



TRAINING:

CHAPTER 3 AND 4 IMPLEMENTATION EXAMPLES

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Brandon Spencer-Hartle

Senior Planner – Historic Resources Program
brandon.spencer@portlandoregon.gov



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**



AGENDA

- Overview of two recent legislative projects:
 - Design Overlay Zone Amendments Project (DOZA)
 - Historic Resource Code Project (HRCP)
- Questions and Discussion



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

COMPREHENSIVE PLAN CHAPTERS

CHAPTER 1: The Plan

CHAPTER 2: Community Involvement

CHAPTER 3: Urban Form

CHAPTER 4: Design and Development

CHAPTER 5: Housing

CHAPTER 6: Economic Development

CHAPTER 7: Environment and Watershed Health

CHAPTER 8: Public Facilities and Services

CHAPTER 9: Transportation

CHAPTER 10: Land Use Designation and Zoning

Design Overlay Zone Amendments (DOZA)

BPS URBAN DESIGN STUDIO

- Manage projects that amend the design overlay zone (d-overlay)
- Provide expertise to partner bureaus and infrastructure teams
- Advance special studies and reports on topics related to urban design



DESIGN OVERLAY ZONE AND THE "TWO TRACK" SYSTEM

- "D" Overlay originally applied only to the Central City
- Expanded in 1990s to Albina, Gateway, Hollywood, St. Johns, etc.
- Expanded in 2018 to additional centers and corridors
- State law generally requires clear and objective "track" for design regulations outside of Central City, Regional Centers, and Historic Resources

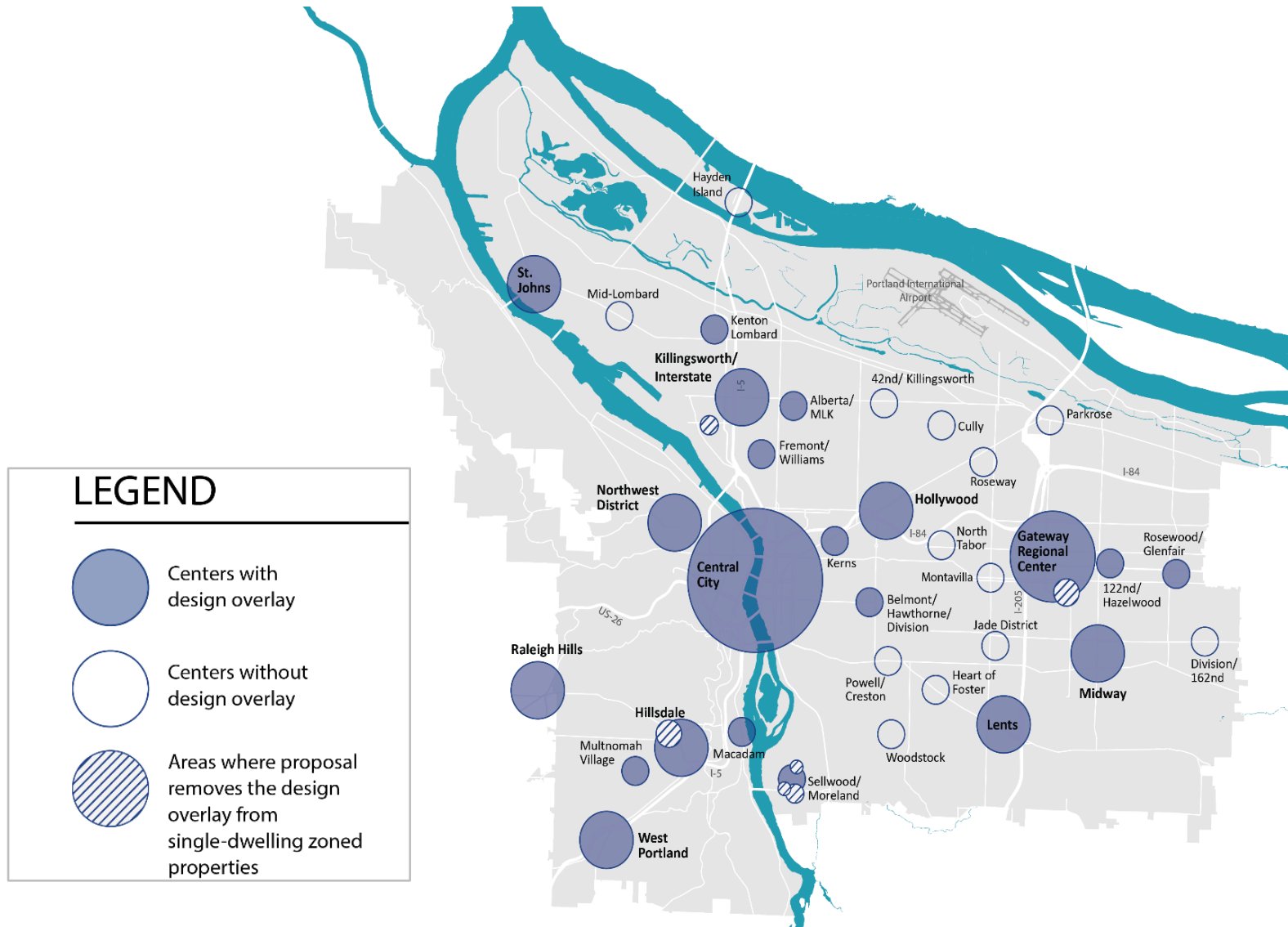


DESIGN OVERLAY ZONING CODE REFERENCES

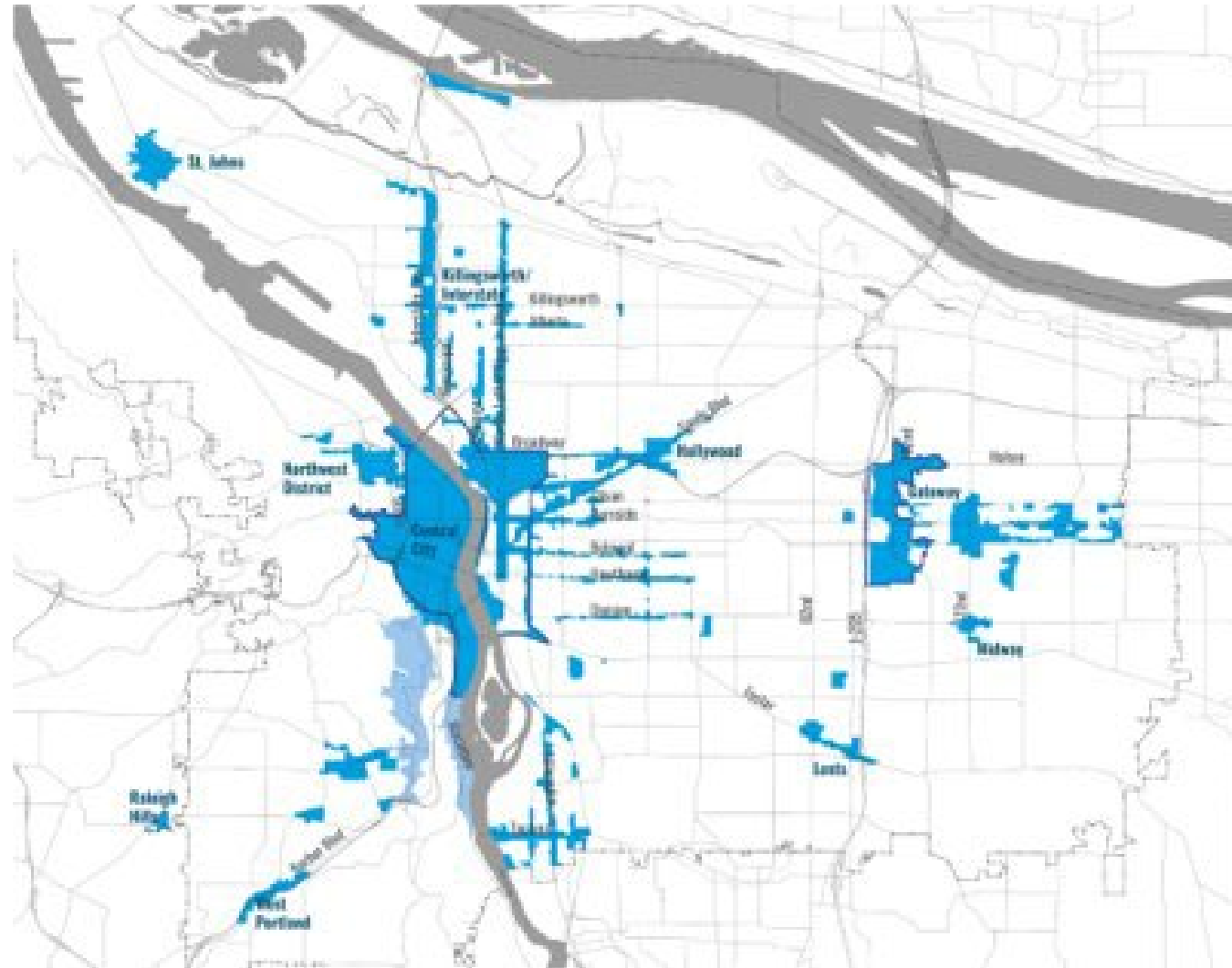
- 33.420 - Design Overlay Zone
- 33.825 - Design Review
- Adopted design guidelines
- Base zones and plan districts often include additional design standards



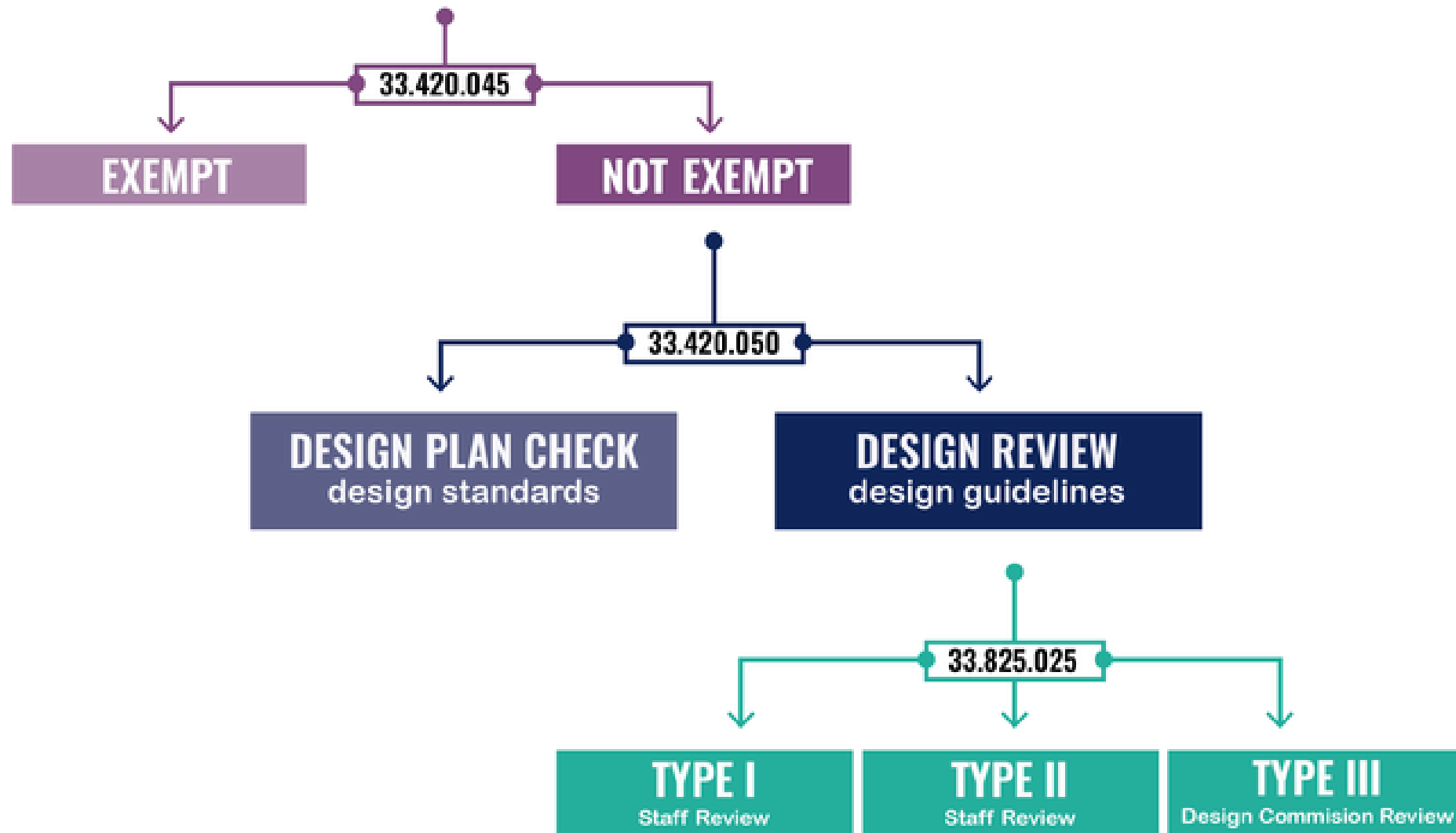
DESIGN OVERLAY ZONE GEOGRAPHY



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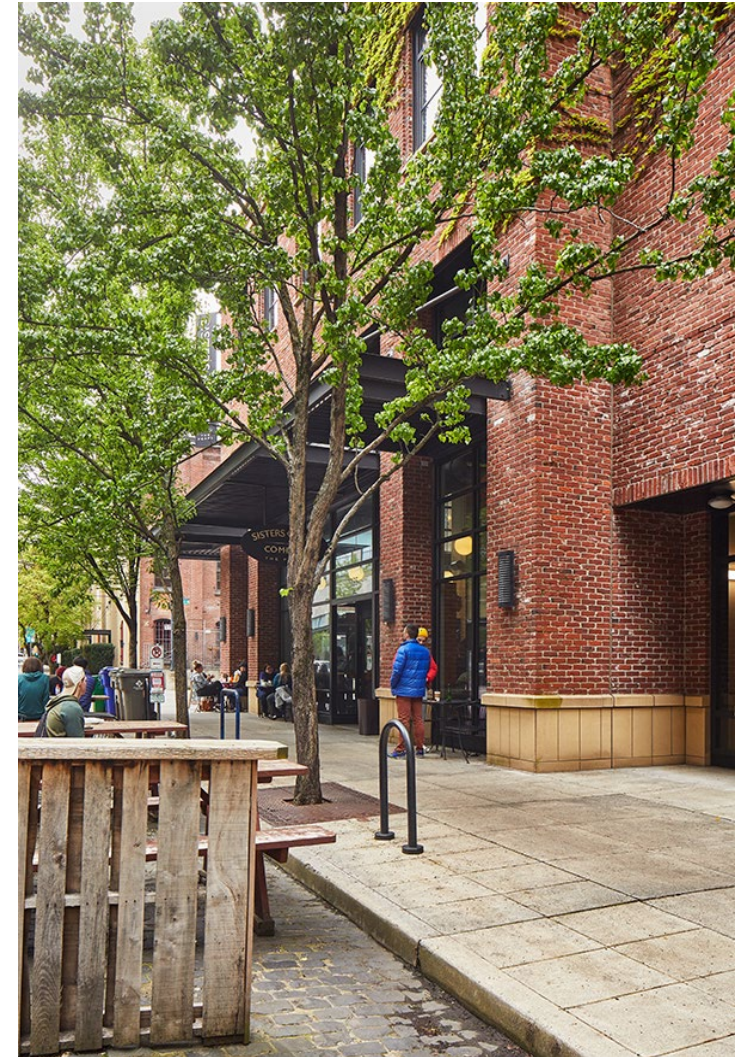


DESIGN OVERLAY ZONE TWO-TRACK APPROACH



DOZA PROCESS AT A GLANCE

- Consultant-led assessment of design overlay conducted in 2016-17
- City Council accepted assessment report in 2017, DOZA project initiated at that time
- Bureau of Development Services, Design Commission engaged in development and consideration of amendments
- Planning and Sustainability Commission a recommending body
- City Council unanimously adopted DOZA amendments in 2021



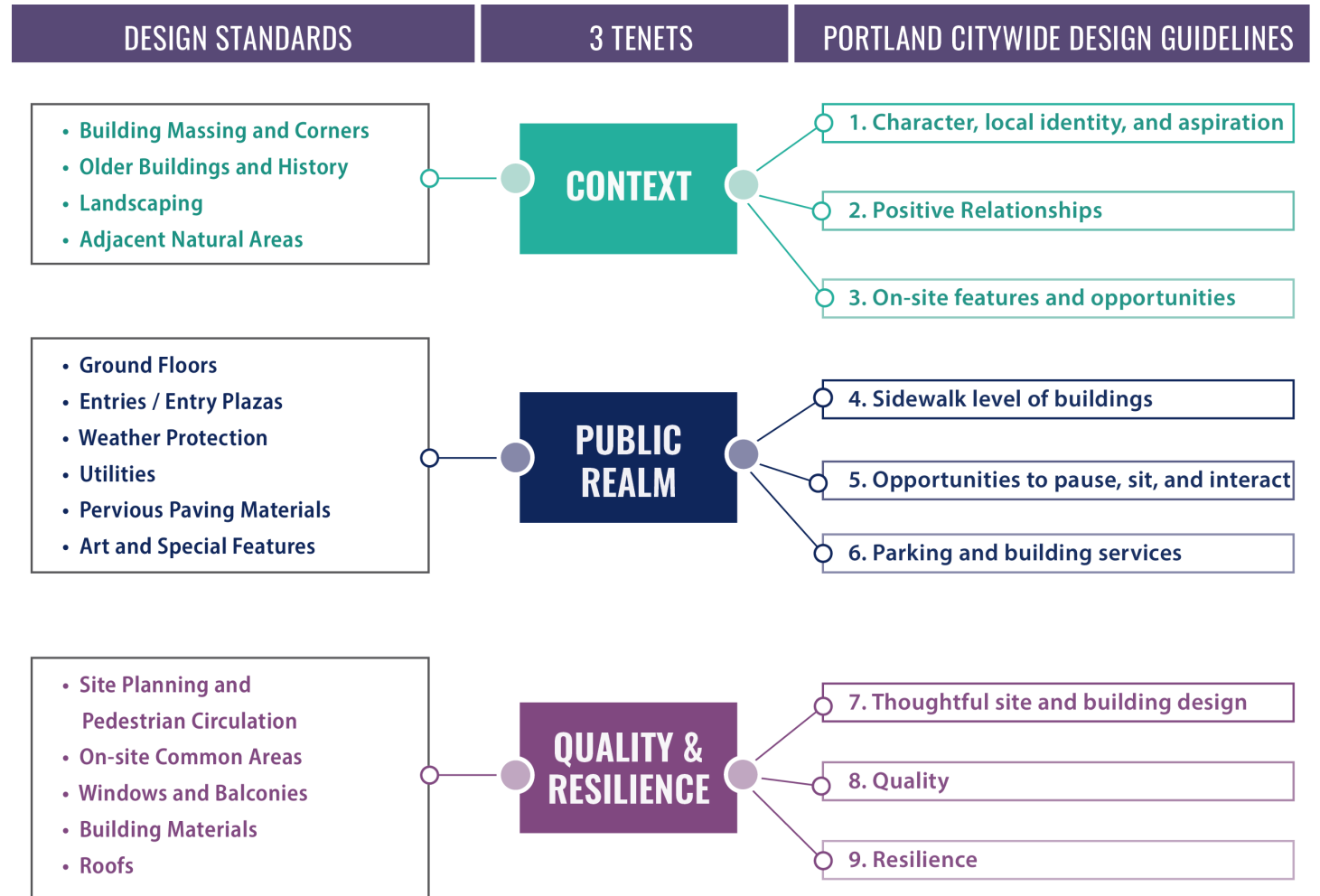
DOZA THEMES

1. Purpose Statement
2. D-Overlay Map
3. Thresholds for Review
4. Review Process
5. Tools
 - a. Portland Citywide Design Guidelines
 - b. Design Standards



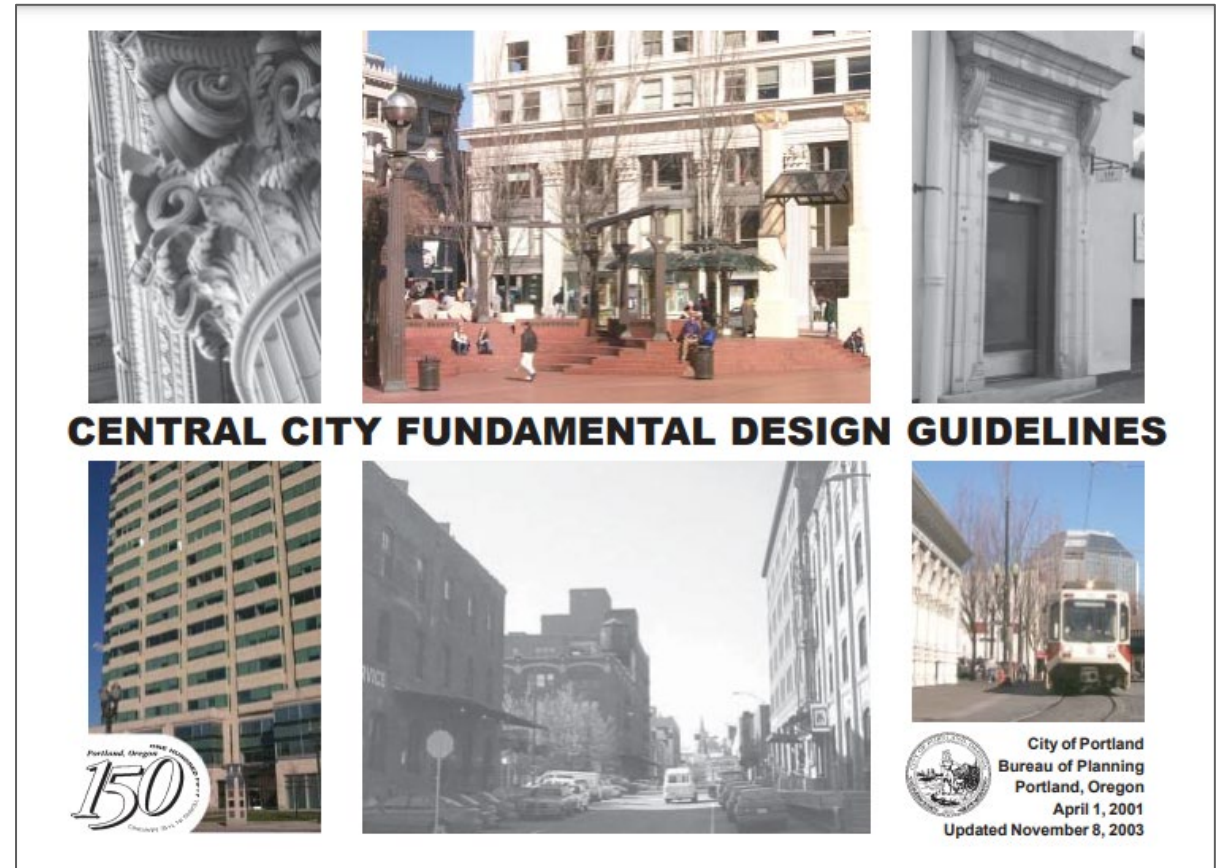
DOZA BIG MOVES

1. Adjustment of thresholds for required design review
2. New design standards and citywide design guidelines
3. Alignment of standards and guidelines to address context, public realm, and quality and resilience



POTENTIAL "FUTURE WORK" IDENTIFIED IN DOZA REPORT

1. Development of area-specific "character statements" and associated design standards
2. Expand Design Overlay Zone to additional centers/corridors
3. Update existing district-specific design guidelines (e.g. Central City Fundamentals)



SELECTED POST-DOZA URBAN DESIGN WORK

1. Adoption of area-specific character statements and associated design standards for Macadam Civic Corridor and West Portland Town Center
2. Staff currently developing character statement for Montgomery Park Plan District

CHARACTER STATEMENT: WEST PORTLAND & BARBUR BOULEVARD TOWN CENTER | CIVIC CORRIDOR

Rich in parks, open spaces and civic amenities, development should thoughtfully respond to the area's multi-cultural community, varied topography and auto-centric conditions to create a better connected, accessible and healthier district.

BACKGROUND

HISTORY & EXISTING CONDITIONS

West Portland Town Center (WPTC) is home to diverse communities, nationalities and lived experiences, including long established East African and Arab Muslim communities. Located in outer southwest Portland, it is centered by the crossing of SW Capitol Highway and Barbur Boulevard, extending north and south of that intersection. South of the intersection is West Portland Park, the district's most racially diverse neighborhood and home to several important community resources that serve the Muslim and African communities in the area. Many of these resources are inaccessible by walking or biking due to the area's poor network of safe and comfortable pedestrian connections.

Originally, this area was home to the northern Kalapuyan peoples and adjacent to one of the largest collections of independent villages on the nearby Tualatin Plains (modern-day Beaverton, Hillsboro, Mountindale, Forest Grove). When the Kalapuyan Treaty was ratified in 1855, it forced the Kalapuyan peoples out. Today there is little to no indication of this history or the presence of this community in the area.

Less than 10 years after the treaty, the Oregon California Railroad began plans for the South Pacific Railroad. This eventually became Barbur Boulevard in 1934, and commercial activity began developing along it and SW Capitol Highway. Later construction of Interstate 5 divided the area physically and visually, contributing to a more disconnected and uninviting place for people on foot.

Barbur remains the key arterial for southwest Portland and the character of the commercial areas continues to be defined by the roadway. This has resulted in designs that prioritize automobile traffic and separate businesses with large parking lots and driveways. Commercial activity remains concentrated around the intersection of Barbur and Capitol Highway, an area known as the crossroads. Nearby parks and natural areas, (i.e. Woods Memorial Natural Area) while abundant, lack safe connections for pedestrians and cyclists.

CURRENT POLICY FRAMEWORK

Portland's Comprehensive Plan identifies West Portland as a Town Center, Barbur Boulevard as a Civic Corridor, and Capitol Highway as a Neighborhood Corridor. These designations give WPTC a key role in accommodating future development, recognizing that its terrain and system of trails and habitat areas can physically set the stage for how to shape future growth. Additionally, the plan directs future development to consider health equity outcomes at the intersection of social and physical elements of place, recognizing that opportunities for healthy lives are directly impacted by both social and physical surroundings and systems.

ADDITIONAL RESOURCES

The following resources offer more information on the history and community that define this center:

- Southwest Community Plan vision (2000)
- Barbur Concept Plan (2013)
- West Portland Plan (2022)
- SW Corridor Tenant Engagement Project Report (2020)

"...Mitigate impacts and bridge the divide caused by I-5 and Barbur to reconnect neighborhoods and improve the environment..."



Historic Resources Code Project (HRCP)

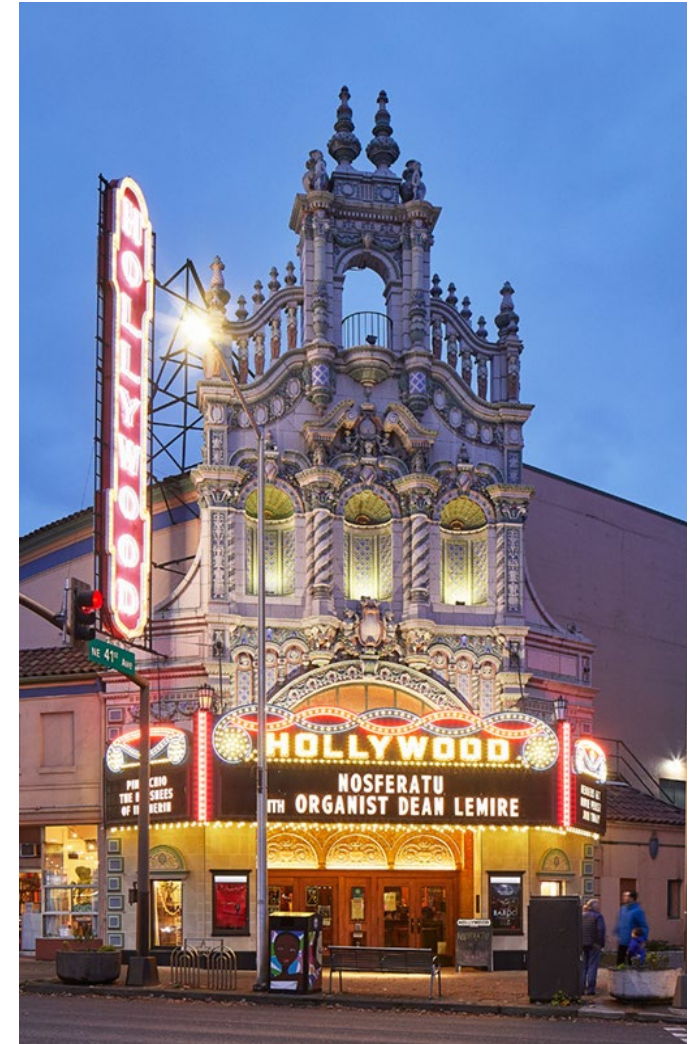
BPS HISTORIC RESOURCES PROGRAM

- Manage projects that amend historic resource protections and/or change the Historic Resources Inventory (HRI)
- Process all local nominations to the National Register of Historic Places
- Ensure City compliance with applicable State and Federal historic preservation regulations
- Prepare context statements, theme studies, and other historic preservation planning documents



STATEWIDE LAND USE GOAL 5

- Goal 5 requires local governments to plan for and protect natural resources, open spaces, scenic areas and historic resources
- Procedures and requirements for local government Goal 5 programs are provided in state administrative rules adopted by the Land Conservation and Development Commission
- City of Portland participated in Goal 5 historic resources rulemaking in 2017
- The Historic Resources Code Project (HRCP) resulted from new requirements and opportunities included in the revised Goal 5 rule

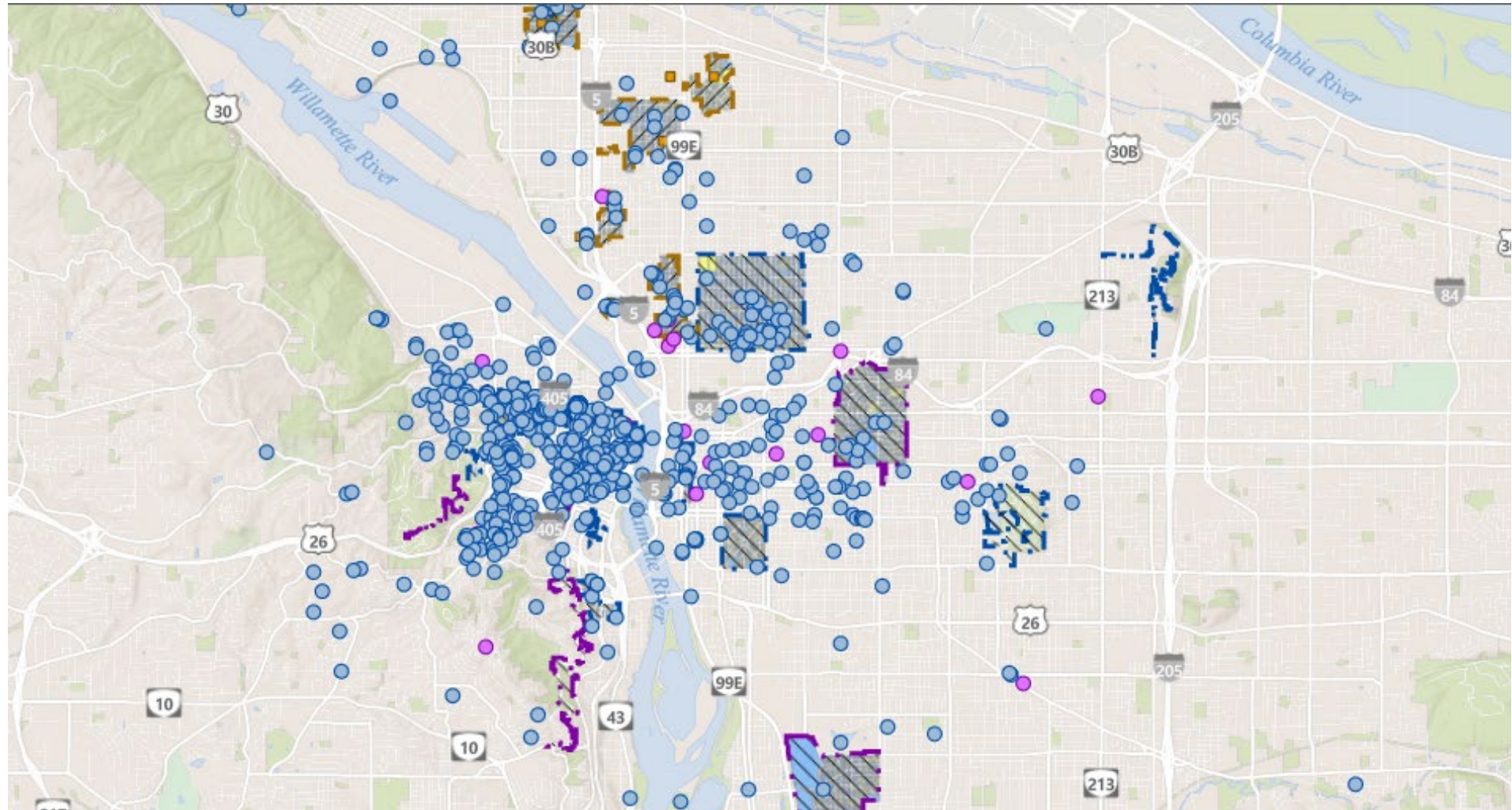


HISTORIC RESOURCE ZONING CODE REFERENCES

- 33.445 - Historic Resource Overlay Zone
- 33.846 - Historic Resource Reviews
- Adopted design guidelines
- Some base zones and plan districts include historic resource zoning code incentives
- Additional State and Federal historic preservation regulations/incentives exist outside of the zoning code



HISTORIC RESOURCE OVERLAY ZONE (HRI)



HRCP PROCESS AT A GLANCE

- Broad public engagement strategy in 2017-20 included workshops, surveys, and open houses
- Prior to publication of Discussion Draft, legislature considered statutory changes to allow more local control—those changes did not advance
- During the Proposed Draft phase, Planning Commission invited Historic Landmarks Commission to participate in work sessions and a "3x3" work group
- Planning and Sustainability Commission served as the recommending body
- City Council unanimously adopted code amendments in early 2022



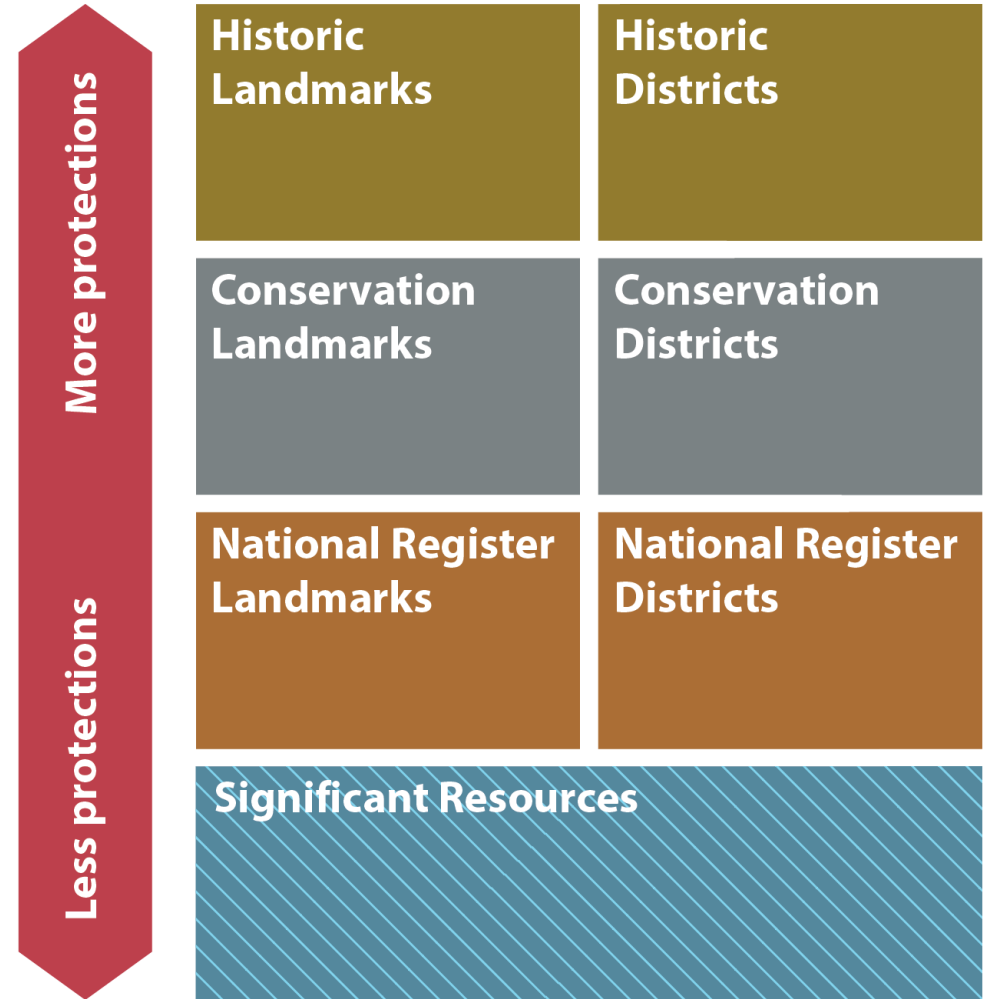
HRCP CODE AMENDMENT THEMES

1. Identification
2. Designation
3. Protection
4. Reuse
5. Administration



HRCP BIG MOVES

1. Clear and responsive hierarchy of resource types and protections
2. More equitable criteria for resource designation and potential removal of existing designations
3. Expanded list of work items not subject to design or demolition regulations
4. Expedited process for affordable housing proposals
5. Incentives allowing for adaptive reuse in residential zones



POTENTIAL “FUTURE WORK” IDENTIFIED IN HRCP REPORT

1. Historic Resources Inventory updates, including new designations and revisiting existing designations
2. Updated design standards for Conservation Districts; new design guidelines for Historic Districts
3. State and federal advocacy for economic incentives
4. Legacy Business and/or Cultural District programs outside of the zoning code



SELECTED POST-HRCP HISTORIC RESOURCES WORK

1. Advancement of thematic Historic Resource Inventory updates (African American, LGBTQ+, other historic resources)
2. Adoption of South Portland Historic District Design Guidelines
3. Evaluating improvements to design standards that apply in Conservation Districts
4. Legislative advocacy for State rehabilitation incentives
5. Grant funding to scope a Legacy Business Preservation Project



HRCP AND DOZA: QUESTIONS & DISCUSSION

CHARACTER STATEMENTS

WHERE THEY APPLY

- Typically, within all Centers and Corridors, with the 'd' overlay.
- Macadam Neighborhood Center and West Portland Town Center complete

HOW ARE THEY CREATED

- Developed in partnership with local community

PURPOSE

- Describe a brief history of the area and local character
- Provide guidance on how future development should address an area's character defining features as they relate to community, architecture & urban design and nature.

