

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

A monthly snapshot of land use planning work going on in your neighborhoods. To dig deeper, go to 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 window for public testimony on *the most recent* draft (Proposed Draft) is closed. Staff has revised the proposal per PSC direction and presented the Revised Proposed Draft to PSC at their February 12 briefing. The [revised documents](#) are posted on the project website. Following the briefing, the Commission will hold a work session on February 26 and March 12. The PSC vote on their recommendations to City Council is

anticipated in March. Visit the map app:

<https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=rip>

Next opportunity to engage: City Council public hearings on the PSC recommendations, expected in summer 2019

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

River Plan / South Reach

<https://www.portlandoregon.gov/bps/42548>

What: Developing an updated vision and implementing maps, code and action items for the future of the southern part of Willamette River, from the Ross Island Bridge to Dunthorpe. Also developing Natural Resources and Scenic Resources protection plans.

Status: Some 90 community members attended a December open house to learn about and provide comment on what planners had heard during discussion groups and where the planning work is headed over the winter. See at recap:

<https://www.portlandoregon.gov/bps/article/707565?>

Next opportunity to engage: Public comments sought on the first draft of the River Plan/South Reach document in Spring 2019.

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

Willamette River Greenway Inventory

Document being updated: <https://www.portlandoregon.gov/bps/article/508803>

What: Revisions to maps, data and other information in the *Willamette River Greenway Inventory* (2014) from recently adopted plans, including the *2035 Comprehensive Plan* (2016) and *Central City 2035* (2018). No changes to policies or regulations.

Status: Proposed draft of inventory available for public review on February 22, 2019.

Next opportunity to engage: Public open house on draft inventory maps and information on Wednesday, March 6, 5-7 p.m., 1900 SW 4th Ave, Conference Room 7A. Public hearing before the Planning and Sustainability Commission on March 26 (<https://www.portlandoregon.gov/bps/article/691313>).

Contact: Debbie Bischoff, 503-823-6946, Debbie.Bischoff@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: Draft ezones for Northwest Hills are now available for public review. Johnson Creek and the East Buttes and Terraces were released last summer and fall. Southwest Hills, Columbia Slough and Columbia River draft ezones will be coming next. The PSC will hold public hearings in 2020.

Next opportunity to engage: Please visit the project calendar for neighborhood meetings in January 2019 (<https://www.portlandoregon.gov/bps/77304>).

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

Opportunities for Affordable Housing in Faith Communities

<https://www.portlandoregon.gov/bps/78009>

What: Identifying faith communities (e.g., churches, synagogues) interested in using their property to develop affordable housing

Status: BPS is managing a Metro grant that will provide concept development for up to five faith-owned sites to develop affordable housing, as well as potential Zoning Code revisions to streamline City processes. The grant project will conclude in November 2019.

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: Discussion Draft zoning code changes released on January 14, 2019. Proposed changes establish new inventory and designation procedures, increase demolition protections on locally designated historic resources, refine design protections on all designated historic resources and increase opportunities for adaptive reuse.

Next opportunity to engage: Public information sessions scheduled in February and March. Comments on Discussion Draft due April 1. Revised Proposed Draft expected to be released summer 2019.

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

Better Housing by Design (BHD)

www.portlandoregon.gov/bps/betterhousing

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

Status: The PSC is considering public testimony on draft proposals as they discuss and deliberate their recommendations. Their final recommendations are expected in April 2019. Project staff are looking into potential changes to zoning code and map approaches for historic districts (especially in relation to the proposed RM4 zone). To learn more about the potential historic district approaches, see:

www.portlandoregon.gov/bps/bhd-historic

Next opportunity to engage: City Council hearings, expected in Summer 2019

Contact: Bill Cunningham, 503-823-4203, betterhousing@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; a collaborative effort between the bureaus of Planning and Sustainability (BPS) and Development Services (BDS)

Status: Initially envisioned as two separate projects (*Process* and *Tools*), DOZA will now move forward as a single package.

Next opportunity to engage: The Discussion Draft will be released in early February, and comments on the draft can be submitted to staff.

Contact: Kathryn Hartinger, 503-823-9714, Kathryn.Hartinger@portlandoregon.gov

SW Corridor Equitable Housing Strategy

www.portlandoregon.gov/bps/73445

What: Bringing more housing choices and opportunity to SW Portland and Tigard's underserved and vulnerable communities in synch with planning for a new light rail line

Status: Tigard City Council accepted the strategy by resolution on July 14, 2018.

Subsequently, the Portland City Council adopted the strategy by resolution on October 4. Council voted on the preferred light rail alignment (route) on November 1.

Next opportunity to engage: Project staff will begin station area planning in 2019, focusing on the Ross Island bridgehead and West Portland Town Center. The goal is to plan for community amenities and housing of all types to prevent displacement and create more inclusive and economically thriving communities along the Barbur corridor.

Contact: Ryan Curren, 503-823-4574, Ryan.Curren@portlandoregon.gov

Neighborhood Contact Code Update Project

<https://www.portlandoregon.gov/bps/74046>

What: Improving how the City informs residents about new development

Status: The Recommended Draft was released at the end of January. City Council will hear public testimony on March 6 at 2 p.m. Testimony can also be submitted via the Map App (<https://www.portlandmaps.com/bps/mapapp/proposals/#/ncc>).

Next opportunity to engage: City Council hearing, March 6 at 2 p.m.

Contact: Sara Wright, 503-823-7728, Sara.Wright@portlandoregon.gov

Bicycle Parking Project

<https://www.portlandoregon.gov/transportation/70439>

What: Updating the zoning code standards for bicycle parking in new development

Status: The Planning and Sustainability Commission held a public hearing on the Proposed Draft on January 22 and will amend and recommend the Recommended Draft to City Council in February. Visit the Map App:

<https://www.portlandmaps.com/bps/mapapp/proposals/#/bpc>

Next opportunity to engage: After the Recommended Draft is released, there will be a City Council Hearing in summer 2019.

Contact: Liz Hormann, 503-823-5086, bicyclecodeupdate@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: Staff are working with stakeholders to develop a vision for the area. Roughly 100 people attended a community workshop in December. Concept development will take place in Winter/Spring 2019.

Next opportunity to engage: Stay tuned for a public workshop to explore concept plan alternatives in early spring.

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

82nd Avenue Study: Understanding Barriers to Development

<http://www.portlandoregon.gov/bps/index.cfm?&c=72125>

What: Exploring the challenges of and opportunity for new development in this major north/south corridor along with potential transportation improvements

Status: Project staff released the Draft Report in December 2018.

Next opportunity to engage: The [Draft Report](#) is available for review, along with several near-term actions. A small number of map changes along the 82nd Avenue corridor are proposed to remove barriers to development. The Portland Bureau of Transportation is proposing safety improvements and changes to property dedications during redevelopment to provide wider sidewalks along the corridor. Written testimony can be submitted via the Map App until March 12 at

<https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=82nd>. The PSC will hear verbal testimony at a hearing scheduled for March 12.

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

Portland Off-Road Cycling Master Plan (ORCMP)

<http://www.portlandoregon.gov/bps/70151>

What: Developing a connected, citywide system of trails and bicycle parks to guide the City's investments in off-road cycling facilities over the next 15 to 20 years

Status: The Parks Board has commented on the draft plan; BPS will make revisions before the plan goes to City Council for adoption in 2019.

Next opportunity to engage: City Council hearing in 2019

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