

Bureau of Planning and Sustainability (BPS) Update

A monthly snapshot of all the planning work going on in your neighborhoods.

Residential Infill Project (RIP)

PSC wraps up work sessions and confirms with staff the Commission's initial amendments

On Tuesday, September 11, PSC gave staff direction to begin preparing revised code and maps to reflect the Commission's initial amendments to the [Proposed Draft of the Residential Infill Project](https://www.portlandoregon.gov/bps/76588) (<https://www.portlandoregon.gov/bps/76588>). The PSC is tentatively scheduled to have their final vote on the revised RIP code and maps later this fall. The public will be able to weigh in on the PSCs recommended map and code after they are forwarded to City Council.

Materials for the September 11 meeting are posted on the project website under [Planning and Sustainability Commission Materials](https://www.portlandoregon.gov/bps/76961) (<https://www.portlandoregon.gov/bps/76961>).

PSC Work Sessions

You may view past PSC work sessions by clicking "Video" on the top of the [YouTube channel](https://www.youtube.com/c/portlandbps) (<https://www.youtube.com/c/portlandbps>) home page or via the links provided below.

- [Tuesday, May 22, 5 p.m.](#) (RIP starts at 2:15:00)
Schedule and Topics for Upcoming PCS's Work Sessions
- [Thursday, June 7, 2 p.m.](#) (RIP starts at beginning)
Topic: Scale of Houses
- [Tuesday, June 26, 5 p.m.](#) (RIP starts at 1:00:00)
Topic: Housing Options – Part One
- [Tuesday, July 10, 12:30 p.m.](#) (RIP starts at 1:00:00)
Topic: Housing Options – Part Two (continued from June 26)
- [Tuesday, July 24, 5 p.m.](#) (RIP starts at 0:30:00)
PSC direction on Scale of Housing and Housing Options amendments
- [Tuesday, August 14, 12:30 p.m.](#) (RIP starts at 1:10:00)
Topic: Narrow Lots
- [Tuesday, August 28, 5:00 p.m.](#) (RIP starts at 1:09:00)
Topic: Cottage Clusters

Visit: www.portlandoregon.gov/bps/infill

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

Environmental Overlay Zone Map Correction Project

Correcting the location of environmental overlay zones to better align with streams, wetlands, floodplains, steep slopes and wildlife habitat

Environmental overlay zones (c, p and v) protect Portland's natural resources, including streams, wetlands and wildlife habitat. They also minimize risk of damage to homes from natural hazards, including landslide, flooding and wildfire. The protections also mitigate the effects of climate change, such as reducing air temperature, which helps maintain Portland's livability and access to nature in the city.

As part of compliance with the new 2035 Comprehensive Plan, the City needs to correct the location of the environmental overlay zones to cover the natural resources they were intended to protect.

Staff will use the existing plans, such as the Southwest Hills Resources Protection Plan (1992) or Johnson Creek Basin Protection Plan (1991), to identify which natural resources should be protected. The decisions of those plans will be applied to the updated maps of natural resources. Staff will not be introducing any new policies or regulations as part of this project. To see a draft of update environmental overlay zones in Johnson Creek and Outer East, view the E-zone Update Project map (<https://www.portlandmaps.com/bps/ezones/#/map/>). Columbia Slough and Columbia River will come out in winter 2018-19, followed by Northwest Hills in summer 2019 and Southwest Hills in spring 2020. Public hearings with the PSC are anticipated in fall 2020.

Visit: www.portlandoregon.gov/bps/e-zone

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

Design Overlay Zone Amendments Project (DOZA)

DOZA to move forward as one package

BPS and the Bureau of Development Services (BDS) are working on a Design Overlay Zone Amendments (DOZA) package of proposals to update and improve both the process and the tools used for design review. Initially envisioned as separate projects, *Process* and *Tools*, DOZA will now move forward as a single package, with a unified Discussion Draft expected early next year.

Why the change?

There are a few reasons. First, the interconnected nature of the design review process and tools presented challenges for carrying forward separate projects on different timelines. Second, BDS is testing and piloting ongoing administrative changes that may influence potential zoning code changes, and this change allows more time for that exploration. Third, one project means community members save time by engaging in one robust outreach effort.

Visit: <https://www.portlandoregon.gov/bps/doza>

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

Better Housing by Design (BHD)

Proposed Draft Zoning Code Amendments to be considered by the PSC starting in September

The Better Housing by Design (BHD) project proposes new rules to improve the design and livability of new development and expand housing options in Portland's multi-dwelling zones. The proposals address topics such as housing diversity and affordability, outdoor spaces, and building and site design. The code amendments include a subset of strategies focused on East Portland.

The Planning and Sustainability Commission held a public hearing on the BHD Proposed Draft on June 12; written public testimony was accepted through June 25. More than 260 people provided verbal or written testimony on the proposals. While testimony is no longer being accepted, you can read submitted testimony by visiting the Map App.

(<https://www.portlandmaps.com/bps/testimony/#proposal=mdz>)

The PSC will consider the testimony as they deliberate on their recommendations during a series of work sessions. The tentative BHD work session schedule is:

- **Tuesday, Sept 11, 12:30 p.m.**
Briefing on BHD
- **Tuesday, Sept 25, 5:00 p.m.**
Topic: FAR and scale, bonuses and transfers
- **Tuesday, Oct 9, 12:30 p.m.**
Topic: East Portland development standards and street connections
- **Tuesday, Nov 13, 12:30 p.m.**
Topic: Building design and visitability
- **Tuesday, Dec 11, 12:30 p.m.**
PSC recommendations

View eight-page summary: <https://www.portlandoregon.gov/bps/75905>

Visit: www.portlandoregon.gov/bps/betterhousing

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

SW Corridor Equitable Housing Strategy

Bringing more housing choices and opportunity to SW Portland and Tigard

As the region plans for a light rail line from Downtown Portland to Bridgeport Village, the cities of Portland and Tigard, along with Metro, are developing an Equitable Housing Strategy for this major transportation corridor. The strategy will help ensure that homes along the new transit line meet the needs of households of different sizes and incomes.

A discussion draft of the SW Corridor Equitable Housing Strategy is available for review at <https://www.portlandoregon.gov/bps/76328>. The Tigard City Council accepted the strategy by resolution on July 14th. The Portland City Council will consider adopting the strategy by resolution on October 4th from 2:00-3:30 PM.

The SW Corridor Equity and Housing Advisory Group meeting materials can be found here: <https://www.portlandoregon.gov/bps/74015>. Their final meeting was June 2018.

Visit: www.portlandoregon.gov/bps/73445

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

River Plan / South Reach

A River Plan / South Reach Existing Conditions Report is being finalized based on public comments; topical meetings scheduled for public discussions on recreation and natural resources issues and opportunities

The River Plan / South Reach project will develop an updated vision for the future of the area in and around the South Reach of the Willamette River, from the Ross Island Bridge to Dunthorpe. The project will update Willamette Greenway Plan-related policies and regulations, identify implementation actions and develop a list of desired future investments: <https://www.portlandoregon.gov/bps/42548>

Project staff received public and City bureau comments on the May 2018 Draft *River Plan / South Reach Existing Conditions Report* and are finalizing the report. It will be an important resource during the development of the River Plan /South Reach.

Project staff are holding a series of topical meetings for interested community members to further identify and clarify the key challenges and opportunities in the south reach and discuss ways to move forward in this unique part of the city. Below is the calendar of topical meetings. Materials for each meeting will be posted in advance of the meeting on the project web page. Refreshments will be served.

Please contact project staff with any questions about the meetings or the project overall at BPSRiverPlan@portlandoregon.gov or call 503-823-6946 or 503-823-4572.

SESSION #1 – Riverfront access, on-land recreation and scenic views

Thursday, September 13, 2018, 6 - 8 p.m., SMILE Station, 8210 SE 13th Avenue

SESSION #2 – River and riverbank areas – natural resources and adjacent development

Tuesday, September 18, 6 - 8 p.m., Center for Equity and Inclusion, 5757 SW Macadam Avenue

SESSION #3 – In-river recreation

Tuesday, September 25, 2018, 6 - 8 p.m., Center for Equity and Inclusion, 5757 SW Macadam Avenue

SESSION #4 – River and riverbank areas – Preservation and restoration

Thursday, October 4, 2018, 6 - 8 p.m., SMILE Station, 8210 SE 13th Avenue

Learn more and sign up to stay informed: <https://www.portlandoregon.gov/bps/42548>

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

Neighborhood Contact Requirement Project

Improving how the City informs residents about new development

This project is reviewing the “Neighborhood Contact” requirement in the Zoning Code (33.700.025) (<https://www.portlandoregon.gov/bps/article/53464>). It explores ways to improve information sharing and early dialogue with community members when new development is planned for their neighborhoods. The Discussion Draft comment period closed on April 23. The Proposed Draft was released at the end of June, and the Planning and Sustainability Commission held a hearing on August 14, receiving 7 verbal testimonies and 29 written testimonies. The PSC made amendments and voted on August 28 to recommend a revised draft to City Council. A Council hearing date has not yet been scheduled.

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

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

Bicycle Parking Project

Updating the zoning code standards for bicycle parking for new development

BPS staff are working with staff in the Bureau of Transportation to coordinate this project. Key elements of the project include updating the minimum required amounts of long-term and short-term bicycle parking, enhancing security standards, increasing options for space-saving racks, and accommodating

different types of bicycles. The [Discussion Draft](#) was released in August, and comments to staff will be accepted through October 1.

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

Contact: Liz Hormann, 503-823-5086, bicyclecodeupdate@portlandoregon.gov

Rossi Farms Development Plan

Study of development concepts gets underway

The Rossi Farms Development Plan will explore development options on the prominent undeveloped site along NE 122nd Avenue in the Parkrose and Argay neighborhoods. The study will help determine the best use of the site and explore development concepts that further the *2035 Comprehensive Plan* and meet multiple goals. The project is partially funded by a Metro CET grant and is getting underway.

The study will involve several partners, including neighborhood associations, community groups, business groups, the Parkrose School District, property ownership interests, City bureaus, Metro, TriMet, and others with an interest in the outcomes.

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

Historic Resources Code Project

Staff reviewing internal draft code, Discussion Draft to be released in October

The Bureau of Planning and Sustainability is advancing a zoning code project that will make changes to how the City identifies, designates and protects historic resources. The Historic Resources Code Project follows a 2016 Oregon State Supreme Court decision and recently adopted changes to state administrative rules, both of which provide opportunities for improving Portland's historic resource protection programs.

Project staff have drafted zoning code concepts based on feedback received during the project's initial comment period. Discussion Draft of the proposed code changes will be released in October, with more opportunities for public feedback scheduled for November and December.

Visit: <https://www.portlandoregon.gov/bps/58976>

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

Manufactured Dwelling Parks

The City Council adopted this ordinance on August 22

This project creates a new residential multi-dwelling base zone for manufactured and mobile home parks. It addresses the need to protect mobile home park residents from displacement by creating a unique zone for these areas with relatively affordable housing options. The new zoning changes would consolidate Manufactured Dwelling Parks (MDP) into one new base zone in the Multi-Dwelling Residential Chapter (33.120). This will create consistent land use regulations for MDPs and help preserve a type of housing that is affordable to lower income residents.

Visit: <https://www.portlandoregon.gov/bps/76383>

Contact: Leslie Lum, 503-823-7856, Leslie.Lum@portlandoregon.gov

Portland Off-Road Cycling Master Plan (ORCMP)

Parks Board has commented on the draft plan; BPS will make revisions before the plan goes to City Council for adoption later in 2018

The ORCMP provides a foundation for local off-road cycling needs and desired experiences. It includes current best management practices for planning, designing, building and managing successful off-road cycling facilities. The master plan presents a citywide framework for developing a connected, citywide system of trails and bicycle parks. This plan will guide the City's investments in off-road cycling facilities over the next 15 to 20 years.

The Off-road Cycling Master Plan is conceptual. It does not change or create any City regulations, or "greenlight" any recommended projects. Future projects will require site-specific planning and community engagement; more detailed site analysis and design; environmental reviews; and funding for planning, construction, and long-term operations and maintenance.

The Bureau of Planning and Sustainability is collaborating with Portland Parks & Recreation, the Bureau of Environmental Services, Portland Bureau of Transportation, the Portland Water Bureau and other local government and community partners on this project.

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

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

82nd Avenue: Development and Transportation Planning

- ODOT 82nd Avenue of Roses Implementation Plan -- completed
- BPS 82nd Ave Study: Understanding Barriers to Development – final version in progress

The Bureau of Planning and Sustainability and the Oregon Department of Transportation (ODOT) are evaluating opportunity areas along 82nd Avenue between NE Killingsworth Street and SE Johnson Creek Boulevard to improve quality of life for residents and businesses along the corridor.

ODOT is creating a list of feasible projects to improve safety, mobility and access for people using 82nd Avenue. BPS' efforts focus on understanding and addressing barriers to redevelopment/adaptive reuse, mixed use and employment opportunities in key areas.

ODOT

Visit: <http://www.oregon.gov/ODOT/HWY/REGION1/pages/82ndAve.aspx>
www.82ndAveProjects.org

Contact: Terra Lingley, Project Manager, 503-731-8232, terra.m.lingley@odot.state.or.us

City of Portland

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

Contact: Marty Stockton, 503-522-2041, Marty.Stockton@portlandoregon.gov

Planning and Sustainability Commission (PSC) Agenda

View the tentative upcoming PSC agendas and meeting schedule here:

<https://www.portlandoregon.gov/bps/article/312882>

All PSC meetings are held at the 1900 SW 4th Building, 2nd floor, unless otherwise noticed. PSC meetings are streamed live on the BPS YouTube channel at [youtube.com/c/portlandbps](https://www.youtube.com/c/portlandbps) and tape delayed on Channel 30.

City Council Agenda

View upcoming City Council agenda items here:

<https://www.portlandoregon.gov/auditor/article/378315>

All City Council meetings will be held in Council Chambers at City Hall, 1221 SW 4th Avenue. All Council meetings are broadcast live at:

www.portlandoregon.gov/article/230361