



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

SUMMARY OF UPCOMING REGULATORY CHANGES

UPDATED: April 24, 2019

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
Summer 2019	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	Revised proposed draft published in February 2019 https://www.portlandoregon.gov/bps/article/711691 Recommended draft to be published in summer 2019	Bureau of Planning and Sustainability	Julia Gisler 503-823-7624 Julia.Gisler@portlandoregon.gov
June 2019	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 published in January 2019 https://www.portlandoregon.gov/bps/article/709674	Bureau of Planning and Sustainability	Brandon Spencer-Hartle 503-823-4641 Brandon.Spencer@portlandoregon.gov
Spring 2019	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	Revised proposed draft published March 2019. https://www.portlandoregon.gov/bps/article/727611 Draft Connected Centers Street Plan published May 2018 https://www.portlandoregon.gov/transportation/article/674010 Recommended draft to be published April 2019.	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
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	Two project components (DOZA Tools and DOZA Process) are combined for an aligned publication of a single discussion draft to be released February 19, 2019. Public comment period ended April 19, 2019. Design Overlay Zone Amendments Process Discussion Draft released April 2018 https://www.portlandoregon.gov/bps/article/679801 Design Overlay Zone Amendments Tools Concept Report released May 2018 https://www.portlandoregon.gov/bps/article/683165	Bureau of Planning and Sustainability	Kathryn Hartinger 503-823-9714 Kathryn.hartinger@portlandoregon.gov

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Fall 2019	Study of Affordable Housing Development at Churches	Churches and other religious institutions, advocates for affordable housing	Project to identify religious institutions interested in using their property to develop affordable housing	https://www.portlandoregon.gov/bps/78009	Deadline for applications for proposals to receive concept development consultation was February 4, 2019 https://www.portlandoregon.gov/bps/index.cfm?&c=78156	Bureau of Planning and Sustainability	Nan Stark 503-823-3986 Nan.Stark@portlandoregon.gov
December 2, 2019	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/74046	Recommended draft published in January 2019. https://www.portlandoregon.gov/bps/article/710696 City Council hearing on amendments on April 24, 2019.	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
Fall 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	Proposed draft released in December 2018. https://www.portlandoregon.gov/transportation/article/706614 Recommended draft to be released in summer 2019.	Portland Bureau of Transportation	Sarah Figliozzi 503-823-0805 Sarah.Figliozzi@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 or in the river	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 and wildlife habitat, zoning and setbacks, and floodplain management.	https://www.portlandoregon.gov/bps/42548	The Draft Natural Resources Inventory was released in December 2018. https://www.portlandoregon.gov/bps/index.cfm?&c=78311 The public comment period ended on February 1, 2019.	Bureau of Planning and Sustainability	Debbie Bischoff 503-823-6946 Debbie.Bischoff@portlandoregon.gov
Fall 2020	Environmental Overlay Zone Map Correction Project	Owners of property with environmental resources, residents who live near environmental resources	A project to synchronize the location of the overlay zones with the location of existing natural resources identified in the Natural Resources Inventory.	https://www.portlandoregon.gov/bps/76989	Draft ezones for Northwest Hills, Southwest Hills, Johnson Creek and the East Buttes and Terraces are available for public review. https://www.portlandmaps.com/bps/ezones/#/map/ Draft Natural Resources Inventory released in December 2018. https://www.portlandoregon.gov/bps/78311	BPS	Mindy Brooks 503-823-7831 Mindy.Brooks@portlandoregon.gov

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August 22, 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	Adopted by city Council on August 22, 2018 https://www.portlandoregon.gov/bps/article/694125	Bureau of Planning and Sustainability	Tom Armstrong 503-823-3527 Tom.Armstrong@portlandoregon.gov
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
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	Developers of affordable housing, and	A bill passed by the Oregon State legislature to increase housing across Oregon by fast	https://olis.leg.state.or.us/liz/2017R1/Downloads/MeasureDocument/SB105_1	In effect as of August 7, 2017	Oregon State legislature	Tina Kotek (bill sponsor) 503-286-0558

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	Updates (Senate Bill 1051)	religious institutions	tracking affordable housing projects, allowing ADUs in single-dwelling neighborhoods and allowing religious institutions to develop on-site affordable housing.				
March 31, 2017 (Title 33 portion); April 14, 2017 (Title 11 portion)	Zoning Code Amendments (RICAP 8)	Many property owners and developers	Improvement of code language related to Land Divisions, Property Line Adjustments, Lot Confirmations, and Tree regulations.	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 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	Bureau of Planning and Sustainability	Kathryn Hartinger 503-823-9714 Kathryn.hartinger@portlandoregon.gov
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

