaluation was necessary following the Comprehensive Plan Update as well as sites fitting other defined criteria.	https://www.portlandoregon.gov/bps/73388	Adopted by City Council on May 24, 2018 https://www.portlandoregon.gov/bps/article/672037	Bureau of Planning and Sustainability	Marty Stockton 503-823-2041 Marty.Stockton@portlandoregon.gov
August 7, 2017	Affordable Housing and Housing Mix Updates (Senate Bill 1051)	Developers of affordable housing, and religious institutions	A bill passed by the Oregon State legislature to increase housing across Oregon by fast tracking affordable housing projects, allowing ADUs in single-dwelling neighborhoods and allowing religious institutions to develop on-site affordable housing.	https://olis.leg.state.or.us/liz/2017R1/Downloads/MeasureDocument/SB1051	In effect as of August 7, 2017	Oregon State legislature	Tina Kotek (bill sponsor) 503-286-0558
March 31, 2017 (Title 33 portion);	Zoning Code Amendments (RICAP 8)	Many property owners and developers	Improvement of code language related to Land Divisions, Property Line Adjustments, Lot	http://www.portlandoregon.gov/bps/67298	Adopted by City Council on February 22, 2017. Adopted version ready on March 22, 2017. Recommended draft published in January 2017	Bureau of Planning and Sustainability	Kathryn Hartinger 503-823-9714 Kathryn.hartinger@portlandoregon.gov

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April 14, 2017 (Title 11 portion)			Confirmations, and Tree regulations.		https://www.portlandoregon.gov/bps/article/624030 Mayor Wheeler amendments: https://www.portlandoregon.gov/bps/article/628361 Commissioners' amendments: https://www.portlandoregon.gov/bps/article/628544		
Feb. 1, 2017	New Requirements for Affordable Housing (Inclusionary Housing)	Property owners planning projects proposing 20 or more dwelling units	Implement new State of Oregon rules that allow cities to require affordable housing units or in-lieu of fees for larger multi-dwelling projects. Add affordable housing requirements to the Zoning Code.	http://www.portlandoregon.gov/bps/71274	Adopted by City Council on December 21, 2016 http://www.portlandoregon.gov/bps/article/621866	Bureau of Planning & Sustainability	Tyler Bump 503-823-7713 Tyler.Bump@portlandoregon.gov
January 8, 2017	Fossil Fuels Terminals	Businesses specializing in the storage of fossil fuels	New policy and zoning amendments for fossil fuel distribution and storage restricting the development and expansion of bulk fossil fuel terminals.	http://www.portlandoregon.gov/bps/71118	City Council second reading on December 8, 2016 at 2:00 PM (no testimony taken)	Bureau of Planning & Sustainability	Tom Armstrong 503-823-3527 Tom.Armstrong@portlandoregon.gov
December 9, 2016	Mass Shelters	Those without homes or concerned about homelessness	Zoning Code amendments to reduce barriers to the establishment of mass shelters and short-term housing.	http://www.portlandoregon.gov/bps/71246	In effect	Bureau of Planning & Sustainability	Phil Nameny 503-823-7709 Phil.Nameny@portlandoregon.gov
Oct. 31, 2016	New Deconstruction Requirements	Property owners and developers planning to demolish houses	Houses and duplexes built in 1916 or earlier and designated historic resources must be deconstructed.	https://www.portlandoregon.gov/bds/article/595274 http://www.portlandoregon.gov/bps/70643	Earth Advantage and Building Materials Reuse Association will offer training and certification. http://www.earthadvantage.org/education/2290-352	Bureau of Planning & Sustainability	Shawn Wood 503-823-5468 Shawn.Wood@portlandoregon.gov
September 1, 2016	Demolition Delay of Unranked HRI Properties	Owners of "unranked" properties listed on the Historic Resource Inventory	Ranked properties listed on the Historic Resource Inventory (HRI) are no longer exempt from the residential demolition day provisions of the City Code	http://www.portlandoregon.gov/bds/article/576074	In effect	Bureau of Development Services	Planning and Zoning hotline 503-823-7526
August 1, 2016	Construction Excise Tax for Affordable Housing	Applicants for new construction and additions, for RS and CO Permits	Tax on commercial and residential improvements valued at \$100,000 or more to provide funding for affordable housing.	http://www.portlandoregon.gov/bds/71270	In effect	Portland Housing Bureau	Matthew Tschabold 503-823-3607 Matthew.Tschabold@portlandoregon.gov