

Bureau of Planning and Sustainability (BPS) Update

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

Residential Infill Project (RIP)

New dates for Residential Infill Project's return to PSC

Since early fall, project staff have been working to revise the Proposed Draft of the Residential Infill Project to reflect changes the PSC directed staff to incorporate at their September 11 work session. These changes require us to revise maps, re-work zoning code language, as well as analyze and test the revised proposals. Staff are also developing new graphics and maps for the updated staff reports and the project summary handout. These materials will be posted on the project website before the PSC briefing on the revised proposals (*now scheduled for February 12; see schedule below*).

Upcoming PSC Meetings

Both meetings are from 12:30 pm to 3:30 p.m.

- **Tuesday, December 11, 2018 | Briefing: Revised Economic Report** – Staff will share the results of the revised Economic Report and analysis completed by Johnson Economics, which will be posted on the project website prior to the meeting.
- **Tuesday, February 12, 2019 | Briefing: PSC Revised Residential Infill Proposals** – Staff will walk the Commission through their revised proposals to see how the changes work together as a package. Updated reports, map and summary will be posted on project website prior to the meeting. This briefing will be followed by PSC work session(s), and a vote on their recommendations to City Council is anticipated in March.

Learn more about next steps here: <https://www.portlandoregon.gov/bps/article/703236?>

Want more information on the PSC's work sessions and proposed changes?

The previous 8 PSC work sessions and accompanying materials are posted on the project website under Planning and Sustainability Commission Materials (<https://www.portlandoregon.gov/bps/76961>).

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 ezones to better align with rivers, streams, wetlands, floodplains, steep slopes and wildlife habitat

Staff is finishing the first round of remapping in the Johnson Creek and Outer East areas. Starting on November 30, new draft remapped environmental overlay zones for Columbia Slough, Columbia River and Northeast Portland will be available for review on the website Ezone Update Project map (<https://www.portlandmaps.com/bps/ezones/#/map/>). Postcards will be sent to affected property owners. The Northwest Hills and Southwest Hills will begin in in summer 2019. The Planning and Sustainability Commission will hold public hearings likely in summer 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 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 the first week of February.

Why the change?

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 are being considered by the PSC

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

- **Tuesday, Nov 13, 12:30 p.m.**
Topic: Historic districts and visitability
- **Tuesday, Nov 27, 5:00 p.m.**
Topic: Parking design and Building/Site design
- **Tuesday, Dec 11, 12:30 p.m.**
Topics: Reconciliation between RIP and BHD

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, developed 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.

Read the final SW Corridor Equitable Housing Strategy (SWCEHS): <https://www.portlandoregon.gov/bps/76328>. The Tigard City Council accepted the strategy by resolution on July 14. Subsequently, the Portland City Council adopted the strategy by resolution on October 4. City Council is scheduled to vote on the preferred route alignment for the new light rail line on November 1.

Learn more: www.portlandoregon.gov/bps/73445

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

Opportunities for Affordable Housing in Faith Communities

Helping faith communities who want to use their excess property to provide affordable housing

BPS is managing a grant funded by Metro to identify faith communities interested in developing affordable housing on their property. The grant will provide concept development for three to five sites on faith-owned land, as well as possible Zoning Code revisions to streamline City processes. The grant project will conclude in November 2019.

Applications for proposals to receive concept development consultation will be available on the project website in mid-November and will be due in mid-January 2019.

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

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

River Plan / South Reach

Come to a December 1 Open House to catch up on planning for the South Willamette Riverfront

Project staff have completed a series of six topical meetings for interested community members that began in September, and planners received numerous ideas and feedback that will inform development of the plan.

The Saturday, December 1 public open house is an opportunity to learn what City planners heard from dozens of community members who attended six workshops and suggested improvements for the area. Additional public comments are welcome, and refreshments will be served.

River Plan / South Reach Public Open House

Saturday, December 1, 9-11:30 a.m.

Llewellyn Elementary School Cafeteria, 6301 SE 14th Avenue

TriMet #19, #70

Visit: <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

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. The PSC heard seven people testify in person and received 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 in new development

The Bicycle Parking Code Update [Discussion Draft](https://www.portlandoregon.gov/transportation/article/694202) (<https://www.portlandoregon.gov/transportation/article/694202>) was released in August, and comments to staff were accepted through October 1.

Project staff will consider public comments as well as the City's goals and policies to produce the Proposed Draft, which will be submitted to the Planning and Sustainability Commission in fall 2018.

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

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

Parkrose-Argay Development Study

Exploring opportunities to create a complete and connected neighborhood on the 30-acre site at NE 122nd Avenue and NE Shaver Street

The Parkrose-Argay Development Study (formerly the Rossi Farms Development Plan) will explore future development options on the prominent undeveloped site along NE 122nd Avenue in the Parkrose and Argay neighborhoods.

The study will explore options to create a more complete and connected neighborhood, with the potential for a range of housing, jobs and commercial services. The effort will involve neighborhood associations, community groups, business groups, the Parkrose School District, the property owners, City bureaus, Metro, and others with an interest in the outcomes. It will be conducted over the next several months, and conclude around July 2019.

A project working group is currently being formed, and a "Vision and Aspirations Workshop" is scheduled for December 11, 2018, 6 – 8:30 p.m. at Parkrose Middle School, 11800 NE Shaver Street.

Learn more at: <https://www.portlandoregon.gov/bps/77843>

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 December

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

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

Contact: Brandon Spencer-Hartle, 503-823-4641, Brandon.Spencer@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 in 2019

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 Avenue 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.

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

BPS' efforts focus on understanding and addressing barriers to redevelopment/adaptive reuse, mixed use and employment opportunities in key areas. The Planning and Sustainability Commission will hold a

briefing on the 82nd Avenue Study on November 13; next steps for the remaining six months of the effort will be shared.

City of Portland

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

Contact: Marty Stockton, 503-823-2041, 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 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