

Bureau of Planning and Sustainability (BPS) Update – April 2017

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

82nd Avenue: Development and Transportation Planning

- ODOT 82nd 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 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: Radcliffe Dacanay, 503-522-8446, Radcliffe.Dacanay@portlandoregon.gov

Better Housing by Design (BHD)

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.

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

The first workshop on February 25 introduced the project and topics, and a series of stakeholder working groups are providing an opportunity for community members to discuss design issues and code concepts in detail. Discussions and ideas will contribute to a refined set of code concepts, alternative development options, and conceptual street plans to be presented at a public workshop on June 3, 2017. You can attend and participate in any of the meetings; please RSVP to betterhousing@portlandoregon.gov or 503-823-7728. The next two meetings are:

- April 19 (Wednesday), 6 – 8 p.m. at 4815 NE 7th Avenue (Northeast Coalition of Neighborhoods Office / King School). *Focus on street frontage design and Inner Portland development options.*
- May 3 (Wednesday), 6 – 8 p.m. at 16126 SE Stark Street (Rosewood Initiative Space). *Focus on Eastern Portland street/pedestrian connectivity and Rosewood/Glenfair street plan and development options.*

Visit: www.portlandoregon.gov/bps/betterhousing

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

Residential Infill Project (RIP)

Since City Council's adoption of the Concept Report in December 2016, project staff have been developing code and mapping changes to implement the adopted concepts. Mayor Ted Wheeler has directed BPS 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 code changes and zoning map amendments, prior to the PSC hearings in winter 2018. Stay tuned for more information about upcoming ways to participate in the project.

Council-approved concepts: <https://www.portlandoregon.gov/bps/article/623488>.

Visit: www.portlandoregon.gov/bps/infill.

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

Central City 2035 Plan

The CC2035 Plan is an update to the 1980 Central City Plan, including new policies, zoning and code for Portland's urban core. The Planning and Sustainability Commission (PSC) has been holding work sessions about specific elements of the Proposed Draft. The last work session was April 11, and the PSC will vote to recommend the plan to City Council on May 23.

Visit: www.portlandoregon.gov/bps/cc2035.

Contact: Rachael Hoy, 503-823-6042, Rachael.Hoy@portlandoregon.gov

Code Reconciliation Project

The Code Reconciliation Project (CRP) will amend the Zoning Code and other City rules to ensure compatibility with recently adopted Zoning Code amendments. These were adopted by Portland City Council in December 2016 to implement the [2035 Comprehensive Plan](https://www.portlandoregon.gov/bps/70936) (<https://www.portlandoregon.gov/bps/70936>) and the [Inclusionary Housing Program](https://www.portlandoregon.gov/bps/71274) (<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 a review and possible update of the Neighborhood Contact process ([33.700.025 -- https://www.portlandoregon.gov/bps/article/53464](https://www.portlandoregon.gov/bps/article/53464)) for new development. Look for public meetings and hearings later this year.

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

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

Design Overlay Assessment Project (DOZA)

The DOZA project has reached its final stage, and the consultant's recommendations are now published in a [full-length report \(https://www.portlandoregon.gov/bps/article/634989\)](https://www.portlandoregon.gov/bps/article/634989). The project team will present the DOZA findings and recommendations to City Council on April 26. The community is invited to give their testimony during a public hearing at that time.

In addition to the [Final Report \(https://www.portlandoregon.gov/bps/73414\)](https://www.portlandoregon.gov/bps/73414), [summary sheets \(https://www.portlandoregon.gov/bps/article/587027\)](https://www.portlandoregon.gov/bps/article/587027) of the project are available. The report features recommendations to improve the d-overlay zone process and tools, including the Community Design Standards, Community Design Guidelines and the Central City Fundamental Design Guidelines.

The report also includes work from all stages of the project: research of peer cities and findings gleaned from stakeholder interviews; online questionnaires; and evaluation of built projects. Comments on draft recommendations were gathered from a [public open house \(https://www.portlandoregon.gov/bps/article/624620\)](https://www.portlandoregon.gov/bps/article/624620) and online questionnaire in addition to workshops with the Design Commission, Planning and Sustainability Commission, and staff in spring 2017. Feedback from all stakeholders helped to shape the final report.

Upcoming briefings and Council hearing:

<https://www.portlandoregon.gov/bps/article/634998?>

Contact: Lora Lillard, 503-823-3708, Lora.Lillard@portlandoregon.gov

Map Refinement Project

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. This project will include a review of potential map changes based on four criteria, including City Council's [Further Refinement Directive \(https://www.portlandoregon.gov/bps/article/627498\)](https://www.portlandoregon.gov/bps/article/627498). District liaisons will be meeting with neighborhood associations and other organizations that are within areas of possible map changes. A Discussion Draft will be released this summer, followed by more opportunities for public input.

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

Contact: Marty Stockton, 503-823-2041, Marty.Stockton@portlandoregon.gov

Portland Off-Road Cycling Master Plan

This project will provide a vision for a system of off-road cycling trails and facilities where kids, adults and families can ride for fun and exercise while experiencing nature in the city. The plan will make recommendations for the future improvement and management of these trails and

facilities, based on community needs and input, site opportunities and constraints, as well as best practices in design, development and management.

Learn more about the Plan and submit comments at a [Virtual Open House](https://www.portlandoregon.gov/auditor/article/378315) (<https://www.portlandoregon.gov/auditor/article/378315>) now through April 30, 2017.

Visit: <http://www.portlandoregon.gov/auditor/article/378315>.

Contact: Michelle Kunec-North, 503-823-9710, Michelle.Kunec-North@portlandoregon.gov

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.

Regulatory Improvement Code Amendment Project (RICAP) 8

Regulatory improvement projects provide an ongoing and rapid way to address technical and minor policy amendments to land use regulations, thus improving clarity and supporting desirable development.

RICAP 8, which addresses 44 items in the Zoning and Tree Codes, was adopted unanimously by City Council. Changes to the Zoning Code took effect on March 31, 2017, and changes to the Tree Code took effect April 14, 2017.

For details and the adopted report: <http://www.portlandoregon.gov/auditor/article/378315>.

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

Planning and Sustainability Commission Agenda

View Planning and Sustainability Commission (PSC) agenda items for the upcoming weeks here: <https://www.portlandoregon.gov/auditor/article/378315>. All PSC meetings, unless otherwise noted, are held at 1900 SW 4th Avenue, Suite 2500A (2nd floor). All PSC meetings are streamed live on the [BPS YouTube channel](#) and tape delayed on Channel 30.

City Council Agenda

View City Council agenda items for the upcoming weeks 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/auditor/article/378315.