**March 2019 – Bureau of Planning and Sustainability (BPS) Update**

A monthly snapshot of land use planning work going on in your neighborhoods. To dig deeper, go to 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 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](http://www.portlandoregon.gov/article/230361%3chttp:/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](http://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:** On March 12 PSC made several amendments to the [Revised Proposed Draft](https://www.portlandoregon.gov/bps/78761) and voted (5 – 4) to forward these proposals to City Council. The PSC’s Recommended Draft of the Residential Infill Project and an updated Map App will be published this summer with City Council hearing(s) to follow.

**Next opportunity to engage:** City Council public hearings on the PSC recommendations, expected fall 2019

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**River Plan / South Reach**

<https://www.portlandoregon.gov/bps/42548>

**What:** Developing an updated vision and implementing maps, code and action items for the future of the southern part of Willamette River, from the Ross Island Bridge to Dunthorpe. Also developing Natural Resources and Scenic Resources protection plans.

**Status**: Some 90 community members attended a December open house to learn about and provide comment on what planners had heard during discussion groups and where the planning work is headed over the winter. See at recap: <https://www.portlandoregon.gov/bps/article/707565>?

**Next opportunity to engage:** Public comments sought on the River Plan/South Reach Discussion Draft in late Spring 2019.

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**Willamette River Greenway Inventory**

Proposed Draft of Inventory: <https://www.portlandoregon.gov/bps/article/713228>

**What:** Revisions to maps, data and other information in the Willamette River Greenway Inventory (2014) from recently adopted plans, including the 2035 Comprehensive Plan (2016) and Central City 2035 (2018). No changes to policies or regulations.

**Status**: Proposed Draft available for review. Comments/testimony to the Planning and Sustainability Commission.

**Next opportunity to engage:** Public hearing before the PSC on March 26 (https://www.portlandoregon.gov/bps/article/691313).

***C*ontact**: Debbie Bischoff, 503-823-6946, [Debbie.Bischoff@portlandoregon.gov](mailto:Debbie.Bischoff@portlandoregon.gov)

**Environmental Overlay Zone Map Correction Project**

[www.portlandoregon.gov/bps/e-zone](http://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 Northwest Hills are now available for public review on the Ezone Map App [www.portlandmaps.com/bps/ezones/#/map/](http://www.portlandmaps.com/bps/ezones/#/map/). Johnson Creek and the East Buttes and Terraces were released last summer and fall. Southwest Hills, Columbia Slough and Columbia River draft ezones will be coming next. The PSC will hold public hearings in 2020.

**Next opportunity to engage:** BPS staff will present at the Forest Park Neighborhood Association on March 19. Visit the project calendar times and locations (https://www.portlandoregon.gov/bps/77304).

**Contact**: [ezone@portlandoregon.gov](mailto:ezone@portlandoregon.gov) or 503-823-4225

## Opportunities for Affordable Housing in Faith Communities

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

**What:** Identifying and assisting faith communities (e.g., churches, synogogues) interested in using their property to develop affordable housing  
**Status:** BPS is managing a Metro grant that will provide concept development for up to five faith-owned sites to develop affordable housing, as well as potential Zoning Code revisions to streamline City processes. The grant project will conclude in November 2019.   
**Contact:** Nan Stark, 503-823-3986, [Nan.Stark@portlandoregon.gov](mailto: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:** Discussion Draft zoning code changes released in January. Proposed changes establish new inventory and designation procedures, increase demolition protections on locally designated historic resources, refine design protections on all designated historic resources, and increase opportunities for adaptive reuse.

**Next opportunity to engage:** Public information sessions scheduled for March 16, 19, and 21. Comments on Discussion Draft due April 12. Revised Proposed Draft expected to be released summer 2019.

**Contact:** Brandon Spencer-Hartle, 503-823-4641, [Brandon.Spencer@portlandoregon.gov](mailto:Brandon.Spencer@portlandoregon.gov)

**Better Housing by Design (BHD)**

[www.portlandoregon.gov/bps/betterhousing](http://www.portlandoregon.gov/bps/betterhousing)

**What:** Updating rules to improve the design and livability of new development and expand housing options in Portland’s multi-dwelling zones

**Status:** The PSC is considering public testimony on draft proposals as they discuss and deliberate their recommendations. Their final recommendations are expected in April. Project staff are exploring potential changes to zoning code and map approaches for historic districts (especially in relation to the proposed RM4 zone). Learn more about potential historic district approaches: [www.portlandoregon.gov/bps/bhd-historic](http://www.portlandoregon.gov/bps/bhd-historic)

**Next opportunity to engage:** City Council hearings expected in Summer 2019

**Contact**: Bill Cunningham, 503-823-4203, [betterhousing@portlandoregon.gov](mailto:betterhousing@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. Proposals include changes to: the purpose of the Design overlay zone (d-overlay); the map of where d-overlay applies; the thresholds for triggering review; and the Type III review process. The project also creates new tools for evaluating projects outside of Central City (design standards and design guidelines) and includes additional improvements to support clarity and transparency for all stakeholders.

**Status:** The Discussion Draft is out! Comments are due April 12, 2019.

**Next opportunity to engage:** Project staff are meeting with community groups and will host a number of open houses in March and April, including one at Tabor Space on Saturday, March 16, 2-4 p.m. See the [project calendar](https://www.portlandoregon.gov/bps/73891) for more dates.

**Contact**: Kathryn Hartinger, 503-823-9714, [Kathryn.Hartinger@portlandoregon.gov](mailto:Kathryn.Hartinger@portlandoregon.gov)

**West Portland Town Center Plan**

<https://www.portlandoregon.gov/bps/78530>

**What:** Building on the 2018 [SW Corridor Equitable Housing Strategy](https://www.portlandoregon.gov/bps/73445) and past planning efforts,a West Portland Town Center Plan (WPTCP) is underway. This work will create a vision and identify 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:** Recruiting for a project Community Advisory Group (CAG) until noon March 18; CAG meetings will start in April 2019

**Next opportunity to engage:** The public is welcome at CAG meetings. A kick-off community event will be held on Saturday April 27 at Markham Elementary.

**Contact:** Joan Frederiksen, 503-823-3111, [Joan.Frederiksen@portlandoregon.gov](mailto:Joan.Frederiksen@portlandoregon.gov)

**Naito-Gibbs 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. Work to begin in May.

**Status:** A Community Advisory Group (CAG) recruitment will open in late March/April, and CAG meetings will start in May.

**Contact:** Joan Frederiksen, 503-823-3111, [Joan.Frederiksen@portlandoregon.gov](mailto:Joan.Frederiksen@portlandoregon.gov)

**Neighborhood Contact Code Update Project**

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

**What:** Improving how developers inform the public about new development

**Status:** The Recommended Draft was released at the end of January, and City Council heard public testimony on March 6. [Council](file:///C:\Users\mstockton\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\W3WIT53U\Council) will amend and vote on the project on April 11, 2019.  
**Next opportunity to engage:** No further testimony will be accepted.

**Contact:** Sara Wright, 503-823-7728, [Sara.Wright@portlandoregon.gov](mailto:Sara.Wright@portlandoregon.gov)

**Bicycle Parking Project**

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

**What:** Updating the rules for bicycle parking in new development

**Status:** The PSC voted on February 26 to recommend the revised proposal to City Council. Staff are preparing the Recommended Draft, which will be released to City Council in Summer 2019.

**Next opportunity to engage:** After the Recommended Draft is released, there will be a City Council hearing in Summer 2019.

**Contact:** Sarah Figliozzi, 503-823-0805, [bicyclecodeupdate@portlandoregon.gov](mailto:bicyclecodeupdate@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:** Staff are working with stakeholders and a project working group to develop a concept for the site. Roughly 100 community members attended a “Vision Workshop” in December 2018. Concept development is underway during Winter/Spring 2019.  
**Next opportunity to engage:** A public workshop to explore concept plan alternatives is tentatively scheduled for April 18 at Parkrose Middle School. Check the web site for additional details.   
**Contact:** Barry Manning, 503-823-7965, [Barry.Manning@portlandoregon.gov](mailto:Barry.Manning@portlandoregon.gov)

**82nd Avenue Study: Understanding Barriers to Development**

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

**What:** Exploring ways to stimulate new development in this major north/south corridor, along with potential transportation improvements

**Status:** Project staff released the Draft Report in December 2018.

**Next opportunity to engage:** After the Draft Final Report of the 82nd Avenue Study, Recommended Draft of the map changes, and 82nd Avenue Plan are released, City Council will hold a hearing in late May.

**Contact:** Marty Stockton, 503-823-2041, [Marty.Stockton@portlandoregon.gov](mailto:Radliffe.Dacanay@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](mailto:Michelle.Kunec-North@portlandoregon.gov)