

An aerial photograph of a city, likely Denver, showing a complex multi-level highway interchange. The image is overlaid with a semi-transparent dark blue filter. The text is centered over the highway area.

Regulatory Workgroup Recommendations

Permit Improvement Transition Team

June 2023

Project Origination

Regulatory Workgroup Members

Future Process Key Features

Process Components

Next Steps

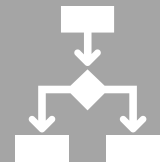
Feedback

Agenda

Permit Improvement Task Force



Code Alignment



Resolution



RICAP Funding

City Council 90-day Resolution

Future Process Key Features:

- ✓ Monitor the effectiveness of regulations in accomplishing goals.
- ✓ Maintain an ongoing feedback loop with code implementers and external customers.
- ✓ to evaluate proposed regulations in a holistic way considering
 - a. How they fit with other existing or proposed regulations
 - b. Timing of adoption
 - c. Cost of administration and enforcement, cost to development projects, and other impacts and outcomes.
 - d. Include costs in the impact statement





Workgroup Membership

Sandra Wood
Planning & Sustainability

Brian Landoe
Urban Forestry

Kim Tallant, Ross Caron
Development Services

Bob Haley
Transportation

Adrienne Aiona
Environmental Services

Rachel Jamison, David O'Longaigh
Water Bureau

Terri Theisen, Mieke Keenan
OMF

Christina Ghan
Commissioner Rubio's Office



Future Process Key Features

- Interdisciplinary Code & Policy Coordination Group
- Council updates and decision points throughout the process
- Expanded Impact Statement analysis
- Periodic Impact Statement analysis revisions
- Feedback loop
- Amend ancillary policies with first draft
- Process standardization





Scope of Work
Any code related to
development permits

Future State Process Components

Lead Bureau

**Facilitate
Policy Change**

1

**Code &
Policy Team**

**Ensure
Regulatory
Alignment**

2

**Impacted
Bureaus**

**Evaluate
Implementation
Needs**

3

**External
Stakeholders**

Feedback Loop

4

Lead Bureau

Project manager for code change process

- Define the problem
- Determine budget, staff, and funding needs
- Equity analysis
- Write draft amendments
- Outreach
- Commission & Board presentations (as needed)
- Propose a monitoring plan
- Evaluate code impacts after adoption
- Propose revisions based on impacts



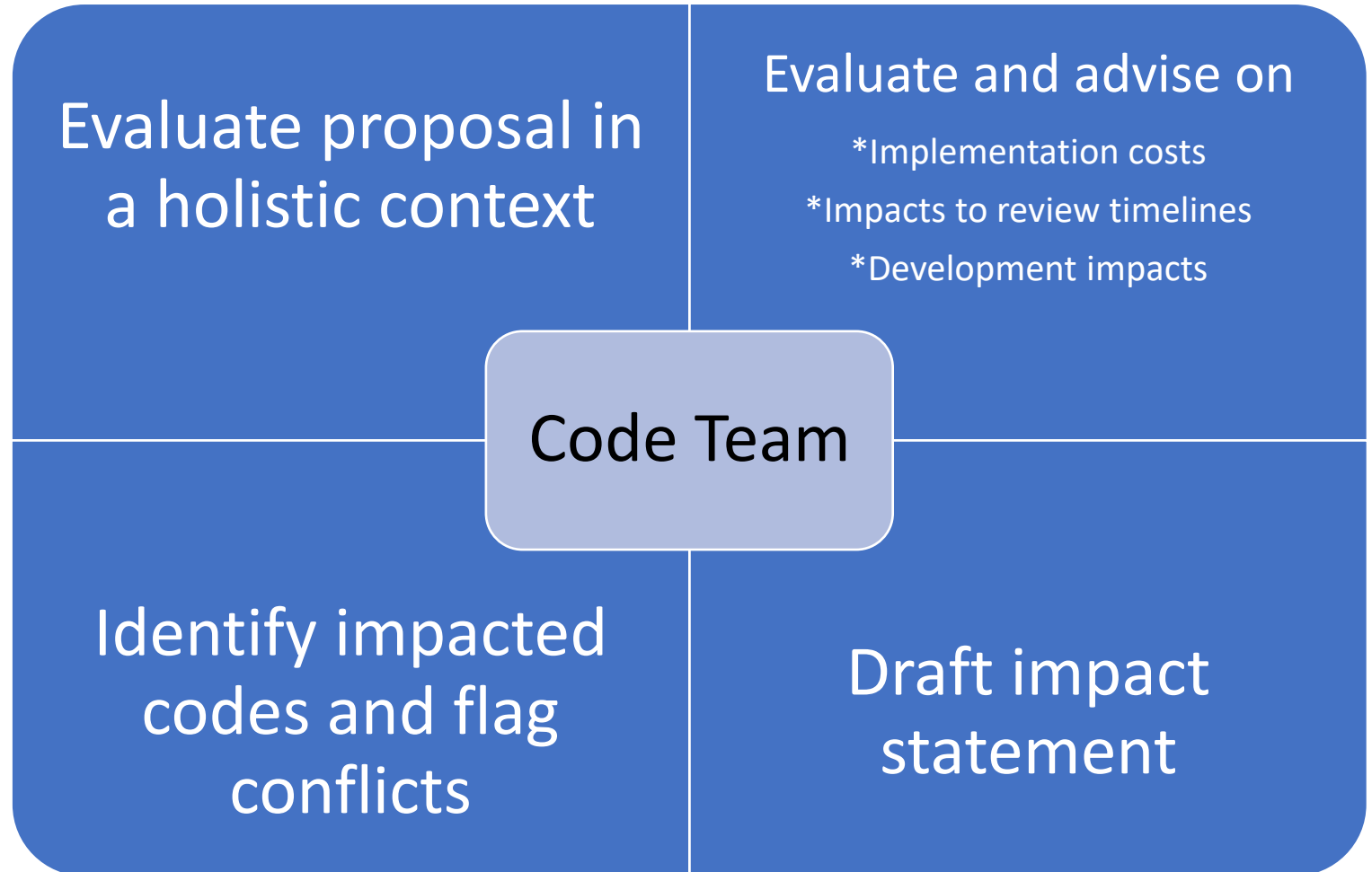
Code and Policy Coordination Team

Organization:

Central placement
with staff to facilitate

Membership:

Bureaus with
development-related
code requirement



Partner Bureaus

- Provide subject matter expert review
- Identify impacted codes and flag conflicts
- Develop alternative policy approaches as needed
- Evaluate impacts to permitting timeline and development costs
- Evaluate code compliance needs
- Draft related code and policy amendments

External Stakeholders

- Evaluate proposed policy against goals
- Engage with standard public review process
- New opportunities for feedback and monitoring



NEXT STEPS



**TEST THE
PROCESS WITH
EXISTING
PROJECTS**



FEEDBACK



**WHERE DOES
DRAC FIT?**



**WHAT
DEVELOPMENT
IMPACTS TO
MONITOR**

Bureau of Development Services

Business Continuity Plan

Leading Indicators

May 2023



Leading Indicator 1: Non-Cumulative Monthly Cost Recovery Rate

Activated when the non-cumulative monthly cost recovery rate for the most recent month is below 100%.

<u>Month</u>	<u>Rate</u>	<u>Indicator Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
May-23	81%	Active	Yes	Finance Section Manager

Leading Indicator 2: LUS Cases Received

Activated when the number of land use applications received for the most recent 3 months is 7.5% or more below the number of land use applications received for the same 3 months of the previous year.

<u>Months</u>	<u>% Change</u>	<u>Indicator Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Mar-May	-11.5%	Active	Yes	LUS Division Manager

Leading Indicator 3: Site Development Permits Received

Activated when the number of land use applications received for the most recent 3 months is 7.5% or more below the number of land use applications received for the same 3 months of the previous year.

<u>Months</u>	<u>% Change</u>	<u>Indicator Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Mar-May	-9.8%	Active	Yes	LUS Division Manager

Leading Indicator 4: LUS Final Plats Received

Activated when the number of final plat applications for the most recent 3 months is 7.5% or more below the number of final plat applications during the same 3 months of the previous year.

<u>Months</u>	<u>% Change</u>	<u>Indicator Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Mar-May	-50.0%	Active	Yes	LUS Division Manager

Leading Indicator 5: Total Valuation of Building Permit Applications Received

Activated when the total valuation of all building permit applications received for the most recent 3 months is 7.5% or more below the valuation of all building permit applications received for the same 3 months of the previous year.

<u>Months</u>	<u>% Change</u>	<u>Indicator Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Mar-May	3.8%	Inactive	No	Permitting Services Division Manager

Leading Indicator 6: Total Number of Building Permit Applications Received

Activated when the total number of all building permit applications received for the most recent 3 months is 7.5% or more below the total number of all building permit applications received for the same 3 months of the previous year.

<u>Months</u>	<u>% Change</u>	<u>Indicator Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Mar-May	-10.0%	Active	Yes	Permitting Services Division Manager

- Indicator status is inactive, no action is required
- Indicator status is active, action is required

Bureau of Development Services

Business Continuity Plan


Leading Indicators

May 2023




Leading Indicator 7: Pre-Application Conferences

Activated when the number of pre-application conferences held for the most recent 3 months is 7.5% or more below the number of pre-application conferences held during the same 3 months of the previous year.

 Months	% Change	Indicator Status	Action Required	Position Responsible
Mar-May	-42.9%	Active	Yes	LUS Division Manager


Leading Indicator 8: Early Assistance Appointments


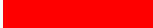
Activated when the number of early assistance appointments for the most recent 3 months is 7.5% or more below the number of early assistance appointments held for the same 3 months of the previous year.

 Months	% Change	Indicator Status	Action Required	Position Responsible
Mar-May	-10.4%	Active	Yes	LUS Division Manager

Early Assistance Appointments and Pre-App Conferences Combined

Activated when the number of early assistance appointments and pre-application conferences for the most recent 3 months is 7.5% or more below the number of early assistance appointments held for the same 3 months of the previous year.

 Months	% Change	Indicator Status	Action Required	Position Responsible
Mar-May	-16.0%	Active	Yes	LUS Division Manager

-  - Indicator status is inactive, no action is required
-  - Indicator status is active, action is required

Bureau of Development Services Business Continuity Plan Plan Triggers

May 2023



The reduction measures outlined in the Business Continuity Plan will be triggered by any circumstance in which four out of five triggers below are active (red)

Trigger 1: Cumulative Cost Recovery Rate

Activated when the cumulative cost recovery rate is below 100%.

<u>Month</u>	<u>Rate</u>	<u>Trigger Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
May-23	85%	Active	Yes	Finance Section Manager

Trigger 2: Reserves

Activated when bureau reserves are below the minimum reserve goal of 50% or 6 months of total expenditures (reserves are below 50% of the total annual budget).

<u>Months</u>	<u>Reserves</u>	<u>Trigger Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
May-23	46,227,636	Inactive	No	Finance Section Manager

Trigger 3: Revenue

Activated when bureau revenues have been declining consistently for the previous 6 consecutive months.

<u>Months</u>	<u>% Change</u>	<u>Trigger Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Dec-May	-8.9%	Active	Yes	Finance Section Manager

Trigger 4: Total Valuation of Building Permit Applications Received

Activated when the total value of all building permit applications received by the bureau has been declining consistently for the previous 6 consecutive months.

<u>Months</u>	<u>% Change</u>	<u>Trigger Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Dec-May	16.2%	Inactive	No	Permitting Services Division Manager

Trigger 5: Total Number of Building Permit Applications Received

Activated when the total number of all building permit applications received by the bureau has been declining consistently for the previous 6 consecutive months.

<u>Months</u>	<u>% Change</u>	<u>Trigger Status</u>	<u>Action Required</u>	<u>Position Responsible</u>
Dec-May	-5.1%	Active	Yes	Permitting Services Division Manager

- Trigger status is inactive, no action is required
- Trigger status is active, action is required

**Bureau of Development Services
June 15, 2023
Monthly Major Workload Parameters**

Table 1. Issued Building and Other Permits	Total Number of Residential Permits	Total Number of Commercial Permits	Total Number of Permits	Residential Valuation	Commercial Valuation	Total Valuation of Permits
May 2020	184	111	295	13,684,982	53,615,493	67,300,475
May 2021	321	207	528	19,747,488	200,091,118	219,838,606
May 2022	481	192	673	22,996,666	100,318,268	123,314,934
May 2023	454	186	640	30,981,975	99,579,438	130,561,413
Percentage Change May 2022 to May 2023	-6%	-3%	-5%	35%	-1%	6%

Table 2. Building and Other Permits Applications Received	Total Number of Residential Permits	Total Number of Commercial Permits	Total Number of Permits	Residential Valuation	Commercial Valuation	Total Valuation of Permits
May 2020	259	145	404	17,053,639	125,334,816	142,388,455
May 2021	361	201	562	16,184,637	64,807,476	80,992,113
May 2022	521	205	726	34,471,416	70,066,012	104,537,428
May 2023	442	192	634	30,485,449	62,829,382	93,314,831
Percentage Change May 2022 to May 2023	-15%	-6%	-13%	-12%	-10%	-11%

Table 3. Inspections	Residential Inspections	Commercial Inspections
May 2020	5,607	3,653
May 2021	6,642	2,692
May 2022	7,786	3,581
May 2023	9,193	4,113
Percentage Change May 2022 to May 2023	18%	15%

Table 4. Land Use	Cases Received	Final Plats Received
May 2020	31	6
May 2021	19	1
May 2022	48	3
May 2023	36	1
Percentage Change May 2022 to May 2023	-25%	-67%

Table 5. Site Development	Site Development Permits Received	Land Use and Final Plats Commented On
May 2020	5	31
May 2021	5	9
May 2022	13	28
May 2023	15	30
Percentage Change May 2022 to May 2023	15%	7%

Table 6. Enforcement (Code Compliance and Neighborhood Inspections)	Compliance Services Complaints Received	Neighborhood Inspections Team Complaints Received *
May 2020	41	(HS-47 NU/DV-138) 185
May 2021	74	(HS-83 NU/DV-178) 261
May 2022	81	(HS-97 NU/DV-239) 336
May 2023	91	(HS-141 NU/DV-206) 347
Percentage Change May 2022 to May 2023	12%	3%

Table 7. Number of Employees	# of Employees
May 2020	394
May 2021	349
May 2022	346
May 2023	360
Percentage Change May 2022 to May 2023	4%

*HS - Housing
NU - Nuisance
DV - Disabled Vehicle

Bureau of Development Services
June 15, 2023
Cumulative Major Workload Parameters

Table 1. Issued Building and Other Permits	Total Number of Residential Permits	Total Number of Commercial Permits	Total Number of Permits	Residential Valuation	Commercial Valuation	Total Valuation of Permits
FY 2019-20 Through May 31, 2020	4,077	2,346	6,423	241,610,398	1,667,033,119	1,908,643,517
FY 2020-21 Through May 31, 2021	3,776	1,729	5,505	239,076,255	1,693,907,066	1,932,983,321
FY 2021-22 Through May 31, 2022	4,610	1,957	6,567	272,260,705	1,606,147,137	1,878,407,842
FY 2022-23 Through May 31, 2023	4,675	1,949	6,624	282,238,275	1,401,064,610	1,683,302,885
Percentage Change FY21-22 to FY22-23	1%	0%	1%	4%	-13%	-10%

Table 2. Building and Other Permits Applications Received	Total Number of Residential Permits	Total Number of Commercial Permits	Total Number of Permits	Residential Valuation	Commercial Valuation	Total Valuation of Permits
FY 2019-20 Through May 31, 2020	4,031	2,459	6,490	246,182,763	2,459,976,187	2,706,158,950
FY 2020-21 Through May 31, 2021	3,999	1,958	5,957	267,407,643	1,048,219,498	1,315,627,142
FY 2021-22 Through May 31, 2022	4,723	2,004	6,727	318,883,951	1,160,809,707	1,479,693,658
FY 2022-23 Through May 31, 2023	4,728	1,996	6,724	319,302,421	1,367,797,473	1,687,099,894
Percentage Change FY21-22 to FY22-23	0%	0%	0%	0%	18%	14%

Table 3. Inspections	Residential Inspections	Commercial Inspections
FY 2019-20 Through May 31, 2020	94,741	56,934
FY 2020-21 Through May 31, 2021	77,015	38,181
FY 2021-22 Through May 31, 2022	78,552	34,329
FY 2022-23 Through May 31, 2023	86,264	41,908
Percentage Change FY21-22 to FY22-23	10%	22%

Table 4. Land Use	Cases Received	Final Plats Received
FY 2019-20 Through May 31, 2020	489	58
FY 2020-21 Through May 31, 2021	374	24
FY 2021-22 Through May 31, 2022	434	32
FY 2022-23 Through May 31, 2023	357	19
Percentage Change FY21-22 to FY22-23	-18%	-41%

Table 5. Site Development	Site Development Permits Received	Land Use and Final Plats Commented On
FY 2019-20 Through May 31, 2020	46	460
FY 2020-21 Through May 31, 2021	49	227
FY 2021-22 Through May 31, 2022	116	260
FY 2022-23 Through May 31, 2023	172	231
Percentage Change FY21-22 to FY22-23	48%	-11%

Table 6. Enforcement (Code Compliance and Neighborhood Inspections)	Compliance Services Complaints Received	Neighborhood Inspections Team Complaints Received *
FY 2019-20 Through May 31, 2020	1,141	(HS-1,445 NU/DV-2,644) 4,089
FY 2020-21 Through May 31, 2021	1,179	(HS-1,080 NU/DV-1,658) 2,738
FY 2021-22 Through May 31, 2022	924	(HS-1,005 NU/DV-1,842) 2,847
FY 2022-23 Through May 31, 2023	818	(HS-1,334 NU/DV-2,207) 3,541
Percentage Change FY21-22 to FY22-23	-11%	24%

Table 7. Number of Employees	# of Employees
FY 2019-20 as of May 2020	394
FY 2020-21 as of May 2021	349
FY 2021-22 as of May 2022	346
FY 2022-23 as of May 2023	360
Percentage Change FY21-22 to FY22-23	4%

*HS - Housing
 NU - Nuisance
 DV - Disabled Vehicle



FLOODPLAIN MANAGEMENT UPDATE

Development Review Advisory Committee
(DRAC)

June 15, 2023

Jeff Caudill
Environmental Planner, BPS

Jason Butler-Brown
Site Development Manager, BDS



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TO CONSTRUCTION

Agenda

- I. Background
- II. BPS Floodplain Resilience Plan
- III. BDS Building Code Update Project
- IV. Next Steps/Schedule
- V. Q & A



Photo: The Oregonian



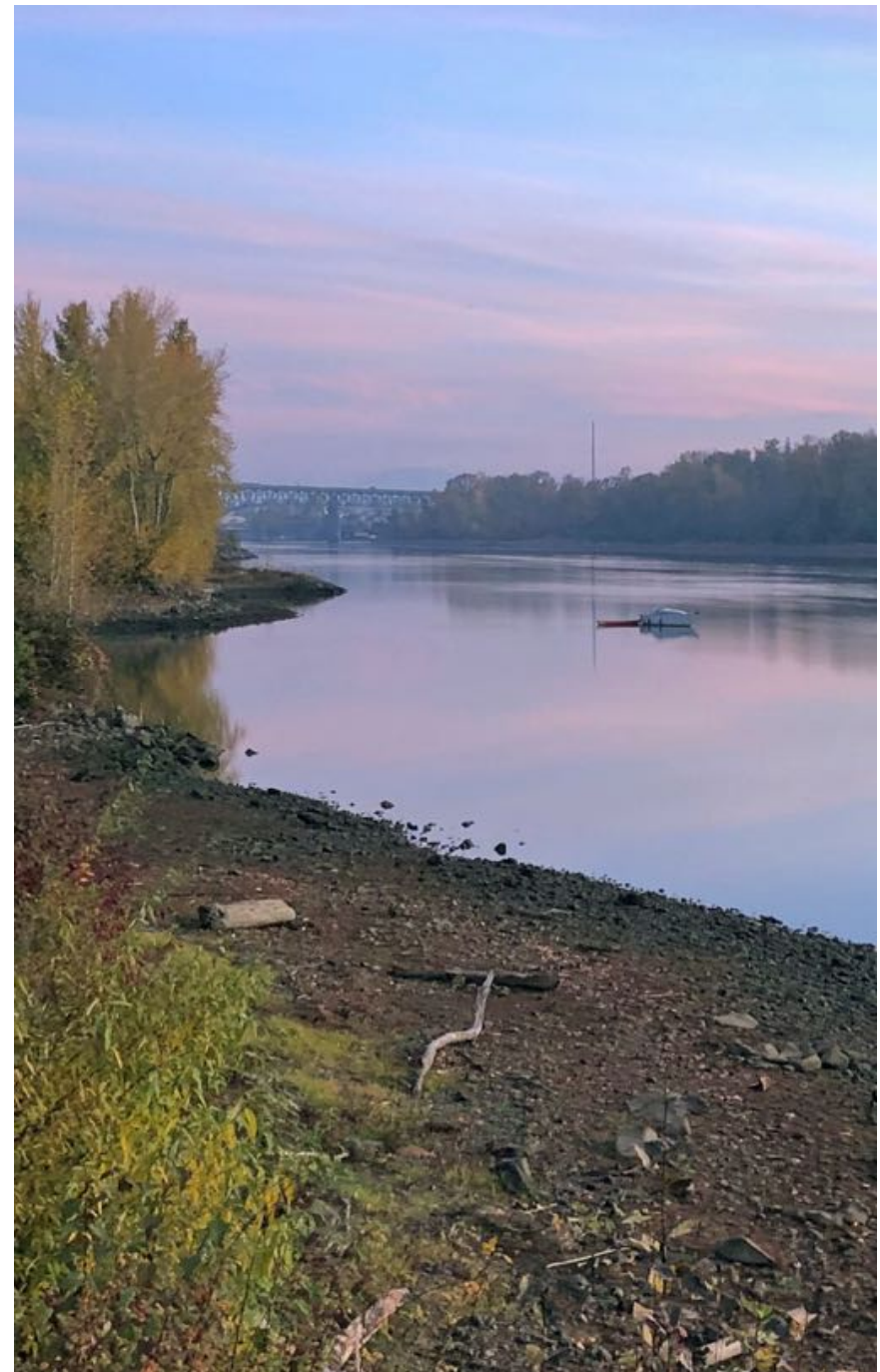
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Project Goals

- Maintain access to flood insurance and disaster relief funds
- Reduce future flood risk
- Expand habitat for Portland's threatened and endangered species



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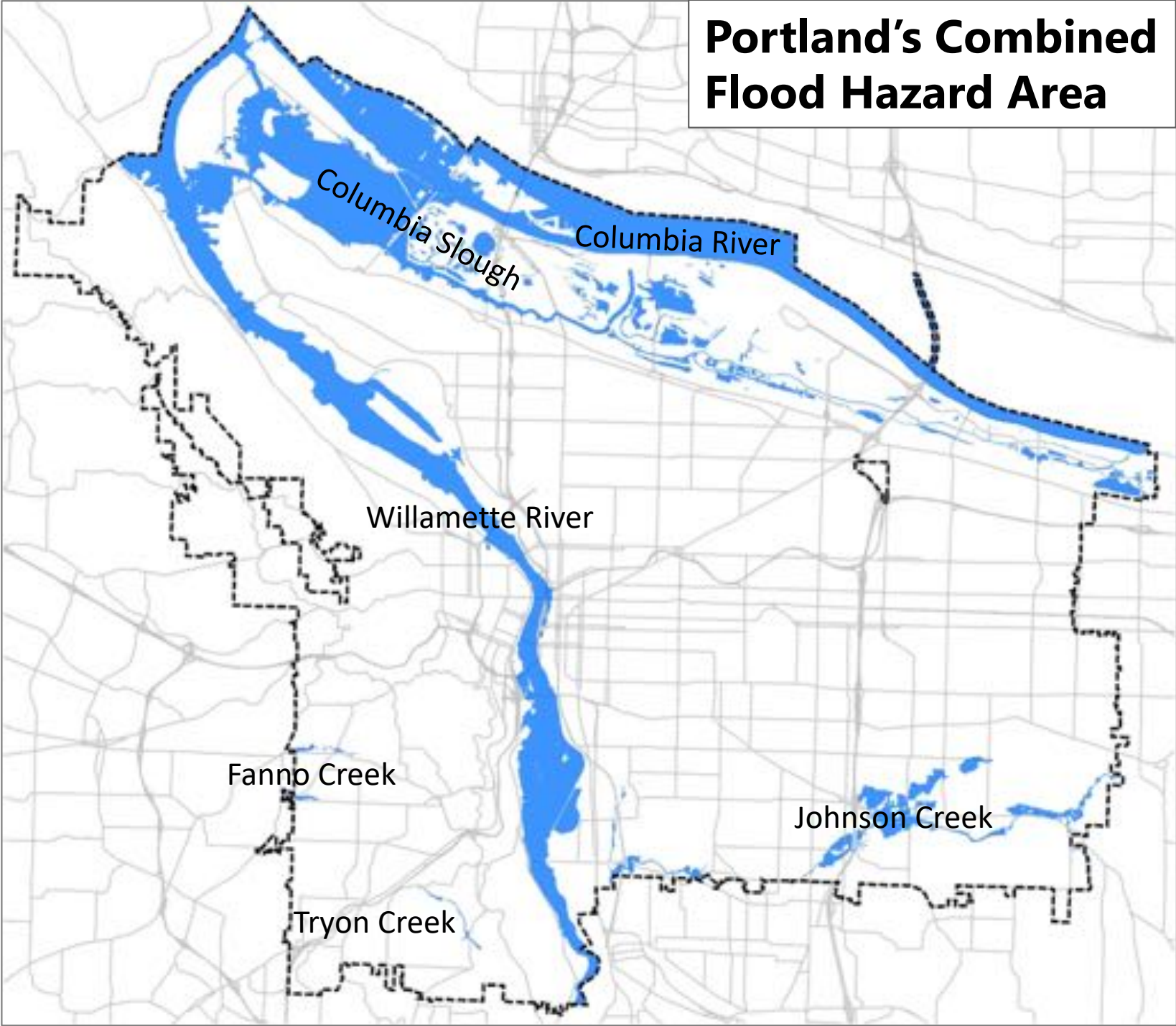
Background



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Portland's Combined Flood Hazard Area



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FEMA's National Flood Insurance Program (NFIP)

- Provides flood insurance in floodplains
- Minimum requirements must be met
- Community Rating System (CRS) participation reduces insurance rates when voluntary measures are taken



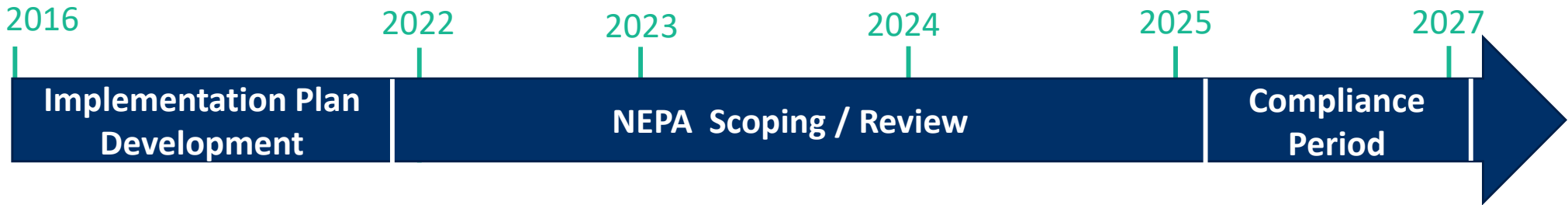
National Flood Insurance Program (NFIP) Oregon Biological Opinion

- Determined 16 threatened and endangered salmon and steelhead impacted
- FEMA Implementation Plan to comply with the Biological Opinion released in October 2021

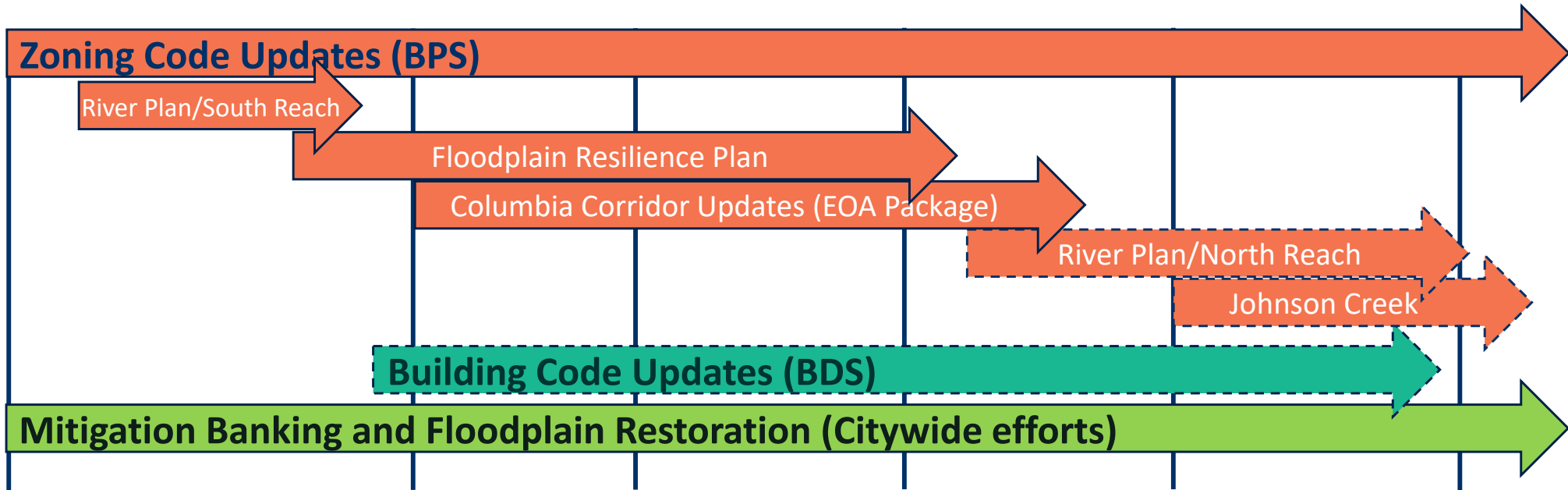


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FEMA BIOP TIMELINE



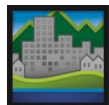
CITY WORK PLAN COMPONENTS & SCHEDULE



Floodplain Resilience Plan



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Zoning Code (Title 33) Updates

- Establish riparian buffer area in Willamette Central Reach
- Apply environmental zones to undeveloped floodplains
- Update tree and vegetation requirements throughout the city in the floodplain



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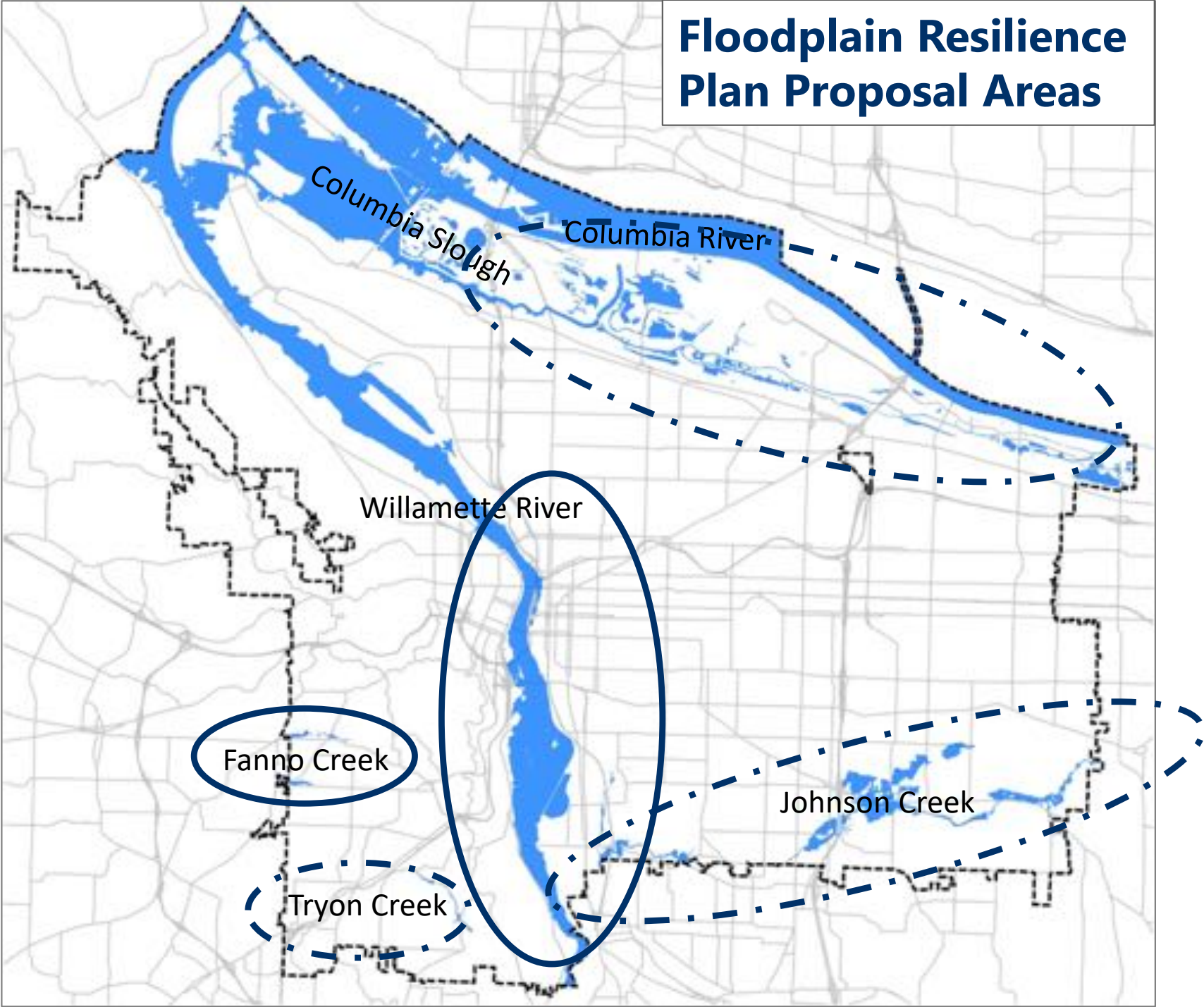


Riparian Buffer Area

- Often extends beyond required setback, but not always
- Not a no-build zone but additional mitigation required
- Mitigation
 - Improvements onsite or off-site to offset development impacts
 - Extent/type of improvements depend on scale of impact



Floodplain Resilience Plan Proposal Areas

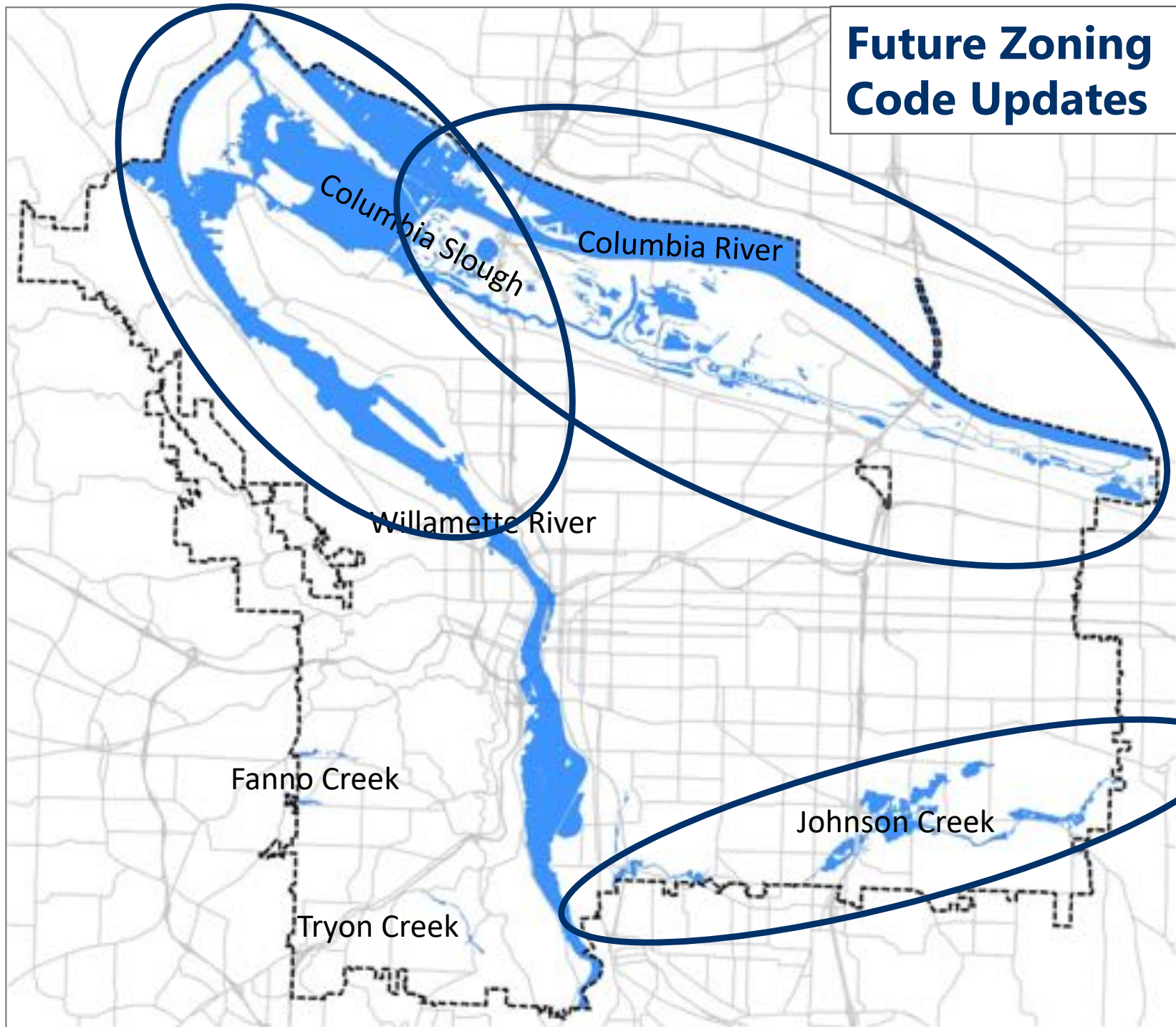


Schedule

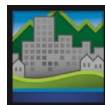
Early Aug	Release of Floodplain Resilience Plan Recommended Draft
Aug 30	City Council hearing for Title 33 and Title 24
Sept–Oct	Deliberations, amendments, and adoption



Future Zoning Code Updates



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Building Code (Title 24) Updates



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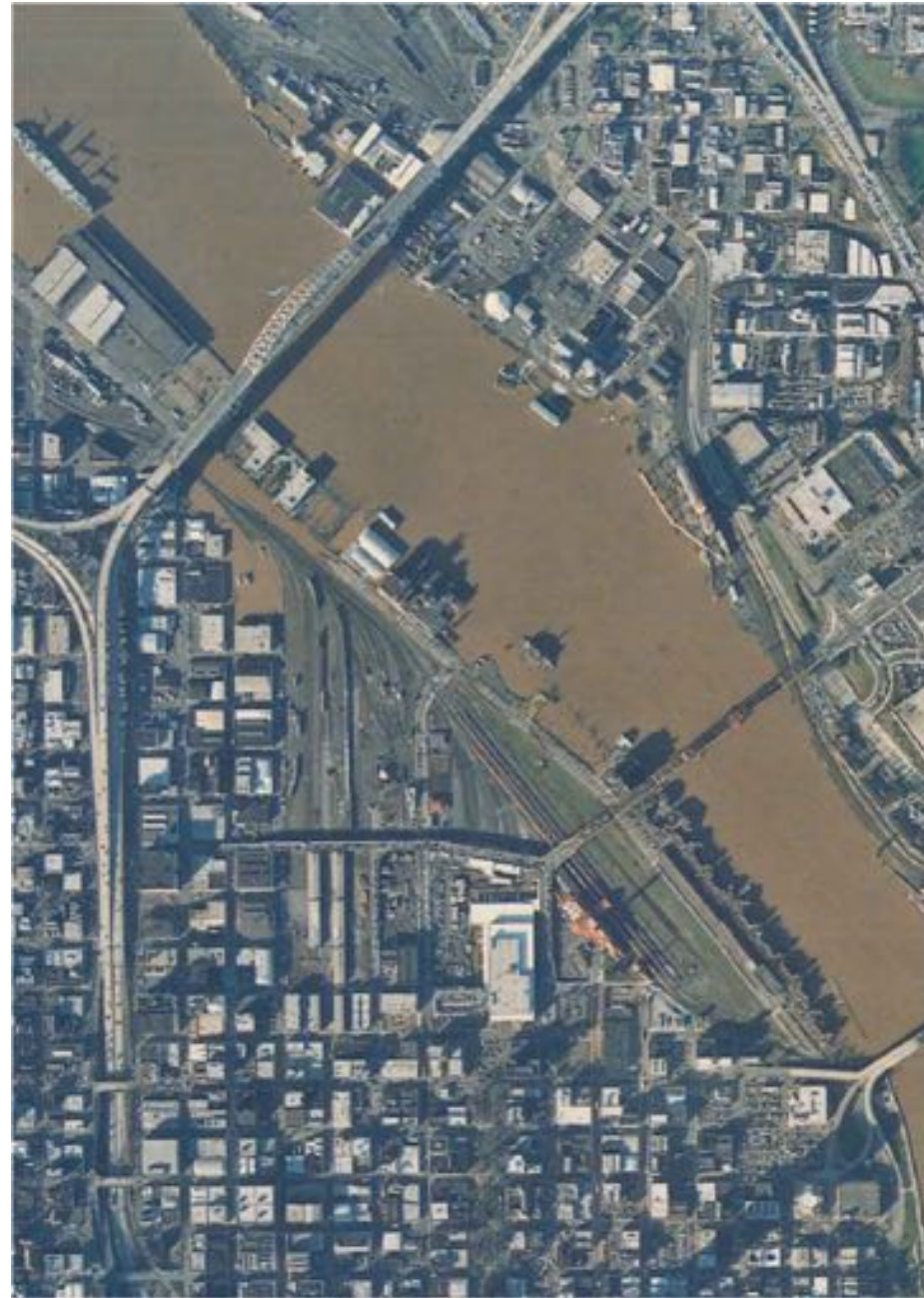


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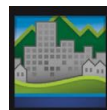
Building Code (Title 24)

24.50 Flood Hazard Areas

- Review existing flood storage requirements
- Review proposed code changes
 - FEMA regulatory code review updates
 - FEMA BiOp flood storage
 - Updated February 1996 Flood Inundation Area map
- Review future work



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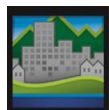
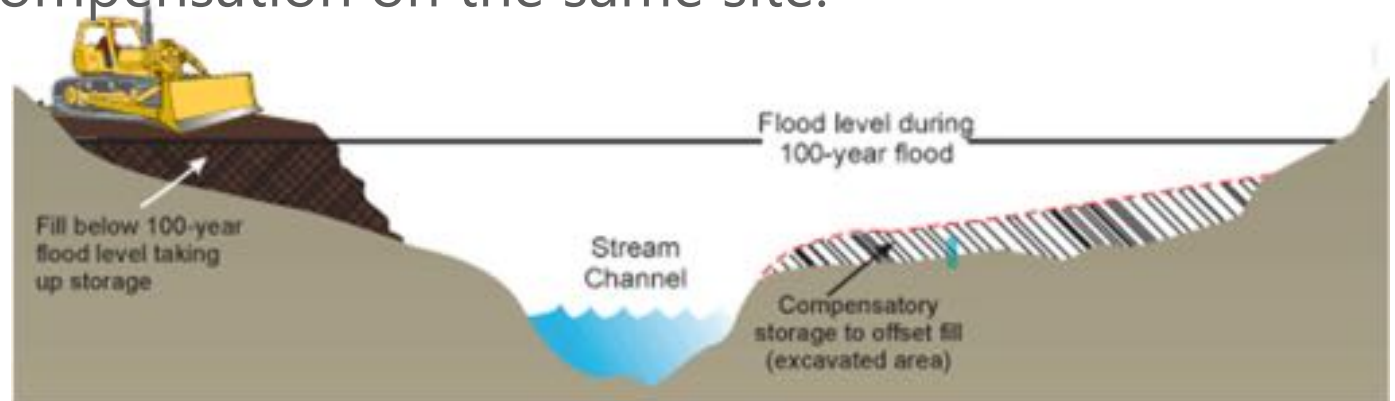
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Building Code (Title 24)

24.50 Flood Hazard Areas

Current Flood Storage - “Balanced cut and fill”

- Compensation for lost flood storage volume from fill placement is required at a ratio of 1 to 1.
- Applies to the flood hazard areas shown on the Metro Title 3 map.
- Requires flood storage compensation within same flood hazard area. Except Johnson Creek Flood Zones which requires compensation on the same site.



Updates to 24.50 Flood Hazard Areas

FEMA Regulatory Review - align with State Model Code

Changes include:

- Additional definitions.
- Clarifying permit submittal and inspection requirements.
- Requiring a covenant for certain enclosed spaces below the design flood elevation.
- Requiring a development permit for exempt (e.g. accessory) structures in the floodplain.



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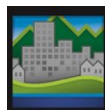
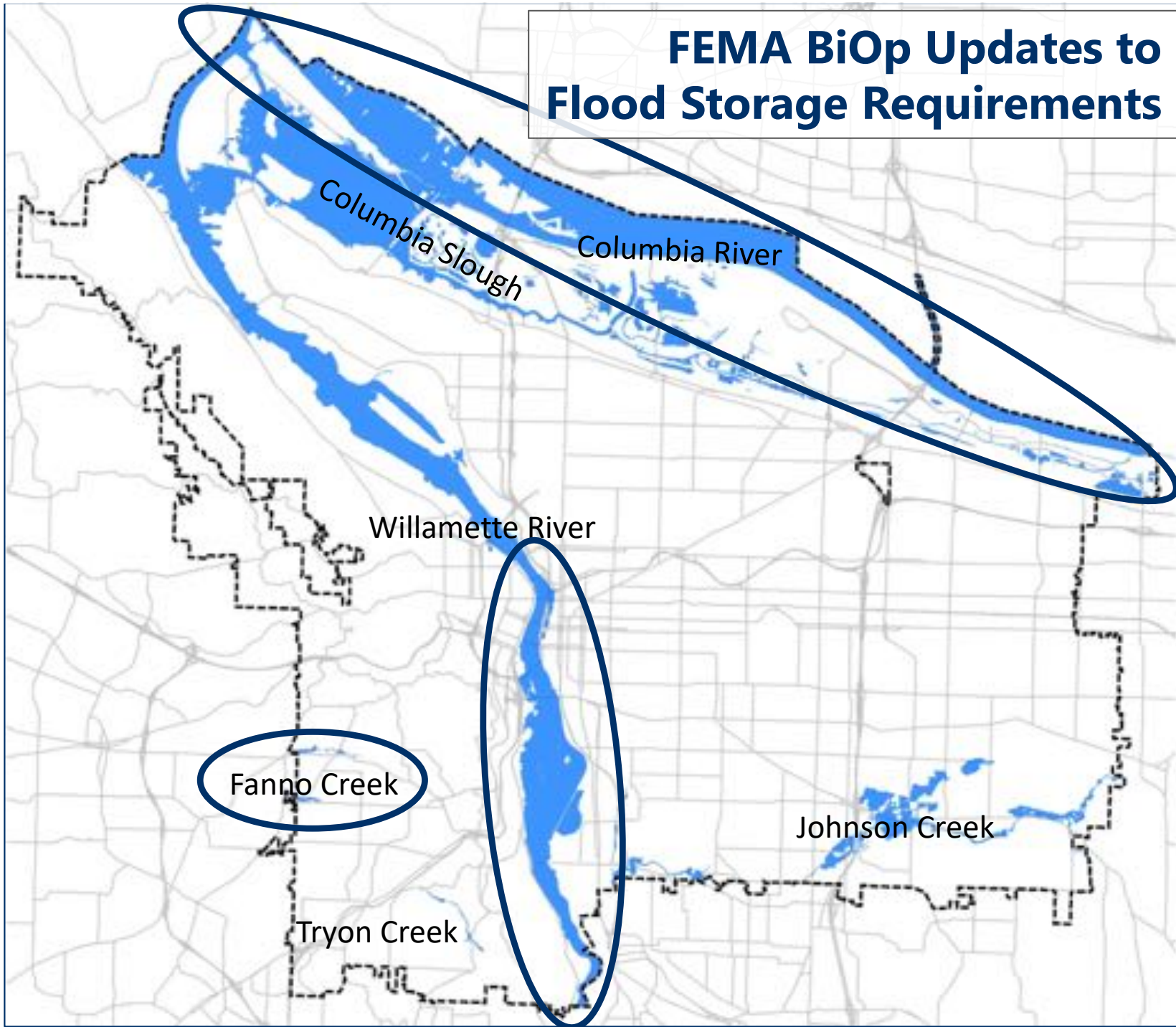
Updates to 24.50 Flood Hazard Areas

FEMA BiOp – Flood Storage

- Adopting compensation for lost flood storage volume from fill and structure placed below the 100-year flood elevation.
- Flood storage compensation means removal of soil, rock, or permanent structure below the flood elevation.
- Applies to
 - Columbia River Flood Zones,
 - Willamette River Central and South Reach Flood Zones, and
 - Fanno Creek Flood Zones.



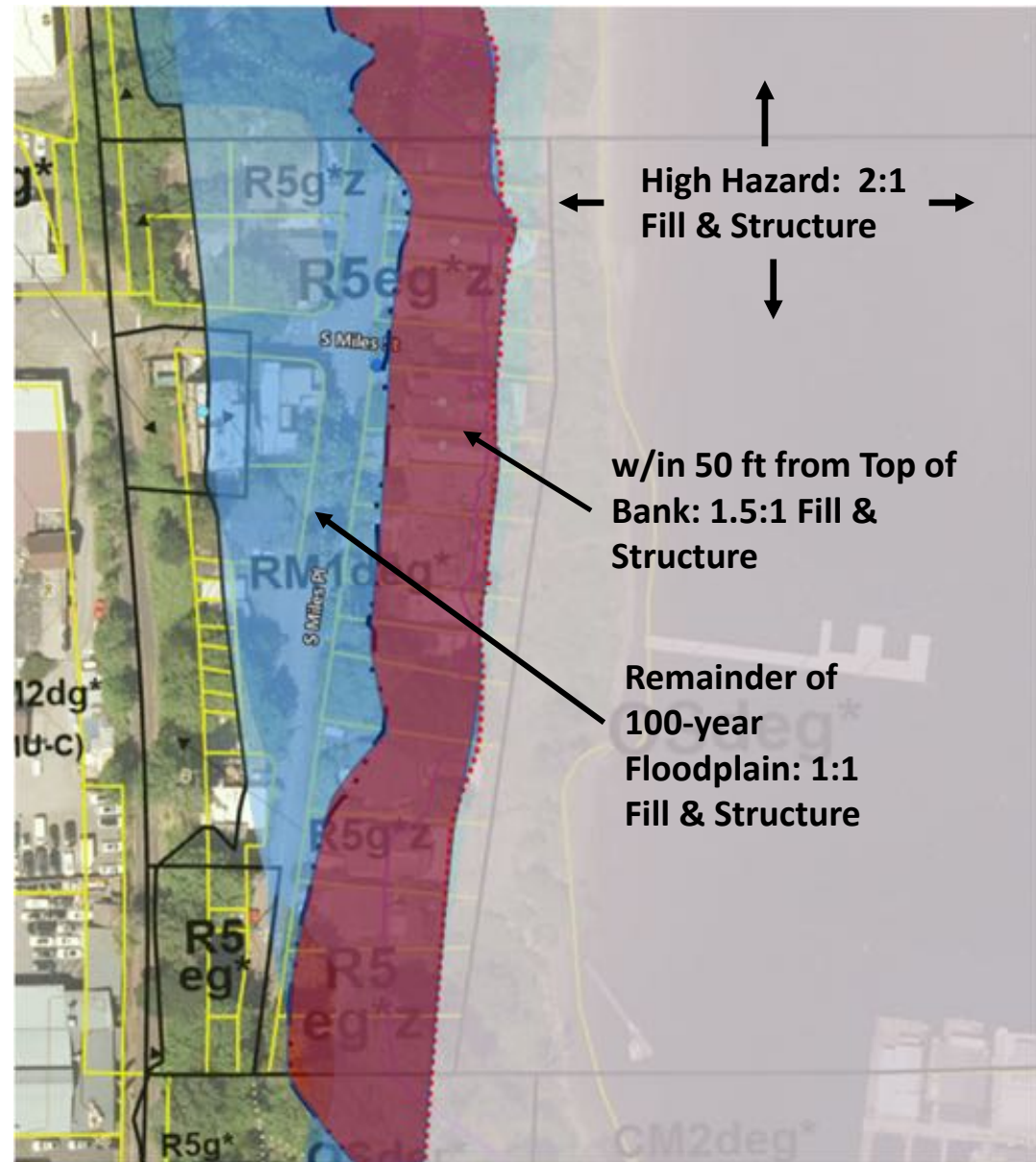
FEMA BiOp Updates to Flood Storage Requirements



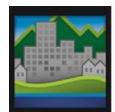
Updates to 24.50 Flood Hazard Areas

FEMA BiOp – Flood Storage

- Increased ratios of flood storage compensation in the 100-year floodplain:
 - High Hazard Area, the landward extent of 10-year Floodplain and the Floodway at a ratio of 2 to 1.
 - Within 50 ft of Top of Bank at a ratio of 1.5 to 1.
 - Within the remainder of the 100-year floodplain the ratio will be 1 to 1.



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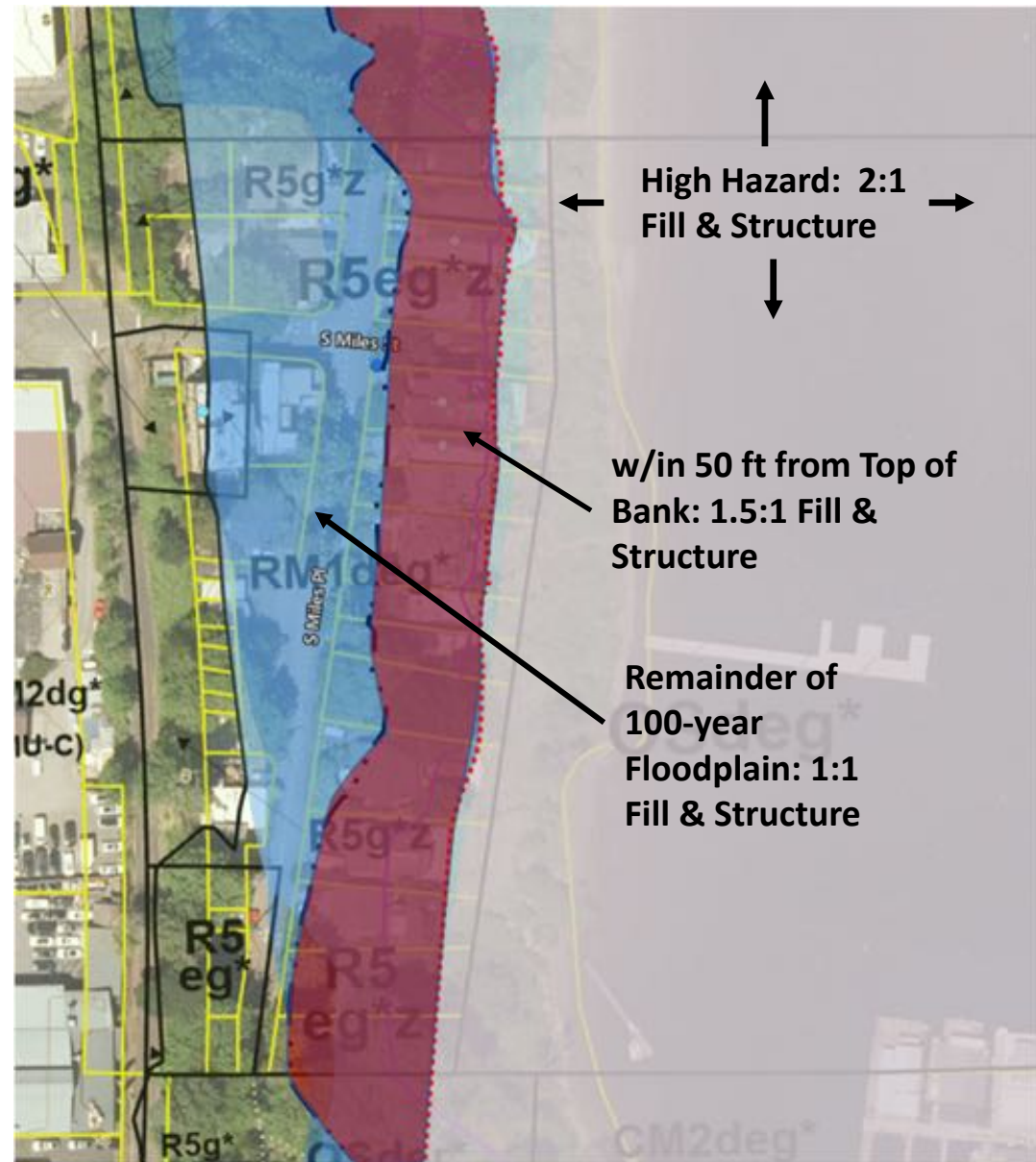


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Updates to 24.50 Flood Hazard Areas

FEMA BiOp – Flood Storage

- Retain current requirements for February 1996 Flood Inundation Area for fill placement at a ratio of 1 to 1.
- Allow use of flood storage mitigation bank credits within the same flood hazard area.
- Does not apply to Industrial Lands: Heavy Industrial (IH), General Industrial 2 (IG2), or General Employment 2 (EG2) zoning.



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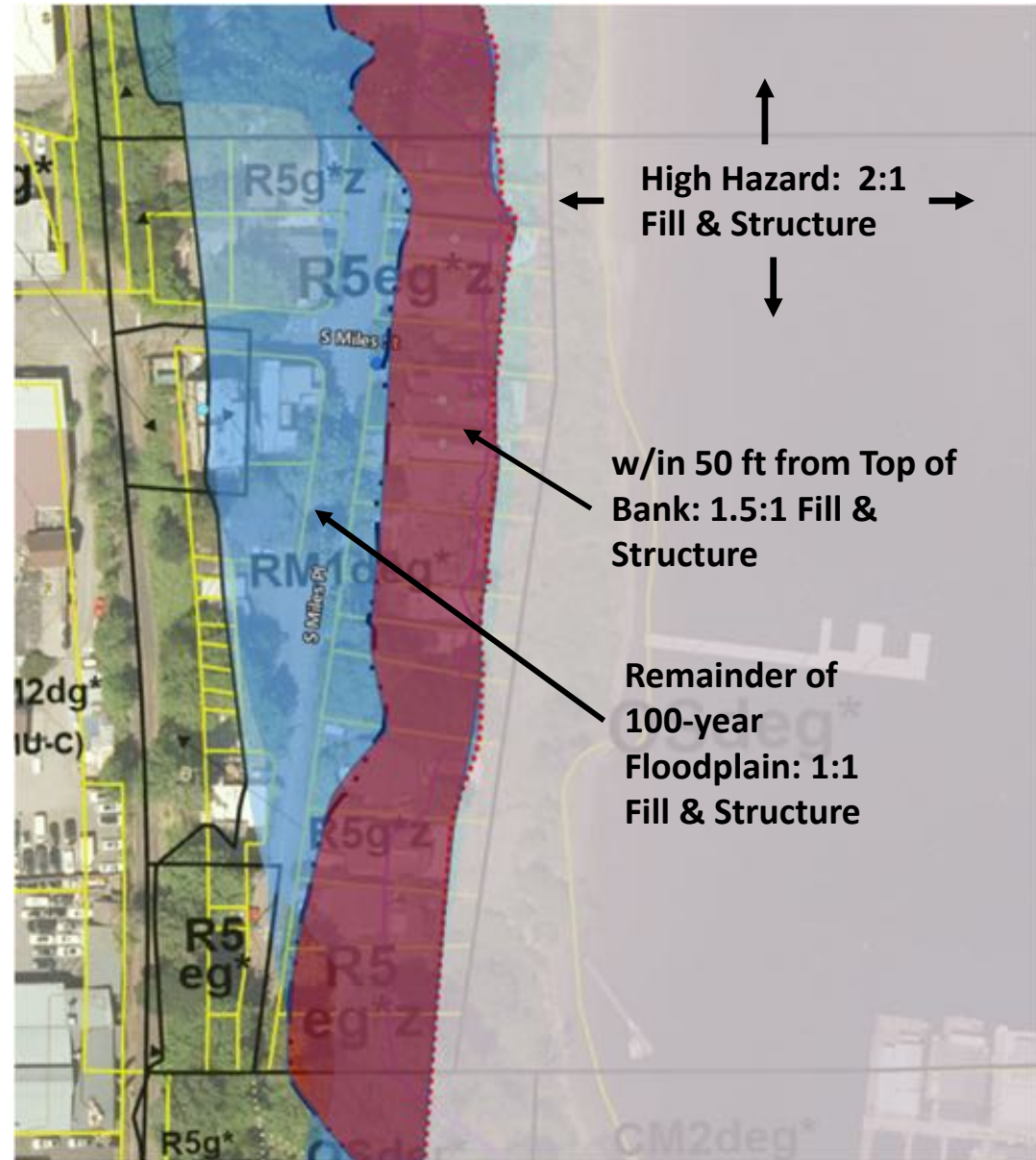


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Updates to 24.50 Flood Hazard Areas

FEMA BiOp – Flood Storage

- Does not apply to South Waterfront.
- Allow certain land use approvals to vest permits in flood storage requirements.



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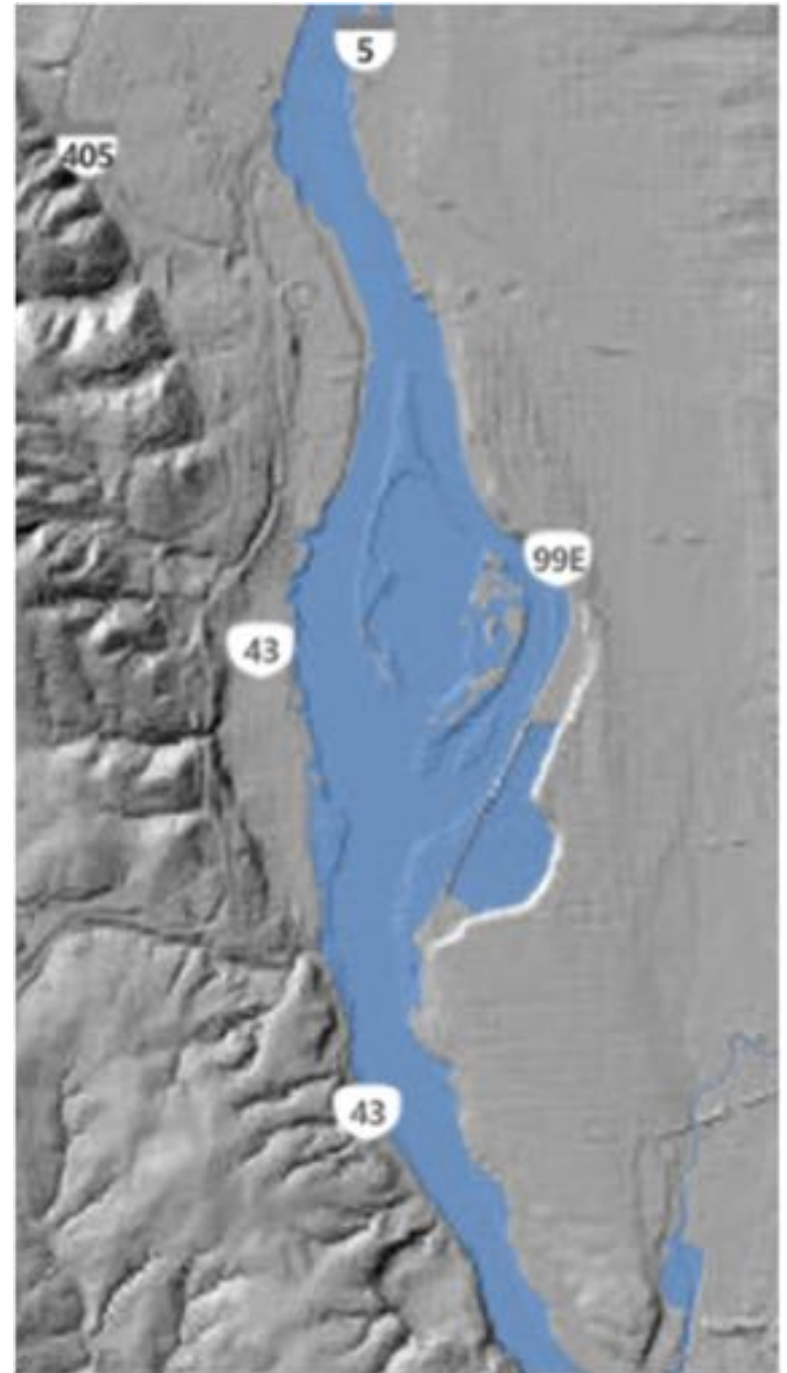


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Updates to 24.50 Flood Hazard Areas

Updated February 1996 Flood
Inundation Area map.

- Updating Metro Title 3 Map to include new modeled Willamette River 1996 Flood Inundation Area for the Central and South Reach.

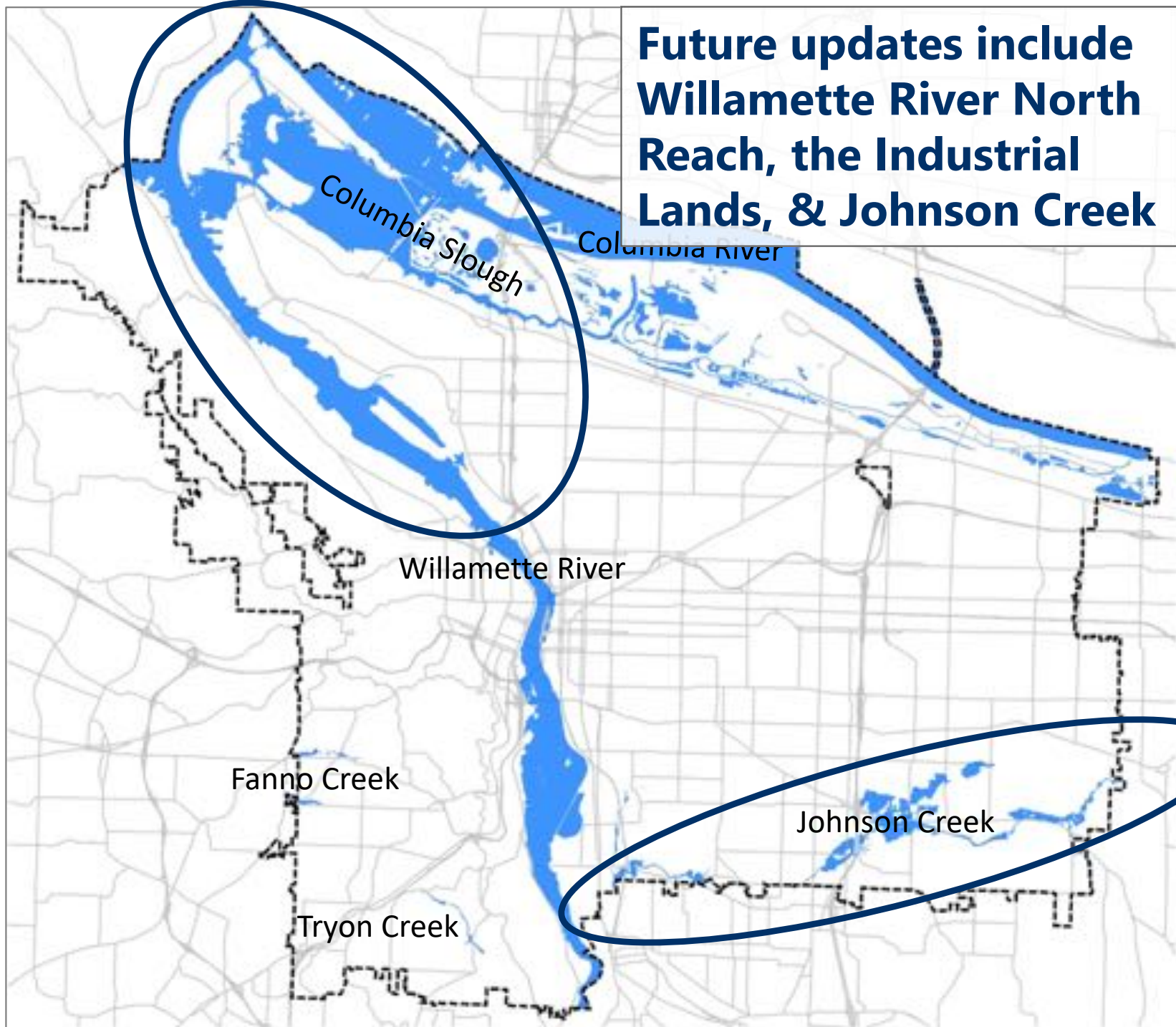


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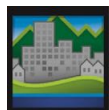


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**Future updates include
Willamette River North
Reach, the Industrial
Lands, & Johnson Creek**



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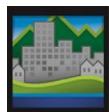


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Next Steps / Schedule



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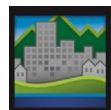
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Schedule

Jul 10-Aug 1	Public comment on proposed Title 24 updates
Early Aug	Release of Floodplain Resilience Plan Recommended Draft
Aug 30	City Council hearing for Title 33 and Title 24
Sept–Oct	Deliberations, amendments, and adoption



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Anticipated Code Implementation

**April
2024**

Title 24 - Regulatory review changes and updates to February 1996 Flood Inundation Area map.

Title 33 – Technical code changes (“clean up”)

**October
2025**

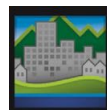
Title 33 and Title 24 FEMA BiOp changes



Floodplain Management Update | June 2023 28



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Questions?



INTER-BUREAU CODE CHANGE PROJECT LIST

Last Updated March 16, 2023

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
BDS	Title 25	Administrative Provisions	1	Nancy Thorington	Matt Rozzell Dave Tebeau Jim Bechtel	Adopt by reference construction standards for drywells in the 2021 Oregon Plumbing Specialty Code	
BDS	Titles 3, 14B, & 18	Transfer Programs from Civic Life to BDS	5	Beth Benton / Nancy Thorington	Misc.	Per resolution from City Council, the Noise Program, along with portions of the Liquor Licensing and Cannabis Programs ,are being transferred from Civic Life to BDS. The ordinance amending various City Code provisions to reflect this transfer has been drafted and is schedule to be heard by Council March 22, 2023	
BDS	Title 24	Chapter 24.50 - Flood Hazard Areas	3	Nancy Thorington, Jason Butler-Brown	Doug Morgan	Amend Chapter 24.50 update the required compensatory excavation (cut) ratios based on the FEMA Biological Opinion; in the process of scoping the ordinance	
BDS	Title 24	Chapter 24.85 - Seismic Regulations	5	Nancy Thorington. Jason Butler-Brown	Doug Morgan	Amend Chapter 24.85 to allow persons converting existing office space and other buildings with an occupancy classification B to residential occupancy R-2 to meet lower seismic upgrade standards. Set for Council hearing March 15, 2023	
BDS	Title 24	Chapter 24.85 - Seismic Regulations	4	Doug Morgan	Amit Kumar	Amend Chapter 24.85 to update seismic upgrade triggers that were deleted when the URM placarding ordinance was repealed. Allow for increase in occupant load by greater of 150 or 10% whichever is higher before a seismic upgrade is triggered. Revise retrofit standards for change of occupancy from R-3 to R-1 or R-2 for Residential Infill Projects.	

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
BDS	Title 24	Commercial Demolitions	1	Beth Benton	Misc.	Conduct outreach to determine feasibility of creating site control regulations for commercial demolitions.	
BDS	Title 28	Floating Structures	1	Dave Tebeau	River Community Advisory Committee; Matt Rozzell	Revise Title 28 to clarify when a permit is need for alterations and additions to floating structures, moorages, and marinas	
BDS	Admini Rule	Special Inspection Program Admin Rules	2	Amit Kumar	Various	Rescinded prior version; added temporary rules to BDS website; update drafted to reflect current practices. Being reviewed by City staff, then to be circulated for final internal review, review by City Attorney and public comment. These changes are necessary because the Oregon Building Officials Association (OBOA) discontinued its program of certifying special inspectors, so BDS must create a program for verifying special inspector credentials and ensuring requirements for special inspections are being met.	
BDS	Admin Rule	Fee Refunds and Waivers	on hold	Not assigned	Various; Sherri Peterson	Consolidate policies regarding permit fee waivers and refunds into one Administrative Rule. On hold.	
BDS	Code Guide	Canabis Facilities	4	Not assigned	Fire Bureau	ON HOLD Moving from Code guide to Program guide.	
BDS	Code Guide	Fire Rating Eaves	4	John Butler	Plan Review/Inspections	Allowing alternative methods of fire rating close to property lines when accessory structures are converted to habitable space. Draft circulated for 2nd internal review.	
BDS	Code Guide	Seismic Upgrade Analysis	1	Amit Kumar	Doug Morgan Amit Kumar	Code guide to clarify how to prepare an occupancy matrix to compare proposed occupant loads with the 2004 occupant loads and conduct permit history research	

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
BDS	Code Guide	Habitable Space Standards for Existing Elements within One and Two Family Dwellings	5	Jody Orrison	Terry Whitehill	Revise existing code guide to clarify ceiling height calculations	
BDS	Program Guide	Residential and Commercial Solar Projects	3	Mieke Keenan Amit Kumar	Permtting Services, Inspections Land Use, Fire	ON HOLD: Consolidate the existing RS and CO program guides into one guide that includes guidance on the prescriptive and engineered process. Process improvement discussions are currently underway.	
BDS	Handout	Floating Structures handout regarding applicable regulations	1	Dave Tebeau	River Community Advisory Committee; Sherri Peterson	Confusion exists regarding which regulations apply to floating structures, when permits are required, when structural reviews are required, and other issues identified by the River Community Advisory Committee. BDS staff will meet with the River Community Advisory Committee and draft the handout. [This is a placeholder; no work is currently being done on this project.]	
BPS		Anti-Displacement Action Plan (ADAP)	2	Tom Armstrong		The Anti-Displacement Action Plan ADAP is a joint effort between the City and the community to coordinate policies and actions that promote equitable development and reduce the harmful impacts of involuntary displacement on residents, businesses and cultural organizations. Staff is working with the Anti-Displacement Coalition to support a civic leadership curriculum. Future public outreach is TBD.	https://www.portland.gov/bps/adap
BPS	Zoning Map / Title 33	Columbia Corridor Industrial Lands Ezones Project	2	Jeff Caudill		This project will adjust the location of environmental overlay zones in the Columbia Corridor and other industrial areas to match stream, wetland and other wildlife habitat locations. Staff have published an interactive map of draft E-zone changes and are offering site visits to property owners to confirm resource locations. Interested individuals can sign up for updates on this project. Staff presented at a series of public meetings in January and February at Bridgeton, Columbia Slough and St. Johns neighborhoods. Check website for update.	https://www.portland.gov/bps/planning/environmental-planning/industrial-ezones

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
BPS	Ordinance / Future Code & Title 29 amendment	Build/Shift: Climate and Health Standards for Existing Buildings	1	Vinh Mason (BPS) / in support - Beth Benton (BDS) for T29		A collaborative effort between BPS and a community team called the Build/Shift Collective to further climate justice initiatives. The intent is to establish minimum climate and health standards for Portland's existing residential and commercial buildings to reduce carbon emissions and provide healthier, more resilient housing. The group briefed the PSC on 1/25/22 and is convening working groups made up of impacted building owners and residents. Those interested should sign up for email updates. Title 29 amendment to provide for maximum allowed interior temperatures for rental properties, temp standard in development.	https://www.portland.gov/bps/climate-action/building-standards
BPS	Report	Economic Opportunities Analysis	1	Tom Armstrong		BPS is beginning an update to the Economic Opportunities Analysis (EOA). The EOA analyzes and forecasts growth in Portland's industrial and business sectors to determine a 20-year supply of developable land for businesses and jobs. Project staff briefed the PSC on 2/22/22. BPS released a draft report indicating market trends in April, 22, and took comments through May 30. Staff briefed the DRAC Policy subgroup on 5/16. Interested individuals can still sign up for updates through the website.	https://www.portland.gov/bps/ea
BPS	Title 33	Lower Southeast Rising Area Plan	2	Bill Cunningham BPS, Bryan Poole PBOT		This plan will assess land use, infrastructure, and transportation issues in portions of Brentwood-Darlington, Mt Scott-Arleta, Woodstock, and Lents. Issues will include commercial/housing opportunities and stabilization, and alternative transportation. Project is jointly led by BPS/PBOT. The online open house for the draft proposals closed 7/11/22. Staff gave an overview to DRAC on 6/16/22. The Public Advisory Committee meets monthly. An online open house survey is closed, but materials are available on the website. A Discussion Draft is anticipated in Spring 2023.	www.portland.gov/bps/lower-se-rising

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
	Comp Plan & Title 33	Parkrose Community Plan	2	Bill Cunningham	None	BPS is supporting the Historic Parkrose Neighborhood Prosperity Initiative (NPI) on a community led plan in conjunction with PBOT and ODOT. The plan will focus on displacement, job needs, unsafe conditions on Sandy, and disaster preparedness. Initial discussions were held in 2021 and a Public Review Draft of the Parkrose Community Plan was released in April, 2022. Online open houses were held on 4/9 and 4/14. Staff is reviewing public input. The plan has been released in July, and was presented to the PSC on 7/26/22. More info is available on webpage.	www.portland.gov/bps/parkrose-community-plan
BPS	Title 33	Regulatory Improvement Code Amendment Package 10 (RICAP 10)	1	Phil Nameny Kevin Bond	Kristin Cooper	Reinstatement of the ongoing package of amendments to up continuously improve the Zoning Code. The RICAP10 workplan is being drafted and anticipated to be released by April 2023. Code amendments will be developed over spring/summer '23.	TBD
BPS	Policy/Title 33	West Portland Town Center Plan	5	Joan Frederiksen		An inclusive Plan for the area around the Barbur Transit Center to anticipate town center development needs and limiting displacement. The project includes development of a plan district map and regulations. PSC held hearings and work sessions during fall 2021 and Design Commission recommended approval of the plan's character statement on 3/3. PSC made recommendation on 6/14/22. Recommended Draft released on 9/6 with City Council hearing held on 10/12/22 and work session on 10/27. Council approved the plan and amendments on 11/30/22 and will be effective on 3/31/23.	www.portland.gov/bps/wpdx-town-center

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
BPS	Policy/Title 33	South Portland Area Planning (Ross Island Bridge)	1	Kevin Bond - BPS / Patrick Sweeney - PBOT	Hillary Adam	Refining land use, circulation and urban design along SW Naito and around the Ross Island Bridgehead Project in coordination with PBOT and is part of BPS' SW Corridor Inclusive Communities. Staff provided several briefings and an online public event on 10/20/20. Presentation of this is available on website. Following the failure of the Metro transportation bond, PBOT is putting the bridgehead realignment project on hold , but BPS staff has released a draft land use plan 8/22 in compliance with a Metro grant obligations. The project will remain on hold pending future funding.	https://www.portland.gov/naito-mainstreet
BPS	Title 33	Floodplain Resilience Plan	3	Jeff Caudill		Updates the floodplain regulations throughout the city including the Willamette River to ensure new development addressess flood risk, doesn't jeopardize endangered species, and ensure ability to obtain flood insurance. The project would align with new FEMA guidelines. The PSC voted on a recommendation on 11/22/22. The Recommended Draft will be released in Spring 2023 in advance of a City Council hearing. Testimony is currently closed, but public can view property specific proposals on MapApp.	https://www.portland.gov/bps/environ-planning/floodplain-project
BPS	Title 33	Fossil Fuels Zoning Project	5	Tom Armstrong		Code amendments restrict the expansion of Fossil Fuels terminals. This project, approved in 2016, was appealed to the Oregon Supreme Court and referred back to City Council. Council adopted the new ordinance on 12/18/19. The revised decision was appealed again and heard by LUBA on 7/14/20. LUBA remanded back to the city for additional findings. City Council held a hearing on 6/30/22 and readopted the ordinance on 8/24/22 under emergency declaration effective 8/31/22. This decision has again been appealed by a variety of groups, with a LUBA decision expected in summer 2023. The ordinance has also been challenged in federal court by the State of Montana and several businesses.	https://portland.gov/bps/fossil-fuel-zoning

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
BPS / PBOT	Title 33 +	Montgomery Park to Hollywood Transit and Land Use Strategy	2	Barry Manning (BPS) Kate Drennan (PBOT)		A joint PBOT/BPS project to explore options for a successful transportation and land use strategy potentially involving streetcar between Montgomery Park and the Hollywood TC. A Discussion Draft for the NW portion of the study area was released and public comment closed on 4/22/22. DRAC was given a briefing on 2/17/22. Staff are now reviewing comments. A Proposed Draft release and PSC hearing is TBD.	https://portland.gov/bps/mp2h
BPS	Title 33 and other Titles	Electric Vehicle Ready Code Project	5	Ingrid Fish, Phil Nameny (BPS)	Kim Tallant, Tom Soppe (BDS)	The project seeks to expand opportunities for electric vehicle (EV) charging, by looking at EV infrastructure requirements focusing on multi-dwelling development. State building code established minimum requirements of 20% EV-ready for new multi-family/commercial building effective 7/1/22, and DLCD passed rules increasing percentages for local jurisdictions to 40% for mixed use/multi-dwelling developments with at least 5 dwelling units. EV code project proposes a 50% requirement for new parking associated with these developments. The City Council held a hearing on 1/25/23 and voted to approve on 2/8, with an implementation date of 3/31/23 to align with DLCD rule requirement.	www.portland.gov/bps/ev-ready
BPS	Title 33	Shelter to Housing Continuum (Part 2)	5	JP McNeil (BPS)		Following up on the adoption of the first Shelter to Housing Continuum project in 2021, this project is making small changes related to the development standards for outdoor shelters to remove some regulatory barriers. These include reducing some perimeter setbacks, and clarifying the applicable development standards for outdoor shelters. The City Council held a hearing on the PSC's recommendation on 2/8/23 and voted on one amendment. Council approved the amendments on 2/15 with an effective date of 3/31/23.	https://www.portland.gov/bps/planning/s2hc

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
	Title 33, Title 3	Planning Commission Code Amendments	5	Shannon Buono (BPS)		This project renames the current Planning & Sustainability Commission (PSC) to the Planning Commission. In addition to the rename, the duties of the Commission will focus on land use planning and the Comprehensive Plan. A separate project will consider a potential Sustainability Commission. The City Council held a hearing on the PSC recommendation on 1/18/23 and voted to adopt on 1/25/23 with an effective date of 3/1/23.	https://www.portland.gov/bps/planning/pc-amendments
BPS	Title 33	Parking Compliance Amendments Project	3	JP McNeil (BPS)	Andrew Gulizia	This project will update the Zoning Code to align local regulations with recent state Climate Friendly and Equitable Communities (CFEC) rulemaking. The project is removes minimum parking mandates citywide and adjust other regulations related to parking. A Proposed Draft is out on March 17 with a PSC hearing on April 11, 2023.	https://www.portland.gov/bps/planning/pcap
BPS	Title 33	LGBTQ & Historic Sites	1	Brandon Spencer-Hartle		This project is working with community volunteers to identify, document and preserve historic locations associate with LGBTQ communities. This could result in proposals to nominate contextual resources for listing in the National Register of Historic Places. An online questionnaire is available in February, and you can find out about additional participation through the website.	https://www.portland.gov/bps/planning/historic-resources/lgbtq-historic-sites

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
BPS	Programs and policy changes	Smart City PDX	4	Kevin Martin / Christine Kendrick/ Hector Dominguez (BPS)		Smart City PDX is a series of measures intended to develop policies to use data and technology responsibly to support a healthier, safer, more, affordable and prosperous Portland for everyone. These measures are being developed with the community, private and public sector partners and other City of Portland staff. Projects include air quality sensing, addressing the digital divide and COVID, and maintaining open data. Recent updates include a draft report of the Surveillance Technologies Policy. City Council held a hearing and took testimony on a resolution on this policy on 2/1/23. A scheduled Open Data day will be held on 3/1/23. See website and events page for updates and more information.	www.smartcitypdx.com
BES	BES Rate Study	BES Rate Study	2	Ken Bartocci		This will be an independent assessment of the Bureau's existing sanitary sewer and stormwater rates, stormwater discount program, system development charges and other fees. The study will result in possible revisions to certain rates, charges, and fees with a focus on providing clarity, equity, and affordability. Anticipated public comment period beginning in first and second quarters of calendar year 2023. Anticipated completion of rate study is in May 2024.	
BES	BES code and rule related to rates, fees, and charges:		1	Adrienne Aiona, Glen Laube, Alice Coker	BES Systems Development, BES Business Services, Others	BES is performing a comprehensive review and update of its existing sanitary sewer and stormwater rate and fee setting practices. The results of this effort may require the bureau to update its codes and rules containing policies regarding sanitary sewer and stormwater rates, stormwater discounts, system development charges, and connection charges.	
	PCC Chapter 17.32					Anticipated scheduled for code and rule work:	
	PCC Chapter 17.33					Project scoping and policy development: present - Summer 2023	
	PCC Chapter 17.36					Rule public review: Feb/Mar 2024	
	ENB-4.05					Code vote: Feb/Mar 2024	

Lead Bureau	Title/Code Guide/ Program Guide/ Admin Rule	Project Name	Step (1-5)	Project Lead	Reviewers	Next Steps & Key Dates	Online Document/Draft
	ENB-4.06	Rate Study - Code a					
	ENB-4.09					Code/rule in effect: July 1, 2024	
	ENB-4.16						
	ENB-4.18						
	ENB-4.27 "1						

LOWER SOUTHEAST RISING



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Lower SE Rising Area Plan - DRAC

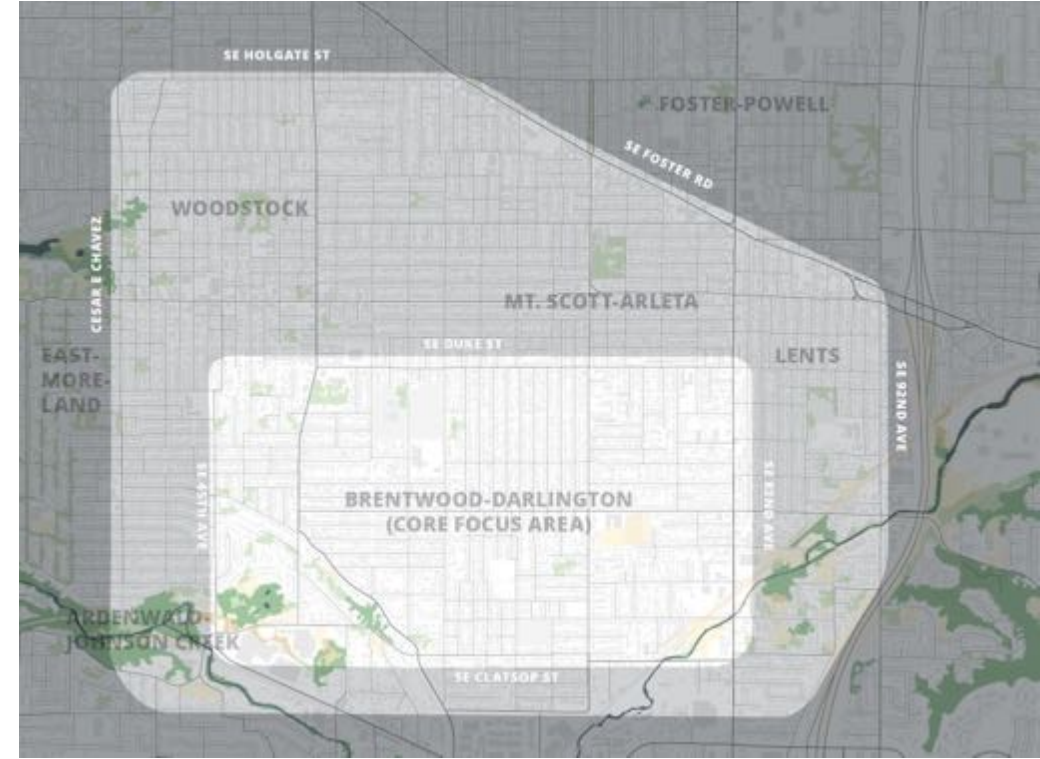
June 15, 2023

Bill Cunningham, BPS

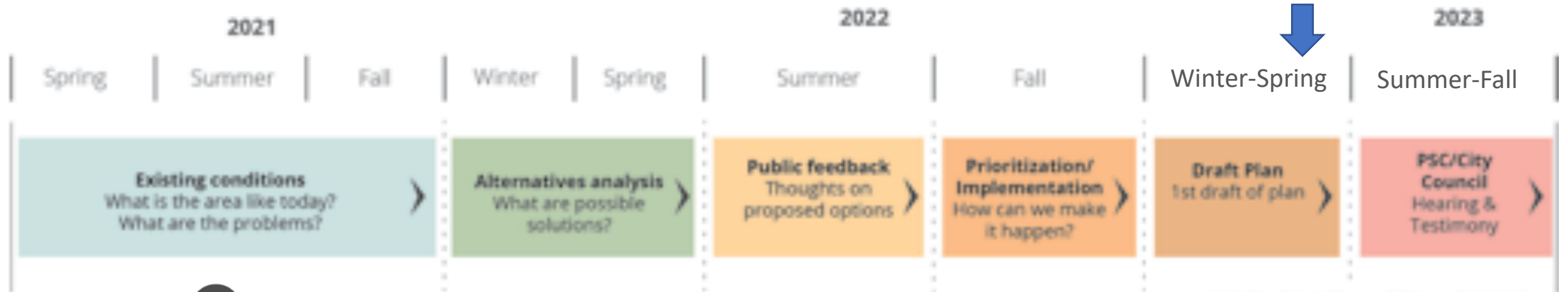
PBOT
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Focus of Plan

The **Lower Southeast Rising Area Plan** addresses land use and transportation issues in the Brentwood-Darlington neighborhood and nearby areas, including parts of the Mt. Scott-Arleta, Woodstock, and Lents neighborhoods.



PROJECT TIMELINE*



*Timeline approximate, subject to change



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Lower SE Rising Area Plan – DRAC
 June 15, 2023

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Project Objectives

- Increase opportunities for neighborhood businesses
- Increase housing choices and affordability
- Expand active and green transportation access
- Support community stability



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Lower SE Rising Area Plan – DRAC

June 15, 2023

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Plan Components

- **Land use changes** to provide more neighborhood commercial and housing opportunities
- **Transportation projects** to make it easier for people to safely walk, bicycle, and take transit to destinations
- **Community stability** approaches so that all can benefit from future improvements



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Lower SE Rising Area Plan – DRAC

June 15, 2023

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Land Use Scenarios

Four land use scenarios presented to the community:

1. Little/no change
2. Enhanced commercial at intersections
3. Corridors – with more housing options and small businesses
4. Center and Corridors
(received more community support than all other scenarios combined)

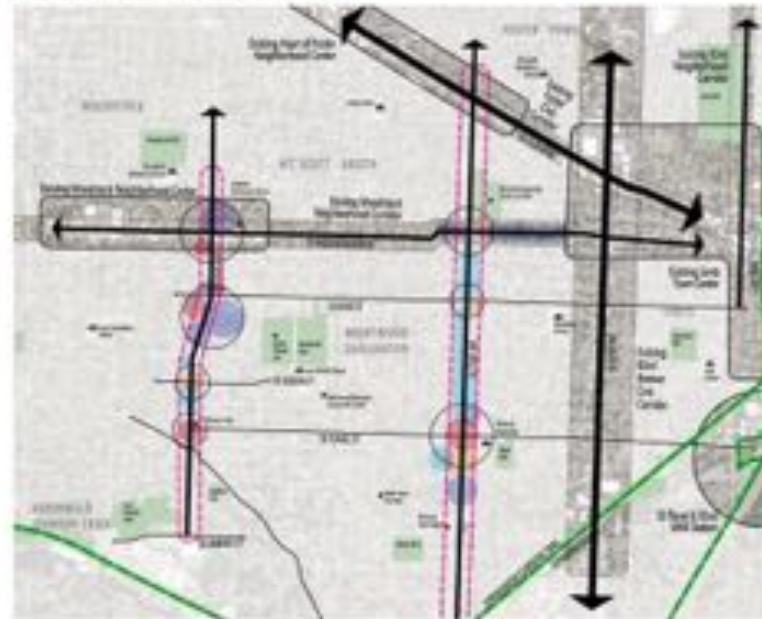
Scenario 1: Basic Level of Service



Scenario 2: Enhanced Commercial Intersections



Scenario 3: Corridors

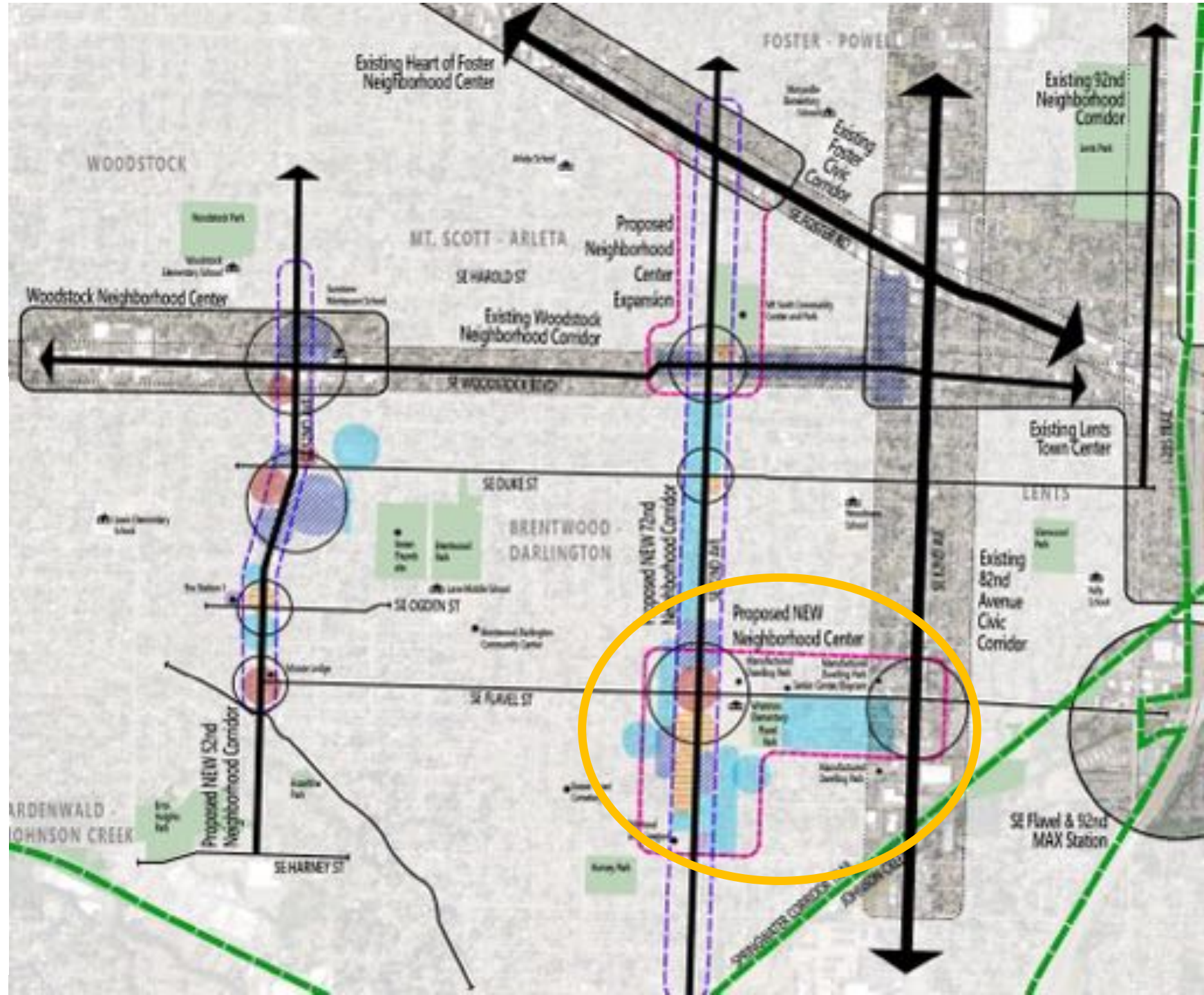


Scenario 4: Centers & Corridors

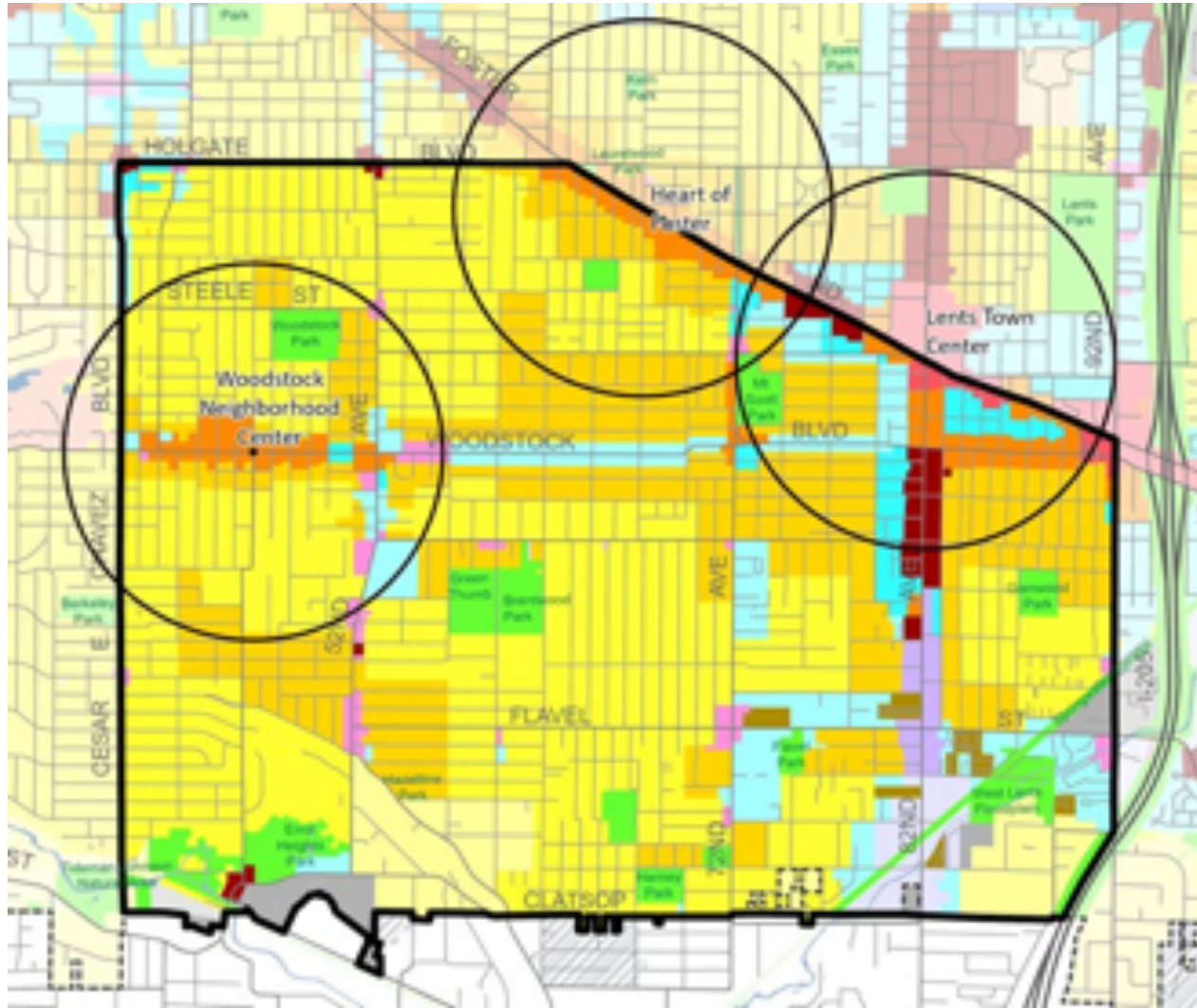


Preferred Land Use Scenario: Centers + Corridors

- **New neighborhood center at 72nd & Flavel** - hub of services for the area
- Small commercial areas at other intersections
- Expand housing opportunities on major corridors (52nd, 72nd, Woodstock)



Background - Designated Centers

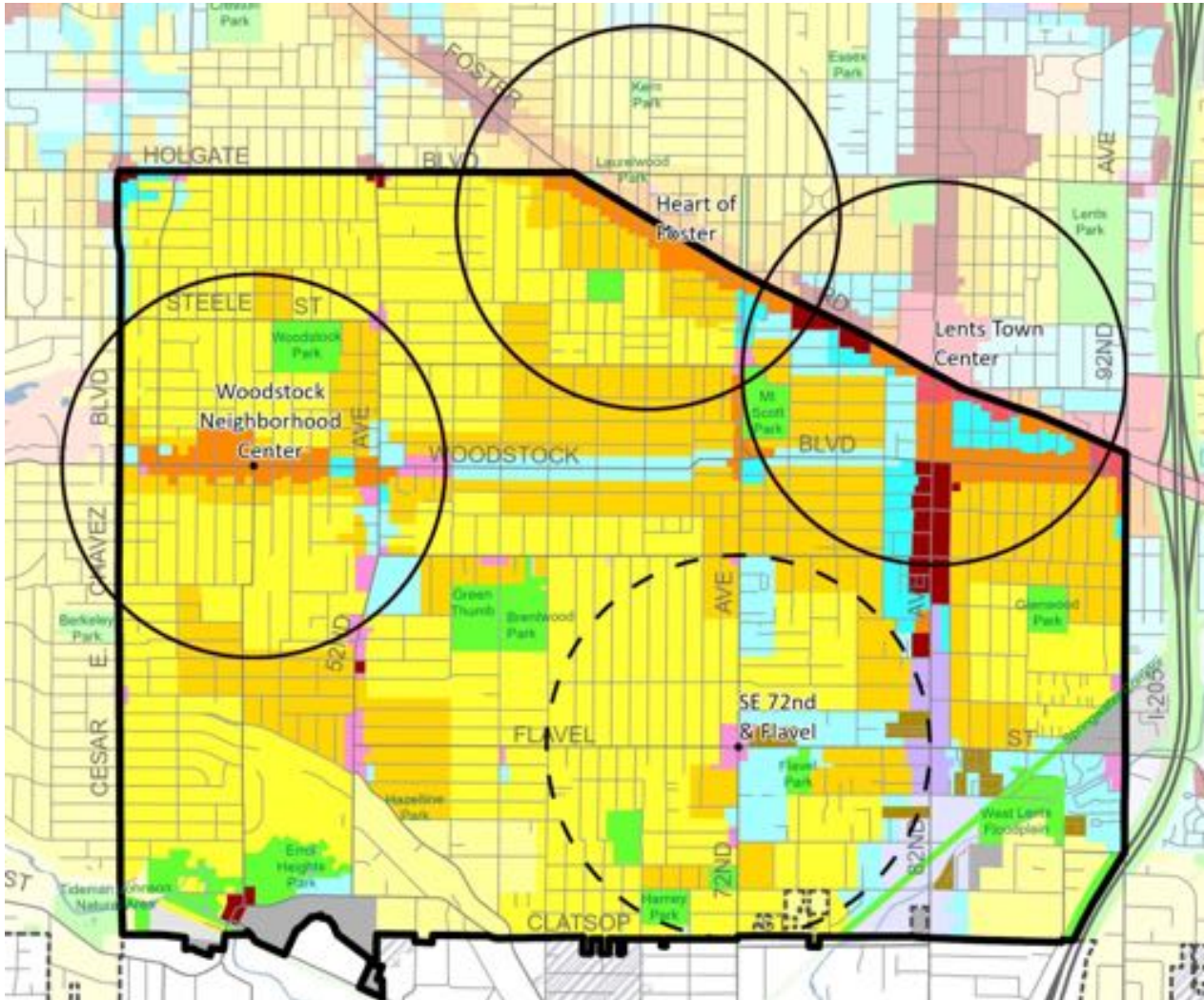


Centers: hubs for commercial and community services for the surrounding area, places for growth.

- Only 32% of area residents live within a half mile of the core of a designated center (a walkable distance)
- Nearly all of Brentwood-Darlington is outside this half-mile walkable distance to a center.



Background - Designated Centers



Centers: hubs for commercial and community services for the surrounding area, places for growth.

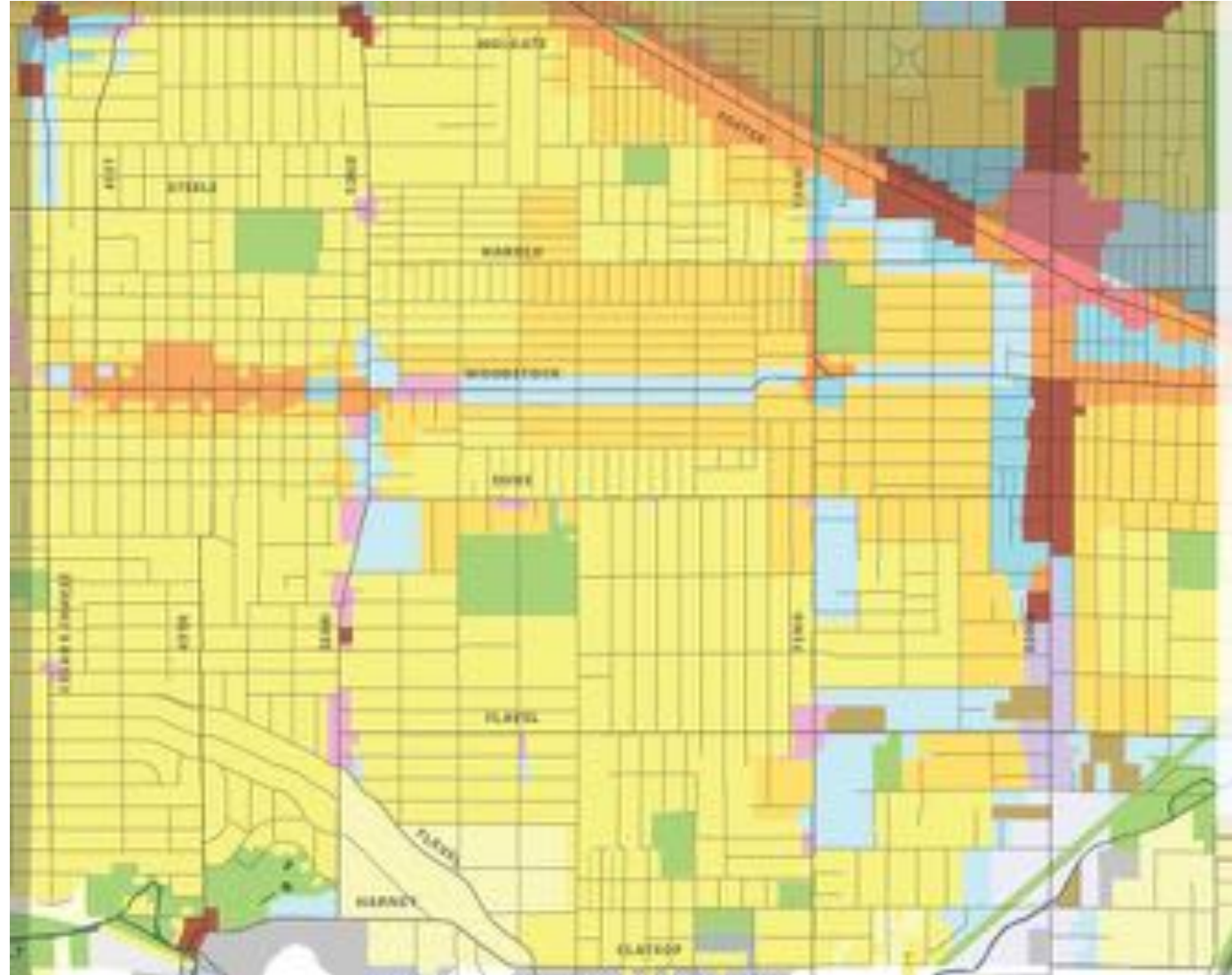
- Only 32% of area residents live within a half mile of the core of a designated center (a walkable distance).
- Nearly all of Brentwood-Darlington is outside this half-mile walkable distance to a center.
- **New neighborhood center could help fill this gap**



Background – Current Zoning

Existing Zoning

- **Single-dwelling** (yellow/orange): **74%**
- **Multi-dwelling** (blue): **10%**
- **Commercial** (red/pink): **6%**
- **Industrial/employment** (gray): **4%**



Land Use Proposals



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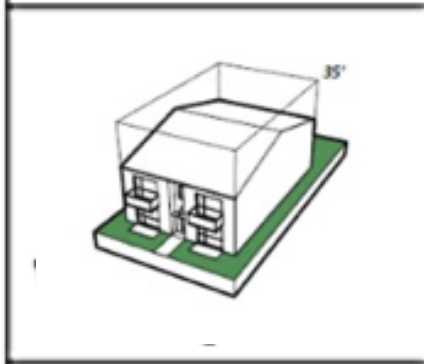
Lower SE Rising Area Plan – DRAC
June 15, 2023

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Overview of Zones

Multi-Dwelling Zones

RM1



RM2



2-3 stories

Intended to be compatible with single-family areas

3-4 stories

Often located in centers and along corridors

Commercial/Mixed Use Zones

CR



2 stories

“Corner stores” located in residential areas

CM1



2-3 stories

Small-scale mixed-use zone

CM2



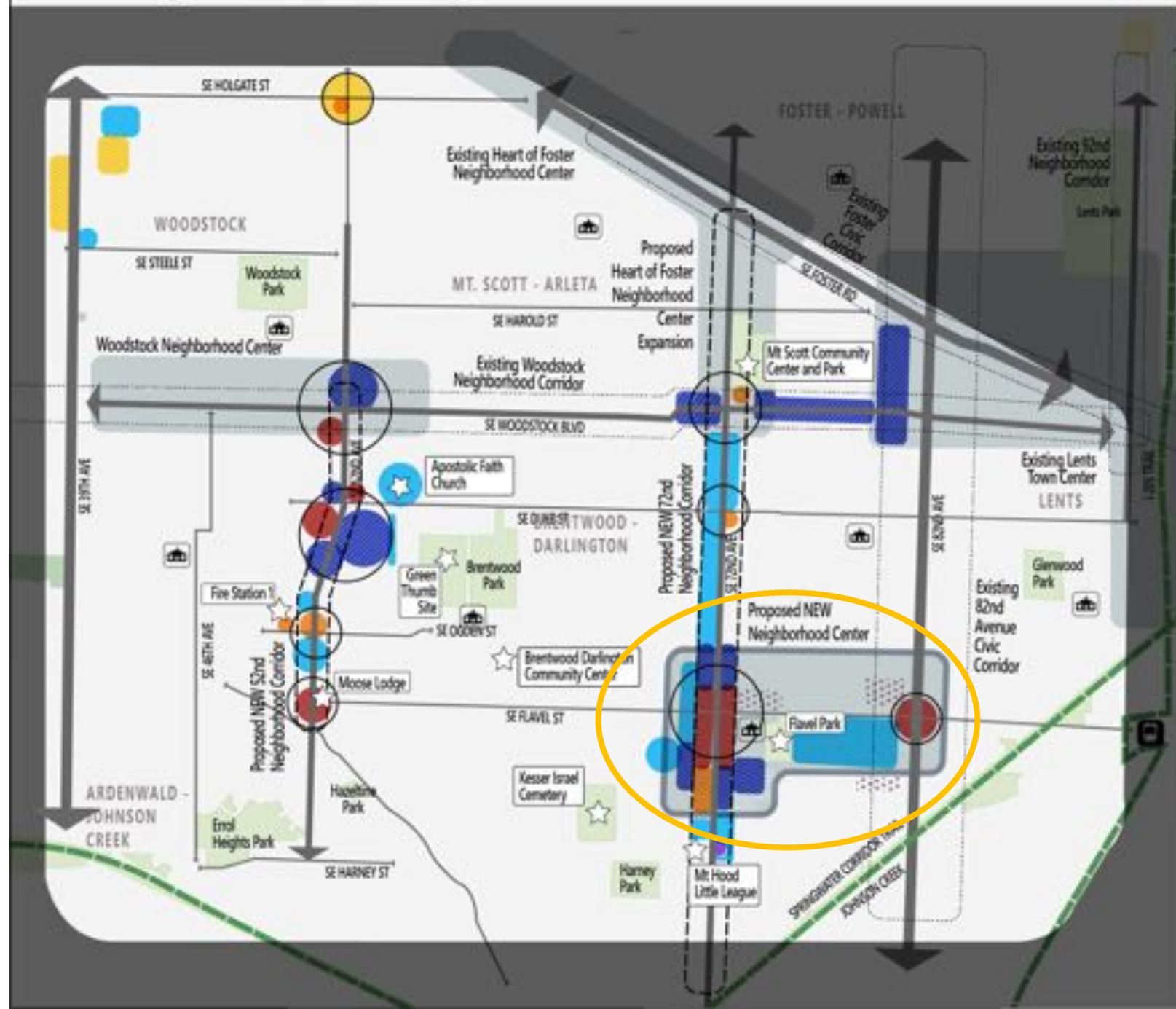
3-4 stories

Mid-scale zone typically located in centers and along corridors

Proposed Growth Concept & Zone changes

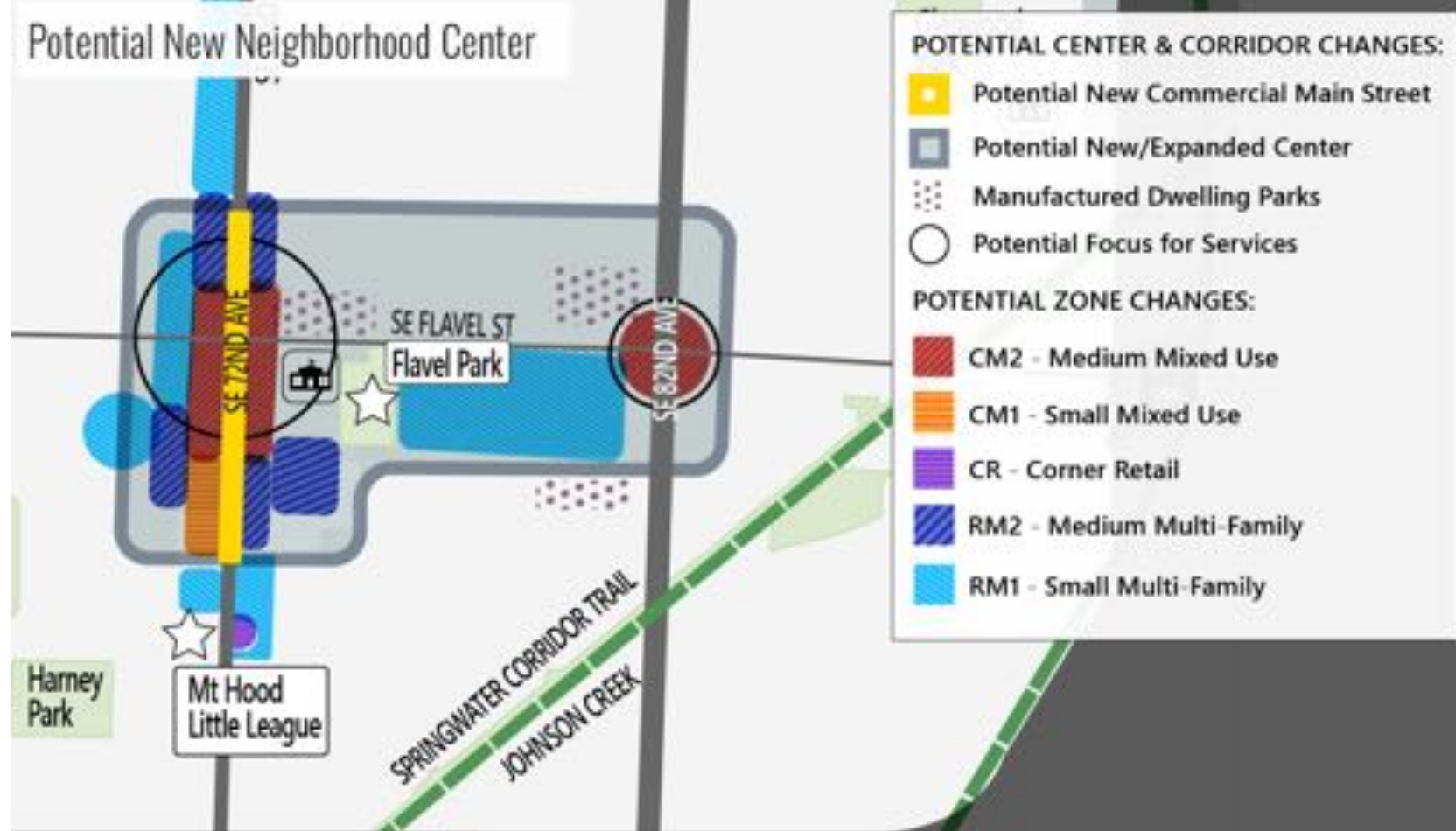
- **New neighborhood center** at 72nd & Flavel – hub of services for the area
- **Small commercial areas** at other intersections
- **Expand housing opportunities on major corridors** (52nd, 72nd, Woodstock)

Lower SE Rising Plan - Land Use Growth Concept



New Brentwood-Darlington Neighborhood Center

- Main street business district along SE 72nd (CM2, CM1 zoning)
- Smaller commercial hub at SE Flavel & 82nd
- Allow more housing close to center's services



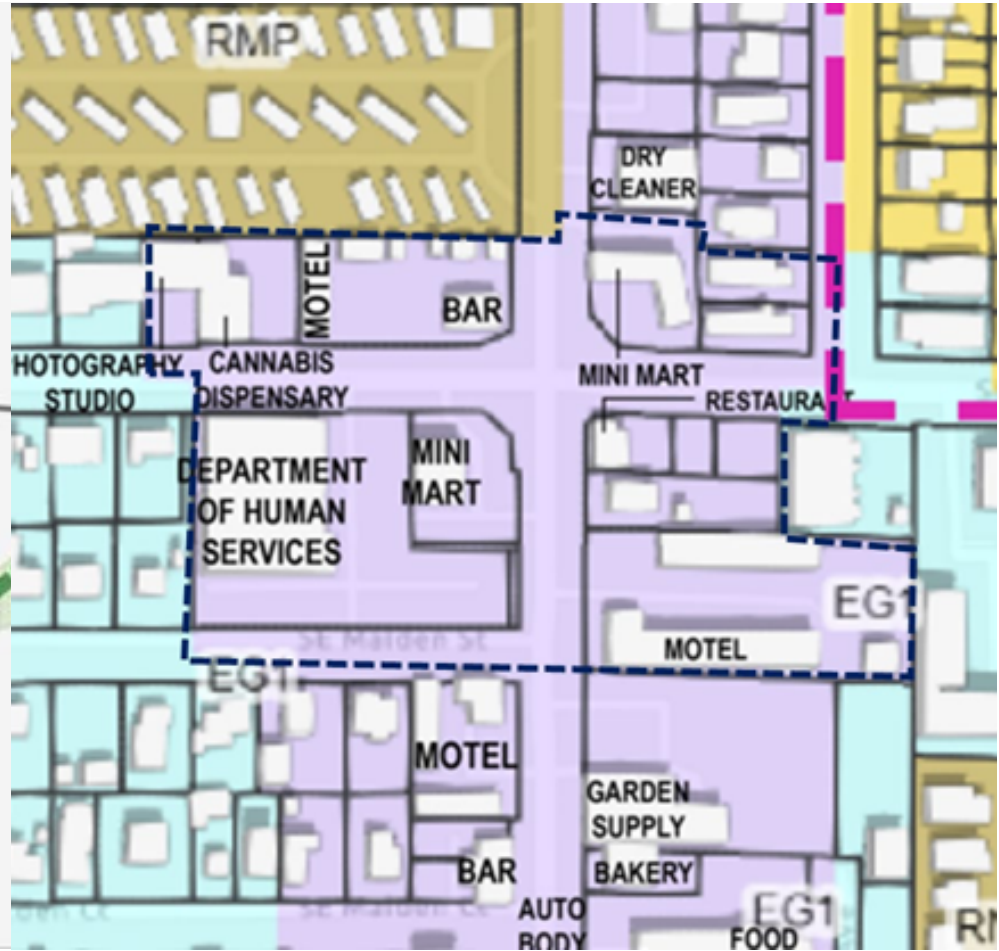
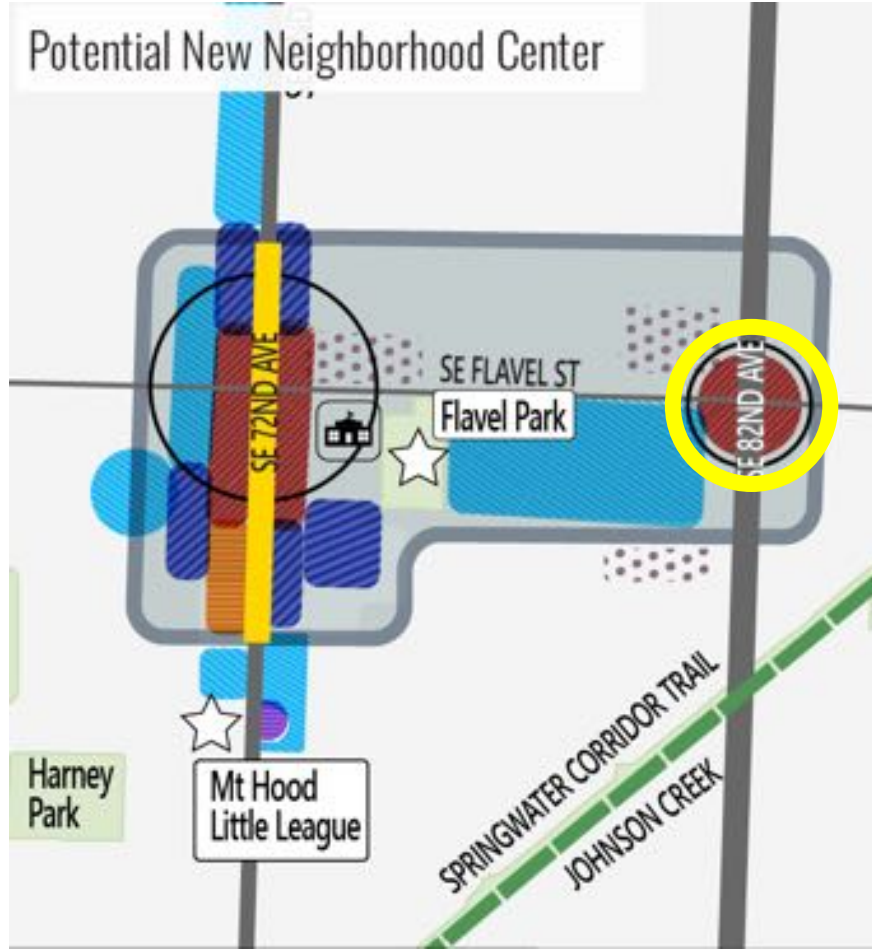
Commercial Hub at SE Flavel & 82nd

- **Current zoning is for employment and light industrial uses** (EG1 - does not allow housing)
- What's there now – mostly small commercial uses, housing on SE 83rd
- **Proposal – rezone to commercial/mixed use** (CM2) to serve as a small commercial hub, allow housing on upper floors, more pedestrian orientation



Commercial Hub at SE Flavel & 82nd

- **Current zoning is for employment and light industrial uses (EG1 - does not allow housing)**
- What's there now – mostly small commercial uses, housing on SE 83rd
- **Proposal - rezone to commercial/mixed use (CM2)** to serve as a small commercial hub, allow housing on upper floors, more pedestrian orientation



Neighborhood Corridors

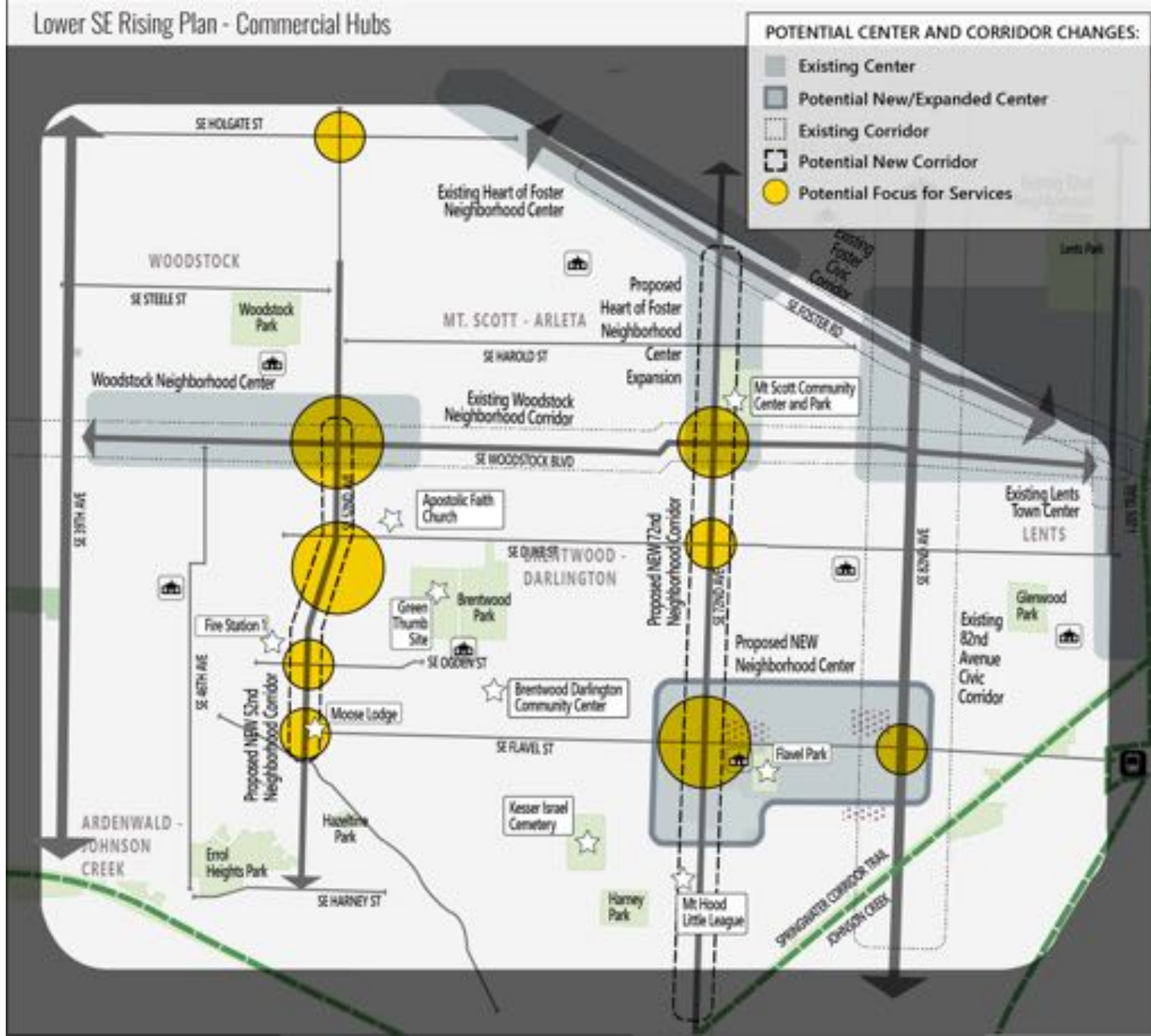
SE 52nd & SE 72nd

1. Focus for housing, including multi-family options – also allows small ground-floor businesses
2. Expanded options for commercial services at major intersections
3. Supported by:
 - Corridor safety improvements
 - More transit service



Commercial Hubs

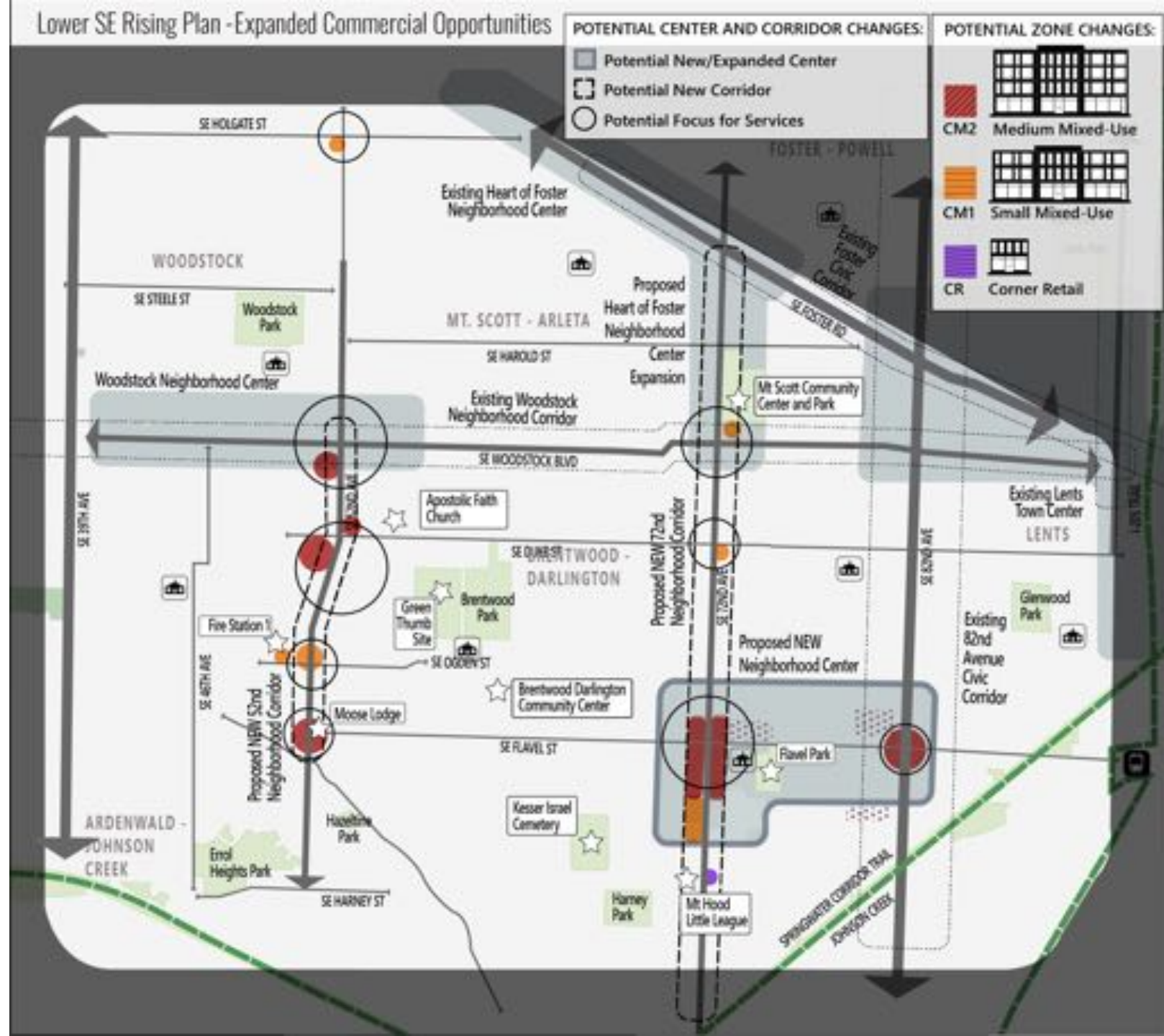
Apply zoning to expand opportunities for commercial services at key intersections



Commercial Hubs

Apply zoning to expand opportunities for commercial services at key intersections

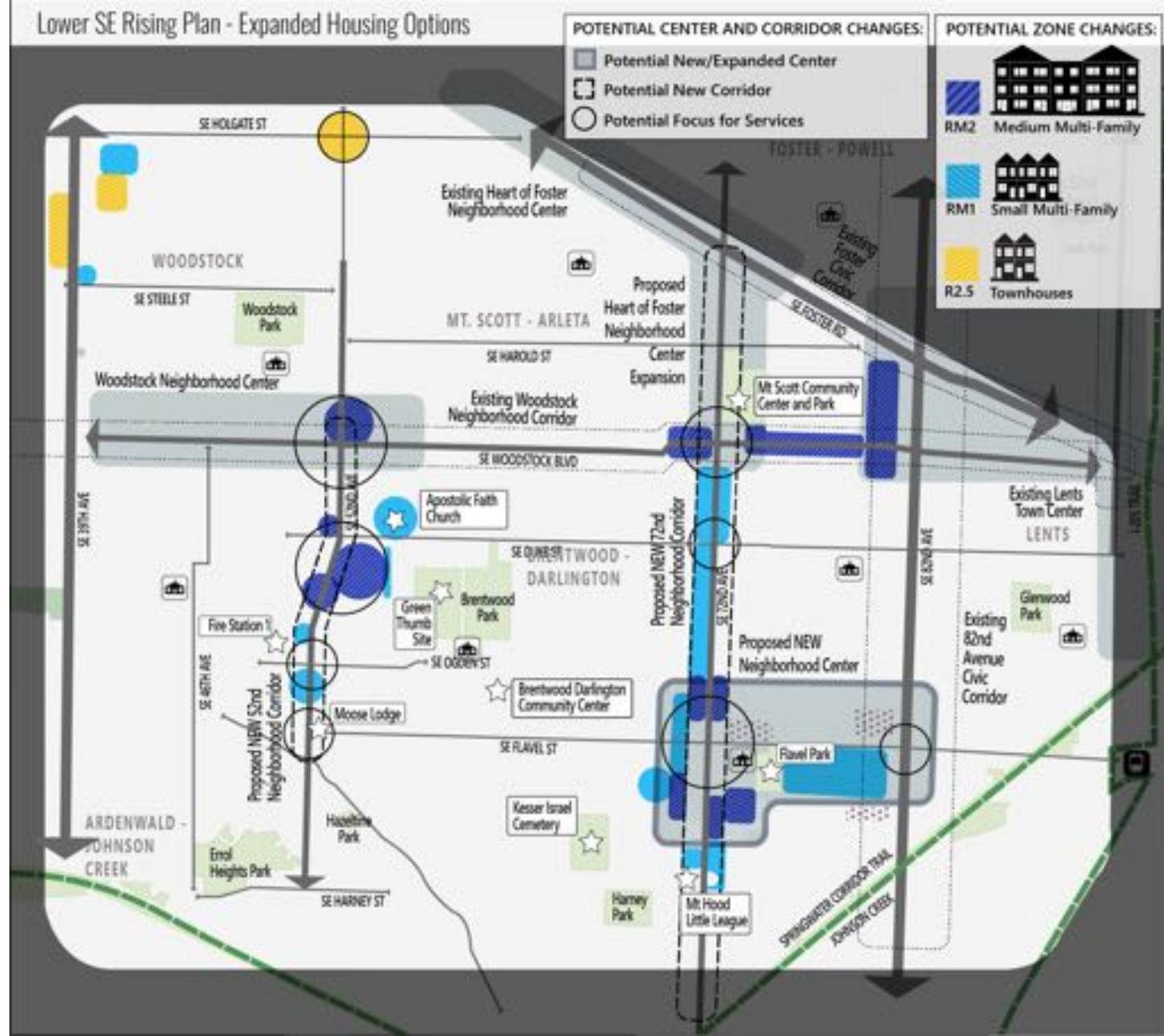
- Medium-scale at larger hubs (CM2)
- Small-scale at smaller hubs (CM1)



Expanded Housing Opportunity

Zoning to allow more housing along corridors and around centers – close to services and transit.

- Small-scale multi-family along SE 52nd and 72nd (RM1)
- Medium-scale multi-family around centers and hub locations (RM2)
- Zoning for townhouse/plex housing options near Holgate at SE 52nd and at SE Chavez (R2.5)
- Multi-family zoning – larger projects must include affordable units



Transportation Proposals



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Lower SE Rising Area Plan – DRAC
June 15, 2023

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Transportation projects strategy

Our recommended projects are grouped into two categories:

CI Corridor Improvements

Safer crossings, bikeway, and streetscape improvements on Lower Southeast's busiest streets.



NG Neighborhood Greenways

Low-stress neighborhood streets that are great places to walk, bike, roll, play, and just be.



RECOMMENDED PROJECTS

	Tier 1	Tier 2	Existing
Corridor Improvement			N/A
Neighborhood Greenway			
Existing and Proposed Centers and Corridors			



Corridor Improvements

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Individual project descriptions in plan

CORRIDOR IMPROVEMENTS

Tier 1 Tier 2 Recent/Funded

Existing and Proposed Centers and Corridors



Tier 1 SE 72nd Ave Corridor Improvements
 CORRIDOR LENGTH: 1,904,000

CORRIDOR NEEDS
 Bike network connection
 Safer crossings

PROJECT DESCRIPTION
 Improve safety by adding enhanced pedestrian crossings at regular intervals. Consider the addition of bike lanes after further engagement and analysis of impacts to transit, parking, and redevelopment.

PROJECT ELEMENTS
 New pedestrian crossing
 Reconfigures intersection

Improvements at street/steep for neighborhood gateway crossing
 Improve intersection with 42nd, protected left (funded)

Tier 1 Woodstock Blvd Corridor Improvements
 CORRIDOR LENGTH: 1,191,000

PROJECT DESCRIPTION
 This project would improve safety and connectivity by adding enhanced pedestrian crossings at regular intervals, and upgrading existing bike lanes to protected bike lanes, filling the bikeway gap from 69th to 72nd Ave. This project would also improve conditions at the offset intersection at 69th Ave while making permanent improvements to slip lane plaza area at 72nd & Woodstock.

PROJECT ELEMENTS
 New or improved pedestrian crossing
 Funded pedestrian crossing
 Reconfigures intersection

Signal rebuild (funded)
 Reconfigure and harden intersection at SE 69th Ave
 Fill bike lane gap between 69th and 72nd (funded)
 Make additional enhancements to Arista Triangle Square
 Fill bike lane gap at SE 82nd

Neighborhood Greenways

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Individual project descriptions in plan

NEIGHBORHOOD GREENWAYS

Tier 1 Tier 2 Existing/funded

Existing and Proposed Centers and Corridors



TIER 1

SE Tolman St Neighborhood Greenway: Eastern segment

PROJECT DESCRIPTION: The SE Tolman St greenway will provide an east-west connection across the plan area and...

PROJECT ELEMENTS MAY INCLUDE:

- Wayfinding and signage
- Speed bumps as required
- Enhanced crossings
- Diversion as needed

TIER 1

Steele / Mitchell Neighborhood Greenway

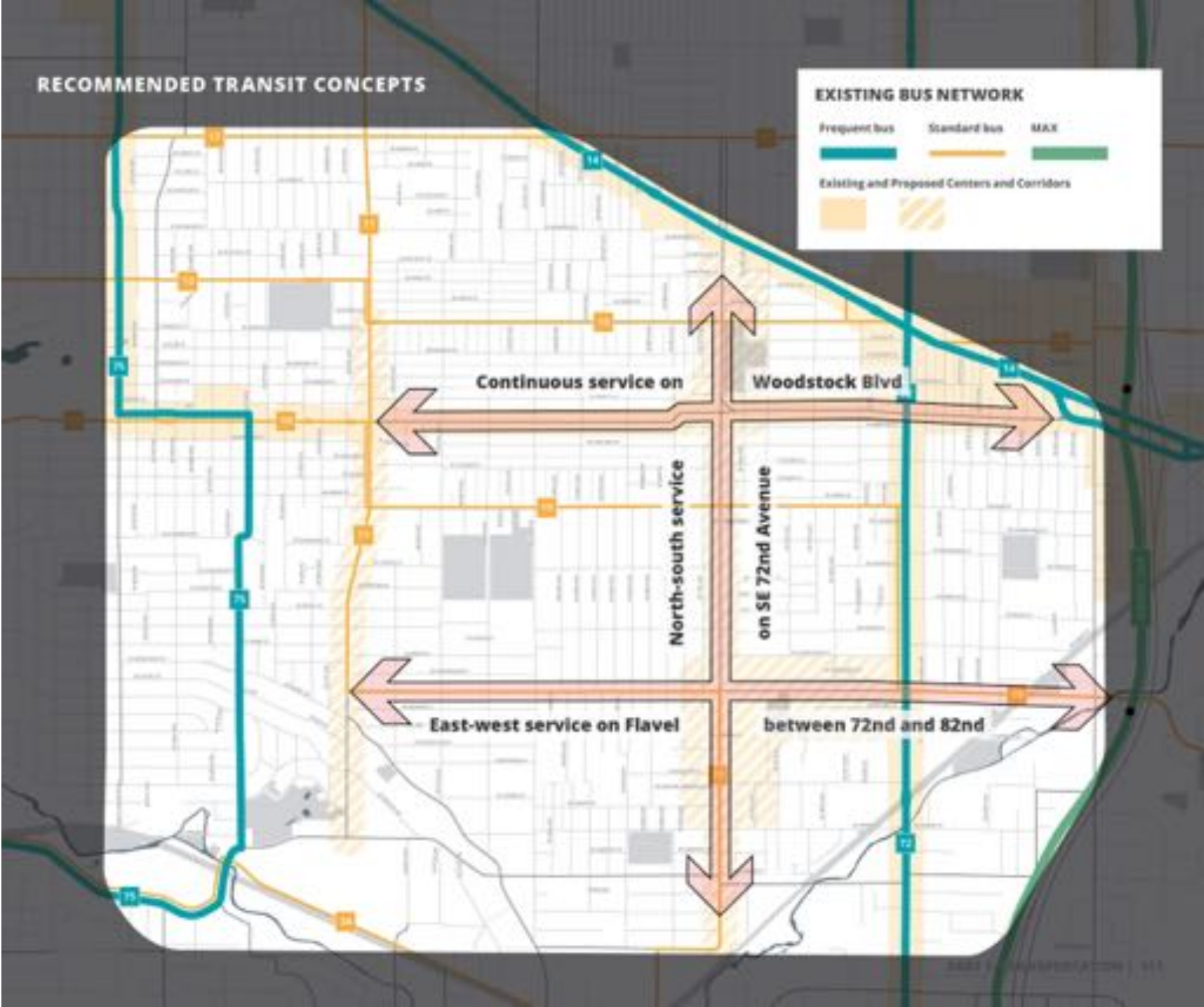
PROJECT DESCRIPTION: The Steele/Mitchell greenway will provide a low-stress east-west walking and biking connection from Woodstock to the Foster main street and points in between.

PROJECT ELEMENTS MAY INCLUDE:

- Wayfinding and signage
- Speed bumps as required
- Enhanced crossings
- Diversion as needed

Bus network recommendations

Community members seek transit service that provides better connections to destinations within the Plan Area and that comes more often



TriMet Forward Together

TRIMET FORWARD TOGETHER PLAN FOR LOWER SOUTHEAST RISING AREA



TriMet's short-term, revenue-neutral service plan brought improvements to the Plan Area

STATUS OF TRANSIT NETWORK RECOMMENDATIONS

CHANGE	To be implemented in TriMet Forward Together Plan
Continuous east-west bus service on SE Woodstock Blvd to support the Neighborhood Corridor designation	✓
Frequent Service on new SE Woodstock Blvd bus line	✓
Continuous east-west bus service on SE Flavel St for better connection to 82nd and to support new Center designation	
Frequent service on Line 71	✓
Continuous north-south bus service on SE 72nd Ave to create better neighborhood connectivity and access to Mt Scott Park	

How to learn more about the Plan and provide input

Online Open House: www.portlandmaps.com/bps/lser-open-house

MapApp (shows zoning for specific properties):
www.portlandmaps.com/bps/lower-southeast-rising

Discussion Draft Document: www.portland.gov/bps/planning/lower-se-rising/project-documents

Project email: LowSEPlan@portlandoregon.gov

Comments welcome through June 23, 2023



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Next Steps

- Refinements to the plan based on community input
- Proposed Draft – to be considered by Planning Commission, potentially in September

Questions?

Email: LowSEPlan@portlandoregon.gov

Website: <http://www.portland.gov/lower-se-rising>



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