

West Portland Town Center Plan

PSC Work Session November 30, 2021

Healthy, Connected, and Inclusive Communities in the SW Corridor



WPTC Discussion Agenda

1. Intro and agenda overview (5 min)
2. Final review of October memo (20 min)
3. November memo overview/discussion (20 min)
4. Initial amendments discussion (60 min)
5. Next steps (5 min)

Review of October Memo

1. Role of the WPTC Plan and related implementation
 - Near-term actions
 - Resources
2. Economic prognosis and feasibility
3. Urban renewal areas or Tax Increment Funding (TIF)
4. Progress on Affordable Housing Strategy
5. Future zoning changes and approval criterion

Review of November Memo

Housing Questions

1. Other tools to protect or convert existing low-cost apartments
2. BDS role in expediting affordable housing
3. Existing low-cost apartments data
4. Affordability and displacement tracking
5. SDC exemptions

November Memo

Economic Development Questions

6. Commercial affordability program
7. Prosper Portland measures of success
8. Equitable use of resources to grow here versus areas where infrastructure less expensive

November Memo

Development Standards Questions

9. Sustainable materials and heat island mitigation
 - informing development standards
 - reevaluate materials in Table 420-3
 - roofing material option
10. How were some of the thresholds and bonuses determined?
 - 10 years before CM3 plan map amendments
 - 2,000 sf trade for a certain tree size
 - 1 FAR for many of the bonuses

November Memo

BPS Ongoing Work Question

11. BPS staff time for actions and ongoing coordination

Amendment Discussion

1. Subdistrict D approach – 15 min
2. RM1/RM2 standards – 10 min
3. Design 'd' overlay mapping – 10 min
4. Urban green features – 5 min
5. Affordable commercial – 5 min
6. Other standards that exceed base – 7 min
7. Anti-speculation tax – 1 min
8. Tenant first right of refusal – 3 min
9. Land trusts – 3 min
10. Urban design framework – 1 min

Amendment Discussion

- Review and discussion of noted topics
- For each amendment topic:
 - Does the requesting commissioner want staff to draft an amendment?
 - Are there any changes to the amendment?
 - Is there support from other Commissioners for this amendment (straw poll)?

Amendment Discussion #1 – Subdistrict D

The Subdistrict code has these elements:

- FAR limits match the existing level of development.
- The ability to receive FAR transfers or use other bonuses is also limited.
- The only bonus option available here is the Deeper Housing Affordability bonus. Projects using the deeper affordability bonus can exceed the FAR limits.
- FAR may be transferred from a Subdistrict D site to another site in the plan district in exchange for preserving existing housing as affordable units (the unused FAR on the site, plus an additional FAR of 1 to 1).

Amendment Discussion #1 – Subdistrict D

Amendments requested:

- Removing the FAR limits;
- Don't require the proposed additional affordable housing provisions for new development that doesn't involve removing existing units; and
- Allow the sale of un-used FAR (up to the base allowance) without triggering affordable housing requirements.

Amendment Discussion #2 – RM1/RM2 design standards

33.595.275 contains a set of standards that apply in the RM1 and RM2 zones in town center.

They address residential entrances, street facing windows, operable windows, orientation to common areas, and exterior finish materials.

Amendments requested: Eliminate some or all of these standards.

Amendment Discussion #3 – Design Overlay

The Design ('d') Overlay is applied to areas with mixed-use zoning, RM2 zoning, and to a limited number of RM1 sites that front on the Neighborhood Connectors that radiate from the town center.

Amendments requested: Discuss the extent of proposed 'd' overlay mapping. (amendment TBD)

Amendment Discussion #4 – Urban Green Features

33.595.280 requires green elements in commercial and mixed-use areas of Subdistricts A and B. Projects that add more than 10,000 square feet of floor area must choose one of three things:

- Native landscaping area
- Space for large trees
- Ecoroof

Amendments requested: Consideration of more flexibility within the standards to help address heat island impacts/climate resilience, potentially by adding more options such as cool roofs, or solar.

Amendment Discussion #5 – Affordable Commercial

33.595.240 requires developments in Subdistricts A and B with more than 10,000 sf of new commercial space to set aside a 1,000-sf affordable commercial space.

Would be enrolled in Prosper Portland program supporting businesses led by owners from communities of color and marginalized individuals. Program options include on-site tenanting, a fee-in-lieu, and use of off-site space.

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #6 – Other Standards that Exceed Base Zone

- Commercial Corridor Standards
- Residential Corridor Standards
- Setbacks
- Retaining Walls

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #6a – Other Standards that Exceed Base Zone

Commercial Corridor Standards in 33.595.250

- Location of vehicle area
- Trees between the building and the street on Barbur
- Ground floor windows
- Entrance frequency

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #6b – Other Standards that Exceed Base Zone

Residential Corridor Standards in 33.595.260

- Driveway limitations
- Parking and vehicle access for attached houses

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #6c – Other Standards that Exceed Base Zone

Setback Standards in 33.595.270

- Minimum rear building setback
- Freeway setback

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #6d – Other Standards that Exceed Base Zone

Retaining Wall Standards in 33.595.290

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #7 – Anti-Speculation Tax

Consideration of an [Anti-Speculation Tax](#) as an additional tool.

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #8 – Tenant First Right of Refusal

Consideration of a 'Tenant First Right of Refusal' mechanism.

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #9 – Land Trusts

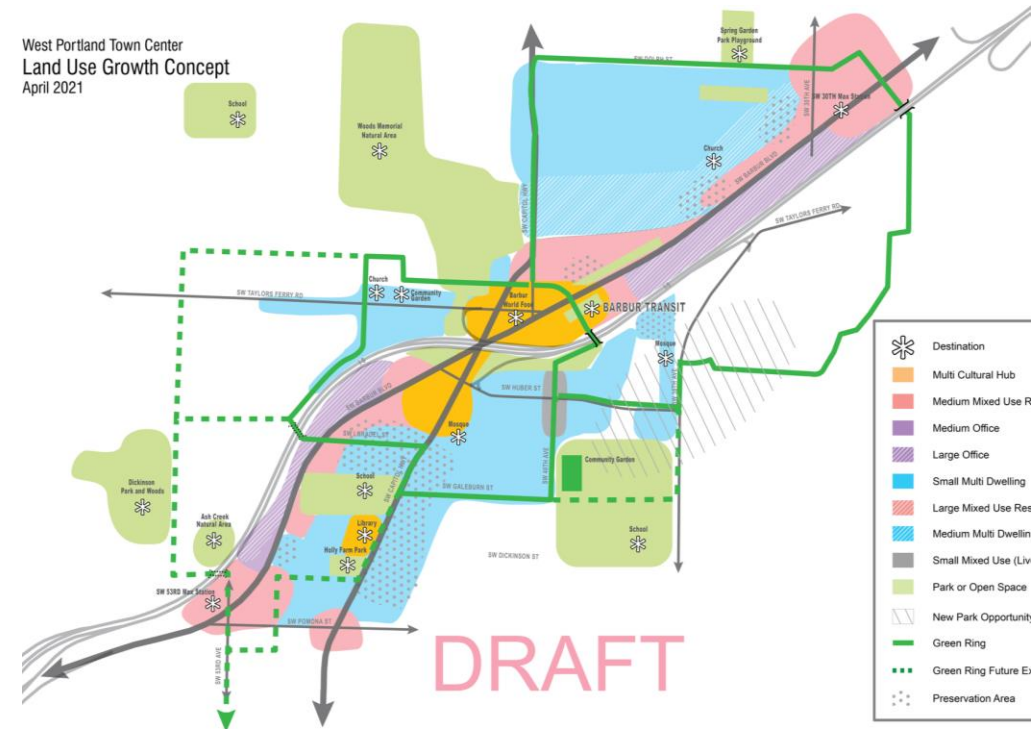
Consideration of Land Trusts.

Amendments requested: Discussion (amendment TBD)

Amendment Discussion #10 – Urban Design Framework

Based on feedback during the joint hearing w. Design Commission, staff is preparing changes to the narrative and graphics in Volume 1.

Amendments requested: Staff will prepare amendment language in the packet delivered prior to January work session.



Amendment Discussion

Are there any other amendments that you want to have considered?

Please send to staff by Wed Dec 8.

Next Steps

- Please send to staff any final requests by Wed Dec 8.
- An amendment report will be published before the January work session
- January 11 PSC Work Session – vote on amendments
- Final vote and recommendation date is TBD, depending on how many amendments there are and how far we get on January 11.