

West Portland Town Center Plan

PSC Work Session April 12, 2022



WPTC Plan - Work Session Agenda

1. Introduction and agenda
2. Amendments - discussion and vote
 - #1 - Low-cost housing preservation
 - #5 – Affordable commercial space
 - #12 – Urban Design Framework section refinements
 - #35 – NEW - Community Engagement section update
3. Next steps

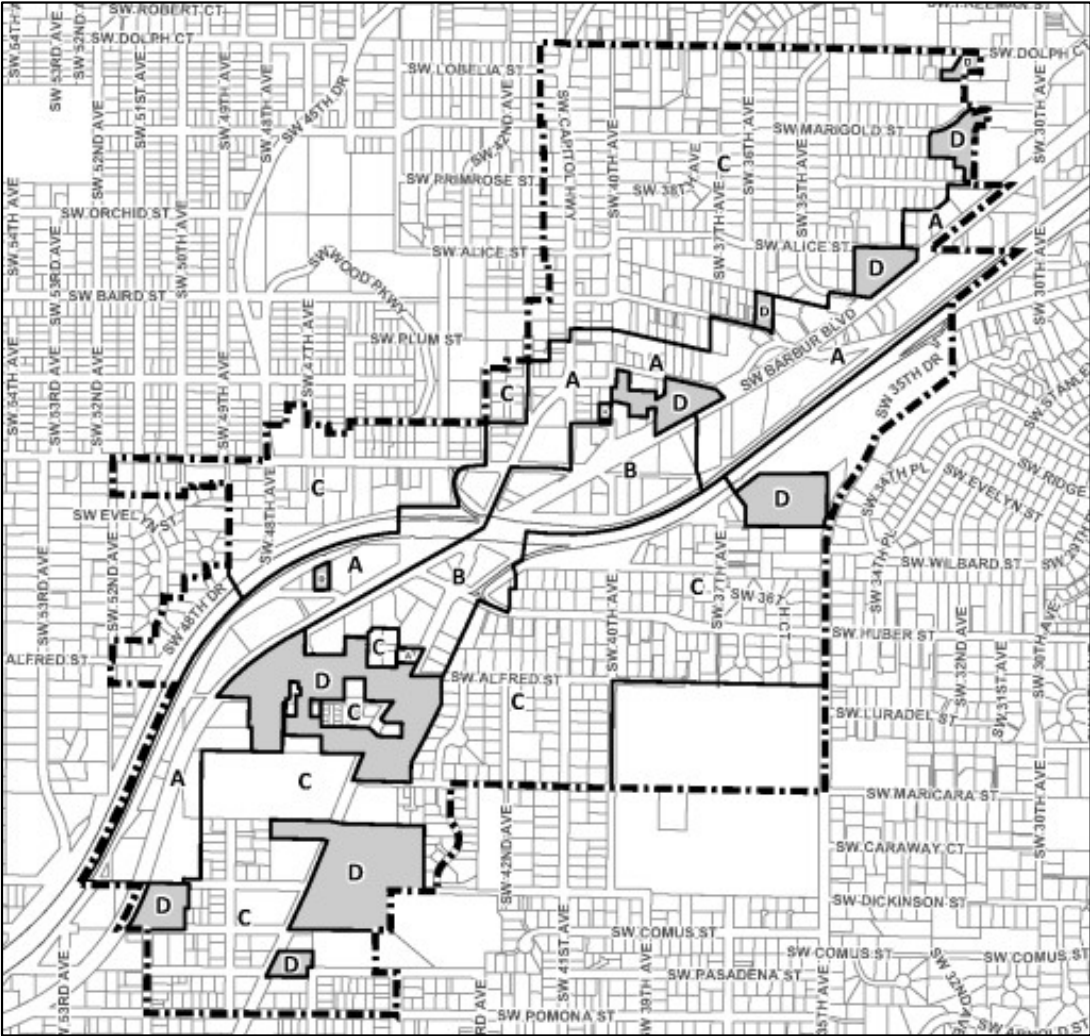
Amendment Discussion #1 – Low-cost housing preservation – Subdistrict D





Proposal for Subdistrict D sites:

- Cap floor area ratio (FAR) based on size of existing development
- Use of base and bonus FAR + height if redeveloped with $\geq 50\%$ units at 60% AMI affordability
- Transfer of unused FAR + bonus FAR if all existing units retained as affordable housing at 60% AMI affordability
- Allows only the “deeper affordability” bonus

Amendments requested: Modify to provide less restrictions or eliminate altogether

Low-cost apartments in area

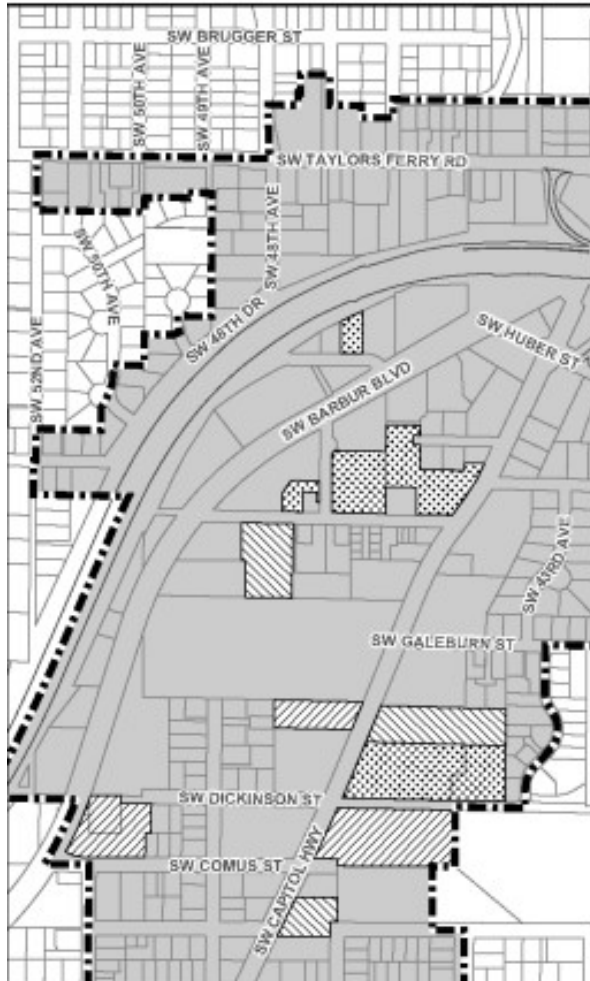







-  Plan District Boundary
-  Subdistricts A, B, and C
-   Subdistrict D

Sites in Subdistrict D
 - limitations on redevelopment
 - incentives to preserve existing low-cost housing and promote future affordable housing

Zoning Code Map 595-1

Floor area ratio (FAR) mapped

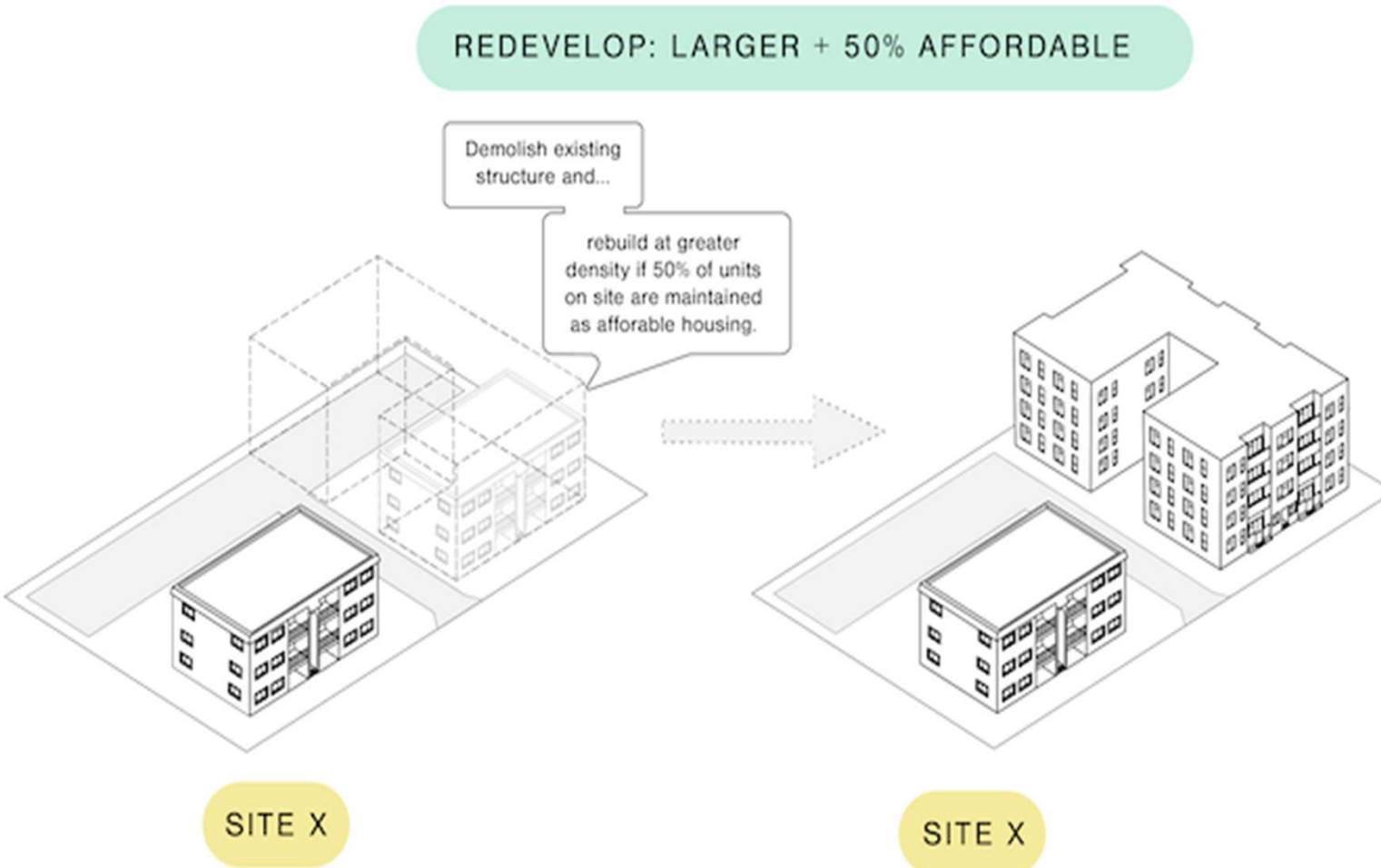


-  Plan District Boundary
- Multi-dwelling Preservation FAR areas
-  0.5:1 FAR
-  0.6:1 FAR
-  0.8:1 FAR
-  Area where FAR determined by base zone

When existing development matches base FAR, no alternate FAR was assigned.

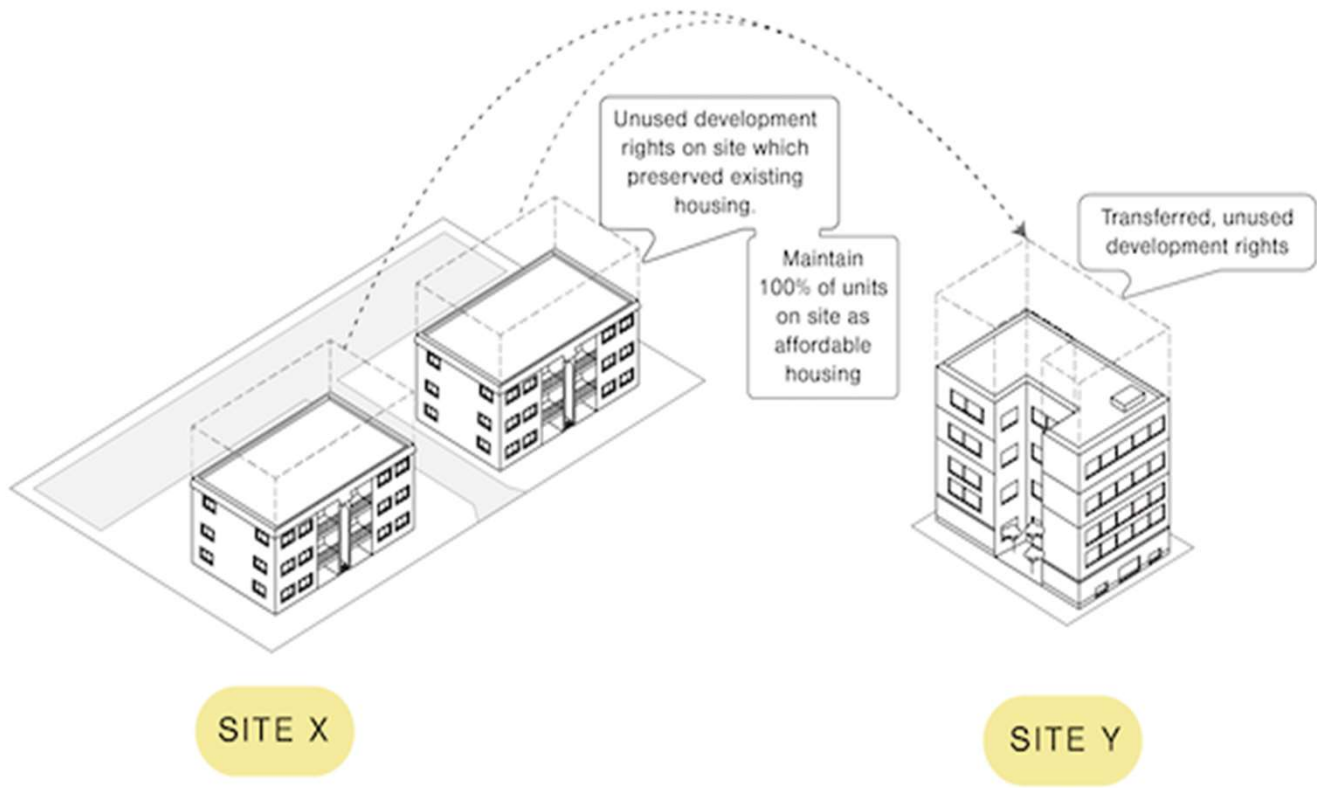
Zoning Code - Map 595-4

Cap FAR allowance unless redeveloped allow base FAR + bonus if 50% units affordable



Allow TDR with bonus FAR if retain 100% units affordable

PRESERVE: 100% AFFORDABLE + TRANSFER RIGHTS (TDR)



Amendment Discussion #1 – Low-cost housing preservation – Subdistrict D

Amendments requested: Modify to provide less restrictions or eliminate altogether

Options

#1C - Remove Subdistrict D and all provisions related to preservation of existing low-cost housing in the area.

#1D - No change

Amendment Discussion #5 – Required affordable commercial spaces

Proposal requires affordable commercial space

In Subdistricts A and B, projects with over 10,000 square feet of new commercial area must include an affordable commercial space of at least 1,000 square feet. Provides FAR and height bonus in some cases.

Amendment requested: Remove requirement

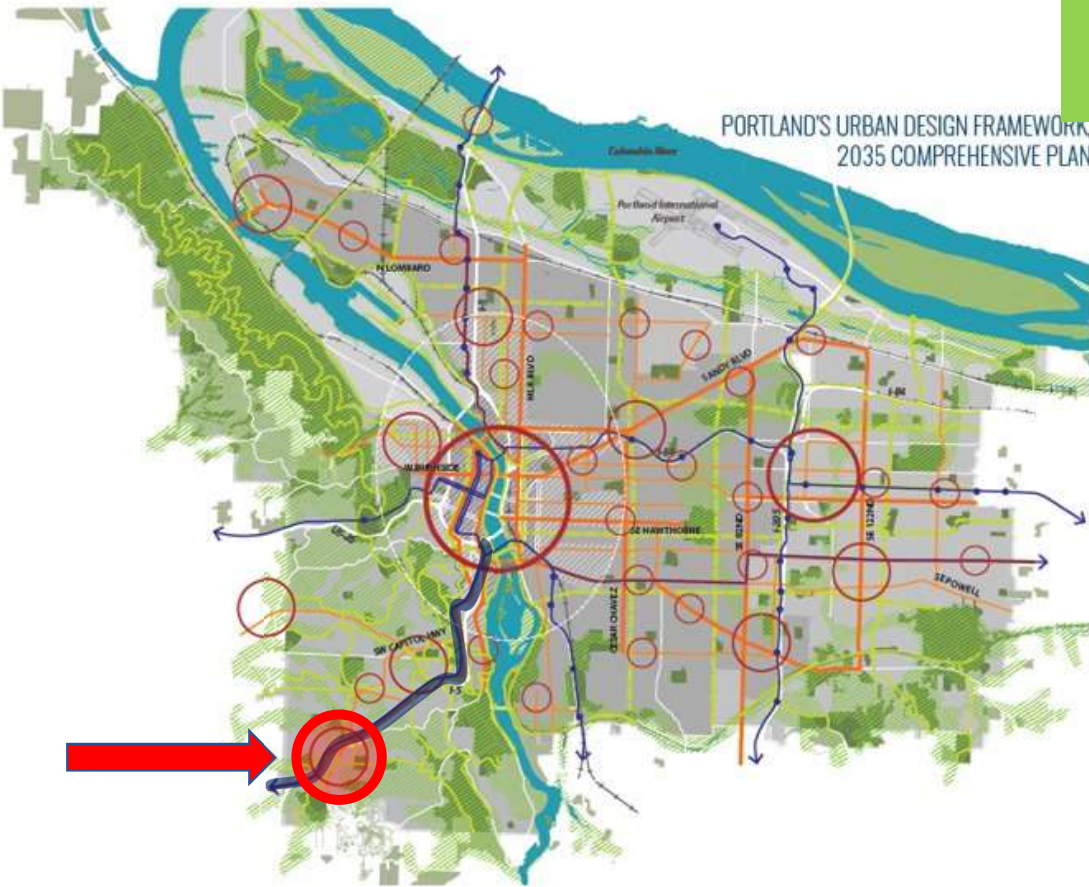
Amendment Discussion #5 – Required affordable commercial spaces

#5A – Remove requirement for affordable commercial space

#5B – No change

#5C – Add fee-in-lieu option - keep funds in plan district – no bonuses with fee-in-lieu

Urban Design Framework



- One of two centers without a plan
- Light rail still expected in the future
- High-opportunity area with multiple amenities and access to two regional job centers
- Opportunity to revisit issues not addressed in the 2000 SW Community Plan.

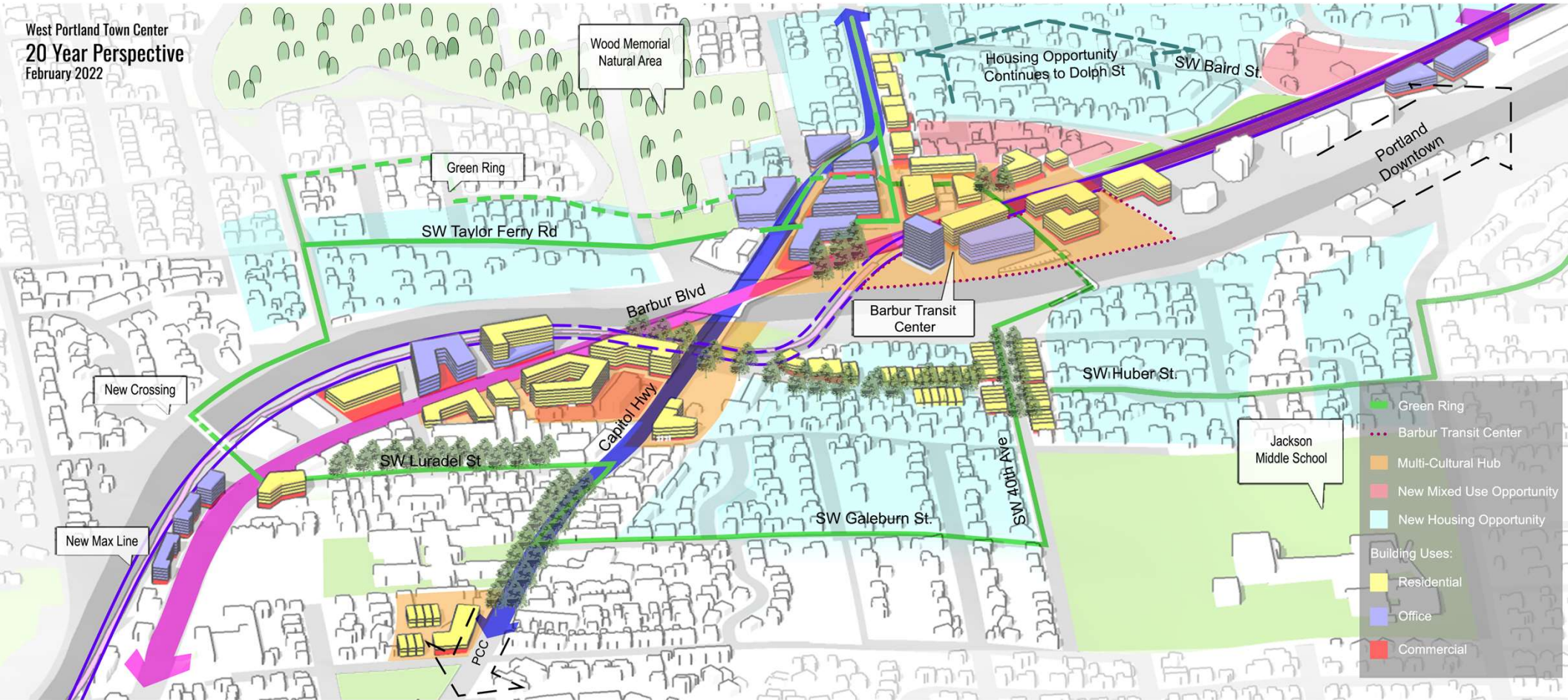


Barbur and SW Capitol Highway are both high-crash corridors.



Aerial view of SW Barbur and SW Capitol Highway intersection. Google Earth, earth.google.com/web/

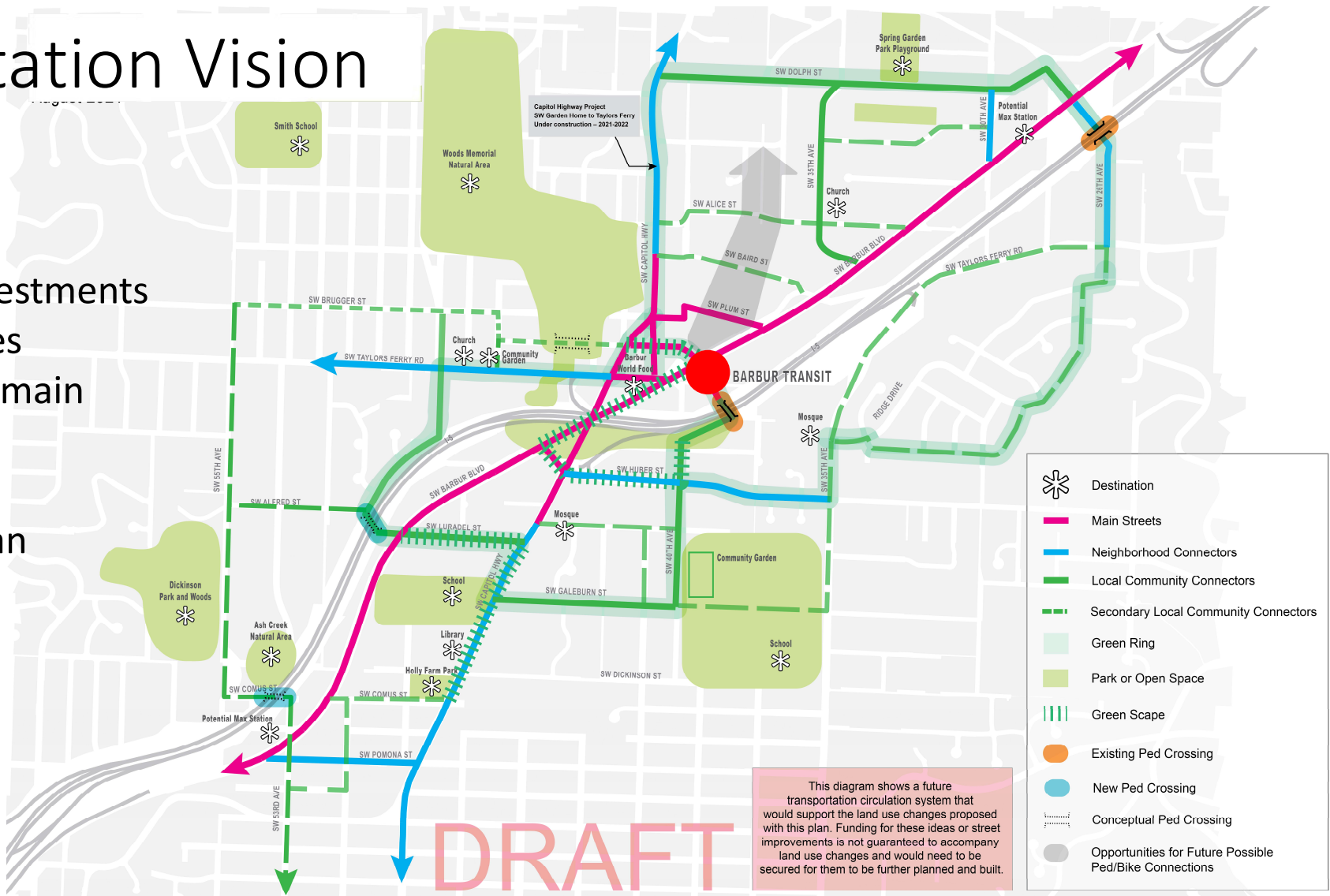
West Portland Town Center
20 Year Perspective
February 2022



Transportation Vision

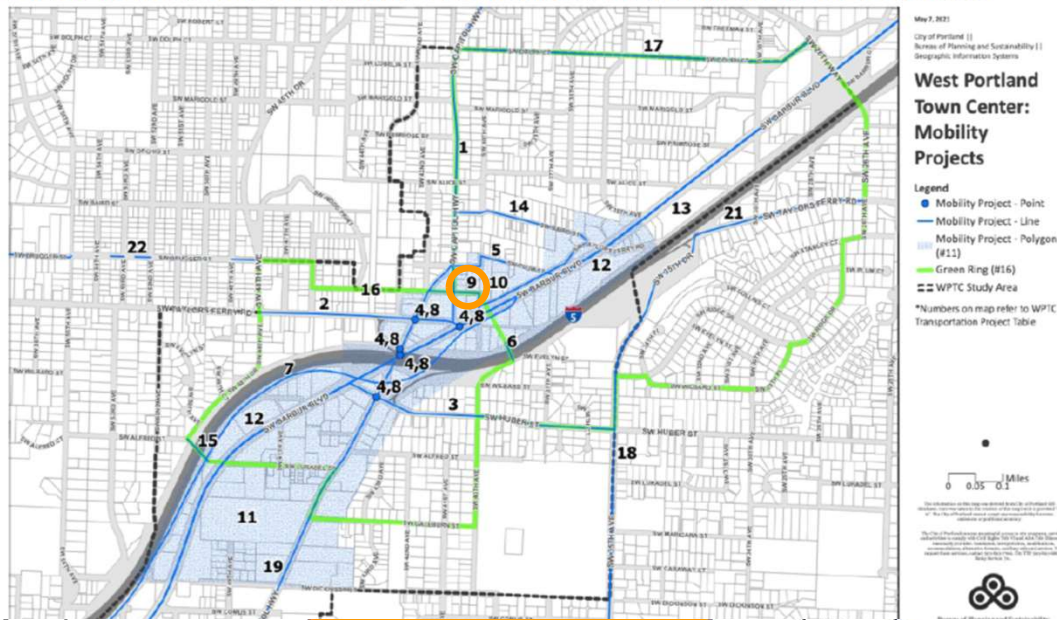
Features:

- Corridor investments
- Green Scapes
- New Collins main street
- Green Ring
- I-5 pedestrian crossings



Supported by infrastructure improvements...

TSP PROJECT LIST: PROPOSED CHANGES TO EXISTING PROJECTS AND ADDITIONAL PROJECTS



SOUTHWEST CORRIDOR LIGHT RAIL PROJECT CONCEPTUAL DESIGN REPORT

FINAL DRAFT | SUMMER 2020



PROJECT PARTNERS



9 New project in TSP

Proposed: 10-20 yrs

Collins Street & 40th Ave
(Barbur to Capitol Hwy)

Proposed description:

Improve streets, reconfigure right of ways and update design for intersection with Barbur

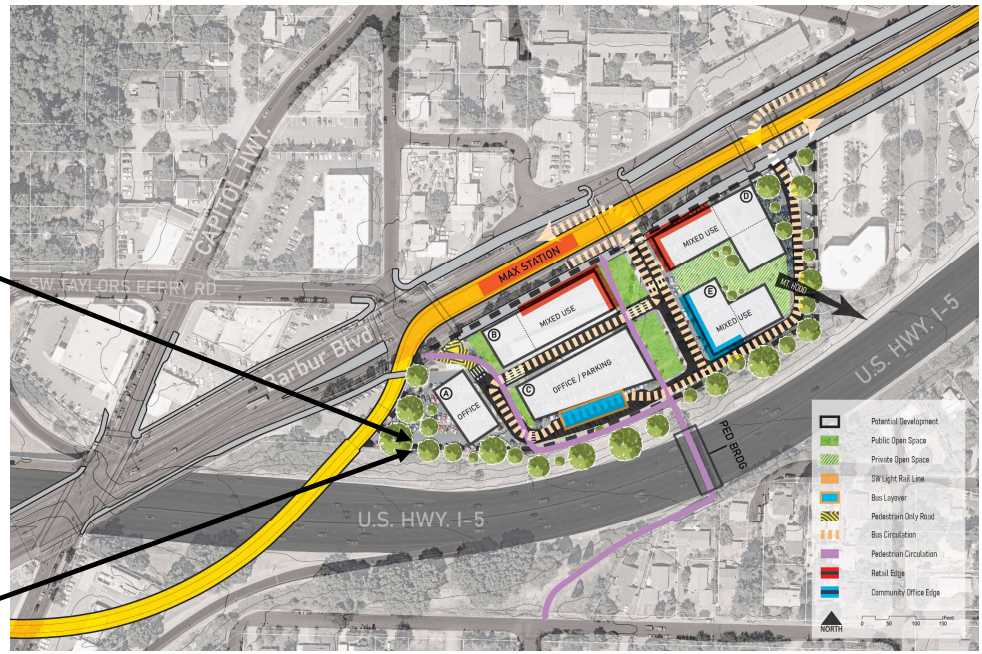
Utilizing BTC as an anchor...



Creation of a new N/S Axis



Creation of a Bi-Nodal Center

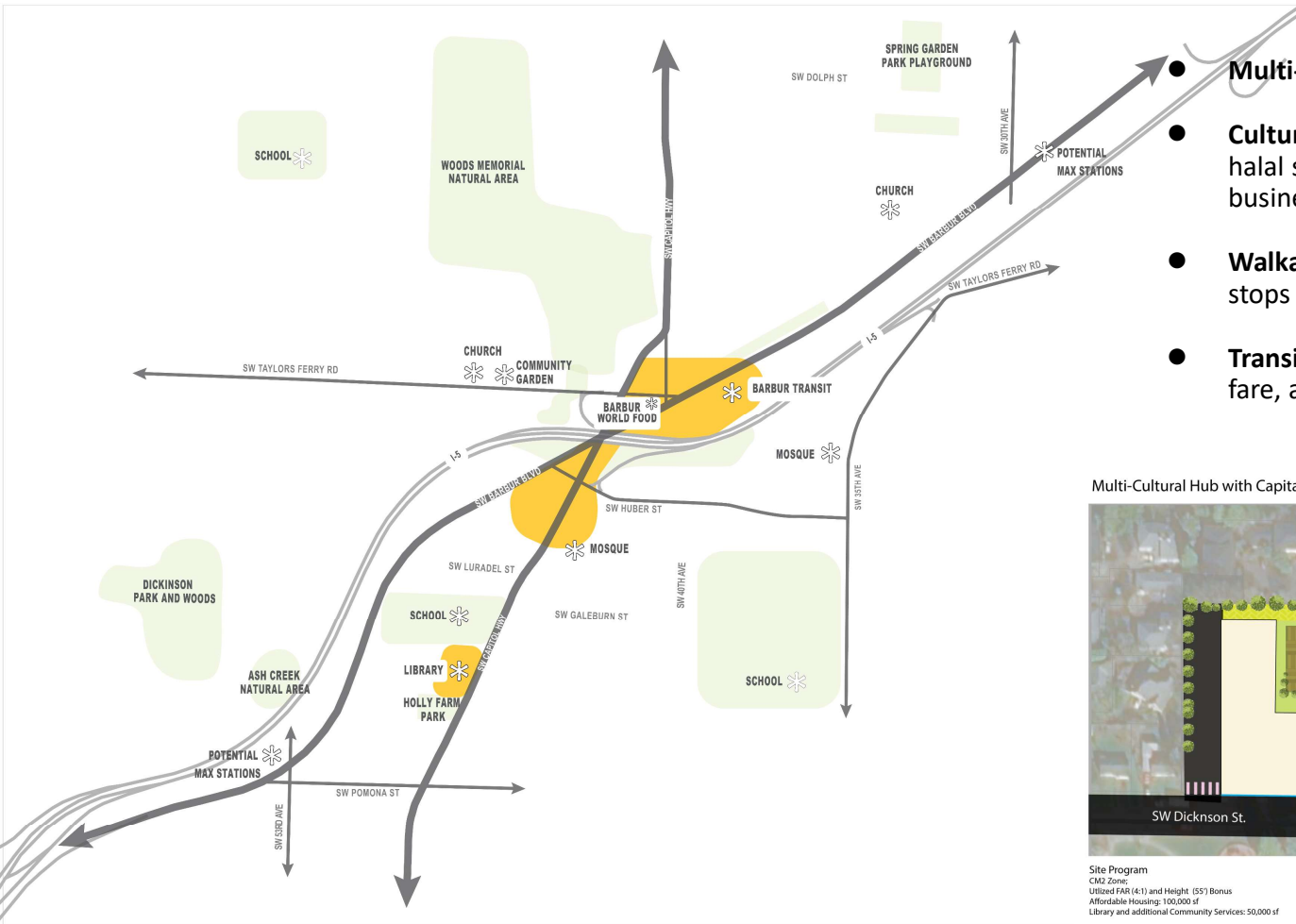


BTC Site Plan Concept



View looking SW

Aligns with Community-Based Priorities



- **Multi-cultural community center**
- **Culturally specific businesses.** Support for existing (ex. halal shop) and multi-cultural marketplace for new businesses
- **Walkability and transit access.** More foot bridges. Bus stops not so close to street. Ped signal at Alfred.
- **Transit.** More bus lines, greater frequency, free/reduced fare, and less policing.

Multi-Cultural Hub with Capital Hill Library



Site Program
 CM2 Zone
 Utilized FAR (4-1) and Height (55') Bonus
 Affordable Housing: 100,000 sf
 Library and additional Community Services: 50,000 sf

Legend
 Community Services Edge
 Pedestrian Path
 Public Open Space

Mult-Cultural Hub on Huber Street



Site Program
 CM3 Zone
 Utilized FAR (5-1) Bonus
 Affordable Housing: 95,000 sf
 Community Services: 20,000 sf
 Retail: 13,000 sf

Legend
 Retail Edge
 Community Services Edge
 Flexible Street
 Public Open Space
 Private Open Space

Amendment Discussion #12 – Urban Design Framework

Updates to this section in report

- Based on feedback from the PSC and Design Commission
- Maintain existing direction but clarify the Land Use Growth Concept (Urban Design Framework) section, including:
 - Add a community vision section
 - Reorganize, fine-tune the language, headings and graphics
 - Update glossary

Amendment Discussion #35 – Community Engagement section update

Add new language, updating report to describe Proposed Draft phase of the process noting:

- Notices
- Online content
- PSC and Design Commission review

Next Steps

- Early June – Recommended Draft to PSC
- June 14 – PSC final vote and recommendation
- September/October – City Council review and hearings

Thank you!