

September 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 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).

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. SB534 requires cities to allow houses on historically platted lots, subject to certain limits relating to infrastructure, natural resources, and land hazards by March 2020.

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

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: 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 on October 2, 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)

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 briefed City Council on all three projects on September 3. Watch the briefing here:

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

Next opportunity to engage: City Council will hold a public hearing on the Better Housing by Design Recommended Draft on Wednesday, October 2 at 3 p.m. at City Hall. You can provide verbal testimony at this hearing or written testimony from September 4 through October 2 using the online [Map App](http://www.portlandmaps.com/bps/mapapp) (www.portlandmaps.com/bps/mapapp). 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 | <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. A Discussion Draft for public review will be released in mid-October.

Next opportunity to engage: Public comments sought on the River Plan/South Reach Discussion Draft in late November 2019. An open house on the Discussion Draft is scheduled for November 2. More details to follow.

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: Draft ezones for all of Portland are now available for public review on the Ezone Map App (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.

Contact: 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.

Next opportunity to engage: Early next year, staff will brief the PSC on the project, followed by public hearings in Winter/Spring 2020.

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: 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

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 preparing Proposed Draft to be released on September 16, 2019. Check website for status.

Next opportunity to engage: A joint public hearing on the Proposed Draft is scheduled for October 22, 2019, with the Planning and Sustainability Commission and the Design Commission.

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: 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 November 9 *Town Center Design Workshop* as well as more Fair Housing Community Conversations.

Contact: Joan Frederiksen, 503-823-3111, 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

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 122nd 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

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 was released on August 15

(<https://www.portlandoregon.gov/bps/article/739960>). It focuses on three areas along the Division Transit 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: A City Council public hearing is anticipated in December 2019, and the date will be announced once it is scheduled.

Contact: Marty Stockton, 503-823-2041, 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, planned for release in October 2019.

Next opportunity to engage: City Council hearing tentatively scheduled for mid-November 2019.

Contact: Phil Nameny, 503-823-7709, 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

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 the time period to 1940 by 2019, as well as input from the Deconstruction Advisory Group (DAG).

Next opportunity to engage: A City Council public hearing is tentatively scheduled for November 6. Check the Council calendar closer to the date to confirm.

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