

## August 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 4<sup>th</sup> Building, 2<sup>nd</sup> 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)<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](http://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 in the Fall, followed by council deliberations, amendments, and decision. You can view the zoning proposals for individual properties by using the project Map App ([www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp)).

The Residential Infill Project will be presented to 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 will brief City Council on all three projects on September 3, 9:30 – 11:30 a.m.

Residential Infill Project staff are analyzing two recently passed state bills to determine their effect on the PSC's recommendation. HB2001 requires cities to allow for certain types of middle housing (duplexes, triplexes, fourplexes and cottage clusters) in single-dwelling zones. SB534 requires cities to allow houses on historically platted lots, subject to certain limits relating to infrastructure, natural resources, and land hazards. They will present the results of their research at the HOI briefing.

**Next opportunity to engage:** City Council public hearings are anticipated for November, and the specific dates will be announced once they are scheduled.

**Contact:** Morgan Tracy, 503-823-6879, [Morgan.Tracy@portlandoregon.gov](mailto:Morgan.Tracy@portlandoregon.gov)

### **Better Housing by Design (BHD)**

[www.portlandoregon.gov/bps/betterhousing](http://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:** The Better Housing by Design Recommended Draft is now available online for review (<https://www.portlandoregon.gov/bps/79578>). This draft serves as the Planning and Sustainability Commission's recommendation to City Council, which will hold a public hearing followed by council deliberations, amendments, and a vote. You can view the multi-dwelling zoning proposed for individual properties using the project Map App ([www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp))

The Better Housing by Design project will be presented to Council as part of a broader **Housing Opportunities Initiative (HOI)**, which includes the Residential Infill Project and a new Anti-Displacement Action Plan effort. In preparation for subsequent public hearings, staff will brief City Council on all three projects on September 3, 9:30 – 11:30 a.m.

**Next opportunity to engage:** City Council public hearings are anticipated in October, and the specific dates will be announced once they are scheduled.

**Contact:** Bill Cunningham, 503-823-4203, [betterhousing@portlandoregon.gov](mailto:betterhousing@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 southern part of the Willamette River as well as Natural Resources and Scenic Resources protection plans

**Status:** Project staff are working with other City staff to develop the draft plan.

**Next opportunity to engage:** Public comments sought on the River Plan/South Reach Discussion Draft in Fall 2019.

**Contact:** Jeff Caudill, 503-823-4572, [Jeff.Caudill@portlandoregon.gov](mailto:Jeff.Caudill@portlandoregon.gov)

### **Environmental Overlay Zone Map Correction Project**

[www.portlandoregon.gov/bps/e-zone](http://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 all of Portland are now available for public review on the Ezone Map App ([www.portlandmaps.com/bps/ezones/#/map/](http://www.portlandmaps.com/bps/ezones/#/map/)). The Discussion Draft project report will be available in November, and letters will be sent to affected property owners.

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

(<https://www.portlandoregon.gov/bps/77304>)

**Contact:** [ezone@portlandoregon.gov](mailto:ezone@portlandoregon.gov) or 503-823-4225

### **Opportunities for Affordable Housing in Faith Communities**

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

**What:** Identifying and supporting organizations interested in using their property to develop affordable housing, supported by a Community Planning grant from Metro

**Status:** Three community organizations are receiving consulting services to develop concepts for affordable housing development on their properties. Meanwhile, staff are working on zoning code revisions to help institutions develop affordable housing on their property.

**Contact:** Nan Stark, 503-823-3986, [Nan.Stark@portlandoregon.gov](mailto: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:** A Discussion Draft was released in January. Proposed changes establish new inventory and designation procedures as well as increase demolition protections and opportunities for adaptive reuse.

**Next opportunity to engage:** Comments on the Discussion Draft were due May 15. A revised Proposed Draft will be released in the fall.

**Contact:** Brandon Spencer-Hartle, 503-823-4641, [Brandon.Spencer@portlandoregon.gov](mailto: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 is reviewing comments received on the Discussion Draft and will be considering them as they develop the Proposed Draft, expected at the end of Summer 2019.

**Next opportunity to engage:** A joint public hearing on the Proposed Draft will be held in October 2019 with the Planning and Sustainability Commission and the Design Commission.

**Contact:** Phil Nameny, 503-823-7709, [Phil.Nameny@portlandoregon.gov](mailto: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:** Staff continues to gather information and reach out to community members to hear their ideas and concerns. Public events on April 27 and June 15 provided valuable insights. The Community Advisory Group (CAG) continues to meet.

**Next opportunity to engage:** Next CAG meeting is Monday, October 7. CAG meeting materials are available online. Look out for fall events including a Town Center Workshop and Fair Housing Community Conversations.

**Contact:** Joan Frederiksen, 503-823-3111, [Joan.Frederiksen@portlandoregon.gov](mailto:Joan.Frederiksen@portlandoregon.gov)

### **Naito-Ross Island Bridge Refinement Plan**

<https://www.portlandoregon.gov/bps/78530>

**What:** Refining land use, circulation and urban design along SW Naito and around the Ross Island Bridgehead in South Portland

**Status:** More information to come about opportunities to learn more and get involved.

**Contact:** Julia Gisler, 503-823-7624, [Julia.Gisler@portlandoregon.gov](mailto:Julia.Gisler@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:** Close to 100 people attended an open house on June 19 at Parkrose Middle School to review and comment on a “preferred concept plan,” which featured favored elements from the three concept plans previously shared with the community.

Consultants and staff are using input from the open house to finalize a conceptual plan for the farm properties on NE 122<sup>nd</sup> Avenue.

**Next opportunity to engage:** An informational briefing with the PSC was held on August 13, 2019. A final report and briefing with City Council is expected in early fall.

**Contact:** Barry Manning, 503-823-7965, [Barry.Manning@portlandoregon.gov](mailto:Barry.Manning@portlandoregon.gov)

### **Building Healthy Connected Communities Along the Division Transit Corridor**

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

**What:** Identifying and illustrating opportunities and actions to develop more complete communities along the Division Transit Corridor and throughout East Portland

**Status:** The final report will be released this summer.

**Next opportunity to engage:** City Council will hold a public hearing in late Summer 2019.

**Contact:** Marty Stockton, 503-823-2041, [Marty.Stockton@portlandoregon.gov](mailto:Marty.Stockton@portlandoregon.gov)

### **Bicycle Parking Project**

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

**What:** Updating the rules for bicycle parking in new development

**Status:** On February 26, the PSC voted to recommend the revised proposal to City Council. Staff are preparing the Recommended Draft, which will be released in early Fall 2019.

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

**Contact:** Phil Nameny, 503-823-7709, [bicyclecodeupdate@portlandoregon.gov](mailto:bicyclecodeupdate@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 to hold a public hearing in 2019.

**Contact:** Tom Armstrong, 503-823-3527, [Tom.Armstrong@portlandoregon.gov](mailto:Tom.Armstrong@portlandoregon.gov)

### **82nd Avenue Study: Understanding Barriers to Development**

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

**What:** Exploring ways to stimulate new development in this major north/south corridor, along with potential transportation improvements

**Status:** The 82nd Avenue Study's map amendments and 82nd Avenue Plan (PBOT) were adopted in May 2019. The effective date of the map amendments was June 28, 2019.

**Next opportunity to engage:** There will be no more opportunities to engage on this project.

**Contact:** Marty Stockton, 503-823-2041, [Marty.Stockton@portlandoregon.gov](mailto:Marty.Stockton@portlandoregon.gov)

### **Deconstruction Ordinance Proposed Amendments**

<https://www.portlandoregon.gov/bps/68520>

**What:** Proposing amendments to the existing deconstruction ordinance (Portland City Code Chapter 17.106)

**Status:** A draft of the proposed code language was released for public comment on July 25 (<https://www.portlandoregon.gov/bps/article/738080>), which includes expanding the deconstruction ordinance to cover houses and duplexes built in or before 1940. The current ordinance requires deconstruction on permits to demolish houses and duplexes built in or before 1916. Expanding the ordinance at this time is based on the goal of expanding to 1940 by 2019 as well as input from the Deconstruction Advisory Group (DAG).

**Next opportunity to engage:** A City Council public hearing is anticipated in early fall, and the specific date will be announced once it is scheduled.

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