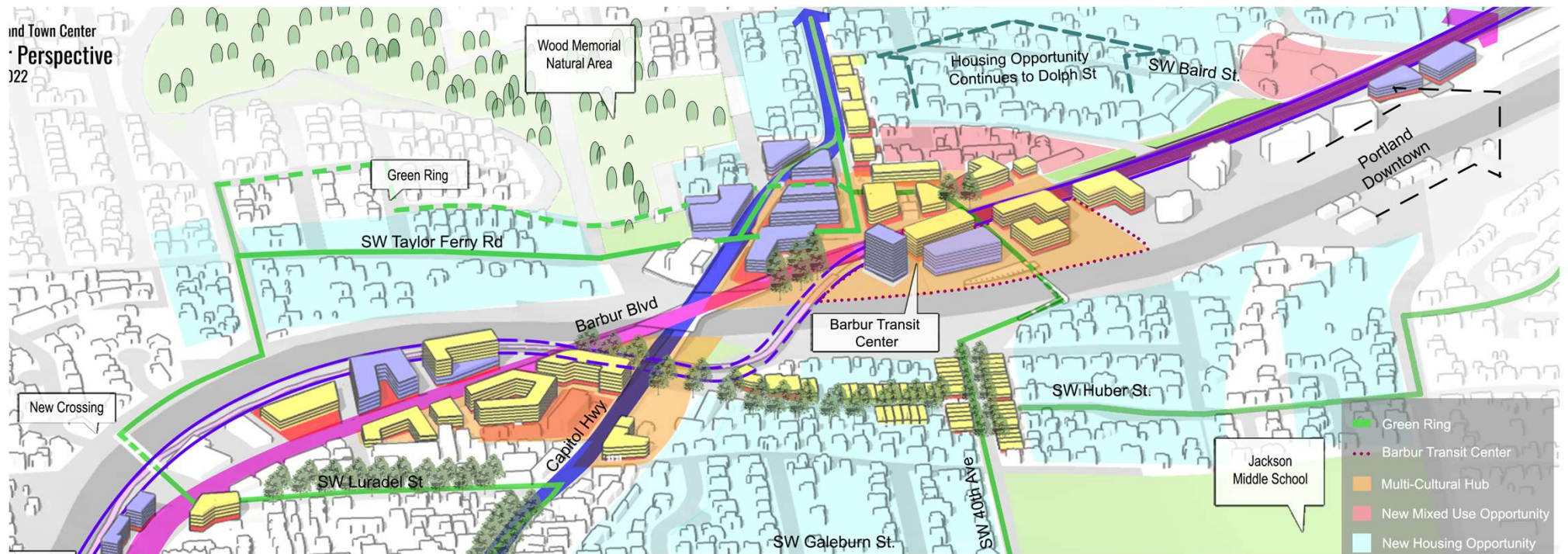


West Portland Town Center Plan

Community Development, Land use, and Infrastructure

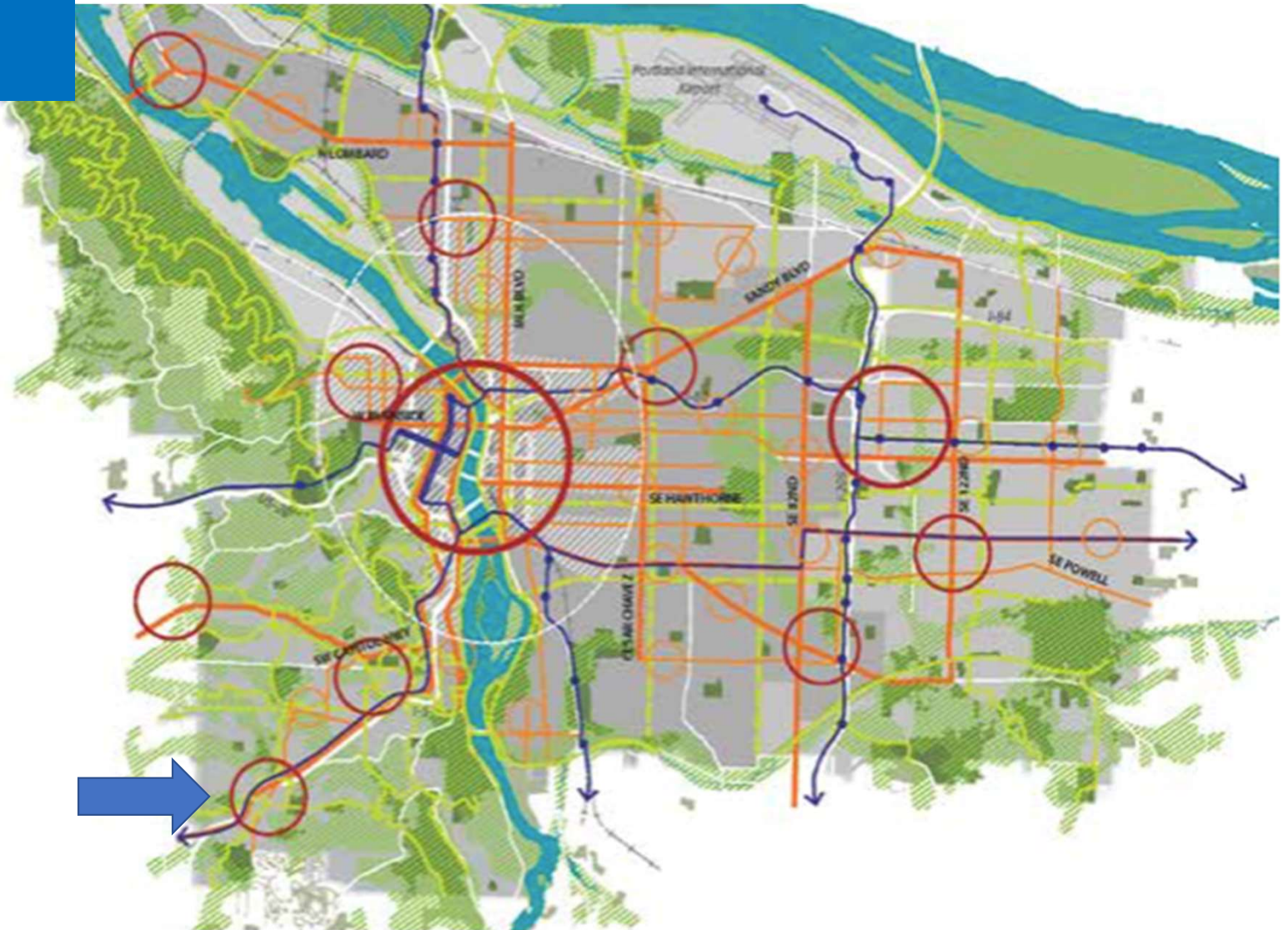
October 12, 2022



Where is it?

Portland Town Centers:

- St Johns
- Killingsworth/
Interstate
- Hollywood
- NW
- Midway
- Lents
- Hillsdale
- West Portland

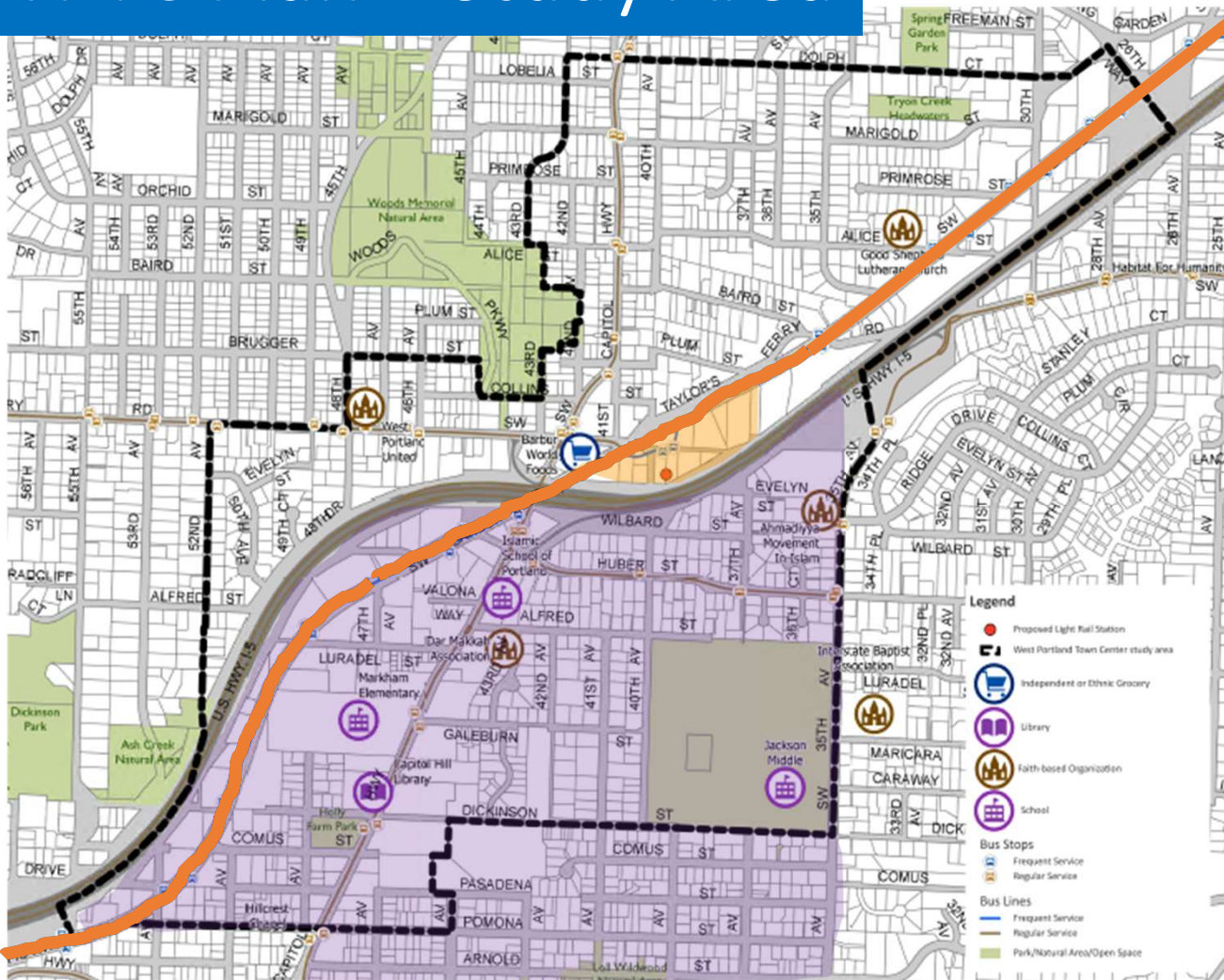


Why here? Why Now?



- **Get ahead of light rail investment *impacts***
- **Support diverse and vulnerable population - East African and Arab Muslim community**
 - Rooted in area by mosque and community
 - Energized by SW Equity Coalition work
- **Broadening and expanding housing options**
 - High opportunity area, past exclusionary practices
 - Add housing capacity to better align with other town centers
 - Allow more housing types affordable to more people
- **Model a new approach to equitable growth**
 - CP2035 policies on equity, health and people focused

WPTC Plan – Study Area



West Portland Park Neighborhood -
Most racially diverse part of SW and high displacement risk:

- 28% POC
- 17% foreign born
- 9% from Africa

Barbur Transit Center

Study Area Boundary

What's in the Plan?

KEY COMPONENTS OF PLAN			
	LAND USE PLAN	INFRASTRUCTURE STRATEGY	EQUITABLE COMMUNITY DEVELOPMENT ACTIONS
WHAT?	<p>Zoning Code changes Housing affordability, jobs, green elements</p> <p>Zone Map changes Expand area for multi dwelling housing and businesses</p>	<p>Recommendations for projects and sequencing in support of community, growth and resilience</p>	<p>Articulation of community vision for:</p> <ul style="list-style-type: none">• Displacement prevention• Strengthening community• Safe connections• Economic opportunity

How is it Implemented?

KEY COMPONENTS OF PLAN			
	LAND USE PLAN	INFRASTRUCTURE STRATEGY	EQUITABLE COMMUNITY DEVELOPMENT ACTIONS
HOW?	<p>New rules applied to new development prioritize:</p> <ul style="list-style-type: none">• Preserving existing low-cost housing• New affordable housing• Employment areas <p>Phased zoning coordinated with infrastructure</p>	<ul style="list-style-type: none">• Capital projects• Incremental improvements with new development	<ul style="list-style-type: none">• Roadmap for pursuing partnerships + funding opportunities• Support community advocacy and participation in implementing plan

Who Implements?

KEY COMPONENTS OF PLAN			
	LAND USE PLAN	INFRASTRUCTURE STRATEGY	EQUITABLE COMMUNITY DEVELOPMENT ACTIONS
WHO?	City	<ul style="list-style-type: none">• City• Jurisdictional partners	<ul style="list-style-type: none">• City• Jurisdictional partners• Community based organizations

Land Use Growth Concept

February 2022

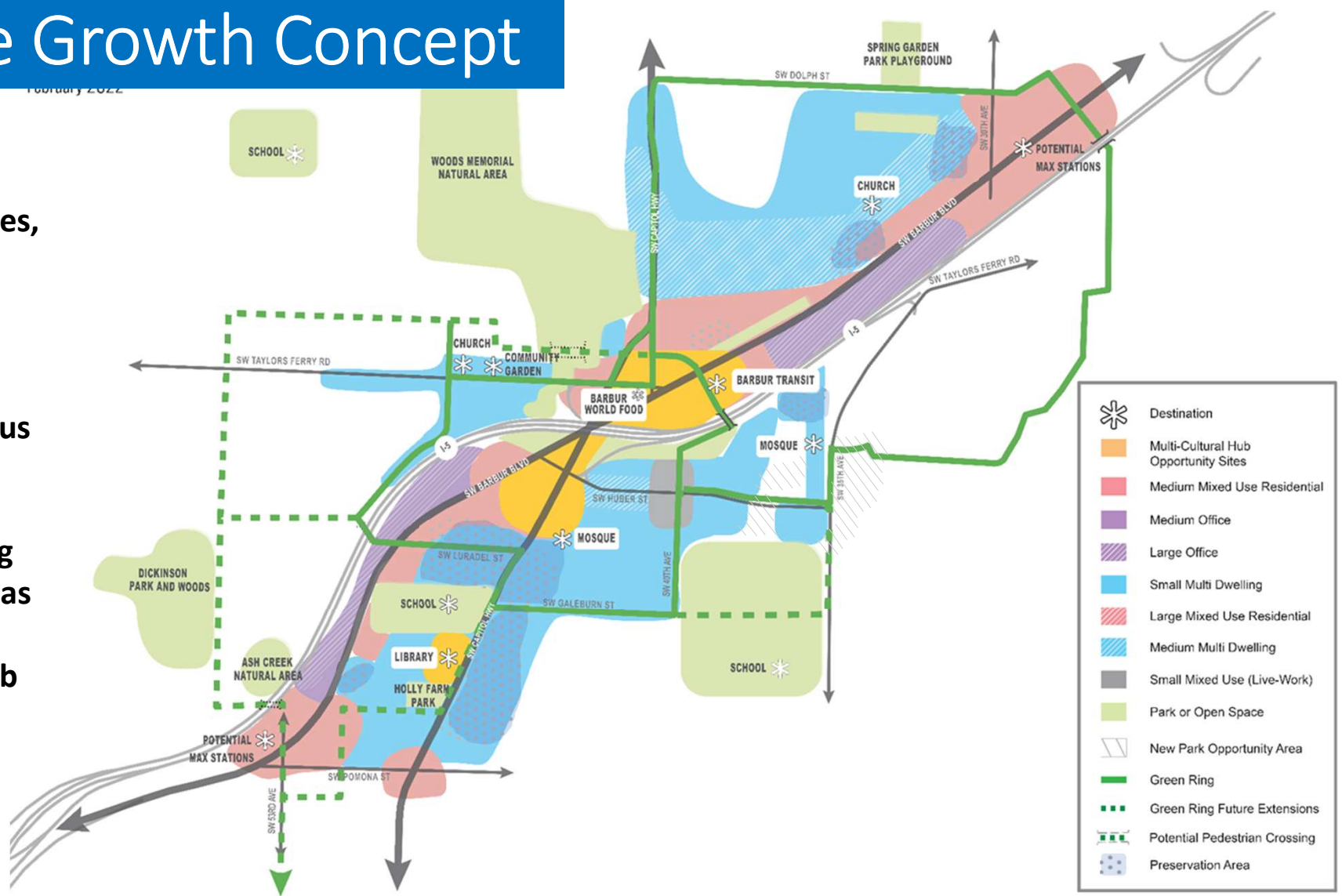
More areas for businesses, offices, and homes

Green Ring

Employment focus areas

Low-cost housing preservation areas

Multicultural Hub

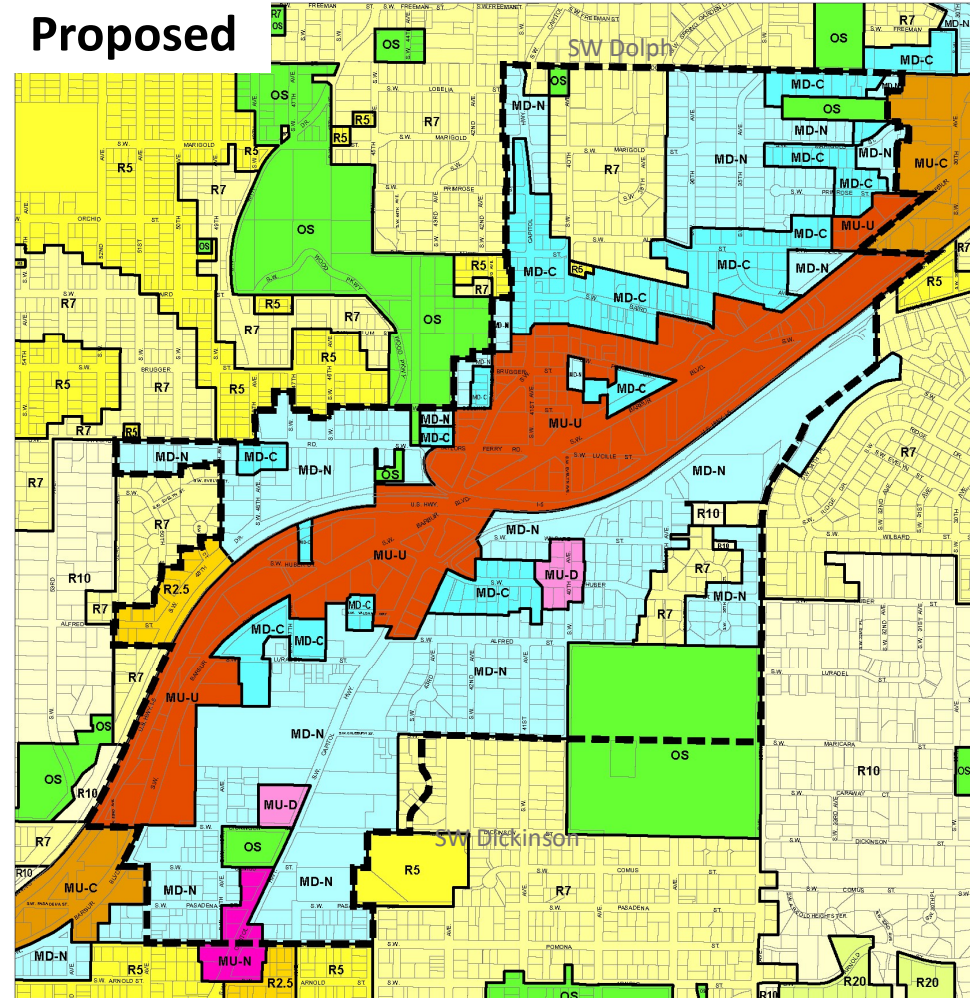
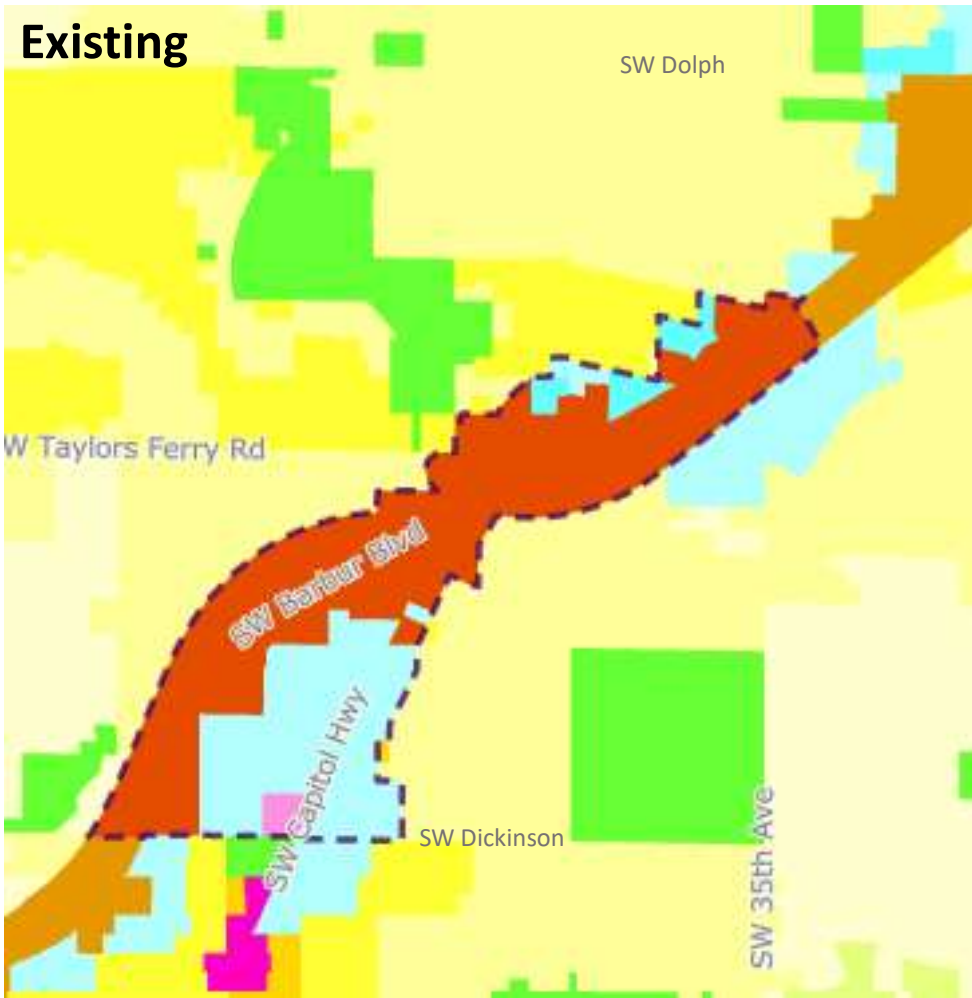


	Destination
	Multi-Cultural Hub Opportunity Sites
	Medium Mixed Use Residential
	Medium Office
	Large Office
	Small Multi Dwelling
	Large Mixed Use Residential
	Medium Multi Dwelling
	Small Mixed Use (Live-Work)
	Park or Open Space
	New Park Opportunity Area
	Green Ring
	Green Ring Future Extensions
	Potential Pedestrian Crossing
	Preservation Area

Land Use Plan – Equitable Development Approaches

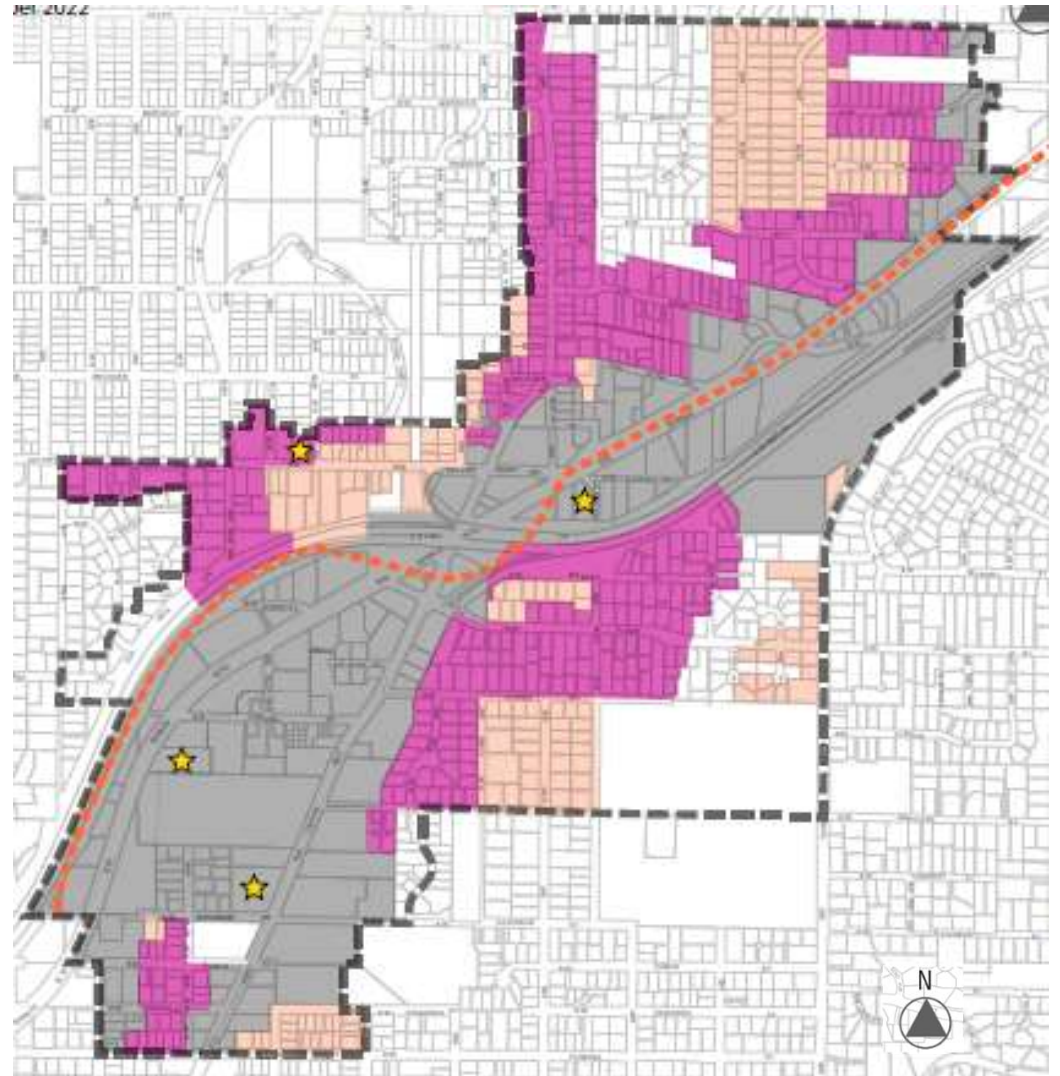
- **Comprehensive Plan + Zoning Map changes expand opportunities for:**
 - **Multi-dwelling housing, jobs and commercial services**
- **New Zoning Code tools prioritize:**
 - **Affordable housing + other community benefits**
 - **Preservation of existing low-cost housing**
 - **Affordable commercial spaces in larger developments**
 - **Notifying the SW Corridor Equity Coalition about development proposals**

Comprehensive Plan Map Changes



Phased Zoning (Coordinated with Infrastructure)

- Existing MD or MU zoning
- Phase 1 (0-10 yrs) –
Zone map changes now
- Phase 2 (10-20 yrs) –
Comp Plan Map changes only
*(set up for future zone
changes once further
infrastructure planning done)*
- ★ Future or potential affordable
housing site

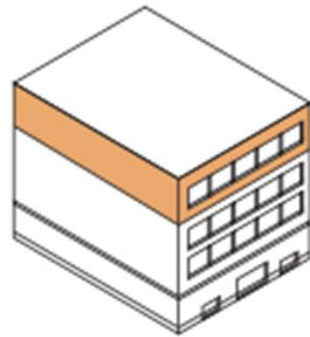


Tiered Bonuses for Public Benefits

BASE



TIER 1



With Affordable Housing (AH)



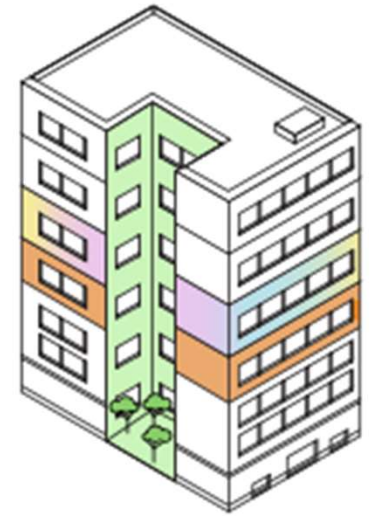
TIER 2



AH + Community Services



TIER 3



AH + Services + Open Space/trees

Low-cost Housing Preservation

Support preservation of existing low-cost units and incentivize new regulated affordable housing

Redevelopment capacity is limited on existing low-cost market rate housing in the town center to reduce redevelopment pressure.

- Larger scale development only when at least half of units will be affordable (at 60% of Area Median Income [AMI])
- Transfer of development rights in exchange for preserving existing units as affordable housing (at 60% AMI level)



Work Underway

- CDC Social Determinants of Health Accelerator Plan – WPTC focus
 - Cross-sector partners
 - Multicultural Hub: near term events and long-term feasibility work
 - Housing stability: weatherization and community ownership models
- WPTC Systems Development Plan, including stormwater and sanitary systems condition assessment and capacity modeling (BES)
- SW Galeburn improvements – from SW In Motion (PBOT)
- SW Corridor Equity Coalition ongoing work
 - Community energy plan
 - Community Investment Trust feasibility study



WPTC Plan – City Council Actions

Adopt an ordinance for:

- West Portland Town Center Plan Goals and Policies;
- Visions, Action Charts, Growth Concept Diagrams, and Coordinated Growth Strategy Diagrams;
- Comprehensive Plan Map, Zoning Map, Title 33, and Citywide Design Guidelines.

WPTC Plan – Process

Proposed Draft

Design Commission – March 2022 Recommendation

PSC - June 2022 Recommendation

Recommended Draft at City Council

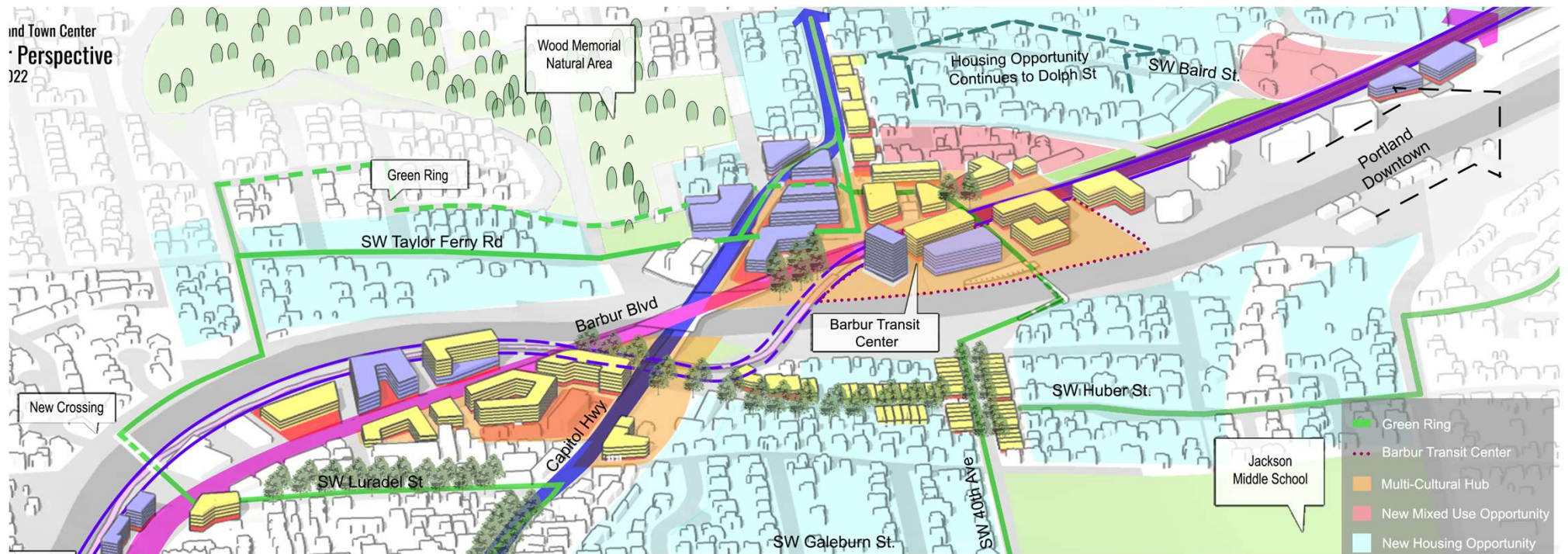
- **October 12** – Hearing
- **October 14, 5 p.m.** – Testimony closes
- **October 27, 3:30 p.m.** – City Council Discussion
- **November/December** – Further Council meetings

Expected in-effect date: March 31, 2023

West Portland Town Center Plan

Community Development, Land use, and Infrastructure

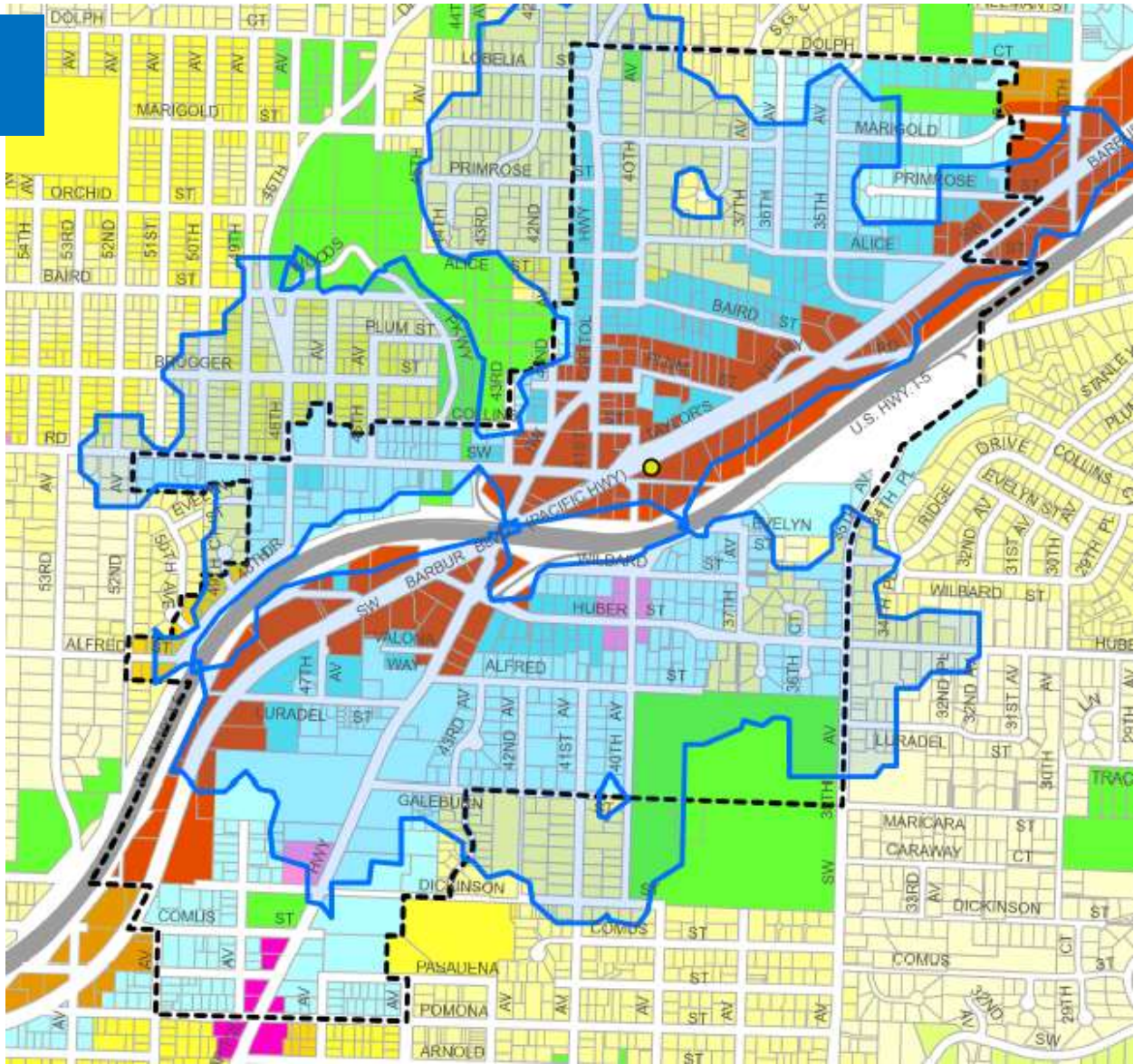
October 27, 2022


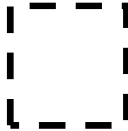


Discussion today

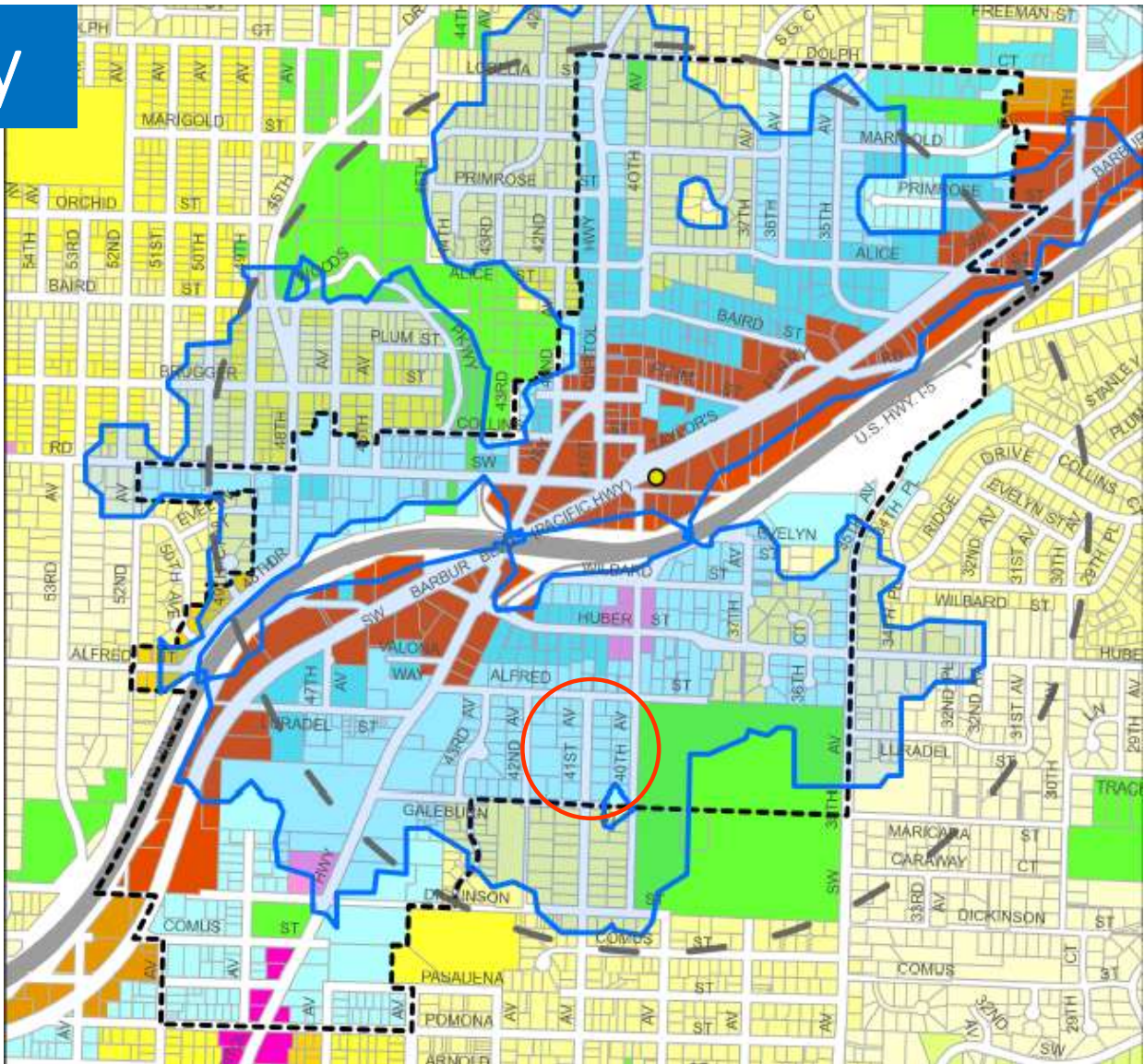
- **Town Center boundary determination**
- **Affordable housing and displacement**
- **Technical amendments package**

Boundary



-  20-minute Walk-shed
-  TC boundary

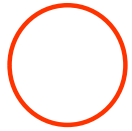
Boundary



1/2 Mile Radius



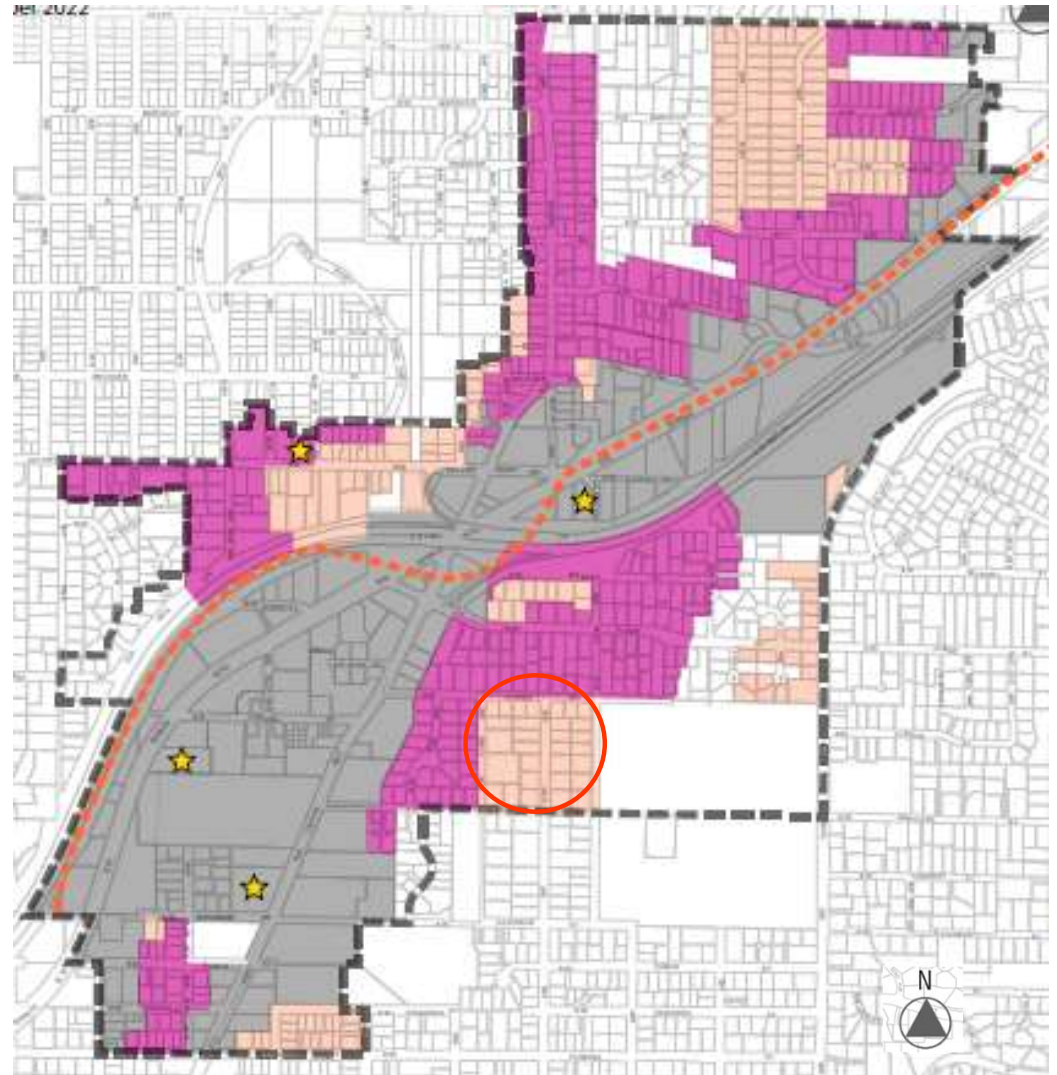
20-minute Walk-shed



Area of testimony

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Zone map changes now
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Comp Plan Map changes only
(set up for future zone changes once further infrastructure planning done)
- ★ Future or potential affordable housing site



Approach to Affordability and Displacement

- Create more capacity and housing type options
 - Zoning for more multi-dwelling residential and mixed-use development
- Support preservation of existing low-cost housing in focus areas
 - Limit redevelopment capacity to reduce displacement pressure
 - Designate, or develop new, regulated units - affordable at or below 60% of AMI - through incentives and transfers of development rights
- Prioritize Inclusionary Housing (regulated affordable units)
 - Bonuses only available when projects provide regulated affordable housing units at 60% to 80% of AMI or below



Questions?

Potential Minor Amendments

#	Amendment	Description
1	33.595.130 <i>Required Ground Floor Active Use</i>	Minor amendment to clarify that this requirement for non-residential ground floor active uses only applies in the commercial/mixed use zones.
2	33.595.230.C.3 <i>Bonus Height</i>	Reference to the Daycare or Community Service FAR bonus corrected to 33.595. <u>220</u> .B.2.
3	Citywide Design Guidelines <i>Table of Contents</i>	Amend the Table of Contents to indicate location of document's Character Statements in the Citywide Design Guidelines Appendix section.
4	Citywide Design Guidelines <i>"A Guide to the Document"</i>	Amend the "A Guide to the Document" page regarding the Character Statement pages to revise the following explanatory text : "Quotes - Reminder of the community voices which helped shape this document and highlights one of their main concerns. "

WPTC Plan – Process

Recommended Draft at City Council

Today: Discussion and vote to amend the Recommended Draft

Next meeting: Vote to amend the ordinance and findings

November/December: Final vote

Expected in-effect date: March 31, 2023

Thank you!

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