

## Bureau of Planning and Sustainability (BPS) Update

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

### Better Housing by Design (BHD)

*Concept Report released with public comment due by August 7, 2017*

The Better Housing by Design project is revising development and design standards in Portland's multi-dwelling zones (R3, R2, R1 and RH) outside the Central City. The types of housing allowed in these areas include apartment buildings of varying sizes, fourplexes, townhouses and row houses.

The recently released Concept Report shares 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, prioritizing affordable housing and preserving trees, simplifying setback requirements, increasing connections to streets and more.

The Concept Report can be found online at: <https://www.portlandoregon.gov/bps/73945>

In addition to considering regulations that apply citywide, this project 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)

### Map Refinement Project

*Discussion Draft released with public comment due by July 31, 2017*

The Map Refinement Project will evaluate and amend 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.

On June 15, project staff released the Map Refinement Project Discussion Draft. A courtesy public notice was mailed to affected property owners and occupants, as well as occupants within 100-feet of draft map change areas. District liaisons will be meeting with neighborhood associations and other organizations that are within areas of possible map changes. The Discussion Draft and associated maps can be found online at:

<https://www.portlandoregon.gov/bps/article/643572>

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

**Contact:** Marty Stockton, 503-823-2041, [Marty.Stockton@portlandoregon.gov](mailto:Marty.Stockton@portlandoregon.gov)

### Code Reconciliation Project

*A Discussion Draft will be released in mid/late-July, followed by opportunities for public input through late-August*

The Code Reconciliation Project (CRP) will amend the Zoning Code and other City rules to ensure compatibility with recently adopted Zoning Code amendments from the 2035 Comprehensive Plan

(<https://www.portlandoregon.gov/bps/70936>) and the Inclusionary Housing Program

(<https://www.portlandoregon.gov/bps/71274>).

The CRP will include minor technical amendments to correct code references and other provisions in the Zoning Code. It will also include code changes to align zoning regulations that have more significant policy implications, including updates to floor area allowances (FAR) in some plan districts and a review and possible update of the Neighborhood Contact process (33.700.025) (<https://www.portlandoregon.gov/bps/article/53464>) for new development. Public meetings and hearings will be scheduled later this year.

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

**Contact:** Barry Manning, 503-823-7965, [Barry.Manning@portlandoregon.gov](mailto:Barry.Manning@portlandoregon.gov)

## Central City 2035 Plan

*Recommended Draft released on June 20, 2017*

On May 23, the Planning and Sustainability Commission (PSC) voted to recommend the CC2035 Plan to City Council for consideration, public hearings and eventual adoption. Since then, project staff incorporated final changes to the multiple documents in the Recommended Draft, which was released on June 20, 2017.

The public will have the summer to review the plan and prepare testimony to City Council through the fall.

Mark your calendar for the following City Council public hearings on the CC2035 Plan. Check the project calendar (<https://www.portlandoregon.gov/bps/53116>) for any change to dates and times:

- Thursday, September 7 at 2 p.m.
- Thursday, September 14 at 2 p.m.

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

**Contact:** Rachael Hoy, 503-823-6042, [Rachael.Hoy@portlandoregon.gov](mailto:Rachael.Hoy@portlandoregon.gov)

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

*An 82nd Avenue City Council forum and meeting was held on July 11, 2017*

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

Portland's Bureau of Planning and Sustainability (BPS) 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.

### 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, [terra.m.lingley@odot.state.or.us](mailto:terra.m.lingley@odot.state.or.us)

### City of Portland

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

**Contact:** Radcliffe Dacanay, 503-522-8446, [Radcliffe.Dacanay@portlandoregon.gov](mailto:Radcliffe.Dacanay@portlandoregon.gov)

## Residential Infill Project (RIP)

*Project team drafting code and map concepts for public review in the fall*

Since City Council's adoption of the Concept Report in December 2016, project staff have been developing code and map changes to implement the adopted concepts. Staff are also responding to mayoral direction to draft a Housing Opportunity overlay zone boundary for the Planning and Sustainability Commission (PSC) to consider.

This fall the public will have an opportunity to review proposed code changes and Zoning Map amendments prior to the PSC hearings in winter 2018. The 7-week public review period is scheduled to begin on Sept. 18, 2017. Visit the project website to learn how to become involved in the next phases of the project. Council-approved concepts:

<https://www.portlandoregon.gov/bps/article/623488>

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

**Contact:** Julia Gisler, 503-823-7624, [Julia.Gisler@portlandoregon.gov](mailto:Julia.Gisler@portlandoregon.gov)

## Design Overlay Zone Assessment Project (DOZA)

With the conclusion of the assessment of the city's tools and processes in the design overlay zones, project staff are scoping the next phase of the project to implement the recommendations from the assessment, including new design

processes and tools. More information will be available in August.

**Visit:** [www.portlandoregon.gov/bps/70324](http://www.portlandoregon.gov/bps/70324)

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

### **Portland Off-Road Cycling Master Plan**

*Comments from open houses, other citywide events and online questionnaire help shape draft concepts*

Project staff received thousands of comments from all over the city about possible locations for off-road walking and cycling facilities and bike parks citywide, including more than 2,000 comments about Forest Park alone. The project team is preparing a summary of comments and proposals that reflect community input, which will be released in the coming weeks.

BPS 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>

**Contact:** Michelle Kunec-North, 503-823-9710, [Michelle.Kunec-North@portlandoregon.gov](mailto:Michelle.Kunec-North@portlandoregon.gov)

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

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

The cities of Portland and Tigard have begun planning for housing in anticipation of future light rail investments in the SW Corridor. The Portland City Council passed an ordinance in April accepting a \$100,000 grant from Metro to create a SW Corridor Equitable Housing Strategy over the next year. An Equity and Housing Advisory Group of housing experts from the finance, philanthropic, nonprofit and private development sectors have begun meeting to help guide the project.

The Bureau of Planning and Sustainability will also be offering limited grants to housing-focused community-based organizations (CBO) for engagement of low-income tenants and households of color in this planning process. Broader community engagement events will be held later in the year, as research findings are finalized and CBOs engage with affected communities.

**Visit:** <http://www.portlandoregon.gov/bps/73445>

**Contact:** Ryan Curren, 503-823-4574, [Ryan.Curren@portlandoregon.gov](mailto:Ryan.Curren@portlandoregon.gov)

### **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 CH2M building at 2020 SW 4th Avenue, Lincoln Room, 1<sup>st</sup> floor. All PSC meetings are streamed live on the BPS YouTube channel at [youtube.com/c/portlandbps](https://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)~~<~~<http://www.portlandoregon.gov/article/230361>