

January 2021 – Bureau of Planning and Sustainability (BPS) Updates

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

What's new this month?

- River Plan / South Reach adopted by City Council on December 10; effective March 1
- Shelter to Housing Continuum posts new FAQ online; PSC work sessions ongoing
- Historic Resources Code Project PSC work sessions ongoing

Useful resources

- **Planning and Sustainability Commission (PSC)**
 - View [tentative PSC agendas](#) and [upcoming meeting schedules](#).
 - PSC meetings are temporarily being held online. Meetings are [streamed live](#) and tape delayed on Channel 30.
 - Check individual [project pages](#) or the [PSC calendar](#) for details on testifying via video conference.
- **City Council**
 - [View upcoming City Council agenda items](#)
 - City Council meetings are temporarily being held online 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](#).

COVID-19 IMPACTS: Please be aware that public meetings are being cancelled or rescheduled for public health and safety, so be sure to check the calendars on specific [project pages](#) for meeting updates and the latest information.

Anti-Displacement Action Plan www.portland.gov/bps/adap

What: The Anti-Displacement Action Plan (ADAP) aims to increase the resiliency of the city and our communities to deal with racial and economic disparities that contribute to displacement.

As part of ADAP, an [Anti-Displacement Task Force \(ADTF\) is forming](#) to provide community-led, citywide leadership, policy development, coordination and collaboration that centers racial equity in the City's anti-displacement and equitable development policies.

Status: Recruitment for the Anti-Displacement Task Force is ongoing. Interested individuals and organizations should contact project staff for presentations and outreach materials. When the official application process opens, the application will be found on the [Civic Life webpage](#).

The Task Force will be composed of 12 to 15 community members and cross-bureau City leadership, working together to recommend actions for City Council to address housing and commercial displacement. The group will start meeting in the fall.

Next opportunity to engage: The Task Force work is expected to start in January 2021. Community members interested in learning more about the project can [sign up for project updates](#). Please also see [PAALF's website](#) for more information on the community Anti-Displacement Coalition.

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

Design Overlay Zone Amendments Project (DOZA) www.portland.gov/bps/doza

What: Updating and improving both the process and tools used within the design overlay zone. The project includes changes to the zoning code, zoning map, and the citywide design guidelines.

Status: The DOZA Project [received unanimous approvals](#) from the PSC on July 14 and the Design Commission on June 18. Both the PSC and the Design Commission are charged with making a recommendation to the Portland City Council. The [Recommended Draft](#), which is their joint recommendation, was published in November and is available now for review—including a guide to help break down its contents.

Next opportunity to engage: The City Council public hearing will take place in 2021, with dates to be determined. Prior to the hearing, BPS staff will provide opportunities for the public to learn what changed in the latest draft. Please [check the website](#) in early 2021 for information on the dates. Interested people may also [sign up for DOZA email updates](#).

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

Electric Vehicle (EV) Ready Code Project www.portland.gov/bps/ev-ready

What: The project seeks to expand zero-emission transportation options for individuals and households beyond what the market is doing today, specifically in multi-dwelling housing. The project will explore Electric Vehicle (EV) charging infrastructure requirements for multi-dwelling and other residential development. The EV Ready Code Project will help implement policy direction from the EV Strategy through changes to the zoning code.

Status: The [Community Engagement Plan](#) is now available.

Next opportunity to engage: Work on code concepts will begin this fall and go through the winter 2021. A technical advisory series of meetings, open to the public, is scheduled for late January and February, check the online listing of [events](#) for dates and times. Community members interested in learning more about the project can [sign up for project updates](#).

Contact: Ingrid Fish, 503-823-4326, Ingrid.Fish@portlandoregon.gov; and Marty Stockton, 503-823-2041, Marty.Stockton@portlandoregon.gov

Environmental Overlay Zone Map Correction Project

www.portland.gov/bps/ezones

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

Status: The Planning and Sustainability Commission [held a public hearing on July 28](#) and received a [briefing on September 8](#). The public hearing is [continued to February 23](#). A new draft of the ezones will be released on January 26 for public review. Check the [project documents](#) for the new draft. Site visits, including wetland determinations, are continuing through the winter and spring with new [COVID-19 safety protocols](#) in place.

Next opportunity to engage: The public can provide written testimony on the Proposed Draft [via the MapApp starting on January 26](#). The next public hearing will be on February 23.

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

Fossil Fuel Terminal Zoning Project www.portland.gov/bps/fossil-fuel-zoning

What: Restricts the development and expansion of bulk fossil fuel terminals. 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 was appealed to LUBA by the Western States Petroleum Association, Portland Business Alliance, Oregon Business and Industry, and Columbia Pacific Building Trades Council. The LUBA hearing took place on July 14. A decision is expected by late October.

Next opportunity to engage: None currently.

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

Historic Resources Code Project www.portland.gov/bps/hrcp

What: Updating the City's zoning regulations pertaining to the identification, designation, protection, and reuse of historic resources. Proposed changes include:

- refining the historic resource review exemptions, procedures, and criteria;
- expanding demolition review to City-designated Historic and Conservation Landmarks and Districts that are currently subject to demolition delay;
- amending demolition review approval criteria;
- expanding regulatory incentives to allow for the adaptive reuse of designated resources; and
- increasing emphasis on the importance of cultural and social history when new resources are determined eligible for designation.

Status: The Proposed Draft was released in September for public review and testimony before the Planning and Sustainability Commission. A PSC hearing was held on October 27 and continued to November 10 for those who were unable to testify. Written testimony was accepted through November 10. A work session with the PSC was held December 8, with additional work sessions scheduled on January 12, and in February and March. Check the PSC calendar for work session dates and times.

Next opportunity to engage: After considering amendments to the Proposed Draft at a series of work sessions, the PSC will make a recommendation to City Council in spring 2021, after which additional testimony will be invited.

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

Montgomery Park to Hollywood Transit and Land Use Development Strategy (MP2H) www.portland.gov/bps/mp2h

What: Exploring options for a successful land use and transit system, including potential streetcar linking Montgomery Park in Northwest Portland to the Hollywood Town Center in Northeast Portland. The project is a joint effort between BPS and 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, including possible extension of the Portland Streetcar. The project has concluded the Urban Design Concepts phase, during which the community considered possible alternative land use development scenarios for the Northwest study area, and possible streetcar/transit alignment alternatives for the Northeast study area. Virtual open houses and information sessions were held on the urban design concepts for Northwest and Northeast Portland last summer. A draft MP2H Urban Design Concept Virtual Open House – Public Comments Report is now available.

Next opportunity to engage: The project team is developing a Discussion Draft--with input from the public, the project working group, and other stakeholders--for broader public review later this winter.

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

Residential Infill Project (RIP) www.portland.gov/bps/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: On August 12, City Council voted to adopt the Residential Infill Project (RIP), including the deeper affordability bonus and the historic resource demolition disincentive amendments. A limited number of changes related to confirming the eligibility of platted lots for development went into effect in September. The bulk of the changes, including rezones, new overlay zones, increased options for housing, and limits on building scale will go into effect on August 1, 2021.

Notice of Adoption of a Post Acknowledgement Plan Amendment for the project was filed with the Oregon Department of Land Conservation and Development on August 13, 2020.

The RIP Map App continues to be available as a resource to learn more about specific changes to individual properties.

Next opportunity to engage: None at this time. The adopted ordinance and supporting documents are available on the project web site.

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

River Plan / South Reach www.portland.gov/bps/river-plan/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: On December 16, City Council unanimously adopted the River Plan / South Reach, which includes an update to the Willamette Greenway Inventory. Previously, the City Council hearing on the plan began on November 4, with further deliberations on testimony at the December 2 and 10 sessions.

Next opportunity to engage: The adopted plan goes into effect on March 1, 2021. The as-adopted plan documents are now available.

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

Shelter to Housing Continuum (S2HC) www.portland.gov/bps/s2hc

What: Reducing code barriers in order to provide more opportunities to transition from temporary shelter to permanent housing. The S2HC project will make recommendations to provide additional siting opportunities for temporary and transitional shelters and to allow more affordable forms of housing. Title 33 (Zoning Code) and several other titles of the City Code will be amended. No plan or zone maps will be amended. Major changes include adding a new Outdoor Shelter use under the Community Service category, expanding opportunities for Group Living, and allowing an RV, trailer or tiny house on wheels to serve as a substitute for an allowed accessory dwelling unit.

Status: In November, the Proposed Draft was released. A PSC briefing was held November 10. Following PSC hearings on December 8 and December 15, a new FAQ (Frequently Asked Questions) was posted online. Public testimony on the Proposed Draft closed on December 21.

Next opportunity to engage: A PSC work session is scheduled for January 12. A second work session and possible PSC recommendation is scheduled for January 26. Those interested can always sign up for S2HC email updates.

Contact: Al Burns, 503-823-7832, A.Burns@portlandoregon.gov

South Portland Area Planning www.portland.gov/naito-mainstreet

What: Working with PBOT and community members to develop land use, circulation and urban design plans around the Ross Island Bridgehead in South Portland, and featuring a Naito Main Street Plan. This effort is part of BPS's [Southwest Corridor Inclusive Communities Project](#).

Status: BPS has identified a range of land use and map changes to be recommended in the plan. Ongoing community engagement will help refine two development concepts for the Ross Island Bridgehead opportunity sites. A racial equity analysis of the project led by BPS is nearly complete.

During the early fall, BPS and PBOT staff gave a series of project briefings to the Planning and Sustainability, Design, and Historic Landmarks Commissions—culminating in an online public event on October 20. [Videos and presentation slides](#) from the three briefings and the October 20 public event are available on the project webpage.

Following the failure of Metro's regional transportation funding measure, PBOT is putting their transportation projects on hold related to the Ross Island Bridgehead realignment and Naito Main Street. BPS staff is continuing to finalize the proposed development concepts for the bridgehead opportunity sites, completing the racial equity analysis, and drafting the land use plan.

Next opportunity to engage: None at this time, but check the [project page](#) for updates.

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

South Portland Historic District Design Guidelines www.portland.gov/bps/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 bimonthly 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. The next CAG meeting will be held in February via Zoom.

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

West Portland Town Center Plan www.portland.gov/bps/wpdx-town-center

What: The West Portland Town Center Plan will articulate the community and City's vision for transforming the West Portland area into a healthy, inclusive, people-centered place. 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: A Discussion Draft of the West Portland Town Center Plan, reflecting past community feedback and technical elements to support the plan vision, was published in October and comments were accepted until early December. Though the comment period is currently closed, the online open house and Draft Plan are still available online. Staff are reviewing public comments and will prepare a summary in late-January. A Proposed Draft is expected in Spring 2021. The Community Advisory Group (CAG) will meet again in February or March 2021.

Next opportunity to engage: Learn about the Discussion Draft at the online open house. Questions can be emailed to wptc@portlandoregon.gov.

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