

February 2020 – Bureau of Planning and Sustainability (BPS) Updates

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 PSC agendas](#) and [upcoming meeting schedules](#).
 - 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](#)
 - City Council meetings are usually held in Council Chambers at City Hall, 1221 SW 4th Avenue and are [broadcast live](#).
- **Map App**

You can look at interactive maps, submit testimony during testimony periods, and read submitted testimony through the [BPS Map App](#).
- **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](#).

[Residential Infill Project \(RIP\)](https://beta.portland.gov/rip) | <https://beta.portland.gov/rip>

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: PUBLIC HEARINGS: Following public hearings on January 15 and 16, City Council held two work sessions (January 29 and February 12) to determine which amendments staff should develop into formal code change proposals. Council showed their support for 7 of the 17 amendments concepts. Staff is currently developing specific proposed changes [for these amendments](#) and will return to City Council on March 12 at 2:00 pm for a public hearing.

The record has reopened for written testimony regarding these amendments. Testimony must be received by the close of the public hearing on March 12. You can submit written testimony either online through the [Map App testimony submitter](#).

You can also send testimony through the mail to the following address:

City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130

Portland, OR 97204

Be sure to include “Residential Infill Project Testimony” so it gets routed to the right place. The Residential Infill Project Recommended Draft [is available online for review](#). This draft serves as the Planning and Sustainability Commission’s recommendation to City Council. You can view the zoning proposals for individual properties by using the [project Map App](#). You can also sign up to receive project email updates [by filling out this quick form](#).

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 Sept. 3. [Watch the briefing here](#).

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 held public hearings on Jan. 15 and 16 on the Recommended Draft and is currently considering amendments to that draft. Testimony related to those amendments can be provided in writing up through that hearing or orally at the hearing on March 12, which begins at 2:00 pm at City Council Chambers. Please confirm the time and location by [checking the Council calendar](#).

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

Better Housing by Design (BHD) | <https://beta.portland.gov/better-housing>

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 voted to adopt the Better Housing by Design ordinance on Dec. 18. At the same meeting, they also adopted the Connected Centers Street Plan for East Portland. The adopted zoning code and map amendments will come into effect on March 1, 2020.

The Better Housing by Design *As Amended* documents, incorporating amendments passed by City Council, [are available online](#). You can view the multi-dwelling zoning proposed for individual properties using the [project Map App](#).

Next opportunity to engage: No more opportunities to engage. The new regulations are adopted and will go into effect on March 1, 2020.

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

River Plan / South Reach | <https://beta.portland.gov/south-reach>

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 [Proposed Draft](#) for public review on January 14.

Next opportunity to engage: Provide testimony on the Proposed Draft to the Planning and Sustainability Commission at a public hearing on Tuesday, Feb. 25, 2020, starting around 6 p.m. [Consult the PSC calendar to confirm the time](#).

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

Environmental Overlay Zone Map Correction Project | <https://beta.portland.gov/ezones>

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](#) was released for public review on Nov. 15, 2019. Comments were due on Jan. 31, 2020. The Proposed Draft will be released in April 2020.

Next opportunity to engage: The Planning and Sustainability Commission will hold public hearings in Spring 2020. Notice of hearings will be sent to all affected properties.

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

Expanding Opportunities for Affordable Housing | <https://beta.portland.gov/ah-grant>

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

review process for the development of housing on conditional use sites.

Status: The *Proposed Draft* of zoning code changes and Comprehensive Plan map and zoning map changes was released Jan. 2, 2020. Public testimony ended on Feb. 14. The Planning and Sustainability Commission hearing was held on Feb. 11, and 35 people testified.

Next opportunity to engage: On Mar. 10 at 12:30 pm, PSC will deliberate and vote on a recommendation to City Council; there will be no additional public testimony to PSC. (Consult the PSC calendar to confirm the time.) The Recommended Draft will be released in early April, and public testimony will open again at that time. The project will be heard before City Council in May.

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

Historic Resources Code Project | <https://beta.portland.gov/bps/hrcp>

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

Status: Staff are incorporating public feedback received in 2019 into a revised Proposed Draft of possible zoning code changes.

Next opportunity to engage: The Proposed Draft will be released in late April 2020. A public hearing before the Planning and Sustainability Commission is tentatively scheduled for May 2020.

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

Design Overlay Zone Amendments Project (DOZA) | <https://beta.portland.gov/bps/doza>

What: Updating and improving both the *process* and *tools* used within the design overlay zone.

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

Next opportunity to engage: The two commissions continue to hold work sessions on the staff proposal through April 2020 before making their recommendations. The Recommended Draft is anticipated to be released in late 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://beta.portland.gov/wpdx-town-center>

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: Community feedback from Fall 2019 has been integrated into the creation of three growth concept maps for the town center. More input from a March open house will help staff narrow choices further and develop a proposed plan. A set of existing conditions memos covering health equity, urban form and demographics are also [available online](#). A Community Advisory Group (CAG) meets every other month to guide development of the plan.

Next opportunity to engage: An [Open House](#) will be held on Wednesday, March 4, (6 – 8 p.m.) at Markham Elementary School to share and get feedback on growth concepts. The next CAG meeting is Monday, April 6. CAG meetings are open to the public and past materials are available online.

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

South Portland Area Planning | <https://beta.portland.gov/naito-mainstreet>

What: The Bureaus of Transportation (PBOT) and Planning and Sustainability (BPS) are working with community members to develop land use, circulation, and urban design plans along SW Naito Parkway and around the Ross Island Bridgehead in South Portland. This effort is part of BPS’s [Southwest Corridor Inclusive Communities Project](#).

Status: A community kick-off meeting was held on Wednesday, Nov. 20, 2019. Interactive boards from this meeting are posted on [PBOT’s project website](#).

Next opportunity to engage: Staff will present urban design concepts and streetscape design options for SW Naito and development concepts for the opportunity sites created by the Ross Island Bridgehead realignment at an open house scheduled for Tuesday, Feb. 25, 2020, from 6 – 8 p.m. at University Place Hotel, 310 SW Lincoln St, Portland, OR 97201.

Contact: Kevin Bond, 503-823-1112, Kevin.Bond@portlandoregon.gov

South Portland Historic District Design Guidelines | <https://beta.portland.gov/sphd-guidelines>

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

Bicycle Parking Project | 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 voted to adopt the amendments on Dec. 4.

Next opportunity to engage: No more opportunities to engage. The new regulations are adopted and will go into effect on March 1, 2020.

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

Montgomery Park to Hollywood Transit and Land Use Development Strategy (MP2H) | <https://beta.portland.gov/mp2h>

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 in NE Portland. The project is a joint effort between the Bureau of Planning and Sustainability (BPS) and the Portland Bureau of Transportation (PBOT).

Status: 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 has been selected to assist with land use and transportation planning elements. A prior study, Northwest Portland Streetcar Extension & Land Use Alternatives Analysis, explored preliminary issues and options for the NW Portland component of the project. An Existing Conditions Report and Community Engagement Plan have been published and are available on the [MP2H project webpage](#).

Community Engagement Grants: A Request for Proposals (RFP) for community engagement grants is currently open and posted online. The grants are targeted to community organizations that can engage underrepresented communities potentially affected by the project. [More info and apply here](#).

Project Working Group: The City of Portland is seeking a diverse group of community members that wish to serve on a Project Working Group to provide advice and guidance to the project team specifically for the NW Portland portion of the MP2H study area. This group will act as a “sounding board” for the NW portion of the study. The PWG will review and inform draft products and the overall public involvement process. [More info and apply here.](#)

Next opportunity to engage: A kickoff open house is scheduled for **March 2, 2020, 5 – 7:30 p.m. at Metro Regional Center, Council Room, 600 NE Grand Avenue.** Drop in any time to learn about the project, explore existing conditions and share your thoughts about the possible land development and transportation approaches for the NW Portland (to Montgomery Park) and NE Portland (to Hollywood District) study areas.

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://beta.portland.gov/fossil-fuel-zoning>

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 went back to City Council.

Status: City Council voted to adopt the ordinance on Dec. 18, 2019. The ordinance has been appealed to LUBA by the Western States Petroleum Association, Portland Business Alliance, Oregon Business and Industry, and Columbia Pacific Building Trades Council. LUBA proceedings are expected later this spring.

Next opportunity to engage: Only parties to the appeal can submit testimony to LUBA.

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