

November 2019 – Bureau of Planning and Sustainability (BPS) Update

A monthly snapshot of land use planning work going on in your neighborhoods. Please visit the project website and contact project staff with any questions.

Useful resources

- **Planning and Sustainability Commission (PSC)**
 - View tentative upcoming PSC agendas and meeting schedule at: <https://www.portlandoregon.gov/bps/article/312882>
 - PSC meetings are usually held at the 1900 SW 4th Building, 2nd floor. Meetings are streamed live on [youtube.com/c/portlandbps](https://www.youtube.com/c/portlandbps) and tape delayed on Channel 30.
- **City Council**
 - View upcoming City Council agenda items at <https://www.portlandoregon.gov/auditor/article/378315>
 - City Council meetings are usually held in Council Chambers at City Hall, 1221 SW 4th Avenue and are broadcast live at: www.portlandoregon.gov/article/230361 <<http://www.portlandoregon.gov/article/230361>
- **Map App**

You can look at interactive maps, submit testimony during testimony periods, and read submitted testimony through the BPS Map App at: <https://www.portlandmaps.com/bps/mapapp/>
- **Portland Maps – Explorer**

You can look at existing zoning, building permit, transportation and natural resource information and more on the interactive Portlandmaps.com Explorer map at: <https://www.portlandmaps.com/bps/explorer/#/map/>

Residential Infill Project (RIP) | www.portlandoregon.gov/bps/infill

What: Updating the rules that shape Portland’s residential neighborhoods, so more people can live in them, while limiting the construction of very large new houses

Status: The Residential Infill Project Recommended Draft is now available online for review (<https://www.portlandoregon.gov/bps/67730>). This draft serves as the Planning and Sustainability Commission’s recommendation to City Council, which will hold a public hearing on this draft starting in January 2020, followed by council deliberations, amendments and a decision. You can view the zoning proposals for individual properties by using the project Map App (www.portlandmaps.com/bps/mapapp).

The Residential Infill Project is being presented to City Council as part of a broader **Housing Opportunities Initiative (HOI)**, which includes the Better Housing by Design project and a new Anti-Displacement Action Plan effort. In preparation for subsequent public hearings, staff briefed City Council on all three projects on September 3. Watch the briefing here:

<https://www.portlandoregon.gov/video/player/index.html?v=1#>

Residential Infill Project staff have analyzed two recently passed state bills to determine their effect on the PSC's recommendation and ensure that RIP is in alignment:

HB2001 requires cities to allow for certain types of middle housing (duplexes, triplexes, fourplexes and cottage clusters) in single-dwelling zones by June 2022. While RIP meets many of the bill's requirements, it does not include proposals for middle housing in R10 and R20 zones. These zones, along with new standards for cottage clusters, will be addressed in a follow-up project ahead of the bill's June 2022 effective date.

SB534 requires cities to allow houses on historically platted lots, including lots that are smaller than the minimum lot size for the zone. Development allowances are subject to certain limits relating to infrastructure, natural resources and land hazards. This bill is effective on March 1, 2020.

Next opportunity to engage: City Council will hold a work session on the RIP proposals on December 11 at 1:30 p.m. Public hearings are scheduled for January 15 and 16 at 2 p.m. Please confirm by checking the Council calendar at

<https://www.portlandoregon.gov/auditor/article/378315>

Contact: Morgan Tracy, 503-823-6879, Morgan.Tracy@portlandoregon.gov

Better Housing by Design (BHD) | www.portlandoregon.gov/bps/betterhousing

What: Updating rules to expand housing options in Portland's multi-dwelling zones and to improve the design and livability of new development

Status: City Council held public hearings on the Better Housing by Design Recommended Draft on October 2 and November 6. Council received more than 250 pieces of written and verbal testimony. Commissioners will discuss and vote on potential amendments to the Recommended Draft on Nov. 21, 2019, starting at 3:45 p.m. in Council Chambers at City Hall.

The Better Housing by Design Recommended Draft is available online for review (<https://www.portlandoregon.gov/bps/79578>). Draft amendments requested by City commissioners are also available online (<https://www.portlandoregon.gov/bps/80031>). You can view the multi-dwelling zoning proposed for individual properties using the project Map App (www.portlandmaps.com/bps/mapapp).

Next opportunity to engage: Written testimony, on both the Recommended Draft and potential amendments, will continue to be accepted through Nov. 21, 2019. You can provide written testimony using the online [Map App \(www.portlandmaps.com/bps/mapapp\)](http://www.portlandmaps.com/bps/mapapp). The

public can attend and listen to the City Council discussion on potential amendments on Nov. 21, although this will not be a public hearing. The next Council session on the project is Dec. 5 at 4 p.m., when Commissioners are scheduled to review and take an initial vote on the amended Better Housing by Design package.

Check the Council Agenda to confirm hearing dates and times:

<https://www.portlandoregon.gov/auditor/article/730646>

Contact: Bill Cunningham, 503-823-4203, betterhousing@portlandoregon.gov

River Plan / South Reach | www.portlandoregon.gov/bps/42548

What: Developing an updated vision and implementing maps, code and action items for the southern part of the Willamette River as well as Natural Resources and Scenic Resources protection plans

Status: Project staff released a Discussion Draft for public review in October. Review the draft here: <https://www.portlandoregon.gov/bps/79958>

Next opportunity to engage: Public comments are due to project staff on the River Plan/South Reach Discussion Draft by Nov. 27. A public meeting on riverfront design standards is scheduled for Dec. 3, 6:30 - 8:30 p.m. at the Center for Equity and Inclusion, 5757 SW Macadam Avenue, available by TriMet bus #35.

Contact: Jeff Caudill, 503-823-4572, Jeff.Caudill@portlandoregon.gov

Environmental Overlay Zone Map Correction Project | www.portlandoregon.gov/bps/e-zone

What: Correcting the location of environmental overlay zones to better align with rivers, streams, wetlands, floodplains, forests, steep slopes and wildlife habitat

Status: The Discussion Draft and updated draft ezones will be released for public review in mid-November. All affected property owners will receive a letter. Public meetings will be held in December and January.

Next opportunity to engage: See project calendar for times and locations of open house events this fall. PSC to hold public hearings in 2020.

Contact: ezone@portlandoregon.gov or 503-823-4225

Expanding Opportunities for Affordable Housing | <https://www.portlandoregon.gov/bps/78009>

What: Supporting community-based organizations who want to use their property to develop affordable housing. Supported by a Community Planning grant from Metro, the project is also identifying development barriers and is proposing zoning code changes to Conditional Use review for the development of affordable housing on conditional use sites.

Status: The Discussion Draft for a small set of zoning *code* changes and Comprehensive Plan map and zoning *map* changes was released on October 28. Comments can be made through Dec. 2. Additionally, three community organizations have received consulting services to develop concepts for affordable housing development on their properties. A public forum to present those concepts will be held in the next few months.

Next opportunity to engage: Public comment on the Discussion Draft is open through Dec. 2. Comments can be sent to expandingopps@portlandoregon.gov or mailed to Nan Stark, 1900 SW 4th Ave Suite 7100, Portland OR 97201. The Proposed draft will be released in early January. There will be a public hearing on Feb. 11, 2020, before the Planning and Sustainability Commission. The project will be heard before City Council in the Spring.

Contact: Nan Stark, 503-823-3986, Nan.Stark@portlandoregon.gov

Historic Resources Code Project | <https://www.portlandoregon.gov/bps/58976>

What: Updating the zoning code to change how the City identifies, designates and protects historic resources

Status: Staff are incorporating public feedback received in spring into a revised Proposed Draft of possible zoning code changes.

Next opportunity to engage: The Proposed Draft will be released in Feb. 2020. A public hearing before the Planning and Sustainability Commission is tentatively scheduled for March 24, 2020.

Contact: Brandon Spencer-Hartle, 503-823-4641, Brandon.Spencer@portlandoregon.gov

Design Overlay Zone Amendments Project (DOZA) |

<https://www.portlandoregon.gov/bps/doza>

What: Updating and improving both the *process* and *tools* used for design review

Status: Staff released the Proposed Draft on Sept. 16, 2019 and held a joint public hearing on October 22 with the Planning and Sustainability Commission and the Design Commission. Opportunities for submitting public testimony ended on Nov. 15.

Next opportunity to engage: The two commission will continue to hold work sessions on the staff proposal through the end of 2019, before making their recommendations in early 2020. The Recommended Draft is anticipated to be released in Spring 2020, with a City Council hearing to follow.

Contact: Phil Nameny, 503-823-7709, Phil.Nameny@portlandoregon.gov

West Portland Town Center Plan | <https://www.portlandoregon.gov/bps/78949>

What: Creating a vision and identifying actions to transition “the Crossroads” area into a healthy, inclusive and complete community. Work will cover housing and displacement, improved health and prosperity for low-income residents, transportation and stormwater improvements, economic development, zoning changes and urban design.

Status: More than 100 people participated in the *Town Center Design Workshop* on Saturday, Nov. 9 at Markham Elementary School. Staff and consultants are compiling the ideas and feedback received during the event. A set of existing conditions memos covering health equity, urban form and demographics are now available online

(<https://www.portlandoregon.gov/bps/79167>).

Next opportunity to engage: The next CAG meeting is Monday, Dec. 2. CAG meeting materials are available online. Look out for staff holding office hours or tabling at community venues this fall.

Contact: Joan Frederiksen, 503-823-3111, Joan.Frederiksen@portlandoregon.gov

SW Naito Pkwy Main Street Project <https://www.portlandoregon.gov/transportation/80026>.

This effort is part of BPS' [Southwest Corridor Inclusive Communities Project](#).

What: The Bureau of Transportation (PBOT) and Planning and Sustainability (BPS) are refining land use, circulation and urban design along SW Naito and around the Ross Island Bridgehead in South Portland.

Status: First community kick-off meeting Wed., Nov. 20, 2019, 5:30 pm – 7:30 pm at National University of Natural Medicine (NUMN) Academic Building Room 107; entrance at 049 SW Porter Street.

The purpose of this meeting is to share information and collect community input about future transportation projects (Ross Island Bridgehead Realignment and SW Naito Pkwy Main Street improvements) and possible land use changes along SW Naito Pkwy and the opportunity sites created by the realignment of the Ross Island Bridgehead. Staff will be there to answer questions. There will be two short staff presentations at 6:00 pm and 7:00 pm. For more details about the event and directions to the NUMN campus (see event announcement.)

Contact: Julia Gisler, 503-823-7624, Julia.Gisler@portlandoregon.gov

South Portland Historic District Design Guidelines |

<https://www.portlandoregon.gov/bps/article/739159>

What: New approval criteria for alterations, additions and new construction in the South Portland Historic District

Status: A Community Advisory Group (CAG) is meeting monthly to guide development of the draft approval criteria.

Next opportunity to engage: CAG meetings are open to the public, with time reserved for public comments at every meeting.

Contact: Brandon Spencer-Hartle, 503-823-4641, Brandon.Spencer@portlandoregon.gov

Parkrose-Argay Development Study | <https://www.portlandoregon.gov/bps/77843>

What: Exploring opportunities to create a complete and connected neighborhood on the 30-acre site at NE 122nd Avenue and NE Shaver Street

Status: The project team is finalizing a summary report that will be presented to City Council later this year. The project also conducted a preliminary transportation impact analysis.

Next opportunity to engage: An informational briefing with the PSC was held on Aug. 13, 2019.

A briefing with City Council, including a final report and resolution, is expected Dec. 11, 2019.

Contact: Barry Manning, 503-823-7965, Barry.Manning@portlandoregon.gov

Building Healthy Connected Communities Along the Division Transit Corridor |

<https://www.portlandoregon.gov/bps/64377>

What: Opportunities and actions to intentionally grow more complete communities along the Division Transit Corridor and throughout East Portland

Status: The final report was released on Aug. 15, 2019

(<https://www.portlandoregon.gov/bps/article/739960>). It focuses on three areas along the project alignment between SE 76th and the Gresham city limits near SE 174th: the Jade District, Division Midway and 162nd Avenue.

Next opportunity to engage: City Council will hold a public hearing on Dec. 19, 2019, at 2:45 p.m. time certain.

Contact: Marty Stockton, 503-823-2041, Marty.Stockton@portlandoregon.gov

Bicycle Parking Project | <https://www.portlandoregon.gov/transportation/70439>

What: Updating the regulations for bicycle parking in new development

Status: City Council held a public hearing on the on Nov. 13 on the Recommended Draft and a list of potential amendments. They are expected to vote on the amendments and pass this to second reading on November 20.

Next opportunity to engage: Written testimony through the map app can be submitted until Nov. 20 [Map App \(www.portlandmaps.com/bps/mapapp\)](http://www.portlandmaps.com/bps/mapapp)

Contact: Sarah Figliozzi (PBOT), 503-823-0805 or Phil Nameny (BPS), 503-823-7709; bicyclecodeupdate@portlandoregon.gov

Deconstruction Ordinance Amendments | <https://www.portlandoregon.gov/bps/68520>

What: City Council adopts proposed amendments to the existing deconstruction ordinance (Portland City Code Chapter 17.106)

Status: A proposed amendment to expand the deconstruction ordinance to cover houses and duplexes built in or before 1940 was approved by City Council on November 13th. The expanded ordinance will go into effect January 20, 2020. The current ordinance requires deconstruction for permits to demolish houses and duplexes built in or before 1916.

Next opportunity to engage: NA

Contact: Shawn Wood, 503-823-5468, Shawn.Wood@portlandoregon.gov

Neighborhood Contact Code Update | <https://www.portlandoregon.gov/bps/74046>

What: Improving how developers inform the public about new development

Status: Changes to the Neighborhood Contact requirements were adopted in May 2019, and the new policy **goes into effect on Dec. 2, 2019**. All permits and land use reviews that are

submitted to the Bureau of Development Services after this date will have to meet the new neighborhood contact requirements.

Montgomery Park to Hollywood Transit and Land Use Development Strategy

<https://www.portlandoregon.gov/bps/>

What: Exploring options for a successful land use and transit system, including potential streetcar, linking Montgomery Park in NW Portland to the Hollywood Town Center. The project is a joint effort between the Bureau of Planning and Sustainability (BPS) and the Portland Bureau of Transportation (PBOT).

Status: With a grant from the Federal Transit Administration (FTA), this project is now in start-up phase. The project will assess land use and transportation issues and options, including affordable housing, economic development and business stabilization opportunities associated with potential transit investments. A consultant team will be selected later this fall to assist with land use and transportation planning elements. A Phase 1 study, [Northwest Portland Streetcar Extension & Land Use Alternatives Analysis](https://www.portlandoregon.gov/bps/article/743804) (<https://www.portlandoregon.gov/bps/article/743804>), explored preliminary issues and options for the NW Portland component of the project in 2018-19.

Next opportunity to engage: A public engagement plan is being drafted to engage the community, including neighborhood and business associations, as well as other community stakeholders.

Contact: Barry Manning (BPS), 503-823-7965, barry.manning@portlandoregon.gov or Kate Drennan (PBOT), 503-823-4599, kate.drennan@portlandoregon.gov

Fossil Fuel Terminal Zoning Project | <https://www.portlandoregon.gov/bps/71118>

What: Restrict the development and expansion of bulk fossil fuel terminals. These Zoning Code amendments were adopted by the Portland City Council on Dec. 14, 2016. That ordinance was appealed to the Oregon Supreme Court and is now back before the Portland City Council.

Status: City Council will hold a public hearing on Nov. 20, 2019, at 2 p.m. to reconsider the Fossil Fuel Terminal Zoning amendments. You can provide verbal testimony at this hearing or provide written testimony through Nov. 20 using the online [Map App](#).

Next opportunity to engage: City Council public hearing on Nov. 20, 2019, at 2 p.m.

Contact: Tom Armstrong, 503-823-3527, Tom.Armstrong@portlandoregon.gov