

## **Bureau of Planning and Sustainability (BPS) Update**

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

### **Residential Infill Project (RIP)**

*Public review of Discussion Draft Report ended November 30. A “What We Heard Summary Report” (and all comments in their entirety) will be posted on the project website in early January.*

### **How will my comments be used?**

The comments on the Discussion Draft will guide staff as they develop a Proposed Draft for the Planning and Sustainability Commission (PSC), which will consider it next spring. Portlanders will be able to give formal testimony on the Proposed Draft at that time.

Discussion Draft materials are still available on the project website:

<https://www.portlandoregon.gov/bps/75084>. The Map App will also be available to view

parcel-specific information about which Discussion Draft proposals will affect individual

properties: <https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=rip>.

*(Please note that, based on public feedback, the proposals in the Discussion Draft are subject to revisions that will not be reflected until the Proposed Draft is published.)*

**Visit:** [www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)

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### **Central City 2035 Plan**

*City Council holding sessions to deliberate on amendments over the next couple of months; vote on amendments and adoption of the plan expected in Spring 2018.*

City Council has begun deliberations on the Central City 2035 Plan. During public hearings in September and through written testimony, Commissioners heard from more than 100 community members and received roughly 600 pieces of written testimony about the new plan for the city center.

Now Council is engaged in deliberations on amendments to the plan. In October, Council discussed issues of interest and considered draft amendments on topics such as height and FAR, scenic views, Transportation System Plan (TSP), zoning and use allowances, and eco roofs. No votes or public testimony were taken. A public hearing on amendments is scheduled for January 18, 2018. More information on the upcoming work sessions and hearing can be found at <https://www.portlandoregon.gov/bps/58897>

**Visit:** [www.portlandoregon.gov/bps/cc2035](http://www.portlandoregon.gov/bps/cc2035)

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### **Community Involvement Committee**

*A new advisory committee for land use planning outreach efforts*

Starting in 2018, the Community Involvement Committee (CIC) will be a new standing committee that reviews and advises the way City staff engage with the public in land use and transportation planning. This is an important part of the City's new 2035 Comprehensive Plan Community Involvement Program, supporting the goals and policies of Chapter 2 of the Comprehensive Plan (<https://www.portlandoregon.gov/bps/article/579165>). The application period is closed, and new members will be appointed in early 2018.

**Visit:** <https://www.portlandoregon.gov/bps/73998>

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

### **Map Refinement Project**

*Planning and Sustainability Commission voted on Nov. 14, 2017, to recommend the Map Refinement Project to City Council. Recommended Draft to be released in February 2018.*

The Map Refinement Project is evaluating and amending the Comprehensive Plan Map and/or the Zoning Map designations for a limited number of sites, based on consistency with the recently adopted 2035 Comprehensive Plan.

Project staff expect to release the Map Refinement Recommended Draft to City Council in February 2018. The public will have time to review the Recommended Draft and provide testimony to City Council through late winter/early spring.

**Visit:** <https://www.portlandoregon.gov/bps/73388>

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### **Code Reconciliation Project**

*Planning and Sustainability Commission held additional work session on December 12; Noise Review Board discussion rescheduled to January 10.*

The draft code amendments include changes to Title 33 (Zoning), Title 11 (Trees), Title 18 (Noise Control) and Title 32 (Signs). These are primarily technical fixes, but they also include a few minor policy issues and changes to development allowances. The Bureau of Planning and Sustainability has separated the Neighborhood Contact Requirement review from the Code Reconciliation Project to give it more time and attention.

Read the Code Reconciliation Project Proposed Draft:  
<https://www.portlandoregon.gov/bps/article/656658>

**Visit:** <https://www.portlandoregon.gov/bps/72600>

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### **Neighborhood Contact Requirement Project**

*This project aims to improve how we inform residents about new development.*

This project will review the “Neighborhood Contact” requirement in the Zoning Code (33.700.025) ( <https://www.portlandoregon.gov/bps/article/53464>). It will explore ways to create a workable and effective process that meets the goals of information sharing and early dialogue with community members. This was previously an element of the Code Reconciliation Project.

A Discussion Draft will be released in the winter.

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

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### **2035 Comprehensive Plan**

*State approves Portland's 2035 Comprehensive Plan.*

On Dec. 5, 2017, the Oregon Department of Land Conservation and Development (DLCD) issued an order both approving Portland’s [2035 Comprehensive Plan](https://www.portlandoregon.gov/bps/70936) (<https://www.portlandoregon.gov/bps/70936>) and responding to objections raised against the new plan and associated implementation measures.

The plan was originally scheduled to take effect on Jan. 1, 2018. This was designed to allow time for the State of Oregon, through the DLCD, to review the plan. About a dozen individuals and organizations objected to the adopted plan. People who filed valid-but-rejected objections may request a hearing before the Oregon Land Conservation and Development Commission (LCDC).

City Council passed an ordinance delaying the effective date of the new plan until May 24, 2018, at 1 p.m. to provide time for a possible LCDC hearing. The City will learn if any valid objectors have requested an LCDC hearing by late December.

**Visit:** <https://www.portlandoregon.gov/bps/article/665388>

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### **Better Housing by Design (BHD)**

*Discussion Draft to be released in January 2018.*

The BHD Concept Report features potential code changes aimed to improve multi-family development for current and future residents. These include proposals for creating more open space and greater accessibility for people of all ages and abilities, providing greater flexibility for a broader range of housing options, prioritizing affordable housing and preserving trees, requiring design that contributes to pedestrian-friendly places, increasing connections to streets and more.

Project staff are considering public comments on the Concept Report (<https://www.portlandoregon.gov/bps/73945>) as they develop a Discussion Draft.

This project also focuses on East Portland, fostering better development that reflects the area's distinct characteristics and needs of the community. It is coordinated with the Portland Bureau of Transportation's Connected Centers Street Plan (<https://www.portlandoregon.gov/transportation/71334>), which focuses on street plans for the Jade District and Rosewood/Glenfair centers.

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

**Contact:** Bill Cunningham, 503-823-4203, [betterhousing@portlandoregon.gov](mailto:betterhousing@portlandoregon.gov)

### **Portland Off-Road Cycling Master Plan (ORCMP)**

*A Discussion Draft with an interactive online map has been published, and the public comment period is open until December 31. The Parks Board will review the draft in December/January, then off to City Council for adoption in early 2018.*

The ORCMP Discussion Draft provides a foundation for local off-road cycling needs and desired experiences, as well as current best management practices for planning, designing, building and managing successful off-road cycling facilities. It presents a citywide framework for developing a connected, citywide system of trails and bicycle parks. This plan is intended to guide the City's investment 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 working on this project in collaboration with Portland Parks & Recreation, the Bureau of Environmental Services, Portland Bureau of Transportation, the Portland Water Bureau and other local government and community partners.

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

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### **Historic Resources Code Project**

*Public input roundtables scheduled for December through February prior to development of code concepts.*

The Bureau of Planning and Sustainability has launched 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.

**Upcoming events:** Public input roundtables have been scheduled as part of the project's concept development phase. Read more about when, where and discussion topics at: <https://www.portlandoregon.gov/bps/article/662415>.

Bureau of Planning and Sustainability staff will incorporate public feedback from roundtables and drop-in sessions into the development of zoning code concepts. Draft zoning code language will be released in spring 2018, at which time more opportunities for public feedback will be scheduled.

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

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### **Design Overlay Zone Amendments Project (DOZA)**

*Project moves from "assessment" to "amendments."*

Portland has received national and international acclaim for supporting a high-quality built environment through planning and urban design. In part, this is due to its long-standing tradition of design review, which occurs within the design overlay zone (or d-overlay).

Together, the Bureau of Planning and Sustainability (BPS) and 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. The DOZA Process Discussion Draft will be ready for public review in April 2018; the DOZA Tools Discussion Draft is scheduled to be released in the fall of 2018.

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### **SW Corridor Equitable Housing Strategy**

*Bringing more housing choices and opportunity to SW Portland and Tigard*

The cities of Portland and Tigard commissioned Portland State University to analyze market trends and demographic information across the region and within the SW Corridor. The analysis looks at trends in apartment sales and rents from 2006-17, focusing on how they affect vulnerable populations – renters who are lower income, including people of color and/or with disabilities. Titled Preserving Housing Choice and Opportunity (<https://www.portlandoregon.gov/bps/article/663250>), PSU's report focuses on what the authors term "naturally occurring affordable housing" – or NOAH. A shorter executive summary of the report is also available (<https://www.portlandoregon.gov/bps/article/663251>).

More than 100 community members and leaders attended the October 14th Community Learning and Listening Session on Affordable Housing at Markham Elementary School in SW

Portland. The event gave community members a chance to learn about affordable housing needs in the SW Corridor and offer input to help preserve and build more places for people to live. Themes from the event and discussion groups are captured here: <https://www.portlandoregon.gov/bps/article/664020>.

The SW Corridor Equity and Housing Advisory Group met in Tigard on November 8th. Meeting materials can be found here: <https://www.portlandoregon.gov/bps/74015>.

**Visit:** [www.portlandoregon.gov/bps/73445](http://www.portlandoregon.gov/bps/73445)

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## **82<sup>nd</sup> Avenue: Development and Transportation Planning**

- ODOT 82<sup>nd</sup> Avenue of Roses Implementation Plan
- BPS 82nd Ave Study: Understanding Barriers to Development

The Bureau of Planning and Sustainability and the Oregon Department of Transportation (ODOT) are evaluating opportunity areas along 82<sup>nd</sup> 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 82<sup>nd</sup> Avenue. BPS' efforts focus on understanding and addressing barriers to redevelopment/adaptive reuse, mixed use and employment opportunities in key areas. A draft summary report will be released in Fall 2017.

### **ODOT**

**Visit:** <http://www.oregon.gov/ODOT/HWY/REGION1/pages/82ndAve.aspx>  
[www.82ndAveProjects.org](http://www.82ndAveProjects.org)

**Contact:** Terra Lingley, Project Manager, 503-731-8232,  
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### **City of Portland**

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

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## **Planning and Sustainability Commission (PSC) Agenda**

View the upcoming PSC agenda items here:

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

All PSC meetings, unless otherwise noted, are temporarily being held at the 1900 SW 4<sup>th</sup> Building, 2<sup>nd</sup> floor. All PSC meetings are streamed live on the BPS YouTube channel at [youtube.com/c/portlandbps](http://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](http://www.portlandoregon.gov/article/230361)