



Memo

Date: September 27, 2023
To: Design Commissioners
From: Phil Nameny, City Planner, BPS
cc: Sandra Wood, BPS; Kim Tallant, BDS
Re: Housing Regulatory Relief Project - Briefing

Overview

Staff with the Bureau of Planning and Sustainability (BPS) will be providing you with a briefing on the *Proposed Draft* for the Housing Regulatory Relief Project. The briefing is scheduled for October 5th. We are providing the Commissioners with electronic copies of the *Proposed Draft*.

The Housing Regulatory Relief Project is a package of amendments that create temporary waivers and permanent changes to zoning regulations to provide regulatory relief in the building of housing projects. It addresses several issues that were identified in the housing production survey released by the Bureau of Development Services (BDS) in conjunction with Commissioner Carmen Rubio's office. It also includes items that were discussed during meetings between BDS and BPS staff. The amendments will be heard by the Planning Commission at their October 24th meeting and the project is currently open for public testimony.

Key elements of the Housing Regulatory Relief Project

The code amendments have been grouped into 16 areas. These areas are identified in the introductory pages of the Proposed Draft and within the project's web page, accessible at: www.portland.gov/bps/planning/housing-regulatory-relief. The amendments focus on adjusting development standards, design standards, Central City regulations, and existing processes. Many of the amendments result in temporary suspensions or reductions in the standards or processes. The table on the following page lists the issues.



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Development/Design Standards	Central City Focused	Process Improvement
1. Bicycle parking	8. Major remodels	12. On-street parking impacts
2. Ground floor active uses	9. Ecoroofs	13. Neighborhood contact
3. Non-conforming upgrades	10. Bird-safe glazing	14. Design review procedures for housing
4. Loading standards	11. Central City master plans	15. Land use expiration dates
5. Façade articulation		16. Land divisions for attached housing
6. Ground floor height / window		
7. Security gates & lighting		

During our presentation, we will focus on the amendments below in more detail. These could have a more direct impact on projects the Design Commission reviews. The temporary reductions or suspensions would expire on January 1, 2029.

- Bicycle parking – Temporary reduction of long-term bicycle parking ratios for residential uses and permanent changes to the standards applicable to bike parking in the dwelling unit.
- Ground floor active use, height and window standards – Temporary suspension of supplemental ground floor use limitations, height standards and additional window standards in the Centers/ Main Street overlay and in applicable plan districts for projects with residential uses. Note Central City ground floor height standards are not affected.
- Security gates & lighting – Temporary exemption from the Design overlay zone for security gates and lighting.
- Ecoroofs & Bird-safe glazing – Temporary suspension of these standards for projects with residential uses in the Central City and River overlay zones.
- Central City master plans – Permanent revision to the master plan amendment process thresholds.
- Design review procedures: Temporary option for housing projects subject to a Type III review to choose a Type II review with a DAR. Projects normally subject to a Type II review could choose a Type Ix review.
- Land use review expiration dates: Permanent extension of the expiration date of a land use review approval from 3 years to 5 years.

We look forward to presenting this project and discussing it with the Commission on October 5th. We also welcome questions on any of the amendments in the project that are not reviewed in detail.

