

August 2020 – Bureau of Planning and Sustainability (BPS) Updates

A monthly snapshot of land use planning work going on in your neighborhoods. Please visit the project website and contact project staff with any questions.

What's new this month?

- One new project was added, the Shelter to Housing Continuum (S2HC) project.
- Removed one project, Expanding Opportunities for Affordable Housing, after it was approved and became effective on June 18.

Useful resources

- **Planning and Sustainability Commission (PSC)**
 - View [tentative PSC agendas](#) and [upcoming meeting schedules](#).
 - PSC meetings are temporarily being held online. Meetings are [streamed live](#) and tape delayed on Channel 30.
 - Check individual [project pages](#) or the [PSC calendar](#) for details on testifying via video conference.
- **City Council**
 - [View upcoming City Council agenda items](#)
 - City Council meetings are temporarily being held online and are [broadcast live](#).
- **Map App**

You can look at interactive maps, submit testimony during testimony periods, and read submitted testimony through the [BPS Map App](#).
- **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](#).

COVID-19 IMPACTS: Please be aware that public meetings are being cancelled or rescheduled for public health and safety, so be sure to check the calendars on specific [project pages](#) for meeting updates and the latest information.

Anti-Displacement Action Plan

What: The Anti-Displacement Action Plan (ADAP) aims to increase the resiliency of the city and our communities to deal with racial and economic disparities that contribute to displacement. As part of ADAP, an Anti-Displacement Task Force (ADTF) is forming to provide community-led, citywide leadership, policy development, coordination and collaboration that centers racial equity in the City's anti-displacement and equitable development policies.

Status: Recruitment for the Anti-Displacement Task Force will begin in August. Interested individuals and organizations should contact project staff for presentations and outreach materials. The application process will open in mid-to-late August. When ready, the application will be found on the [Civic Life webpage](#).

The Task Force will be composed of 12 to 15 community members and cross-bureau City leadership, working together to recommend actions for City Council to address housing and commercial displacement. The group will convene in the fall. Additional information about this project can be found on [the City's project webpage](#).

Next opportunity to engage: Project staff will brief the Planning and Sustainability Commission on August 11. Community members interested in learning more about the project can [sign up for project updates](#). Please also see [PAALF's website](#) for more information on the community Anti-Displacement Coalition. Learn more at www.portland.gov/bps/adap

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Central City 2035 Plan (CC2035) Re-Adoption

What: City Council adopted the Central City 2035 Plan, a new land use, transportation and environmental plan to manage growth and development in Portland's urban core, in June 2018. The plan went into effect in July 2018, but it was appealed to the Land Use Board of Appeals (LUBA) and then to the Court of Appeals. On March 16, 2020, the Oregon Court of Appeals remanded the Central City 2035 Plan, so City Council had to readopt the plan to address the items identified in the Court's ruling.

Status: The CC2035 Plan was re-adopted by City Council on July 8 and will go into effect on August 10. City Council re-adopted the same zoning code and maps that were adopted in June 2018. The only change made was to the Findings of Fact report to address insufficient policy findings per the original LUBA appeal. The updated findings report and re-adopted CC2035 Plan are available on the project website, www.portland.gov/bps/cc2035.

Next opportunity to engage: None. The re-adopted CC2035 Plan goes into effect on August 10.

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Dark Skies Project

What: Reducing negative impacts on human and ecosystem health and safety as well as energy waste, and increasing our ability to see the night sky.

The project makes recommendations to reduce the amount of poorly aimed, poorly shielded, and overly bright lights in Portland. The recommendations focus on light pollution associated

with new and existing development on private and publicly owned property, signs and City-owned buildings and facilities, including streetlights. The recommendations also include addressing light pollution through public awareness, outreach and education.

Status: The Public Review draft of the report and recommendations was posted on the [project webpage](#) on July 13. The public comment period closed on July 31.

Next opportunity to engage: City Council is scheduled to hold a public hearing on the Dark Skies report on September 17 at 2 p.m. Learn more at: www.portland.gov/bps/dark-skies

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Design Overlay Zone Amendments Project (DOZA)

What: Updating and improving both the process and tools used within the design overlay zone. The project includes changes to the zoning code, zoning map, and the citywide design guidelines.

Status: Staff released the [Proposed Draft](#) on Sept. 16, 2019. A joint public hearing with the PSC and Design Commission was held on October 22. Both the PSC and the Design Commission held several work sessions in late 2019 through early 2020 and suggested many amendments to the staff proposal. The Design Commission made their final recommendation on June 18 and the PSC made their recommendation on July 14. Staff is working to incorporate their decisions into the Recommended Draft, which will be published in late 2020.

Next opportunity to engage: There will be a public notice provided for the release of the Recommended Draft and the upcoming City Council hearing. Dates are still to be determined. Learn more at www.portland.gov/bps/doza

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Environmental Overlay Zone Map Correction Project

What: Correcting the location of environmental overlay zones (ezones) to better align with rivers, streams, wetlands, floodplains, forests, steep slopes and wildlife habitat.

Status: The [Proposed Draft](#) was released July 2 for public comment, and staff briefed the Planning and Sustainability Commission on [July 14](#). A public hearing was held on [July 28](#). PSC continued the hearing to December 8. Site visits have continued with new safety protocols in place. The last date to request a site visit is August 31. Please see the [project website](#) for the latest information.

Next opportunity to engage: The public can provide written testimony on the Proposed Draft or request a site visit [via the MapApp](#). The next public hearing will be on December 8. Learn more at www.portland.gov/bps/ezones

Contact: ezone@portlandoregon.gov or 503-823-4225

Expiration Date Extension Project

What: Amending the zoning code to address the economic impacts of the COVID-19 pandemic on the development market by extending the expiration date of some land use reviews, final plats and pre-application conferences; maintaining inclusionary housing rates that are set to increase; and allowing for virtual neighborhood contact meetings.

Specifically, it will:

- Extend the expiration date for some land use reviews until Jan. 1, 2024.
- Extend the expiration date to two years for pre-application conferences.
- Allow some final plats 365 days of inactivity before they are voided.
- Allow neighborhood contact meetings to be held remotely using video conferencing technology until January 1, 2024.
- Extend the expiration date to January 1, 2022 for the lower inclusionary housing rates that apply outside the Central City and Gateway plan districts.
- Extend Conway Master Plan expiration date until January 1, 2024.

Status: The [Proposed Draft](#) was released in April 2020. The PSC held a [public hearing on May 26](#), and recommended that City Council adopt the proposed code changes with amendments. City Council held a hearing on July 8 and adopted the code changes with amendments on July 29.

Next opportunity to engage: The code amendments will go into effect on August 10. Learn more at: www.portland.gov/bps/edep

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Fossil Fuel Terminal Zoning Project

What: Restricts the development and expansion of bulk fossil fuel terminals. Zoning Code amendments were adopted by the Portland City Council on Dec. 14, 2016. That ordinance was appealed to the Oregon Supreme Court and went back to City Council.

Status: City Council voted to adopt the ordinance on Dec. 18, 2019. The ordinance has been appealed to LUBA by the Western States Petroleum Association, Portland Business Alliance, Oregon Business and Industry, and Columbia Pacific Building Trades Council. The LUBA hearing took place on July 14. A decision is expected by late September.

Next opportunity to engage: None at this point in time.

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Historic Resources Code Project

What: Updating the zoning code to change how the City identifies, designates and protects historic resources. Proposed changes include refinements to existing historic resource review regulations, expansion of demolition review to City-designated Historic and Conservation Landmarks and Districts, incentives allowing for the adaptive reuse of designated resources, and greater emphasis on the importance of cultural and social history when new resources are designated for protections.

Status: The Proposed Draft will be released mid-September for public review and testimony before the Planning and Sustainability Commission.

Next opportunity to engage: A public hearing before the Planning and Sustainability Commission is scheduled for October 27. Learn more at www.portland.gov/bps/hrpc

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Montgomery Park to Hollywood Transit and Land Use Development Strategy (MP2H)

What: Exploring options for a successful land use and transit system, including potential streetcar linking Montgomery Park in NW Portland to the Hollywood Town Center in NE Portland. The project is a joint effort between BPS and PBOT.

Status: The project will assess land use and transportation issues and options, including affordable housing, economic development and business stabilization opportunities associated with potential transit investments, including possible extension of the Portland Streetcar. A consultant team is assisting with land use and transportation planning elements. The project is in the Urban Design Concepts phase, during which the community is asked to consider possible alternative land use development scenarios for the NW study area, and possible streetcar/transit alignment alternatives for the NE study area.

Next opportunity to engage: The project is holding virtual open houses on the urban design concepts for [Northwest](#) and [Northeast](#) Portland. The concepts provide information on possible land use development scenarios for the NW study area, as well as possible streetcar/transit alignment alternatives for the NE study area. [Please share your thoughts!](#) With input from the public, the project working group, and other stakeholders, the project team will be developing a Discussion Draft Preferred Plan for further review this fall. Learn more at www.portland.gov/bps/mp2h

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Residential Infill Project (RIP)

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 July 9, City Council unanimously passed five of six amendment packages for the Residential Infill Project, including the deeper affordability bonus and the historic resource demolition disincentive. Council voted on August 5 on the amended ordinance, findings and exhibits and to send the package to second reading.

Next opportunity to engage: The record for testimony has closed. Council will return on August 12 for the final vote on the entire RIP package. Please check the [RIP website](http://www.portland.gov/bps/rip), www.portland.gov/bps/rip, and/or the [Council calendar](#), www.portlandoregon.gov/auditor/index.cfm?&c=26997, to confirm dates and times of these meetings.

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River Plan / South Reach

What: Developing an updated vision and implementing maps, code and action items for the southern part of the Willamette River, as well as Natural Resources and Scenic Resources protection plans.

Status: On June 23, the Planning and Sustainability Commission voted to forward the River Plan/South Reach Proposed Draft, as amended, to City Council for adoption. On July 23, the Design Commission voted to forward the Macadam area design recommendations to City Council as part of River Plan/South Reach.

Next opportunity to engage: Portland City Council is scheduled to hold a public hearing on the Recommended Draft on Sept. 9 at 3:00 pm. The recommended draft plan will be available for public review on the [project webpage](#) on Aug. 19. A PSC Recommended Willamette River Greenway Inventory will also be available on Aug. 19 and included in the public hearing on Sept. 9. Learn more on the [project webpage](#).

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Shelter to Housing Continuum (S2HC)

What: Reducing code barriers in order to provide more opportunities to transition from temporary shelter to permanent housing. The S2HC project will make recommendations to provide additional siting opportunities for temporary and transitional shelters and to allow more affordable forms of housing. Title 33 (Zoning Code) and several other titles of the City Code will be amended. No plan or zone maps will be amended. Major changes include adding a new Outdoor Shelter use under the Community Service category and expanding opportunities for Group Living.

Status: A draft report and proposed code changes will be posted on the [project website](#) in September. A PSC meeting is tentatively scheduled for the end of October.

Next opportunity to engage: Public comment on the report will open in September. [Sign up](#) for S2HC email updates. Learn more at www.portland.gov/bps/s2hc

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South Portland Area Planning

What: Working with PBOT and community members to develop land use, circulation and urban design plans around the Ross Island Bridgehead in South Portland, featuring a Naito Main Street Plan. This effort is part of BPS's [Southwest Corridor Inclusive Communities Project](#).

Status: The project is partially on hold while PBOT recalibrates their project scope and timeline, including a final community engagement event. BPS is now scoping the range of land use and map changes to be recommended in the plan. An [existing conditions report](#) was published in March and includes an addendum summarizing major infrastructure projects in the study area. BPS and PBOT have a series of meetings with staff at the National University of Natural Medicine (NUNM) to discuss implications for their campus master plan. BPS has identified the range of land use changes to be recommended in the plan.

After community engagement is restarted, two development concepts for the Ross Island Bridgehead opportunity sites will be refined and a racial equity analysis of the project will be led by BPS. Technical Advisory Committee members will participate in the process.

Next opportunity to engage: The next open house is TBD. Check the [project calendar](#) for updates. Learn more at www.portland.gov/naito-mainstreet

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South Portland Historic District Design Guidelines

What: New approval criteria for alterations, additions and new construction in the South Portland Historic District

Status: A Community Advisory Group (CAG) is meeting bimonthly to guide development of the draft approval criteria.

Next opportunity to engage: CAG meetings are open to the public, with time reserved for public comments at every meeting. The next CAG meeting will be held late summer 2020 via zoom. Learn more at: www.portland.gov/bps/sphd-guidelines

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West Portland Town Center Plan

What: The West Portland Town Center Plan will articulate the community and City's vision for transforming the West Portland area into a healthy, inclusive, people-centered place. 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: The emerging draft plan reflects community feedback from the past year and includes technical elements and actions to make the collective vision a reality. Release of a Discussion Draft is planned for late September. The Community Advisory Group (CAG) continues to meet through early September to guide development of the plan.

Next opportunity to engage: The next CAG meetings will be held online in mid-August and early September. See the [project events page](#) for dates and details. CAG meetings are open to the public and past materials are [available online](#). Also look out for opportunities this fall to learn more about the Discussion Draft and provide feedback. Learn more at www.portland.gov/bps/wpdx-town-center

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