

Exhibit A: Findings of Fact Report

Housing Adjustment Compliance Project (HACP)

October 2024

Legislative amendments to the Comprehensive Plan goals, policies and map must be found to be consistent with the goals and policies of the Comprehensive Plan, Metro’s Urban Growth Management Functional Plan, the Statewide Planning Goals, and any relevant area plans adopted by City Council. (33.835.040 and 33.810.050).

The Comprehensive Plan requires that amendments to its elements, supporting documents, and implementation tools comply with the plan itself. “Comply” means that the amendments must be evaluated against the comprehensive plan’s applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan as a whole, than the existing language or designation. (Policy 1.10)

Text amendments to the zoning code must be found to be consistent with the Comprehensive Plan, Urban Growth Management Functional Plan, and the Statewide Planning Goals. In addition, the amendments must be consistent with the intent or purpose statement for the base zone, overlay zone, and plan district where the amendment is proposed, and any plan associated with the regulations. (33.835.040)

Legislative zoning map amendments must be found to comply with the Comprehensive Plan Map with a zone change to a corresponding zone of the Comprehensive Plan Map. The change also must demonstrate that there are adequate public services capable of supporting the uses allowed by the zone. In addition, the school district(s) within which the sites are located must have adequate enrollment capacity to accommodate any projected increase in student population over the number that would result from development in the existing zone. This criterion applies only to sites that are within the David Douglas School District, which has an adopted school facility plan that has been acknowledged by the City of Portland. (33.855.050)

- 1. Finding:** The Housing Adjustments Compliance Project (HACP) only makes text amendments to the zoning code. The HACP amendments primarily align with the requirements in Senate Bill 1537, passed in 2024, by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. These are all development standards under which the bill requires adjustments to be allowed. It does not make any changes to Comprehensive Plan goals or policies, the Comprehensive Plan map, or the zoning map.
- 2. Finding:** The City Council has identified and addressed all relevant and applicable goals and policies and zoning code purpose statements relevant and applicable to zoning code text amendments in these additional findings of fact.
- 3. Finding:** As discussed in more detail below, the City Council has considered the public testimony on this matter and has weighed all applicable goals and policies and on balance has found the HACP

amendments are consistent with the goals and policies of the Comprehensive Plan, Metro Urban Growth Management Functional Plan, Statewide Planning Goals and other relevant city plans. As discussed further under Policy 1.10, the amendments are equally or more supportive of the Comprehensive Plan as a whole than the existing language.

Part I. Statewide Planning Goals

State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with the Statewide Planning Goals.

The Statewide Planning Goals that apply to Portland are:

- Goal 1 Citizen Involvement
- Goal 2 Land Use Planning
- Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 6 Air, Water and Land Resource Quality
- Goal 7 Areas Subject to Natural Hazards
- Goal 8 Recreational Needs
- Goal 9 Economic Development
- Goal 10 Housing
- Goal 11 Public Facilities and Services
- Goal 12 Transportation
- Goal 13 Energy Conservation
- Goal 14 Urbanization
- Goal 15 Willamette River Greenway

There are approximately 560 acres of land both within Portland’s municipal boundaries and beyond the regional urban service boundary that can be classified as rural land. In 1991, as part of Ordinance 164517, the City Council took an exception to Goal 3 and 4. the agriculture and forestry goals. Because of the acknowledged exception, the following goals do not apply:

- Goal 3 Agricultural Lands
- Goal 4 Forest Lands

Other Statewide Planning Goals apply only within Oregon’s coastal zone. Since Portland is not within Oregon’s coastal zone, the following goals do not apply to this decision:

- Goal 16 Estuarine Resources
- Goal 17 Coastal Shorelands
- Goal 18 Beaches and Dunes
- Goal 19 Ocean Resources

The following findings address the goals that are applicable to this project.

Goal 1. Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

5. Finding: Portland adopted a Community Involvement Program on June 15, 2016. The Community Involvement Program serves as a framework to carry out policies from Chapter 2 — Community Involvement, of the 2035 Comprehensive Plan, and applies to legislative land use and transportation projects initiated by the City. Among the commitments that the City is asked to make in the Comprehensive Plan are the following:

- To provide a wide range of opportunities for involvement in planning and investment decisions.
- To achieve greater equity in land use actions through setting priorities and making decisions with meaningful involvement of under-served and under-represented communities.

- To meaningfully involve, in decision making, those who potentially will be adversely affected by the results of those decisions.
- To provide this meaningful involvement throughout the phases of planning and investment projects - issue identification and project design through implementation, monitoring, evaluation, and enforcement.
- To provide well-designed, relevant, responsive and culturally-responsive public involvement.
- To build community capacity for meaningful participation and leadership in planning and investment decisions.

The City has an acknowledged Goal 1 program. Community involvement efforts for the HACP project have been conducted in accordance with that program. Therefore, the project is in compliance with Goal 1. More specific findings related to the city's community involvement efforts are found in response to the policies in Chapter 2 of the Comprehensive Plan and are incorporated here. Therefore, the requirements of Goal 1 are met.

Goal 2. Land Use Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

- 6. Finding:** Goal 2, as it applies to the HACP amendments, requires the City to follow its established procedures for legislative amendments to the Zoning Code. The amendments comply with this goal because, as demonstrated by these findings, the amendments were developed consistent with the Statewide Planning Goals, the Metro Urban Growth Management Functional Plan, 2035 Comprehensive Plan and Portland Zoning Code, as detailed in this ordinance.

Other government agencies received notice from the 35-day DLCD notice and the City's legislative notice. The City did not receive any requests from other government agencies to modify the HACP amendments.

The City Council's decision is based on the findings in this document, and the findings are based on the evidence presented to the Planning and Sustainability Commission and City Council that are incorporated in the record that provides the adequate factual basis for this decision. The Council legislative record specifically incorporates all materials linked on the project website, the reports, memos and presentations provided to the Planning and Sustainability Commission and City Council, the written and verbal testimony submitted to the Planning and Sustainability Commission and City Council, and notices sent to the public, and Housing Adjustment Compliance Project (HACP) electronic box available at <https://efiles.portlandoregon.gov/Record/16946321> that contains reports, documents, and information related to the project. On the Bureau of Planning and Sustainability's website, the following link <http://www.portlandoregon.gov/bps/planning/housing-adjustments> provides access to a portion of the legislative record. This link was available to the public and City Council during the public hearing process. The City Council's decision is based on the findings in this document, and the findings are based on the evidence presented to the Planning and Sustainability Commission and City Council that are incorporated in the record that provides the adequate factual basis for this decision.

Goal 5. Open Space, Scenic and Historic Areas, and Natural Resources. To protect natural resources and conserve scenic and historic areas and open spaces.

- 7. Finding:** Goal 5 addresses open spaces, scenic resources, historic resources, and natural resources. Generally, the City applies an Open Space zone and Scenic Resource and Environmental overlay

zones to provide protection and enhancement to these areas. The amendments do not impact these zones. As noted below in the findings for the 2035 Comprehensive Plan, the HACP amendments to the zoning code are intended to bring local regulations in compliance with the state rules approved through SB 1537. This compliance is balanced with remaining consistent with the goals and policies of Chapter 4 (Design and Development, including Historic and Cultural Resources) and Chapter 7 (Environment and Watershed Health) of the 2035 Comprehensive Plan and the findings in response to those goals and policies are incorporated by reference. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 5.

Goal 6. Air, Water, and Land Resource Quality. To maintain and improve the quality of the air, water, and land resources of the state.

8. Finding: Goal 6 requires the maintenance and improvement of the quality of air, water, and land resources. The State has not yet adopted administrative rules for complying with Statewide Planning Goal 6. The City is in compliance with federal and state environmental standards and statutes, including the federal Clean Water Act and Clean Air Act. Existing City regulations including Title 10 (Erosion Control), the Stormwater Management Manual and for the Environmental overlay zones will remain in effect and are applicable to future development. These other regulations are generally the mechanism used to assure compliance with this goal. As noted below in the findings for the 2035 Comprehensive Plan, the HACP amendments are consistent with any applicable goals and policies of Chapter 7 (Environment and Watershed Health) of the 2035 Comprehensive Plan and the findings in response to those goals and policies are incorporated by reference. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 6.

Goal 7, Areas Subject to Natural Disasters and Hazards. To protect people and property from natural hazards.

9. Finding: The State has not yet adopted specific requirements for complying with Statewide Planning Goal 7. The Buildable Land Inventory (BLI), which was adopted (Ordinance 187831) and acknowledged by LCDC on April 25, 2017, included a development constraint analysis that identified parts of Portland that are subject to natural hazards. The City of Portland used several sources of information in its Comprehensive Plan to identify potential hazards:

- Special flood hazard area (Land area covered by the floodwaters of the base flood, as shown on the Federal Emergency Management Agency (FEMA) maps in effect on November 26, 2010);
- Floodway (The active flowing channel during a flood, as designated on the flood maps adopted under authority of Title 24 of the Portland City Code);
- 1996 Flood Inundation area (A record peak flow in February of 1996 caused the Willamette River and its major tributaries to flood. This map was created to delineate the inundated areas near the mainstem and major tributaries of the Willamette River);
- Potential Rapidly Moving Landslide Hazard Zones (as shown in the DOGAMI IMS-22 publication); and
- Deep landslide—High Susceptibility or Landslide Deposit or Scarp as shown in the DOGAMI IMS-57 publication.

The HACP amendments will not expose people to additional hazard because the code changes do not include amendments to any programs or regulations that implement floodplain or landslide hazard policies. The amendments to the zoning code are intended to bring local regulations in compliance with the state rules approved through SB 1537. However, any new development will be

done in a way to protect people and property from hazards. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 7.

Goal 8. Recreational Needs. To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

10. Finding: Goal 8 focuses on the provision of destination resorts. However, it does impose a general obligation on the City to plan for meeting its residents' recreational needs: "(1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements."

Goal 8 provides that "Recreation Needs -- refers to existing and future demand by citizens and visitors for recreations areas, facilities and opportunities." Goal 8 also provides that "Recreation Areas, Facilities and Opportunities -- provide for human development and enrichment, and include but are not limited to: open space and scenic landscapes; recreational lands; history, archaeology and natural science resources; scenic roads and travelers; sports and cultural events; camping, picnicking and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; mineral resources; active and passive games and activities."

The City of Portland has a robust and diverse system of parks, recreation areas and open spaces. The City's Parks 2020 Vision documents the City's long-term plan to provide a wide variety of high-quality park and recreation services and opportunities for all residents.

The HACP amendments do not impact that existing vision nor do they affect any land designated as open space. The amendments are primarily intended to make the zoning code comply with state rule changes made through SB 1537 allowing for additional development adjustments generally for residential development.

As noted below in the findings for the 2035 Comprehensive Plan, the HACP amendments are consistent with any applicable goals and policies of Chapter 8 (Public Facilities and Services) of the 2035 Comprehensive Plan and the findings in response to those goals and policies are incorporated by reference. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 8.

Goal 9. Economic Development. To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

11. Finding: Goal 9 requires cities to consider economic activities vital to the health, welfare, and prosperity of Oregon's citizens. Comprehensive plans for urban areas are required to include, among other things: an analysis of economic patterns, potentialities, strengths, and deficiencies; policies concerning economic development; and land use maps that provide for at least an adequate supply of sites for a variety of industrial and commercial uses.

The 2035 Comprehensive Plan demonstrates compliance with Goal 9. Land needs for a variety of industrial and commercial uses are identified in the Economic Opportunities Analysis (EOA), which was adopted (Ordinance 187831) and acknowledged by LCDC on April 25, 2017.

The City's acknowledged EOA analyzed and demonstrated adequate growth capacity for a diverse range of employment uses. The HACP amendments do not reduce the supply of employment land because no land is being removed from the City's employment land base, and no new permanent

nonindustrial uses are being allowed within industrial zones. The amendments to the zoning code are intended to bring local regulations in compliance with the state rules approved through SB 1537.

As noted below in the findings for the 2035 Comprehensive Plan, the HACP amendments are consistent with any applicable goals and policies of Chapter 6 (Economic Development) of the 2035 Comprehensive Plan and the findings in response to those goals and policies are incorporated by reference. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 9.

Goal 10. Housing. To provide for the housing needs of citizens of the state.

12. Finding: Goal 10 specifies that each city must plan for and accommodate needed housing types. As used in ORS 197.307 “needed housing” means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes. Needed housing includes attached and detached single-family housing and multiple family housing for both owner and renter occupancy; government assisted housing, mobile home or manufactured dwelling parks; manufactured homes on individual lots; and housing for farmworkers.

Goal 10 requires each city to inventory its buildable residential lands, forecast future needs, and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Goal 10 and its implementing administrative rules contain the following specific requirements:

1. Identify future housing needs by amount, type, tenure and affordability;
2. Maintain a residential Buildable Lands Inventory (BLI) with sufficient land to meet identified needs;
3. Adopt land use maps, public facility plans and policies to accommodate needed housing (housing capacity, as well as type, tenure and affordability);
4. Meet minimum density and housing mix requirements (including the Metropolitan Housing Rule);
5. Adopt clear and objective standards for needed housing.

The adopted 2035 Comprehensive Plan conducted city-wide analysis to demonstrate compliance with Goal 10. The City's Housing Needs Analysis, which was adopted (Ordinance 185657) and acknowledged by LCDC on June 11, 2014, consists of five distinct reports that analyzed the state of housing supply, housing affordability issues and the City's ability to meet projected housing demand. The Buildable Land Inventory (BLI), which was adopted (Ordinance 187831) and acknowledged by LCDC on April 25, 2017, identified the supply of land available to provide this needed housing. Supporting documents adopted with the acknowledged 2035 Comprehensive Plan (Ordinance 187832) established that the residential housing capacity of the unconstrained vacant and underutilized parcels in Portland is approximately 169,000 units. This is much more than the estimated 20-year need of 123,000 housing units by 2035. Portland has a surplus of housing capacity.

Goal 10 mandates that local jurisdictions ensure adequate capacity, and provides a “floor” for such measure, but does not restrict or prevent jurisdictions from increasing housing capacity above a set “ceiling”. In other words, just because the City has shown that it meets the number of requisite units to accommodate the forecast growth, Goal 10 does not prevent the City from increasing the

capacity, and especially so when such increases help improve the housing target performance in other areas of the goal (type, tenure and affordability).

SB 1537, passed in the spring of 2024 requires local jurisdictions to allow for adjustments to a series of development and design standards, especially when the proposal predominantly includes housing. While the City's current zoning code allows adjustments to the majority of standards addressed by the bill, there are some standards impacting lot sizes, maximum heights, bicycle parking locations and cottage cluster development regulations that were not adjustable. The HACP amendments provide the opportunity for adjustments to be requested using the city's current adjustment or modification process. These adjustments generally follow the provisions within SB 1537 and are in effect until January 2, 2032, the length of the bill. With these changes, the City's local zoning code aligns with the provisions in the bill. The City is pursuing an exception to continue using its local process. The HACP is consistent with Goal 10 in that it provides the opportunity for projects that supply housing to request adjustments in compliance with SB 1537, which was a 2024 bill to encourage housing production.

As noted below in the findings for the 2035 Comprehensive Plan, the HACP amendments are primarily intended to comply with the requirements of SB 1537. However, they are consistent with the goals and policies of Chapter 5 (Housing) of the 2035 Comprehensive Plan and the findings in response to those goals and policies are incorporated by reference. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 10.

Goal 11. Public Facilities and Services. To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

13. Finding: Statewide Planning Goal 11, Public Facilities, requires cities to adopt and update public facilities plans. Public facilities plans ensure that urban development is guided and supported by types and levels of water, sewer and transportation facilities appropriate for the needs and requirements of the urban areas to be serviced, and that those facilities and services are provided in a timely, orderly and efficient arrangement.

The adopted 2035 Comprehensive Plan includes the Citywide Systems Plan (CSP), which was adopted (Ordinance 185657) and acknowledged by LCDC on April 25, 2017. The CSP includes the Public Facilities Plan with information on current and future transportation, water, sanitary sewer, and stormwater infrastructure needs and projects, consistent with the requirements of Statewide Planning Goal 11.

Relevant findings addressing water, sanitary sewage disposal, stormwater management, and school district capacity are found in findings in response to Comprehensive Plan Chapter 8 policies. Relevant findings addressing transportation systems are in response to Chapter 9 policies. The findings in response to those goals and policies are incorporated by reference. Therefore, as described in these findings, the HACP amendments are consistent with the requirements of Statewide Planning Goal 11. In general, the HACP amendments are intended to bring local regulations in compliance with the state rules approved through SB 1537.

Goal 12. Transportation. To provide and encourage a safe, convenient and economic transportation system.

14. Finding: This goal requires Portland to adopt a Transportation System Plan (TSP) that supports safe, convenient and economical movement of people and goods, and supports a pattern of travel that will avoid air pollution, traffic and livability problems. Parts, but not all, of the City's TSP have to be adopted as part of the Comprehensive Plan.

All cities are required to provide safe and convenient motor vehicle, pedestrian and bicycle travel on a well-connected network of streets. Larger cities are required to provide for transit service and to promote more efficient performance of existing transportation facilities through transportation system management and demand management measures.

Goal 12 rules require coordination with the state and regional transportation plans (such as the Oregon Highway Plan and the Regional Transportation Plan), and with other transportation providers. OAR 660-012-0060 states that if an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would have a significant negative impact on an existing or planned transportation facility, then the local government must take mitigating action, or plan for additional facilities to accommodate the expected impact. Generally, a jurisdiction cannot take action that significantly increases traffic on a facility that is failing to meet state, regional, or local mobility standards.

As noted below and in the findings for the 2035 Comprehensive Plan, the HACP amendments are consistent with any relevant goals and policies of Chapter 9 (Transportation) of the 2035 Comprehensive Plan and the findings in response to those goals and policies are incorporated by reference. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 12.

Goal 13. Energy Conservation. To conserve energy.

15. Finding: The State has not adopted specific rules for complying with Statewide Planning Goal 13. Goal 13 generally requires that land use plans contribute to energy conservation.

[The HACP amendments do not adopt or amend a local energy policy or implementing provisions. Therefore, the amendments are consistent with the requirements of Statewide Planning Goal 13.

Goal 14. Urbanization. To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

16. Finding: Metro exercises Goal 14 obligations on behalf of Portland and other cities within the Metropolitan region. Metro has adopted an Urban Growth Management Functional Plan and compliance with this plan by constituent cities assures compliance with Goal 14, which is discussed in Part II of this document and those findings are incorporated by reference.

The HACP amendments do not impact the city's urban growth boundary and are consistent with the provisions in Part II. The amendments are consistent with the requirements of Statewide Planning Goal 14.

Goal 15. Willamette River Greenway. To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

17. Finding: Statewide Planning Goal 15 requires cities to adopt local greenway plans, along with criteria for new development, new uses, and the increase of uses along the river. The City implements Statewide Planning Goal 15 through application of the Greenway and River overlay zones.

The HACP amendments do not affect the Greenway or River overlay zones regulations. Therefore, the amendments are consistent with Statewide Planning Goal 15.

Part II. Metro Urban Growth Management Functional Plan

Under ORS 268.380 and its Charter, Metro has the authority to adopt regional plans and require city and county comprehensive plans to comply with the regional plan. Metro adopted its Urban Growth Management Functional Plan under this authority.

In Metro’s June 2011 update to its 2010 compliance report Metro found, “The City of Portland is in compliance with all Urban Growth Management Functional Plan requirements in effect on December 15, 2010, except for Title 13, Nature in Neighborhoods. On January 16, 2013 the City received a letter from Metro stating that Portland had achieved compliance with Title 13.

Title 1. Housing Capacity

Title 2. Regional Parking Policy. (Repealed Ord. 10-1241B, Sec. 6, 1997)

Title 3. Water Quality and Flood Management.

Title 4. Industrial and Other Employment Areas.

Title 5. Neighboring Cities (Repealed Ord. 10-1238A, Sec. 4, 1997)

Title 6. Centers, Corridors, Station Communities and Main Streets.

Title 7. Housing Choice.

Title 8. Compliance Procedures.

Title 9. Performance Measures. (repealed Ord. 10-1244B, Sec. 8, 2010)

Title 10. Functional Plan Definitions.

Title 11. Planning for New Urban Areas.

Title 12. Protection of Residential Neighborhoods.

Title 13. Nature in Neighborhoods.

Title 14. Urban Growth Management Plan.

Title 1. Housing Capacity. The Regional Framework Plan calls for a compact urban form and a “fair-share” approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity, especially in centers, corridors, main streets, and station communities, except as provided in section 3.07.120.

18. Finding: [As discussed above under in Part 1, Goal 10, the HACP amendments are primarily intended to comply with the requirements of SB 1537. As such, they provide added flexibility to request adjustments to certain development and design standards for projects that provide housing. The amendments impact standards for minimum lot size, maximum height, bicycle parking location, and cottage cluster development. They do not change any underlying zoning or map. As a response to state compliance issues, the amendments are consistent with the applicable requirements of Metro Title 1.

Title 2. Regional Parking Policy. (Repealed Ord. 10-1241B, Sec. 6, 1997)

Title 3. Water Quality and Flood Management. To protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities and protecting life and property from dangers associated with flooding.

19. Finding: Title 3 calls for the protection of the beneficial water uses and functional values of resources within Metro-defined Water Quality and Flood Management Areas by limiting or mitigating the impact of development in these areas. Title 3 establishes performance standards for 1) flood management; 2) erosion and sediment control; and 3) water quality. The City implements

zoning regulations (Title 33.430, 33.440, 33.465, 33.475, 33.510, 33.515, 33.537, 33.563, 33.631, 33.640), as well as erosion control and balanced cut-and-fill standards (Title 10 and Title 24). Metro has found the City to be in substantial compliance with Title 3. This ordinance does not affect any of these overlays or regulations. Therefore, Title 3 does not apply.

Title 4. Industrial and Other Employment Areas. The Regional Framework Plan calls for a strong regional economy. To improve the economy, Title 4 seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas. Title 4 also seeks to provide the benefits of "clustering" to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations. Title 4 further seeks to protect the capacity and efficiency of the region's transportation system for the movement of goods and services and to encourage the location of other types of employment in Centers, Corridors, Main Streets and Station Communities. The Metro Council will evaluate the effectiveness of Title 4 in achieving these purposes as part of its periodic analysis of the capacity of the urban growth boundary.

20. Finding: The purpose of Title 4 is to maintain a regional supply of existing industrial and employment land by limiting competing uses for this land. Metro has not adopted a Statewide Planning Goal 9 economic opportunities analysis for the region, so Title 4 is not based on an assessment of the land needed for various employment types, nor do the Title 4 maps necessarily depict lands most suitable to accommodate future job growth. Rather, Title 4 seeks to protect the manufacturing, warehousing, and distribution of goods within three types of mapped areas by limiting competing uses. These three areas are Regionally Significant Industrial Areas (RSIAs), Industrial Areas, and Employment Areas.

[As discussed under Part I, Goal 9, the City's acknowledged EOA analyzed and demonstrated adequate growth capacity for a diverse range of employment uses. The HACP project does not reduce the supply of employment land because no land is being removed from the City's employment land base, and no new permanent nonindustrial uses are being allowed within industrial zones.

Therefore, the HACP amendments are consistent with the requirements of Metro Title 4.

Title 5. Neighboring Cities (Repealed Ord. 10-1238A, Sec. 4, 1997)

Title 6. Centers, Corridors, Station Communities and Main Streets. The Regional Framework Plan identifies Centers, Corridors, Main Streets and Station Communities throughout the region and recognizes them as the principal centers of urban life in the region. Title 6 calls for actions and investments by cities and counties, complemented by regional investments, to enhance this role. A regional investment is an investment in a new high-capacity transit line or designated a regional investment in a grant or funding program administered by Metro or subject to Metro's approval.

21. Finding: Title 6 establishes eligibility criteria for certain regional investments, and the use of more flexible trip generation assumptions when evaluating transportation impacts. Title 6 also contains aspirational activity level targets for different Metro 2040 place types. This title is incentive-based, so these findings simply serve to document intent. There are no specific mandatory compliance standards in Title 6 that apply to this ordinance.

Metro has designated the areas that may qualify for these regional incentives, including transit stations, the Central City, Gateway regional center, along with Hollywood, Hillsdale, Raleigh Hills, West Portland, Lents, and St. Johns town centers. The HACP amendments are primarily intended to comply with the requirements of SB 1537 by allowing adjustments to a range of development

standards, especially for projects including housing. This bill was created to encourage more housing and to provide a state office dedicated toward housing production. The amendments help to achieve Metro 2040 Growth Concept by increasing the development flexibility available for housing developments, above and beyond current regulations. Allowing adjustments to height, as required by the bill, primarily impacts projects within the City's plan districts which are often located in the city's centers and corridors. Therefore, the amendments are consistent with the applicable requirements of Metro Title 6.

Title 7. Housing Choice. The Regional Framework Plan calls for establishment of voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress towards increasing the supply of affordable housing. It is the intent of Title 7 to implement these policies of the Regional Framework Plan.

22. Finding: Title 7 addresses housing choice. Metro adopted voluntary affordable housing goals for each city and county in the region for the years 2001 to 2006, but never updated them. Therefore, Title 7 does not apply. Nevertheless, the recently adopted *2035 Comprehensive Plan* includes city-wide affordable housing production goals that greatly exceed those adopted by the outdated Title 7 (Ordinance 178832). In addition, the zoning code includes inclusionary housing regulations within Chapter 33.245 that require affordable housing for buildings with more than 20 units. The HACP amendments create additional flexibility for housing projects by allowing adjustments to certain development standards in order to comply with SB 1537.

Title 8. Compliance Procedures. Title 8 addresses compliance procedures and establishes a process for ensuring city or county compliance with requirements of the Urban Growth Management Functional Plan and for evaluating and informing the region about the effectiveness of those requirements. An amendment to a city or county comprehensive plan or land use regulation shall be deemed to comply with the functional plan upon the expiration of the appropriate appeal period specified in ORS 197.830 or 197.650 or, if an appeal is made, upon the final decision on appeal. Once the amendment is deemed to comply, the functional plan requirement shall no longer apply to land use decisions made in conformance with the amendment. A city or county proposing an amendment to a comprehensive plan or land use regulation shall submit the proposed amendment to Metro at least 35 days prior to the first evidentiary hearing on the amendment.

23. Finding: Required notice was provided to Metro more than 35 days before the first evidentiary hearing on August 27, 2024. Title 8 also requires the City to provide findings of compliance with the *Urban Growth Management Functional Plan*. These findings meet this requirement. All applicable requirements of Title 8 have been met.

Title 9. Performance Measures. (repealed Ord. 10-1244B, Sec. 8, 2010)

Title 10. Functional Plan Definitions. Title 10 contains definitions.

24. Finding: When 2035 Comprehensive Plan uses a term found in Title 10 either the term has the same meaning found in Title 10, or the difference is explained. The HACP amendments do not change any definitions in the 2035 Comprehensive Plan that are also found in Title 10. All applicable requirements of Title 10 requirements have been met.

Title 11. Planning for New Urban Areas. The purpose of Title 11 to guide long range planning for urban reserves and areas added to the UGB. It also provides interim protection for areas added to the UGB until city or county amendments to land use regulations to allow urbanization to become applicable to the areas.

25. Finding: The amendments do not add areas to the UGB. Therefore, this Title is not applicable.

Title 12. Protection of Residential Neighborhoods. Existing neighborhoods are essential to the success of the 2040 Growth Concept. The intent of Title 12 of the Urban Growth Management Functional Plan is to protect the region’s residential neighborhoods. The purpose of Title 12 is to help implement the policy of the Regional Framework Plan to protect existing residential neighborhoods from air and water pollution, noise, and crime and to provide adequate levels of public services.

In order to protect these areas, Metro shall not require any city or county to authorize an increase in the residential density of a single-family neighborhood in an area mapped solely as Neighborhood. In addition, specific limits on access to commercial services are applied to commercial uses within designated neighborhood centers in order to reduce air pollution and traffic congestion. This Title also calls on Cities to establish a level of service standard for parks and greenspaces that calls for a park facility within a specified distance of all residences.

26. Finding: Title 12 largely restricts Metro’s authority to plan and regulate density in single-family neighborhoods. The HACP amendments are intended to bring the city’s zoning regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The project is intended to address these state changes and are not at the direction of Metro. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. These are all development standards under which the bill requires adjustments to be allowed. The HACP changes do not include amendments to neighborhood center designations or commercial use limits. The City has already established a goal in its Parks 2020 Vision of providing a basic, developed Neighborhood Park facility within a half mile of every Portland resident, and a Community Park within a mile of every resident. Therefore, these amendments comply with Title 12.

Title 13. Nature in Neighborhoods. The purposes of this program are to (1) conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the streams’ headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and (2) to control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region.

27. Finding: Title 13 is expressly intended to provide a minimum baseline level of protection for identified Habitat Conservation Areas. Local jurisdictions may achieve substantial compliance with Title 13 using regulatory and/or non-regulatory tools. The City of Portland implements Title 13 through its adopted Natural Resources Inventory (NRI) and environmental overlay zone protection measures, which Metro has found to be in substantial compliance with Title 13.

The HACP amendments do not impact any of the City’s environmental overlay zones, greenway overlay zones or Natural Resources Inventory . Therefore, the amendments are consistent with the applicable requirements of Title 13.

Title 14. Urban Growth Management Plan. Title 14 addresses the regional urban growth boundary.

28. Finding: The HACP project does not amend the current regional urban growth boundary. This Title does not apply.

Summary, Urban Growth Management Functional Plan Findings

29. Finding: The Metro Title 10 definition of comply or compliance means “substantial” rather than absolute compliance. "Substantial compliance" means city comprehensive plans and implementing

ordinances, on the whole, conform with the purposes of the performance standards in the functional plan and any failure to meet individual performance standard requirements is technical or minor in nature.

For the facts and reasons stated above this ordinance substantially complies with all Urban Growth Management Functional Plan requirements applicable to the HACP amendments.

Part III. Portland’s Comprehensive Plan

Portland’s 2035 Comprehensive Plan was adopted as part of Task Four of Periodic Review. Task Four was adopted by Ordinance No. 187832 on June 15, 2016. The 2035 Comprehensive Plan was amended as part of Task Five of Periodic Review, which was adopted by Ordinance No. 188177 on December 21, 2016. Both ordinances were made effective on May 24, 2018 by Ordinance No. 188695, and both Tasks Four and Five were approved by LCDC Order 18 – WKTSK – 001897 on August 8, 2018.

30. Finding: The City Council has identified the following guiding principles, goals and policies to be applicable to the HACP project. Guiding principles, goals, and policies that are not applicable to this project are not included in the narrative below.

Guiding Principles

The 2035 Comprehensive Plan adopted five “guiding principles” in addition to the goals and policies typically included in a comprehensive plan. These principles were adopted to reinforce that implementation of the plan needs to be balanced, integrated and multi-disciplinary, and the influence of each principle helps to shape the overall policy framework of the plan. While the policies in the Comprehensive Plan effectively ensure that the guiding principles are met, the findings below further demonstrate that in addition to meeting those specific policies on balance, the amendments in the HACP are consistent with these guiding principles as described below.

Economic Prosperity. Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.

31. Finding: This guiding principle asserts prosperity is about more than job growth. It also is about having a resilient regional economy, thriving local businesses and growth in living-wage jobs. It is also prosperity shared by Portland households. The 2035 Comprehensive Plan measures household prosperity in terms of a “self-sufficiency index” of what income is needed to meet basic household needs – costs of housing, childcare, food, healthcare and transportation.

The most significant contribution of the HACP amendments to this principle is to provide greater flexibility to development proposals that include housing through compliance with SB 1537 to encourage housing. The main amendments allow for adjustments to development standards for minimum lot sizes, maximum height limits, bicycle parking location, and cottage cluster design. In general, these amendments allow adjustments up to the amount stated within the bill, and expire on January 2, 2032 along with the bill’s expiration. Monitoring of the effect of these adjustments during that time can help determine the impact of the amendments on household prosperity, chiefly related to housing availability.

Therefore, the amendments are consistent with the economic prosperity guiding principle. See also findings for relevant policies in Chapters 5 and 6.

Human Health. Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.

32. Finding: The HACP amendments are primarily a set of amendments to locally comply with the provisions of SB 1537, approved earlier this year. The bill’s intent is to increase flexibility for housing proposals and to monitor that success through a state housing production office. These changes may remove some regulatory burdens for providing housing which could improve opportunities for stable housing and the resultant health impacts that provides. The amendments work with the current Comprehensive Plan ‘complete neighborhoods’ strategy.

Therefore, the amendments are consistent with the human health guiding principle.

Environmental Health. Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland’s air, water and land.

33. Finding: Council finds that this guiding principle requires the Council, when taking actions that implement the Comprehensive Plan, to not overlook the importance of including space for the health of natural resources and the ecosystem in the design and development of the city. This space can be in parks, streams, natural areas, along streets as well as on sites with development. The best performance occurs when the supply and design of these different types of spaces create, or “weave”, intentional or ad-hoc pathways for wildlife through the city.

The HACP amendments do not impact the City’s Natural Resource Inventory, environmental overlay or greenway overlay zones. The expansion of adjustments does not impact the regulations governing development in resource areas.

Therefore, the amendments are consistent with the environmental health guiding principle.

Equity. Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland’s history.

34. Finding: This guiding principle states that actions taken to implement the Comprehensive Plan should equitably benefit and be shaped by underserved and underrepresented communities, including communities of color. This includes heightened awareness of not repeating systematic harms city policy has caused these communities, including communities of color, in the past. The HACP amendments are primarily a set of amendments to locally comply with the provisions of SB 1537, approved by the state earlier this year. The bill’s intent is to increase flexibility for housing proposals and to monitor that success through a state housing production office. These changes may remove some regulatory burdens for providing housing by allowing adjustments to some existing developments standards for which adjustments are prohibited. The allowance for adjustments could improve opportunities for housing, including affordable housing. Some of the adjustment options apply within the city’s plan districts which are often the centers close to services. This flexibility may provide opportunity for residents to live in these service rich areas.

Therefore, the amendments are consistent with the equity guiding principle.

Resilience. Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.

35. Finding: The 2035 Comprehensive Plan describes resilience as “reducing the vulnerability of our neighborhoods, businesses, and built and natural infrastructure to withstand challenges – environmental, economic and social – that may result from major hazardous events.” The HACP amendments are intended to bring the city’s zoning regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of the bill is to encourage more development of housing. Increases in housing would add stability to the region and allow it to further recover from the current homeless crisis.

Therefore, the amendments are consistent with the resilience guiding principle.

Chapter 1: The Plan

Goal 1.A: Multiple goals. Portland’s Comprehensive Plan provides a framework to guide land use, development, and public facility investments. It is based on a set of Guiding Principles that call for integrated approaches, actions, and outcomes that meet multiple goals to ensure Portland is prosperous, healthy, equitable, and resilient.

36. Finding: As noted above, the HACP amendments are consistent with the guiding principles of the Comprehensive Plan. As part of an integrated approach to meet multiple goals, the City Council has considered, weighed and balanced applicable policies, as described on page HTU-5 of the Comprehensive Plan, to determine that this ordinance on the whole complies with the Comprehensive Plan. As described below, the City Council’s decision to adopt the HACP amendments has considered the multiple goals of the Comprehensive Plan, including the guiding principles, to determine that the adoption of this ordinance will ensure that Portland is prosperous, healthy, equitable, and resilient. Therefore, this goal is met.

Goal 1.B: Regional partnership. Portland’s Comprehensive Plan acknowledges Portland’s role within the region, and it is coordinated with the policies of governmental partners.

37. Finding: The findings show how the amendments are consistent with Metro’s Urban Growth Management Functional Plan and the Statewide Planning Goals, including Goal 2 which requires coordination. Metro, TriMet, and other state agencies received notice of the proposed amendments from the 35-day DLCD notice and the City’s legislative notice. Therefore, this goal is met.

Goal 1.C: A well-functioning plan. Portland’s Comprehensive Plan is effective, its elements are aligned, and it is updated periodically to be current and to address mandates, community needs, and identified problems.

38. Finding: The City Council defines “effective” as being successful in producing a desired or intended result. The desired or intended result is embodied in the Guiding Principles and goals and policies of the Comprehensive Plan. These findings demonstrate how the HACP amendments are consistent with the Comprehensive Plan, including advancing multiple goals. These changes represent updating regulatory implementation tools that respond to community needs and identified problems,

especially in situations where approved State rule changes require zoning code amendments to ensure compliance between local regulations and ORS 197A. Therefore, this goal is met.

Goal 1.D: Implementation tools. Portland’s Comprehensive Plan is executed through a variety of implementation tools, both regulatory and non-regulatory. Implementation tools comply with the Comprehensive Plan and are carried out in a coordinated and efficient manner. They protect the public’s current and future interests and balance the need for providing certainty for future development with the need for flexibility and the opportunity to promote innovation.

39. Finding: The HACP amendments are intended to bring the city’s zoning regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility for developments that propose housing. This intent will be monitored through the State’s Housing Accountability and Production Office (HAPO) in conjunction with the City. Therefore, this goal is met.

Goal 1.E: Administration. Portland’s Comprehensive Plan is administered efficiently and effectively and in ways that forward the intent of the Plan. It is administered in accordance with regional plans and state and federal law.

40. Finding: As noted above, the findings show how the amendments are consistent with the guiding principles of the 2035 Comprehensive Plan. The findings additionally show how the amendments are consistent with the Urban Growth Management Functional Plan, and the Statewide Planning Goals. Metro, TriMet, and other state agencies received notice of the proposed HACP amendments from the 35-day DLCDC notice and the City’s legislative notice. Therefore, this goal is met.

The Comprehensive Plan

Policy 1.1. Comprehensive Plan elements. Maintain a Comprehensive Plan that includes these elements:

- **Vision and Guiding Principles.** The Vision is a statement of where the City aspires to be in 2035. The Guiding Principles call for decisions that meet multiple goals to ensure Portland is prosperous, healthy, equitable, and resilient.
- **Goals and policies.** The goals and policies of the Comprehensive Plan, including the Urban Design Framework, provide the long-range planning direction for the development and redevelopment of the city.
- **Comprehensive Plan Map.** The Comprehensive Plan Map is the official long-range planning guide for spatially defining the desired land uses and development in Portland. The Comprehensive Plan Map is a series of maps, which together show the boundaries of municipal incorporation, the Urban Service Boundary, land use designations, and the recognized boundaries of the Central City, Gateway regional center, town centers, and neighborhood centers.
- **List of Significant Projects.** The List of Significant Projects identifies the public facility projects needed to serve designated land uses through 2035 including expected new housing and jobs. It is based on the framework provided by a supporting Public Facilities Plan (PFP). The Citywide Systems Plan (CSP) is the City’s public facilities plan. The Transportation System Plan (TSP) includes the transportation-related list of significant projects. The list element of the TSP is also an element of the Comprehensive Plan.

- **Transportation policies, street classifications, and street plans.** The policies, street classifications, and street plan maps contained in the Transportation System Plan (TSP) are an element of the Comprehensive Plan. Other parts of the TSP function as a supporting document, as described in Policy 1.2.

41. Finding: The HACP amendments do not change the structure of these plan elements. This policy does not apply.

Supporting Documents

Policy 1.2. Comprehensive Plan supporting documents. Maintain and periodically update the following Comprehensive Plan supporting documents.

1. Inventories and analyses. The following inventories and analyses are supporting documents to the Comprehensive Plan:

- Economic Opportunities Analysis (EOA)
- Buildable Lands Inventory (BLI)
- Natural Resource Inventory (NRI)
- Housing Needs Analysis (HNA)
- Willamette River Greenway Inventory (WRGI)
- Scenic Resources Inventory (SRI)

2. Public Facilities Plan. The Public Facilities Plan (PFP) is a coordinated plan for the provision of urban public facilities and services within Portland’s Urban Services Boundary. The Citywide Systems Plan (CSP) is the City’s public facilities plan.

3. Transportation System Plan (TSP). The TSP is the detailed long-range plan to guide transportation system functions and investments. The TSP ensures that new development and allowed land uses are consistent with the identified function and capacity of, and adopted performance measures for, affected transportation facilities. The TSP includes a financial plan to identify revenue sources for planned transportation facilities included on the List of Significant Projects. The TSP is the transportation element of the Public Facilities Plan. Certain components of the TSP are elements of the Comprehensive Plan. *See Policy 1.1.*

4. School Facility Plans. School facility plans that were developed in consultation with the City, adopted by school districts serving the City, and that meet the requirements of ORS 195 are considered supporting documents to the Comprehensive Plan

42. Finding: The HACP amendments are intended to bring the city’s zoning regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the state bill, is to increase flexibility for developments that propose housing. The amendments do not change the structure of the supporting documents of the Comprehensive Plan. They are consistent with this policy.

Implementation tools

Policy 1.3. Implementation tools subject to the Comprehensive Plan. Maintain Comprehensive Plan implementation tools that are derived from, and comply with, the Comprehensive Plan. *Implementation tools include those identified in policies 1.4 through 1.9.*

43. Finding: The HACP amendments maintain and amend the Comprehensive Plan implementation tools as described below in Policies 1.4 through 1.9. Consistency with the comprehensive policies and guiding principles for relevant amendments are demonstrated elsewhere in these findings.

Policy 1.4. Zoning Code. Maintain a Zoning Code that establishes the regulations that apply to various zones, districts, uses, and development types.

44. Finding: Title 33 is the adopted and effective zoning code tool for the city. The HACP amendments are intended to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility for developments that propose housing. By adjusting the regulations to comply with the bill, it allows the city to continue using our zoning regulations and processes to review adjustments to the development standards addressed by the bill, since all relevant standards will be adjustable. The city intends to apply for an exception to the State to allow us to use our code instead of a direct application of the bill. Providing consistency between our implementing code, the Comprehensive Plan and policies, and State statutes supports this policy.

Policy 1.5 Zoning Map. Maintain a Zoning Map that identifies the boundaries of various zones, districts, and other special features.

45. Finding. The HACP amendments do not impact the city Zoning Map or any of the zone or district boundaries. The amendments are consistent with this policy.

Policy 1.6 Service coordination agreements. Maintain coordination agreements with local governments of adjoining jurisdictions concerning mutual recognition of urban service boundaries; special service districts concerning public facilities and services within Portland's Urban Services Boundary; and public school districts concerning educational facilities within Portland's Urban Services Boundary.

Policy 1.7 Annexations. Provide a process incorporating urban and urbanizable land within the City's Urban Services Boundary through annexation. See policies 8.11-8.19 for service extension requirements for annexations.

Policy 1.8 Urban renewal plans. Coordinate Comprehensive Plan implementation with urban renewal plans and implementation activities. A decision to adopt a new urban renewal district, adopt or amend goals and objectives that will guide investment priorities within a district, or amend the boundaries of an existing district, must comply with the Comprehensive Plan.

Policy 1.9 Development agreements. Consider development agreements entered into by the City of Portland and pursuant to Oregon Revised Statute 94 a Comprehensive Plan implementation tool.

46. Finding: The HACP amendments do not affect any of the above agreements or plans. Therefore, this policy is not applicable. General consistency with the comprehensive policies and guiding principles are demonstrated elsewhere in these findings.

Administration

Policy 1.10. Compliance with the Comprehensive Plan. Ensure that amendments to the Comprehensive Plan's elements, supporting documents, and implementation tools comply with the Comprehensive Plan. "Comply" means that amendments must be evaluated against the Comprehensive Plan's

applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan than the existing language or designation.

1.10.a Legislative amendments to the Comprehensive Plan’s elements and implementation tools must also comply with the Guiding Principles.

1.10.b Legislative amendments to the Comprehensive Plan’s elements should be based on the factual basis established in the supporting documents as updated and amended over time.

1.10.c Amendments to the Zoning Map are in compliance with the Comprehensive Plan if they are consistent with the Comprehensive Plan Map.

47. Finding. The City Council finds that this is a fundamental policy of the Comprehensive Plan that guides the manner in which the City Council considers amendments to the Plan itself or any implementing regulations, such as the Zoning Code.

The City Council interprets the policy to require the Council to consider whether, after considering all relevant facts, an amendment is equally or more supportive of the Comprehensive Plan. The City Council finds that an amendment is equally supportive when it is on its face directly supported by goals and policies in the Plan. The City Council finds that an amendment is more supportive of the Comprehensive Plan when the amendment will further advance goals and policies, particularly those that are aspirational in nature. The City Council finds that the policy requires consideration as to whether amendments are equally or more supportive of the Plan as a whole. The City Council finds that amendments do not need to be equally or more supportive with individual goals and policies, but rather amendments must be equally or more supportive of the entire Comprehensive Plan. Therefore, the City Council finds that there may be instances where specific goals and policies are not supported by the amendments but still the amendment is equally or more supportive of the entire Comprehensive Plan when considered cumulatively. The City Council finds that there is no precise mathematical equation for determining when the Plan as a whole is supported but rather such consideration requires City Council discretion in evaluating the competing interests and objectives of the plan.

Council notes that the Comprehensive Plan introduction explains that “[t]he Comprehensive Plan contains a broad range of policies for Council to consider. Each policy describes a desirable outcome. But it is unlikely that all policies are relevant to a particular decision and that a particular decision could be expected to advance all of the policies in the plan equally well . . . [E]ven the strongest policies do not automatically trump other policies. Every decision is different, with different facts. The particular policies that matter will change from one decision to another. There is no set formula—no particular number of ‘heavier’ policies equals a larger set of ‘lighter’ policies. In cases where there are competing directions embodied by different policies, City Council may choose the direction they believe best embodies the plan as a whole.” 2035 Comprehensive Plan, page HTU-5.

The HACP amendments are a legislative amendment to the Zoning Code, and are driven by the need to primarily comply with the provisions in SB 1537. These findings identify how the amendments comply with the Comprehensive Plan. That is, the amendments are evaluated against the Comprehensive Plan’s Guiding Principles, goals, and policies, as detailed throughout this set of findings. As described in the finding for Policy 1.2, the factual basis of the supporting documents is not changed by this ordinance.

The City Council has considered all applicable goals and policies to achieve an optimum outcome. Goals and policies are considered as factors which must be weighed, balanced and met on the whole, not as criteria that must be individually met. The overall purposes of the HACP amendments

are to. intended to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility for developments that propose housing. By adjusting the regulations to primarily comply with the bill, it allows the city to continue using our zoning regulations and processes to review adjustments to the development standards addressed by the bill, since all relevant standards will be adjustable. The city intends to apply for an exception to the State to allow us to use our code instead of a direct application of the bill.

The Council found that the project particularly advances the following interjurisdictional guidance, goals and policies, and has weighed these policies heavily. The City Council finds that the HACP amendments are more supportive of the Comprehensive Plan than the existing regulations with regard to the goals and policies as discussed below:

1.13 Consistency with State and Federal regulations

Goal 3C Focused growth

Goal 3D A system of Centers and corridors

3.2 Growth and stability

3.12 Role of centers

3.14 Housing in centers

3.21 Role of Central City

3.24 Central City housing

Goal 4A Context sensitive design and development

Goal 5B Healthy connected city

5.5 Housing in centers

5.6 Middle housing

5.11 Remove barriers

5.36 Impact of regulations on affordability

9.20 Bicycle transportation

9.61 Bicycle parking

10.4 Amending the zoning code

Policy 1.11. Consistency with Metro Urban Growth Management Functional Plan and Urban Growth Boundary. Ensure that the Comprehensive Plan remains consistent with the Metro Urban Growth Management Functional Plan and supports a tight urban growth boundary for the Portland Metropolitan area.

48. Finding: As noted earlier in these findings, the HACP amendments are consistent with and designed to further the applicable elements of the Metro Urban Growth Management Functional Plan. See findings in Part II, Metro Urban Growth Management Functional Plan, which demonstrate consistency. Therefore, this policy is met.

Policy 1.12. Consistency with Statewide Planning Goals. Ensure that the Comprehensive Plan, supporting documents, and implementation tools remain consistent with the Oregon Statewide Planning Goals.

49. Finding: As noted earlier in these findings, the HACP amendments are consistent with and designed to further the applicable elements of the Statewide Planning Goals, as well as the implementable

requirements of Oregon Revised Statutes (ORS), which this project is primarily intended to comply with. See findings in Part I, Statewide Planning Goals, which demonstrate consistency. Therefore, this policy is met.

Policy 1.13. Consistency with state and federal regulations. Ensure that the Comprehensive Plan remains consistent with all applicable state and federal regulations, and that implementation measures for the Comprehensive Plan are well coordinated with other City activities that respond to state and federal regulations.

50. Finding: The HACP amendments were developed to be consistent with applicable state and federal regulations, including the fair housing act, and do not amend any Zoning Code sections that are required by state or federal regulations, including FEMA flood regulations and state building code requirements. The amendments are primarily intended to comply with the recently passed SB 1537 which has been incorporated into ORS 197A. Therefore, this policy is met.

Policy 1.14. Public facility adequacy. Consider impacts on the existing and future availability and capacity of urban public facilities and services when amending Comprehensive Plan elements and implementation tools. Urban public facilities and services include those provided by the City, neighboring jurisdictions, and partners within Portland’s urban services boundaries, as established by Policies 8.2 and 8.6.

51. Finding: As demonstrated in the findings for Statewide Planning Goal 11 and Chapter 8 (Public Facilities and Services) of the Comprehensive Plan, City Council considered the impacts on the existing and future availability and capacity of urban public facilities and services consistent with this policy. Therefore, this policy is met.

Policy 1.15. Intergovernmental coordination. Strive to administer the Comprehensive Plan elements and implementation tools in a manner that:

- a. Supports the efforts and fiscal health of the City, county and regional governments, and partner agencies such as school districts and transit agencies.
- b. Supports the cultural practices and fiscal health of tribal nations.

52. Finding: As demonstrated in the findings for Statewide Planning Goal 2, the City filed the required 35-day notice with Oregon Department of Land Conservation and Development to notify other government agencies of the proposed HACP amendments. In addition, the City sent a separate legislative notice to Multnomah County, adjacent cities, Metro and TriMet. No government agencies raised issues or concerns with the HACP amendments. Therefore, this policy is met.

Policy 1.16. Planning Commission review. Ensure the Planning Commission (PC) reviews and makes recommendations to the City Council on all proposed legislative amendments to Comprehensive Plan elements, supporting documents, and implementation tools. The PC advises City Council on the City’s long-range goals, policies, and programs for land use, planning, and sustainability. The membership and powers and duties of the PC are described in the Zoning Code.

53. Finding: The PC reviewed the HACP amendments over the course of two meetings:

August 27, 2024 – PC briefing and hearing

September 10, 2024 – PC work session and recommendation

The PC fulfilled its responsibilities as outlined in this policy. Therefore, this policy is met.

Policy 1.17. Community Involvement Committee. Establish a Community Involvement Committee to oversee the Community Involvement Program as recognized by Oregon Statewide Planning Goal 1 – Community Involvement and policies 2.15-2.18 of this Comprehensive Plan.

54. Finding: The Citizen Involvement Committee was appointed in June 2018 and reviews and advises the way City staff engage with the public in land use and transportation planning.

The project's community involvement program is detailed more in the findings for Chapter 2, Community Involvement. The project did not directly engage with the CIC. However, community involvement was completed as stated in the findings for Chapter 2. Therefore, this policy is met.

Policy 1.18. Quasi-judicial amendments to the Comprehensive Plan Map. Applicants for quasi-judicial amendments to the Comprehensive Plan Map must show that the requested change adheres to Policies 1.10 through 1.15 and:

- Is compatible with the land use pattern established by the Comprehensive Plan Map.
- Is not in conflict with applicable adopted area-specific plans as described in Policy 1.19, or the applicable hearings body determines that the identified conflict represents a circumstance where the area specific plan is in conflict with the Comprehensive Plan and the proposed amendment is consistent with the Comprehensive Plan.

The Hearings Officer must review and make recommendations to the City Council on all quasi-judicial amendments to the Comprehensive Plan Map using procedures outlined in the Zoning Code.

55. Finding: This policy concerns quasi-judicial amendments to the Comprehensive Plan Map and is not applicable to this project.

Policy 1.19. Area-specific plans. Use area-specific plans to provide additional detail or refinements applicable at a smaller geographic scale, such as for centers and corridors, within the policy framework provided by the overall Comprehensive Plan.

1.19.a Area-specific plans that are adopted after May 24, 2018, should clearly identify which components amend Comprehensive Plan elements, supporting documents, or implementation tools. Such amendments should be appropriate to the scope of the Comprehensive Plan; be intended to guide land use decisions; and provide geographically-specific detail. Such amendments could include policies specific to the plan area, land use designation changes, zoning map changes, zoning code changes, and public facility projects necessary to serve designated land uses.

1.19.b Area-specific plan components intended as context, general guidance, or directives for future community-driven efforts should not amend the Comprehensive Plan elements or implementation tools but be adopted by resolution as intent. These components include vision statements, historical context, existing conditions, action plans, design preferences, and other background information.

1.19.c Community, area, neighborhood, and other area-specific plans that were adopted by ordinance prior to January 1, 2018 are still in effect. However, the elements of this Comprehensive Plan supersede any goals or policies of a community, area, or neighborhood plan that are inconsistent with this Plan.

56. Finding: The HACP amendments do not include or amend area specific plans. Therefore, this policy is not applicable.

Chapter 2: Community Involvement

Goal 2.A: Community involvement as a partnership. The City of Portland works together as a genuine partner with all Portland communities and interests. The City promotes, builds, and maintains relationships, and communicates with individuals, communities, neighborhoods, businesses, organizations, institutions, and other governments to ensure meaningful community involvement in planning and investment decisions.

Goal 2.B: Social justice and equity. The City of Portland seeks social justice by expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities in planning, investment, implementation, and enforcement processes, particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment-related decisions to achieve equitable distribution of burdens and benefits and address past injustices.

Goal 2.C: Value community wisdom and participation. Portland values and encourages community and civic participation. The City seeks and considers community wisdom and diverse cultural perspectives, and integrates them with technical analysis, to strengthen land use decisions.

Goal 2.D: Transparency and accountability. City planning and investment decision-making processes are clear, open, and documented. Through these processes a diverse range of community interests are heard and balanced. The City makes it clear to the community who is responsible for making decisions and how community input is considered. Accountability includes monitoring and reporting outcomes.

Goal 2.E: Meaningful participation. Community members have meaningful opportunities to participate in and influence all stages of planning and decision making. Public processes engage the full diversity of affected community members, including under-served and under-represented individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision making.

Goal 2.F: Accessible and effective participation. City planning and investment decision-making processes are designed to be culturally accessible and effective. The City draws from acknowledged best practices and uses a wide variety of tools, including those developed and recommended by under-served and under-represented communities, to promote inclusive, collaborative, culturally-specific, and robust community involvement.

Goal 2.G: Strong civic infrastructure. Civic institutions, organizations, and processes encourage active and meaningful community involvement and strengthen the capacity of individuals and communities to participate in planning processes and civic life.

57. Finding: The City Council interprets the Chapter 2 goals and policies as calling for a broad range of meaningful community engagement approaches that complement the legally required public notices and meetings. The preparation of these amendments has provided numerous opportunities for meaningful community involvement consistent with Goals 2.A through 2.G, including:

- Introduction and notice of the proposed SB 1537 and its components at the beginning of the 2024 State legislative session.
- Public hearing and the taking of testimony for SB 1537 during February 2024. Passage of the bill by both houses and final signature by Governor Kotek in April 2024. Bill includes requirement that local jurisdiction comply with the adjustment requirements by 1/1/25.

- The Proposed Draft of Amendments and announcement of the Planning Commission hearing were sent to the City’s legislative list, as well as to those who had signed up to be notified of the project. The legislative list included over 300 names. The City’s Map App online system was engaged to allow for submittal of written testimony online, and staff provided information to the Development Review Advisory Committee (DRAC) and the District 3 coalition land use committee. The Planning Commission hearing allowed for both virtual and in-person testimony. There were five submissions of written testimony submitted prior to the hearing, and two people testified at the hearing, all in support of the project.
- In preparation for the City Council hearing, notice was mailed to those who testified at the hearing. Electronic communication was also provided to those who had signed up to be notified of the project. Information was also provided through monthly project list. The Map App was opened during the comment period on the Planning Commission’s Recommended Draft to allow for submittal of written testimony online. The City Council hearing was a hybrid meeting allowing for participants to testify in person or virtually, increasing opportunities to participate in the meeting. The meeting was held on October 30, 2024.

Therefore, this goal is met.

Partners in decision making

Policy 2.1. Partnerships and coordination. Maintain partnerships and coordinate land use engagement with:

2.1.a Individual community members.

2.1.b Communities of color, low-income populations, Limited English Proficient (LEP) communities, Native American communities, and other under-served and under-represented communities.

2.1.c District coalitions, neighborhood associations, and business district associations as local experts and communication channels for place-based projects.

2.1.d Businesses, unions, employees, and related organizations that reflect Portland’s diversity as the center of regional economic and cultural activity.

2.1.e Community-based, faith-based, artistic and cultural, and interest-based non-profits, organizations, and groups.

2.1.f. People experiencing disabilities.

2.1.g. Institutions, governments, and tribal nations

58. Finding: This policy directs the City to maintain partnerships and coordinate community engagement on a programmatic level and is not specific to a particular legislative project. Therefore, this policy is not applicable.

Policy 2.2. Broaden partnerships. Work with district coalitions, neighborhood associations, and business district associations to increase participation and to help them reflect the diversity of the people and institutions they serve. Facilitate greater communication and collaboration among district coalitions, neighborhood associations, business district associations, culturally-specific organizations, and community-based organizations.

59. Finding: This policy directs the City to work with coalitions and associations to increase participation and improve communication on a programmatic level and is not specific to a particular legislative project. Therefore, this policy is not applicable.

Environmental justice

Policy 2.3. Extend benefits. Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use, and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision. Maximize economic, cultural, political, and environmental benefits through ongoing partnerships.

Policy 2.4. Eliminate burdens. Ensure plans and investments eliminate associated disproportionate burdens (e.g. adverse environmental, economic, or community impacts) for communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision.

2.4.a. Minimize or mitigate disproportionate burdens in cases where they cannot be eliminated.

2.4.b. Use plans and investments to address disproportionate burdens of previous decisions.

Finding: The 2035 Comprehensive Plan defines “ensure” to mean “to make sure that something will happen or be available”. Council interprets these policies to mean that plans and investments each contribute to the extension of community benefits, and elimination of disproportionate burdens, over the duration of the planning period. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. The allowance for adjustments will expire on January 2, 2032.

For the reasons above, the HACP amendments are consistent with policies 2.3 and 2.4.

Invest in education and training

Policy 2.5. Community capacity building. Enhance the ability of community members, particularly those in under-served and/or under-represented groups, to develop the relationships, knowledge, and skills to effectively participate in plan and investment processes.

Policy 2.6. Land use literacy. Provide training and educational opportunities to build the public’s understanding of land use, transportation, housing, and related topics, and increase capacity for meaningful participation in planning and investment processes.

Policy 2.7. Agency capacity building. Increase City staff’s capacity, tools, and skills to design and implement processes that engage a broad diversity of affected and interested communities, including under-served and under-represented communities, in meaningful and appropriate ways.

60. Finding: These policies address broad approaches to educating community members and City staff about planning processes and are not applicable to this project given the project scope.

Community assessment

Policy 2.8. Channels of communication. Maintain channels of communication among City Council, the Planning Commission (PC), project advisory committees, City staff, and community members.

61. Finding: The City Council interprets this policy to create the opportunity for the community and advisory committees to have opportunities to communicate their issues and concerns to the PSC and City Council outside of the formal legislative process. These changes are a legislative process

with formal opportunities to testify to communicate directly with City Council. Therefore, this policy does not apply.

Policy 2.9. Community analysis. Collect and evaluate data, including community-validated population data and information, to understand the needs, priorities, and trends and historical context affecting different communities in Portland.

Policy 2.10. Community participation in data collection. Provide meaningful opportunities for individuals and communities to be involved in inventories, mapping, data analysis, and the development of alternatives.

Policy 2.11, Open data. Ensure planning and investment decisions are a collaboration among stakeholders, including those listed in Policy 2.1. Where appropriate, encourage publication, accessibility, and wide-spread sharing of data collected and generated by the City.

62. Finding: Policies 2.9 through 2.11 concern how the City collects and makes available data that supports land use decisions. The City used an on-line Map App database to receive, organize and respond to public testimony. The database was viewable to the public as well as the Planning Commission and staff. Therefore, the amendments are consistent with these policies.

Transparency and accountability

Policy 2.12. Roles and responsibilities. Establish clear roles, rights, and responsibilities for participants and decision makers in planning and investment processes. Address roles of City bureaus, elected officials, and participants, including government agencies and tribal nations in addition to community and neighborhood leadership, business, organizations, and individuals.

Policy 2.13. Project scope. Establish clear expectations about land use project sponsorship, purpose, design, and how decision makers will use the process results.

Policy 2.14. Community influence. At each stage of the process, identify which elements of a planning and investment process can be influenced or changed through community involvement. Clarify the extent to which those elements can be influenced or changed.

Policy 2.15. Documentation and feedback. Provide clear documentation for the rationale supporting decisions in planning and investment processes. Communicate to participants about the issues raised in the community involvement process, how public input affected outcomes, and the rationale used to make decisions.

63. Finding: As described in the findings above, the legislative process was clearly outlined in notices, documents and on the project website, including how to testify to influence the Proposed Draft at the PSC and the Recommended Draft at City Council. The Recommended Draft was published with information about how to testify.

64. Throughout this process, BPS staff contacted stakeholders and provided information when requested. Any meetings and events were open to the public and included opportunities for public comment. Therefore, the HACP amendments are consistent with these policies.

Community involvement program

Policy 2.16. Community Involvement Program. Maintain a Community Involvement Program that supports community involvement as an integral and meaningful part of the planning and investment decision-making process.

Policy 2.17. Community engagement manual. Create, maintain, and actively implement a community engagement manual that details how to conduct community involvement for planning and investment projects and decisions.

Policy 2.18. Best practices engagement methods. Utilize community engagement methods, tools, and technologies that are recognized as best practices.

Policy 2.19. Community Involvement Committee. The Community Involvement Committee (CIC), an independent advisory body, will evaluate and provide feedback to City staff on community involvement processes for individual planning and associated investment projects, before, during, and at the conclusion of these processes.

Policy 2.20. Review bodies. Maintain review bodies, such as the Planning Commission (PC), Design Commission, Historic Landmarks Commission, and Adjustment Committee, to provide an opportunity for community involvement and provide leadership and expertise for specialized topic areas.

Policy 2.21. Program evaluation. Periodically evaluate the effectiveness of the Community Involvement Program and recommend and advocate for program and policy improvements. The Community Involvement Committee (CIC) will advise City staff regarding this evaluation.

Policy 2.22. Shared engagement methods. Coordinate and share methods, tools, and technologies that lead to successful engagement practices with both government and community partners and solicit engagement methods from the community.

Policy 2.23. Adequate funding and human resources. Provide a level of funding and human resources allocated to the Community Involvement Program sufficient to make community involvement an integral part of the planning, policy, investment and development process.

65. Finding: Policies 2.16 through 2.23 concern the City’s Community Involvement Program and are not applicable because the HACP amendments do not change this program.

Process design and evaluation

Policy 2.24. Representation. Facilitate participation of a cross-section of the full diversity of affected Portlanders during planning and investment processes. This diversity includes individuals, stakeholders, and communities represented by race, color, national origin, English proficiency, gender, age, disability, religion, sexual orientation, gender identity, and source of income.

Policy 2.25. Early involvement. Improve opportunities for interested and affected community members to participate early in planning and investment processes, including identifying and prioritizing issues, needs, and opportunities; participating in process design; and recommending and prioritizing projects and/or other types of implementation.

Policy 2.26. Verifying data. Use data, including community-validated population data, to guide planning and investment processes and priority setting and to shape community involvement and decision-making efforts.

Policy 2.27. Demographics. Identify the demographics of potentially affected communities when initiating a planning or investment project.

Policy 2.28. Historical understanding. To better understand concerns and conditions when initiating a project, research the history, culture, past plans, and other needs of the affected community, particularly under-represented and under-served groups, and persons with limited English proficiency (LEP). Review preliminary findings with members of the community who have institutional and historical knowledge.

Policy 2.29. Project-specific needs. Customize community involvement processes to meet the needs of those potentially affected by the planning or investment project. Use community involvement techniques that fit the scope, character, and potential impact of the planning or investment decision under consideration.

Policy 2.30. Culturally-appropriate processes. Consult with communities to design culturally-appropriate processes to meet the needs of those affected by a planning or investment project. Evaluate, use, and document creative and culturally-appropriate methods, tools, technologies, and spaces to inform and engage people from under-served and under-represented groups about planning or investment projects.

Policy 2.31. Innovative engagement methods. Develop and document innovative methods, tools, and technologies for community involvement processes for plan and investment projects.

Policy 2.32. Inclusive participation beyond Portland residents. Design public processes for planning and investment projects to engage affected and interested people who may not live in Portland such as property owners, employees, employers, and students, among others, as practicable.

Policy 2.33. Inclusive participation in Central City planning. Design public processes for the Central City that recognize its unique role as the region's center. Engage a wide range of stakeholders from the Central City and throughout the region including employees, employers, social service providers, students, and visitors, as well as regional tourism, institutional, recreation, transportation, and local/regional government representatives, as appropriate.

Policy 2.34. Accessibility. Ensure that community involvement processes for planning and investment projects are broadly accessible in terms of location, time, and language, and that they support the engagement of individuals with a variety of abilities and limitations on participation.

Policy 2.35. Participation monitoring. Evaluate and document participant demographics throughout planning and investment processes to assess whether participation reflects the demographics of affected communities. Adapt involvement practices and activities accordingly to increase effectiveness at reaching targeted audiences.

Policy 2.36. Adaptability. Adapt community involvement processes for planning and investment projects as appropriate to flexibly respond to changes in the scope and priority of the issues, needs, and other factors that may affect the process.

Policy 2.37. Process evaluation. Evaluate each community involvement process for planning or investment projects from both the City staff and participants' perspectives, and consider feedback and lessons learned to enhance future involvement efforts.

Information design and development

Policy 2.38. Accommodation. Ensure accommodations to let individuals with disabilities participate in administrative, quasi-judicial, and legislative land use decisions, consistent with federal regulations.

Policy 2.39. Notification. Notify affected and interested community members and recognized organizations about administrative, quasi-judicial, and legislative land use decisions with enough lead time to enable effective participation. Consider notification to both property owners and renters.

Policy 2.40. Tools for effective participation. Provide clear and easy access to information about administrative, quasi-judicial, and legislative land use decisions in multiple formats and through technological advancements and other ways.

Policy 2.41. Limited English Proficiency (LEP). Ensure that limited English proficient (LEP) individuals are

provided meaningful access to information about administrative, quasi-judicial, and legislative land use decisions, consistent with federal regulations.

66. Finding: Policies 2.24 through 2.37 address how the community involvement program is designed and developed to support planning and investment projects, while Policies 2.38 through 2.41 consider the implementation tools for any public events and meetings. The HACP amendment public process started at the State level with the introduction and public hearings for SB 1537 earlier in 2024. The bill requires local jurisdictions to comply by January 1, 2025, or to request an exception by that date and show that their existing regulations and processes match the purpose of the bill. Community involvement at the local level was focused on compliance with the State requirements. As stated above BPS has followed standard notification process and accommodation to let interested parties participate in the legislative project. All public meetings were noticed, and information was provided online. Information about accommodation and translation was provided on all notices. The City also sent a legislative notice on July 23, 2024 of the August 27, 2024 PSC hearings to interested parties, including neighborhood associations, business associations, and other affected jurisdictions, that have requested notice of proposed land use changes. The City sent a legislative notice on October 11, 2024 to those that participated in the PSC hearings, to inform them of the opportunity to testify at the October 30, 2024 Council public hearing and followed that up with an email to those who had signed up with an interest in the project. Therefore, the amendments are consistent with these policies.

Chapter 3: Urban Form

GOAL 3.A: A city designed for people. Portland’s built environment is designed to serve the needs and aspirations of all Portlanders, promoting prosperity, health, equity, and resiliency. New development, redevelopment, and public investments reduce disparities and encourage social interaction to create a healthy connected city.

67. Finding: City Council interprets this goal as calling for a built environment that supports the ability of Portlanders to meet their needs, including but not limited to needs for housing, employment, commercial and community services, education, and access to recreation and open space – as a basis for how the City of Portland will guide the future of the built environment. This goal identifies a number of important outcomes that this goal is intended to promote, including prosperity (which the Comprehensive Plan defines as including the prosperity of both households and businesses), health, equity (which the Comprehensive Plan defines to be when everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being, and achieve their full potential), and resilience (which the Comprehensive Plan defines as the capability to anticipate, prepare for, respond to, and recover from significant multi-hazard threats with minimum damage to social well-being, the economy, and the environment). This goal also calls for the City to be involved in fostering development and public investments that reduce disparities, which the City Council interprets to mean reducing disparities among Portlanders and Portland communities in access to resources that are essential for achieving equity, such as household income and access to housing, quality education, and services. A desired outcome of this goal is therefore to create a healthy connected city in which Portlanders can meet their needs for housing, employment, services, transportation, social connections, and have access to recreation and nature.

The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. Generally, the amendments allow adjustments to these standards in an amount to meet the objective of the bill without changing policy over urban form. Therefore, this goal is met.

GOAL 3.B: A climate and hazard resilient urban form. Portland’s compact urban form, sustainable building development practices, green infrastructure, and active transportation system reduce carbon emissions, reduce natural hazard risks and impacts, and improve resilience to the effects of climate change.

Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. Therefore, this goal is met.

GOAL 3.C: Focused growth. Household and employment growth is focused in the Central City and other centers, corridors, and transit station areas, creating compact urban development in areas with a high level of service and amenities, while allowing the relative stability of lower-density single-family residential areas.

Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. In one case, the adjustments to height in the Central City go above the minimum thresholds required by the bill. In this case, since growth is intended to be focused in the Central City, increasing the potential to adjust maximum heights in that plan district aligns with the goal. As a temporary measure, the provision can be monitored during the time it is being implemented until January 2, 2032. Therefore, this goal is met.

GOAL 3.D: A system of centers and corridors. Portland’s interconnected system of centers and corridors provides diverse housing options and employment opportunities, robust multimodal transportation connections, access to local services and amenities, and supports low-carbon complete, healthy, and equitable communities.

68. Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage

cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. Many of the height adjustment options are located within plan districts covering the city's centers and corridors. In one case, the adjustments to height in the Central City go above the minimum thresholds required by the bill. In this case, since growth is intended to be focused in the Central City, increasing the potential to adjust maximum heights in that plan district aligns with the goal. As a temporary measure, the provision can be monitored during the time it is being implemented until January 2, 2032. Therefore, this goal is met.

GOAL 3.E: Connected public realm and open spaces. A network of parks, streets, City Greenways, and other public spaces supports community interaction; connects neighborhoods, districts, and destinations; and improves air, water, land quality, and environmental health.

GOAL 3.F: Employment districts. Portland supports job growth in a variety of employment districts to maintain a diverse economy.

GOAL 3.G: Nature in the city. A system of habitat corridors weaves nature into the city, enhances habitat connectivity, and preserves natural resources and the ecosystem services they provide.

69. Finding: The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. Generally, the amendments do not impact any regulations promoting parks and open spaces, employment areas or natural areas. Existing city regulation will continue to apply to address these goals, and within the Central City, Design review will consider any impacts from height adjustments on open areas and view corridors. Therefore, the amendments are consistent with these goals.

Citywide design and development

Policy 3.1 Urban Design Framework. Use the Urban Design Framework (UDF) as a guide to create inclusive and enduring places, while providing flexibility for implementation at the local scale to meet the needs of local communities.

70. Finding: The UDF provides guidance on the built and natural form of Portland, providing in Comprehensive Plan Figure 3-1 a diagrammatic arrangement of centers, corridors, city greenways, urban habitat corridors, and pattern areas. The HACP amendments do not change the arrangement of places in Figure 3.1, but they provide additional flexibility for adjusting certain development standards for housing projects. This flexibility is required through compliance with SB 1537 and applies to some of the centers within the framework. Therefore, the HACP amendments are consistent with this policy.

Policy 3.2. Growth and stability. Direct most growth and change to centers, corridors, and transit station areas, allowing the continuation of the scale and characteristics of Portland's residential neighborhoods.

71. Finding: This policy reflects the Comprehensive Plan preferred growth scenario which calls for roughly 30% of the housing growth in the Central City, centers and corridors accommodating about 50% of new housing units, while the single-family residential areas accounting for the remaining

20% of growth. The HACP amendments do not change the zoning entitlements in the growth areas, but they do allow additional flexibility for adjusting certain development standards for housing projects. This flexibility is required through compliance with SB 1537 and applies to many of the growth areas of the city, but also provide some flexibility for single dwelling zone options. The allowance for adjustments will expire on January 2, 2032. Therefore, the HACP amendments are consistent with this policy.

Policy 3.3. Equitable development. Guide development, growth, and public facility investment to reduce disparities, ensure equitable access to opportunities, and produce positive outcomes for all Portlanders.

3.3.a. Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.

3.3.b. Make needed investments in areas that are deficient in public facilities to reduce disparities and increase equity. Accompany these investments with proactive measures to avoid displacement and increase affordable housing.

3.3.c. Encourage use of community benefit agreements to ensure equitable outcomes from development projects that benefit from public facility investments, increased development allowances, or public financial assistance. Consider community benefit agreements as a tool to mitigate displacement and housing affordability impacts.

3.3.d. Incorporate requirements into the Zoning Code to provide public and community benefits as a condition of development projects to receive increased development allowances.

3.3.e. When private property value is increased by public plans and investments, require development to address or mitigate displacement impacts and impacts on housing affordability, in ways that are related and roughly proportional to these impacts.

3.3.f. Coordinate housing, economic development, and public facility plans and investments to create an integrated community development approach to restore communities impacted by past decisions.

3.3.g. Encourage developers to engage directly with a broad range of impacted communities to identify potential impacts to private development projects, develop mitigation measures, and provide community benefits to address adverse impacts.

72. Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. The amendments do not affect other programs for community involvement and do not impact the plans for siting of public facilities or the Citywide Systems Plan (CSP). The local public notification and review process for adjustments will still apply for these temporary measures which expire in 2032. Therefore, the HACP amendments are consistent with this policy.

Policy 3.4. All ages and abilities. Strive for a built environment that provides a safe, healthful, and attractive environment for people of all ages and abilities.

73. Finding: The City Council interprets this policy to be focused on creating a supportive built environment for children, the elderly, and people with disabilities. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. Housing development will continue to meet other required zoning and building code that provide safe, livable and accessible development. The allowance for adjustments will expire January 2, 2032. Therefore, the amendments are consistent with this policy.

Policy 3.5. Energy and resource efficiency. Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.

Policy 3.6. Land efficiency. Provide strategic investments and incentives to leverage infill, redevelopment, and promote intensification of scarce urban land while protecting environmental quality.

Policy 3.7. Integrate nature. Integrate nature and use green infrastructure throughout Portland.

Policy 3.8. Leadership and innovation in design. Encourage high-performance design and development that demonstrates Portland’s leadership in the design of the built environment, commitment to a more equitable city, and ability to experiment and generate innovative design solutions.

74. Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The amendments do not impact other programs that encourage efficient design or green building. Adjustments and modifications will require findings against approval criteria which can involve design guidelines. Therefore, the amendments are consistent with this policy.

Policy 3.9. Growth and development. Evaluate the potential impacts of planning and investment decisions, significant new infrastructure, and significant new development on the physical characteristics of neighborhoods and their residents, particularly under-served and under-represented communities, with attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts.

75. Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with this policy.

Policy 3.11. Significant places. Enhance and celebrate significant places throughout Portland with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city. Consider these especially at:

- High-visibility intersections

- Attractions
- Schools, libraries, parks, and other civic places
- Bridges
- Rivers
- Viewpoints and view corridor locations
- Historically or culturally significant places
- Connections to volcanic buttes and other geologic and natural landscape features
- Neighborhood boundaries and transitions

76. Finding: City Council interprets this policy as applying to prominent specific places, features and iconic structures. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The amendments do not impact other policies to consider significant or historic places and view corridors. Adjustments and modifications will require findings against their approval criteria and design guidelines within the Central City will consider impacts of development on significant places. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with this policy.

Centers

Policy 3.12. Role of centers. Enhance centers as anchors of complete neighborhoods that include concentrations of commercial and public services, housing, employment, gathering places, and green spaces.

Policy 3.13. Variety of centers. Plan for a range of centers across the city to enhance local, equitable access to services, and expand housing opportunities.

Policy 3.14. Housing in centers. Provide housing capacity for enough population to support a broad range of commercial services, focusing higher-density housing within a half-mile of the center core.

Policy 3.15. Investments in centers. Encourage public and private investment in infrastructure, economic development, and community services in centers to ensure that all centers will support the populations they serve.

Policy 3.16. Government services. Encourage the placement of services in centers, including schools and colleges, health services, community centers, daycare, parks and plazas, library services, and justice services.

Policy 3.17. Arts and culture. Ensure that land use plans and infrastructure investments allow for and incorporate arts, culture, and performance arts as central components of centers.

Policy 3.18. Accessibility. Design centers to be compact, safe, attractive, and accessible places, where the street environment makes access by transit, walking, biking, and mobility devices such as wheelchairs, safe and attractive for people of all ages and abilities.

Policy 3.19. Center connections. Connect centers to each other and to other key local and regional destinations, such as schools, parks, and employment areas, by frequent and convenient transit, bicycle sharing, bicycle routes, pedestrian trails and sidewalks, and electric vehicle charging stations.

Policy 3.20. Green infrastructure in centers. Integrate nature and green infrastructure into centers and enhance public views and connections to the surrounding natural features.

77. Finding: Policies 3.12 through 3.20 provide guidance on how centers identified on the Comprehensive Plan map should evolve over time. The policies address investments, uses, the relationship of centers to transportation networks, design, and development. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. The amendments do not impact other policies to consider significant or historic places and view corridors. Adjustments and modifications will require findings against their approval criteria and design guidelines, when applicable, will consider impacts of development on significant places. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies. City Council interprets most of these policies as applying to the commercial/mixed use and multi-dwelling zones within the mapped boundaries of centers. The exception to this is policy 3.14, which calls for providing housing capacity within a half-mile of center cores to provide population to support services in centers.

Policy 3.21. Role of the Central City. Encourage continued growth and investment in the Central City, and recognize its unique role as the region's premier center for jobs, services, and civic and cultural institutions that support the entire city and region.

Policy 3.22. Model Urban Center. Promote the Central City as a living laboratory that demonstrates how the design and function of a dense urban center can concurrently provide equitable benefits to human health, the natural environment, and the local economy.

Policy 3.23. Central City employment. Encourage the growth of the Central City's regional share of employment and continue its growth as the region's unique center for innovation and exchange through commerce, employment, arts, culture, entertainment, tourism, education, and government.

Policy 3.24. Central City housing. Encourage the growth of the Central City as Portland's and the region's largest center with the highest concentrations of housing and with a diversity of housing options and services.

Policy 3.25. Transportation hub. Enhance the Central City as the region's multimodal transportation hub and optimize regional access as well as the movement of people and goods among key destinations.

Policy 3.26. Public places. Promote public places and the Willamette River waterfront in the Central City as places of business and social activity and gathering for the people of its districts and the broader region.

78. Finding: Policies 3.21 through 3.26 provide direction on the desired characteristics and functions of the Central City. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to

further promote the development of stable housing which is a burden for many populations. Within the Central City, the adjustments to height may exceed the maximum allowance of 20% that is within other plan districts. However, the amendments do not impact other policies and implementation tools to consider the purpose of height limits and any significant or historic places and view corridors. Adjustments and modifications will require findings against their approval criteria and design guidelines, applicable in the Central City, will consider impacts of development on public places. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Gateway Regional Center

Policy 3.27 Role of Gateway. Encourage growth and investment in Gateway to enhance its role as East Portland’s center of employment, commercial, and public services.

Policy 3.28 Housing. Encourage housing in Gateway, to create East Portland’s largest concentration of high-density housing.

Policy 3.29 Transportation. Enhance Gateway’s role as a regional high-capacity transit hub that serves as an anchor for East Portland’s multimodal transportation system.

Policy 3.30 Public places. Enhance the public realm and public places in Gateway to provide a vibrant and attractive setting for business and social activity that serves East Portland residents and the region.

79. Finding: Policies 3.27 through 3.30 provide direction on the desired characteristics and functions of the Gateway Regional Center. The HACP amendments do not change the boundary of the Gateway Regional Center on the Urban Design Framework or propose new transportation facilities or new public spaces. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in Gateway could further encourage the development of housing, but requests would be subject to the adjustment and design review approval criteria. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Town Centers

Policy 3.31 Role of Town Centers. Enhance Town Centers as successful places that serve the needs of surrounding neighborhoods as well as a wider area, and contain higher concentrations of employment, institutions, commercial and community services, and a wide range of housing options.

Policy 3.32 Housing. Provide for a wide range of housing types in Town Centers, which are intended to generally be larger in scale than the surrounding residential areas. There should be sufficient zoning capacity within a half-mile walking distance of a Town Center to accommodate 7,000 households.

Policy 3.33 Transportation. Improve Town Centers as multimodal transportation hubs that optimize access from the broad area of the city they serve and are linked to the region’s high-capacity transit system.

Policy 3.34 Public places. Provide parks or public squares within or near Town Centers to support their roles as places of focused business and social activity.

80. Finding: Policies 3.31 through 3.34 provide the direction and function for Town Centers. The HACP amendments do not change the boundary of any Town Centers on the Urban Design Framework, propose new transportation facilities or new public spaces. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in Town Centers could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Neighborhood Centers

Policy 3.35 Role of Neighborhood Centers. Enhance Neighborhood Centers as successful places that serve the needs of surrounding neighborhoods. In Neighborhood Centers, provide for higher concentrations of development, employment, commercial and community services, and a wider range of housing options than the surrounding neighborhoods.

Policy 3.36 Housing. Provide for a wide range of housing types in Neighborhood Centers, which are intended to generally be larger in scale than the surrounding residential areas, but smaller than Town Centers. There should be sufficient zoning capacity within a half-mile walking distance of a Neighborhood Center to accommodate 3,500 households.

Policy 3.37 Transportation. Design Neighborhood Centers as multimodal transportation hubs that are served by frequent-service transit and optimize pedestrian and bicycle access from adjacent neighborhoods.

Policy 3.38 Public places. Provide small parks or plazas within or near Neighborhood Centers to support their roles as places of local activity and gathering.

81. Finding: Policies 3.35 through 3.38 provide direction on the desired characteristics and functions of neighborhood centers. These policies are principally targeted at multi-dwelling and mixed-use zones. They address the types of uses that are expected in Neighborhood Centers, the intensity of housing, the presence of multimodal transportation options, and the need for public spaces. The HACP amendments do not change the boundary of any Neighborhood Centers on the Urban Design Framework, or propose new transportation facilities or new public spaces. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in Neighborhood Centers could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Inner Ring Districts

Policy 3.39 Growth. Expand the range of housing and employment opportunities in the Inner Ring

Districts. Emphasize growth that replaces gaps in the historic urban fabric, such as redevelopment of surface parking lots and 20th century auto-oriented development.

Policy 3.40 Corridors. Guide growth in corridors to transition to mid-rise scale close to the Central City, especially along Civic Corridors.

Policy 3.41 Distinct identities. Maintain and enhance the distinct identities of the Inner Ring Districts and their corridors. Use and expand existing historic preservation and design review tools to accommodate growth in ways that identify and preserve historic resources and enhance the distinctive characteristics of the Inner Ring Districts, especially in areas experiencing significant development.

Policy 3.42 Diverse residential areas. Provide a diversity of housing opportunities in the Inner Ring Districts' residential areas. Encourage approaches that preserve or are compatible with existing historic properties in these areas. Acknowledge that these areas are historic assets and should retain their established characteristics and development patterns, even as Inner Ring centers and corridors grow. Apply base zones in a manner that takes historic character and adopted design guidelines into account.

Policy 3.43 Active transportation. Enhance the role of the Inner Ring Districts' extensive transit, bicycle, and pedestrian networks in conjunction with land uses that optimize the ability for more people to utilize this network. Improve the safety of pedestrian and bike connections to the Central City. Strengthen transit connections between the Inner Ring Districts and to the Central City.

82. Finding: Policies 3.39 through 3.43 provide direction on the desired characteristics and functions of the Inner Ring Districts. These are the pre-automobile neighborhoods within short distance of the Central City. They include some of Portland's oldest neighborhoods, including Buckman, Albina, and Northwest Portland. In the mid-20th-century many older buildings in these neighborhoods were demolished to make way for transportation infrastructure and parking. These policies encourage infill development to re-establish the historic pedestrian-oriented urban form and acknowledge the close proximity of the Central City's array of services, jobs, and amenities. In the Urban Form Background Report with the 2035 Comprehensive Plan, the Inner Ring was described as having a consistent pattern of rectilinear blocks, typically 200'-deep; streets with sidewalks, planting strips, and street trees; a fine-grain pattern of development, based on lots commonly 50' x 100' street-oriented buildings; and a green-edge of front setbacks. The report noted several particularly distinctive places with unique street patterns, including Ladd's Addition, Laurelhurst, Alameda, and Woodlawn.

The HACP amendments do not change the boundary of the Inner Ring District on the Urban Design Framework. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in Inner Ring District could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Corridors

Policy 3.44. Growth and mobility. Coordinate transportation and land use strategies along corridors to

accommodate growth and mobility needs for people of all ages and abilities.

Policy 3.45. Connections. Improve corridors as multimodal connections providing transit, pedestrian, bicycle, and motor vehicle access and that serve the freight needs of centers and neighborhood business districts.

Policy 3.46. Design. Encourage street design that balances the important transportation functions of corridors with their roles as the setting for commercial activity and residential living.

Policy 3.47. Green infrastructure in corridors. Enhance corridors with distinctive green infrastructure, including landscaped stormwater facilities, extensive tree plantings, and other landscaping that both provide environmental function and contribute to a quality pedestrian environment.

83. Finding: Policies 3.44 through 3.47 provide direction on the desired characteristics and functions of corridors as well as street design and future land use changes. Corridors are defined as part of the City's Urban Design Framework in Figure 3-2 of the Comprehensive Plan. The HACP amendments do not change the location of the Corridors on the Urban Design Framework. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in corridors could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Civic Corridors

Policy 3.48. Integrated land use and mobility. Enhance Civic Corridors as distinctive places that are models of ecological urban design, with transit-supportive densities of housing and employment, prominent street trees and other green features, and high-quality transit service and pedestrian and bicycle facilities.

Policy 3.49. Design great places. Improve public streets and sidewalks along Civic Corridors to support the vitality of business districts, create distinctive places, provide a safe, healthy, and attractive pedestrian environment, and contribute to quality living environments for residents.

Policy 3.50. Mobility corridors. Improve Civic Corridors as key mobility corridors of citywide importance that accommodate all modes of transportation within their right-of-way or on nearby parallel routes.

Policy 3.51. Freight. Maintain freight mobility and access on Civic Corridors that are also Major or Priority Truck Streets.

84. Finding: Policies 3.48 through 3.51 provide direction on the desired characteristics and functions of civic corridors as well as street design and future land use changes. These policies are implemented by the Bureau of Transportation through the Transportation System Plan and street design guidelines, as well as by higher-density mixed-use and multi-dwelling zoning along the corridors mapped on the UDF. The HACP amendments do not change the location of the Civic Corridors on the Urban Design Framework. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the

prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in corridors could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. Therefore, the amendments are consistent with these policies.

Neighborhood Corridors

Policy 3.52. Neighborhood Corridors. Enhance Neighborhood Corridors as important places that support vibrant neighborhood business districts with quality multi-family housing, while providing transportation connections that link neighborhoods.

85. Finding: This policy provides direction on the desired characteristics and functions of corridors as well as street design and future land use changes. This policy is primarily implemented by the Bureau of Transportation through the Transportation System Plan and by higher-density mixed-use and multi-dwelling zoning along the corridors mapped on the UDF. The HACP amendments do not change the location of the Corridors on the Urban Design Framework. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in corridors could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Transit Station Areas

Policy 3.53. Transit-oriented development. Encourage transit-oriented development and transit-supportive concentrations of housing and jobs, and multimodal connections at and adjacent to high-capacity transit stations.

Policy 3.54. Community connections. Integrate transit stations into surrounding communities and enhance pedestrian and bicycle facilities (including bike sharing) to provide safe and accessible connections to key destinations beyond the station area.

Policy 3.55. Transit station area safety. Design transit areas to improve pedestrian, bicycle, and personal safety.

Policy 3.56. Center stations. Encourage transit stations in centers to provide high density concentrations of housing and commercial uses that maximize the ability of residents to live close to both high-quality transit and commercial services.

Policy 3.57. Employment stations. Encourage concentrations of jobs and employment-focused land uses in and around stations in employment-zoned areas.

Policy 3.58. Transit neighborhood stations. Encourage concentrations of mixed-income residential development and supportive commercial services close to transit neighborhood stations. Transit neighborhood stations serve mixed-use areas that are not in major centers.

Policy 3.59. Destination stations. Enhance connections between major destinations and transit facilities and strengthen the role of these station areas as places of focused activity.

86. Finding: Policies 3.53 through 3.59 provide direction on the desired characteristics and functions of transit station areas. These policies are implemented by higher-density mixed-use, employment, and multi-dwelling zoning in designated transit station areas, as well as through transportation improvements providing connections to transit stations. The HACP amendments do not change the designation of transit station areas. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in station areas could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

City Greenways

Policy 3.60. Connections. Create a network of distinctive and attractive City Greenways that link centers, parks, schools, rivers, natural areas, and other key community destinations.

Policy 3.61. Integrated system. Create an integrated City Greenways system that includes regional trails through natural areas and along Portland's rivers, connected to neighborhood greenways, and heritage parkways.

Policy 3.62. Multiple benefits. Design City Greenways that provide multiple benefits that contribute to Portland's pedestrian, bicycle, green infrastructure, and parks and open space systems.

Policy 3.63. Design. Use design options such as distinctive street design, motor vehicle diversion, landscaping, tree plantings, scenic views, and other appropriate design options, to create City Greenways that extend the experience of open spaces and nature into neighborhoods, while improving stormwater management and calming traffic.

87. Finding: Policies 3.60 through 3.63 primarily relate to the design and construction of improvements for City Greenways within rights-of-way and not to the development requirements for lots that abut them. The HACP amendments do not change the location of the City Greenways. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. Adjustments would consider the impact on the greenway network. Therefore, the amendments are consistent with these policies.

Urban habitat corridors

Policy 3.64. Urban habitat corridors. Establish a system of connected, well-functioning, and diverse habitat corridors that link habitats in Portland and the region, facilitate safe fish and wildlife access and movement through and between habitat areas, enhance the quality and connectivity of existing habitat corridors, and establish new habitat corridors in developed areas.

Policy 3.65. Habitat connection tools. Improve habitat corridors using a mix of tools including natural resource protection, property acquisition, natural resource restoration, tree planting and landscaping with native plants, and ecological design integrated with new development.

Policy 3.66. Connect habitat corridors. Ensure that planned connections between habitat corridors, greenways, and trails are located and designed to support the functions of each element, and create positive interrelationships between the elements, while also protecting habitat functions, fish, and wildlife.

88. Finding: Habitat corridors are mapped on Figure 3-6 of the Comprehensive Plan. The City has an adopted Natural Resources Inventory (NRI) that provides a basis for establishing future habitat corridors and enhancing connectivity. The City’s environmental overlay zone regulations are the implementing regulatory tools to preserve natural resources and their ecosystem services, particularly in relationship habitat areas. The HACP amendments do not amend either the NRI or the existing environmental zone regulations. Habitat corridors also include tree canopy. The HACP amendments do not change Title 11 tree preservation and tree density requirements that apply in development situations. Therefore, these policies are not applicable.

Central City Pattern Area

Policy 3.83. Central City districts. Enhance the distinct identities of the Central City’s districts.

Policy 3.84. Central City river orientation. Enhance and strengthen access and orientation to the Willamette River in the Central City and increase river-focused activities.

Policy 3.85. Central City pedestrian system. Maintain and expand the Central City’s highly interconnected pedestrian system.

Policy 3.86. Central City bicycle system. Expand and improve the Central City’s bicycle system.

89. Finding: Policies 3.83 through 3.86 provide direction on the desired characteristics and functions of the Central City Pattern Area. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to maximum height in the Central City could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review guidelines which address these policies. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Inner Neighborhoods Pattern Area

Policy 3.87 Inner Neighborhoods main streets. Maintain and enhance the Streetcar Era pattern of street-oriented buildings along Civic and Neighborhood corridors.

Policy 3.88 Inner Neighborhoods street patterns. Preserve the area’s urban fabric of compact blocks and its highly interconnected grid of streets.

Policy 3.89 Inner Neighborhoods infill. Fill gaps in the urban fabric through infill development on vacant and underutilized sites and in the reuse of historic buildings on adopted inventories.

Policy 3.90 Inner Neighborhoods active transportation. Use the extensive street, sidewalk, and bikeway

system and multiple connections to the Central City as a key part of Portland’s active transportation system

Policy 3.91 Inner Neighborhoods residential areas. Continue the patterns of small, connected blocks, regular lot patterns, and streets lined by planting strips and street trees in Inner Neighborhood residential areas.

90. Finding: Policies 3.87 through 3.91 provide direction on the desired characteristics and functions of the Inner Neighborhoods Pattern Area. The Inner Neighborhoods were developed and shaped during the Streetcar Era of the late 19th and early 20th centuries. The Inner Neighborhoods are characterized by a regular pattern of neighborhood business districts located along former streetcar streets interspersed with residential areas. These policies express the overall design approach in Inner Neighborhoods. They address block patterns, infill development, building orientation and design, and active transportation. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. These amendments do not impact street patterns or sidewalk requirements. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Eastern Neighborhoods Pattern Area

Policy 3.92 Eastern Neighborhoods street, block, and lot pattern. Guide the evolving street and block system in the Eastern Neighborhoods in ways that build on positive aspects of the area’s large blocks, such as opportunities to continue mid-block open space patterns and create new connections through blocks that make it easier to access community destinations.

- A. **North-South Transit.** Support development of, access to, and service enhancement for North-South transit.
- B. **Alleyways.** Promote and guide the implementation of alley improvements that result in alleys that are safe, well maintained, and an asset for the community.

Policy 3.93 Eastern Neighborhoods site development. Require that land be aggregated into larger sites before land divisions and other redevelopment occurs. Require site plans which advance design and street connectivity goals.

Policy 3.94 Eastern Neighborhoods trees and natural features. Encourage development and right-of-way design that preserves and incorporates Douglas fir trees and groves, and that protects the area’s streams, forests, wetlands, steep slopes, and buttes.

Policy 3.95 Eastern Neighborhoods buttes. Enhance public views of the area’s skyline of buttes and stands of tall Douglas fir trees.

Policy 3.96 Eastern Neighborhoods corridor landscaping. Encourage landscaped building setbacks along residential corridors on major streets.

Policy 3.97 Eastern Neighborhoods active transportation. Enhance access to centers, employment areas, and other community destinations in Eastern Neighborhoods by ensuring that corridors have safe

and accessible pedestrian and bicycle facilities and creating additional secondary connections that provide low-stress pedestrian and bicycle access.

91. Finding: Policies 3.92 through 3.97 provide direction on the desired characteristics and functions of the Eastern Neighborhoods Pattern Area. They address street patterns, site development, natural features, and active transportation. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. These amendments do not impact street patterns landscaping, natural features or sidewalk requirements. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Western Neighborhoods Pattern Area

Policy 3.98 Western Neighborhoods village character. Enhance the village character of the Western Neighborhoods' small commercial districts and increase opportunities for more people to live within walking distance of these neighborhood anchors.

- A. **Prioritize new sidewalk connections.** Prioritize adding sidewalks where there are none over expanding/ widening existing connections.
- B. **North-South transit.** Support development of, access to, and service enhancement for North-South transit.

Policy 3.99 Western Neighborhoods active transportation. Provide safe and accessible pedestrian and bicycle connections, as well as off-street trail connections, to and from residential neighborhoods.

Policy 3.100 Western Neighborhoods development. Encourage new development and infrastructure to be designed to minimize impacts on the area's streams, ravines, and forested slopes.

Policy 3.101 Western Neighborhoods habitat corridors. Preserve, enhance, and connect the area's network of habitat areas and corridors, streams, parks, and tree canopy.

Policy 3.102 Western Neighborhoods trails. Develop pedestrian-oriented connections and enhance the Western Neighborhoods' distinctive system of trails to increase safety, expand mobility, access to nature, and active living opportunities in the area.

- A. **TDM strategies.** Explore and emphasize Transportation Demand Management strategies and tools, that function in spite of unique topographic conditions of the West Hills, to provide effective options for commuters while reducing carbon emissions, improving neighborhood livability and cycling safety, and protecting important natural resources.
- B. **Forest Park natural resources.** Protect the ecological quality and function of natural Forest Park's natural resources in the design and development of transportation projects in or near the park and avoid, minimize, then mitigate adverse impacts to wildlife, habitat, and riparian corridors.
- C. **Focus for active transportation.** Primarily focus sidewalk and bicycle route improvements in (and in close proximity to) the designated Centers and Corridors of the Comp Plan.

- D. **Filling gaps in connections.** Fill gaps in important access connections, including exploring traditional ROW acquisition and partnerships with other City bureaus.
 - E. **Accessible routes.** Improve accessibility/create parallel routes in some cases (for motor vehicles, bicycles and pedestrians, and/or both). Explore what existing facilities and connections most merit upgrades or secondary accessible routes.
92. **Finding:** Policies 3.98 through 3.102 provide direction on the desired characteristics and functions of the Western Neighborhoods Pattern Area. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. These amendments do not impact street patterns, landscaping, natural features or sidewalk requirements. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Chapter 4: Design and Development

Goal 4.A: Context-sensitive design and development. New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change.

93. **Finding:** The Design and Development chapter focuses on the specifics of the built environment. City Council interprets this goal as calling for the design of new development to consider and respond to the context where the development is taking place. This context includes physical characteristics, as well as the history and culture of places. Zoning and development standards are only one of many ingredients that define a neighborhood’s context. In addition to the architecture of its homes and the people who inhabit them, the context of a neighborhood also concerns the spaces in between – the natural environment, open space, plants, access to sunlight, and more. Street layout, topography, existing vegetation and mix of residential, commercial and open space also have a strong influence. In addition, a neighborhood’s historical narrative, such as influences from major infrastructure or institutional investments or changing socio-economic compositions, also define the distinct attributes of different neighborhoods. City Council interprets response to context to not be about replicating what exists, but for development and the regulations that shape this development to be informed by context.

The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which address the context of the

area in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, this goal is met.

Goal 4.B: Historic and cultural resources. Historic and cultural resources are integral parts of an urban environment that continue to evolve and are preserved.

- 94. Finding:** City Council interprets this goal as recognizing that Portland’s built environment will and should continue to change over time, but that it is important that historic and cultural resources be preserved as part of this changing environment. City Council interprets “historic and cultural resources” to refer to “historic resources” as defined in the Comprehensive Plan, which indicates that these are designated historic resources that include “historic landmarks, conservation landmarks, historic districts, conservation districts, and structures or objects that are identified as contributing to the historic significance of a district, including resources that are listed in the National Register of Historic Places.”

The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which consider the context of the area including the location of historic or cultural resources. The allowance for adjustments will expire on January 2, 2032. Therefore, this goal is met.

Goal 4.C: Human and environmental health. Neighborhoods and development are efficiently designed and built to enhance human and environmental health: they protect safety and livability; support local access to healthy food; limit negative impacts on water, hydrology, and air quality; reduce carbon emissions; encourage active and sustainable design; protect wildlife; address urban heat islands; and integrate nature and the built environment.

- 95. Finding:** City Council interprets this goal as calling for the protection and enhancement of human and environmental health as objectives that should guide City actions related to the built environment. City Council interprets development that is “efficiently designed” as designed to be resource- and cost-efficient. The HACP amendments to not impact policies and regulations that limit impacts on city resources or integrate the natural environment. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking locatin, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address natural context in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with this goal.

Goal 4.D: Urban resilience. Buildings, streets, and open spaces are designed to ensure long-term resilience and to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

96. Finding: City Council interprets this goal as calling for the protection and enhancement of human and environmental health as objectives that should guide City actions related to the built environment. City Council interprets development that is “efficiently designed” as designed to be resource- and cost-efficient. The HACP amendments to not impact policies and regulations that ensure long-term resilience. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address this context in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with this goal.

Context

Policy 4.1. Pattern areas. Encourage building and site designs that respect the unique built, natural, historic, and cultural characteristics of Portland’s five pattern areas described in Chapter 3: Urban Form.

Policy 4.2. Community identity. Encourage the development of character-giving design features that are responsive to place and the cultures of communities.

Policy 4.3. Site and context. Encourage development that responds to and enhances the positive qualities of site and context — the neighborhood, the block, the public realm, and natural features.

Policy 4.4. Natural features and green infrastructure. Integrate natural and green infrastructure such as trees, green spaces, ecoroofs, gardens, green walls, and vegetated stormwater management systems, into the urban environment. Encourage stormwater facilities that are designed to be a functional and attractive element of public spaces, especially in centers and corridors.

Policy 4.5. Pedestrian-oriented design. Enhance the pedestrian experience throughout Portland through public and private development that creates accessible, safe, and attractive places for all those who walk and/or use wheelchairs or other mobility devices.

Policy 4.6. Street orientation. Promote building and site designs that enhance the pedestrian experience with windows, entrances, pathways, and other features that provide connections to the street environment.

Policy 4.7. Development and public spaces. Guide development to help create high-quality public places and street environments while considering the role of adjacent development in framing, shaping, and activating the public space of streets and urban parks.

97. Finding: Policies 4.1 through 4.3 provide direction on how the context of where development occurs should be considered in City implementation approaches – including how building and site design respect pattern areas and respond to the physical character-giving aspect of place and context. These policies are implemented by site and building development standards in the zoning code, and in some situations through design review guidelines. Policies 4.4 through 4.7 calls for development to incorporate natural features, provide pedestrian access and orient to the street or public spaces. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments

to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address these contextual requirements in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Policy 4.8. Alleys. Encourage the continued use of alleys for parking access, while preserving pedestrian access. Expand the number of alley-facing accessory dwelling units.

Policy 4.9. Transitional urbanism. Encourage temporary activities and structures in places that are transitioning to urban areas to promote job creation, entrepreneurship, active streets, and human interaction.

98. Finding: The HACP amendments do not impact location of alleys or temporary activities. These policies do not apply.

Health and safety

Policy 4.10. Design for active living. Encourage development and building and site design that promotes a healthy level of physical activity in daily life.

Policy 4.11. Access to light and air. Provide for public access to light and air by managing and shaping the height and mass of buildings while accommodating urban-scale development.

Policy 4.12. Privacy and solar access. Encourage building and site designs that consider privacy and solar access for residents and neighbors while accommodating urban-scale development.

Policy 4.13. Crime-preventive design. Encourage building, site, and public infrastructure design approaches that help prevent crime.

Policy 4.14. Fire prevention and safety. Encourage building and site design that improves fire prevention, safety, and reduces seismic risks.

99. Finding: Policies 4.10 through 4.14 provide direction on the promotion of health and safety in development. They address issues such as site planning, solar access, and design approaches that reduce crime or mitigate seismic hazards. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address livability requirements in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Residential areas

Policy 4.15. Residential area continuity and adaptability. Encourage more housing choices to accommodate a wider diversity of family sizes, incomes, and ages, and the changing needs of households over time. Allow adaptive reuse of existing buildings, the creation of accessory dwelling

units, and other arrangements that bring housing diversity that is compatible with the general scale and patterns of residential areas.

Policy 4.16. Scale and patterns. Encourage design and development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow for a range of architectural styles and expression.

Policy 4.17. Demolitions. Encourage alternatives to the demolition of sound housing, such as rehabilitation and adaptive reuse, especially affordable housing, and when new development would provide no additional housing opportunities beyond replacement.

Policy 4.18. Compact single-family options. Encourage development and preservation of small resource-efficient and affordable single-family homes in all areas of the city.

Policy 4.19. Resource efficient and healthy residential design and development. Support resource efficient and healthy residential design and development.

100. Finding: City Council interprets the residential areas policies (policies 4.15 through 4.19) as applying to the lower-density residential zones located outside centers, including the single-dwelling zones. Council interprets “compatible” to mean two things that are able to exist or occur together without conflict. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, which can address livability and context requirements in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Design and development of centers and corridors

Policy 4.20. Walkable scale. Focus services and higher-density housing in the core of centers to support a critical mass of demand for commercial services and more walkable access for customers.

Policy 4.21. Street environment. Encourage development in centers and corridors to include amenities that create a pedestrian-oriented environment and provide places for people to sit, spend time, and gather.

Policy 4.22. Relationship between building height and street size. Encourage development in centers and corridors that is responsive to street space width, thus allowing taller buildings on wider streets.

Policy 4.23. Design for pedestrian and bicycle access. Provide accessible sidewalks, high-quality bicycle access, and frequent street connections and crossings in centers and corridors.

Policy 4.24. Drive-through facilities. Prohibit drive through facilities in the Central City, and limit new development of new ones in the Inner Ring Districts and centers to support a pedestrian-oriented environment.

Policy 4.25. Residential uses on busy streets. Improve the livability of places and streets with high motor vehicle volumes. Encourage landscaped front setbacks, street trees, and other design approaches to buffer residents from street traffic.

Policy 4.26. Active gathering places. Locate public squares, plazas, and other gathering places in centers and corridors to provide places for community activity and social connections. Encourage location of businesses, services, and arts adjacent to these spaces that relate to and promote the use of the space.

Policy 4.27. Protect defining features. Protect and enhance defining places and features of centers and corridors, including landmarks, natural features, and historic and cultural resources.

Policy 4.28. Historic buildings in centers and corridors. Protect and encourage the restoration and improvement of historic resources in centers and corridors.

Policy 4.29. Public art. Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers and corridors, and that highlight the history and diverse cultures of neighborhoods.

101. Finding: Policies 4.20 through 4.29 address design and development in centers and along corridors. The policies provide guidance on development scale, streetscapes, gathering spaces, public art, and historic preservation. City Council interprets these policies as applying to the higher-density commercial/mixed use, multi-dwelling, and employment zones within the mapped boundaries of centers and along designated civic and neighborhood corridors. Comprehensive Plan text accompanying these policies indicates that “centers and corridors are places where large numbers of people live, work, and visit.” This describes the higher-density mixed-use, multi-dwelling, and employment zones in centers and corridors that are the focus of these policies. The Comprehensive Plan defines “high-density housing” as referring to “housing that is mid- to high-rise in building scale,” and furthermore defines “mid-rise” as a building between five and seven stories in height.

The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address livability requirements in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Policy 4.30. Scale transitions. Create transitions in building scale in locations where higher-density and higher-intensity development is adjacent to smaller-scale single-dwelling zoning. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and limit light and privacy impacts on adjacent residents.

Policy 4.31. Land use transitions. Improve the interface between non-residential uses and residential uses in areas where commercial or employment uses are adjacent to residentially-zoned land.

Policy 4.32. Industrial edge. Protect non-industrially zoned parcels from the adverse impacts of facilities and uses on industrially zoned parcels using a variety of tools, including but not limited to vegetation, physical separation, land acquisition, and insulation to establish buffers between industrial sanctuaries and adjacent residential or mixed-use areas to protect both the viability of long-term industrial operations and the livability of adjacent areas.

102. Finding: Policies 4.30 through 4.32 provide direction regarding transitions between different types of land uses and development scales. These policies are implemented by regulations in the higher-density mixed-use, multi-dwelling, employment, and institutional zones that require transitions in building height, landscaped buffers, and limitations in activities adjacent to single-dwelling zoning. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address livability requirements in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Scenic resources

Policy 4.41. Scenic resources. Enhance and celebrate Portland’s scenic resources to reinforce local identity, histories, and cultures and contribute toward way-finding throughout the city. Consider views of mountains, hills, buttes, rivers, streams, wetlands, parks, bridges, the Central City skyline, buildings, roads, art, landmarks, or other elements valued for their aesthetic appearance or symbolism.

Policy 4.42. Scenic resource protection. Protect and manage designated significant scenic resources by maintaining scenic resource inventories, protection plans, regulations, and other tools.

Policy 4.43. Vegetation management. Maintain regulations and other tools for managing vegetation in a manner that preserves or enhances designated significant scenic resources.

Policy 4.44. Building placement, height, and massing. Maintain regulations and other tools related to building placement, height, and massing to preserve designated significant scenic resources.

Policy 4.45. Future development. Encourage new public and private development to create new public viewpoints providing views of Portland’s rivers, bridges, surrounding mountains, hills and buttes, the Central City skyline, and other landmark features.

103. Finding: The City has designated scenic resources in an adopted inventory and protects them through an overlay zone (Chapter 33.480) which addresses landscaping, setbacks, screening, building facades and tree removal. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address impacts on public view and scenic corridors. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Historic and cultural resources

Policy 4.46. Historic and cultural resource protection. Protect and encourage the restoration of historic

buildings, places, and districts that contribute to the distinctive character and history of Portland’s evolving urban environment.

Policy 4.47. State and federal historic resource support. Advocate for state and federal policies, programs, and legislation that would enable stronger historic resource designations, protections, and rehabilitation programs.

Policy 4.48. Continuity with established patterns. Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources.

Policy 4.49. Resolution of conflicts. Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to consider the character of the historic resources in the district.

Policy 4.50. Demolition. Protect historic resources from demolition. Provide opportunities for public comment, and encourage pursuit of alternatives to demolition or other actions that mitigate for the loss.

Policy 4.51. City-owned historic resources. Maintain City-owned historic resources with necessary upkeep and repair.

Policy 4.52. Historic Resources Inventory. Maintain and periodically update Portland’s Historic Resources Inventory to inform historic and cultural resource preservation strategies.

Policy 4.53. Preservation equity. Expand historic preservation inventories, regulations, and programs to encourage historic preservation in areas and in communities that have not benefited from past historic preservation efforts, especially in areas with high concentrations of under-served and/or under-represented people.

Policy 4.54. Cultural diversity. Work with Portland’s diverse communities to identify and preserve places of historic and cultural significance.

Policy 4.55. Cultural and social significance. Encourage awareness and appreciation of cultural diversity and the social significance of historic places and their roles in enhancing community identity and sense of place.

Policy 4.56. Community structures. Encourage the adaptive reuse of historic community structures, such as former schools, meeting halls, and places of worship, for arts, cultural, and community uses that continue their role as anchors for community and culture.

Policy 4.57. Economic viability. Provide options for financial and regulatory incentives to allow for the productive, reasonable, and adaptive reuse of historic resources.

Policy 4.58. Archaeological resources. Protect and preserve archaeological resources, especially those sites and objects associated with Native American cultures. Work in partnership with tribal nations, Native American communities, and the state to protect against disturbance to Native American archaeological resources.

104. Finding: Policies 4.46 through 4.58 address historic and cultural resources. The City’s regulations for historic and cultural resource preservation are found in Chapter 33.445. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The

intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards could further encourage the development of housing, but requests would be subject to the adjustment approval criteria, and design review if applicable, which can address historic and cultural context in reviewing the request. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Chapter 5: Housing

Goal 5.A: Housing diversity. Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

105. Finding: The City's Housing Needs Analysis, which was adopted (Ordinance 185657) and acknowledged by LCDC on June 11, 2014, consists of five distinct reports that analyzed the state of housing supply, housing affordability issues and the City's ability to meet projected housing demand. The Buildable Land Inventory (BLI), which was adopted (Ordinance 187831) and acknowledged by LCDC on April 25, 2017, identified the supply of land available to provide this needed housing. This demonstrated compliance with Statewide Land Use Goal 10. These background documents formed the policy direction that planning projects ensure that a variety of housing be provided to meet the needs of all Portlanders.

The HACP amendments do not change allowances for housing on the Zoning Map or reduce allowances for housing provided in the Zoning Code. As a result, the amendments do not decrease the amount or types of housing anticipated to be built under the supporting documents or the 2035 Comprehensive Plan. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects. The allowance for adjustments will expire on January 2, 2032. Therefore, this goal is met.

Goal 5.B: Equitable access to housing. Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.

106. Finding: City Council defines "equitable access to housing" as a goal to create housing that is accessible and affordable to a wide range of households, including people with disabilities, people of color, low-income households, diverse household types, and older adults. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for

adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Goal 5.C: Healthy connected city. Portlanders live in safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, and affordable multimodal transportation.

107. Finding: This goal ensures that housing be provided in areas of the city that also have access to the goods and services needed by the residents on a daily basis, often defined as a Complete Neighborhood, as well as to ensure access to affordable transportation options. This goal is generally implemented through the base zones and plan districts that concentrate the greatest amount of housing growth in the areas with the best access to services. The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Goal 5.D: Affordable housing. Portland has an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

Goal 5.E: High-performance housing. Portland residents have access to resource-efficient and high-performance housing for people of all abilities and income levels.

108. Finding: The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Diverse and expanding housing supply

Policy 5.1. Housing supply. Maintain sufficient residential development capacity to accommodate Portland's projected share of regional household growth.

Policy 5.2. Housing growth. Strive to capture at least 25 percent of the seven-county region's residential growth (Multnomah, Washington, Clackamas, Yamhill, Columbia, Clark, and Skamania counties).

Policy 5.3. Housing potential. Evaluate plans and investments for their impact on housing capacity, particularly the impact on the supply of housing units that can serve low- and moderate-income households and identify opportunities to meet future demand.

Policy 5.4. Housing types. Encourage new and innovative housing types that meet the evolving needs of Portland households, and expand housing choices in all neighborhoods. These housing types include but are not limited to single-dwelling units; multi-dwelling units; accessory dwelling units; small units; pre-

fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.

Policy 5.5. Housing in centers. Apply zoning in and around centers that allows for and supports a diversity of housing that can accommodate a broad range of households, including multi-dwelling and family-friendly housing options.

109. Finding: The HACP amendments do not change the zoning map, the housing types, density or floor area allowances within different zones or centers, but they allow adjustments to certain development standards for housing projects to comply with SB 1537. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. Therefore, the amendments are consistent with these policies.

Policy 5.6. Middle housing. Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed-use center and surrounding single family areas. Where appropriate, apply zoning that would allow this within a quarter mile of designated centers, corridors with frequent service transit, high capacity transit stations, and within the Inner Ring around the Central City.

110. Finding; Policy 5.6 address the implementation of different zoning to support a broad range of housing and housing types in the areas of transition between centers and surrounding single family development. This is generally achieved through the application of different base zones or developing specific regulations as part of a plan district. The HACP amendments do not change the zoning map, the housing types, density or floor area allowances within different zones or centers, but they allow adjustments to certain development standards for housing projects to comply with SB 1537. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. Available adjustments previously prohibited for middle housing include minimum lot size and cottage cluster development options, which impact feasibility and could provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Policy 5.7. Adaptable housing. Encourage adaption of existing housing and the development of new housing that can be adapted in the future to accommodate the changing variety of household types.

Policy 5.8. Physically-accessible housing. Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.

Policy 5.9. Accessible design for all. Encourage new construction and retrofitting to create physically-accessible housing, extending from the individual unit to the community, using Universal Design Principles.

Policy 5.10. Coordinate with fair housing programs. Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments to affirmatively further fair housing.

111. Finding: These policies encourage housing that is adaptable to a range of situation, accessible to a variety of people and inclusive for people in protective classes. Generally, these requirements are administered through building codes, programs administered by the Housing Bureau, and

regulations such as the Inclusionary Zoning requirements provide the opportunity to create developments that provide access to housing for people in a range of classes. The HACP amendments allow adjustments to certain development standards for housing projects to primarily comply with SB 1537. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. Available adjustments are to minimum lot size, maximum height, bicycle parking location, and cottage cluster development options, which could provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Housing access

Policy 5.11. Remove barriers. Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.

112. Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Policy 5.12. Impact analysis. Evaluate plans and investments, significant new infrastructure, and significant new development to identify potential disparate impacts on housing choice, access, and affordability for protected classes and low-income households. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.13. Housing stability. Coordinate plans and investments with programs that prevent avoidable, involuntary evictions and foreclosures.

Policy 5.14. Preserve communities. Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities.

Policy 5.15. Gentrification/displacement risk. Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.16. Involuntary displacement. When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

113. Finding: The City Council interprets Policies 5.12 to 5.16 as requiring evaluation and analysis as to who will benefit and who will be burdened by a planning decision, including amendments to the Comprehensive Plan, the Comprehensive Plan Map, the Zoning Code, and the Zoning Map. The Council interprets “involuntary displacement” to occur when a resident is forced to relocate due to factors that are beyond the resident’s control including, but not limited to, increased rents due to market pressure and decisions by landlords to redevelop property:

The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Policy 5.17. Land banking. Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti-displacement tool, and for other community development purposes.

Policy 5.18. Rebuild communities. Coordinate plans and investments with programs that enable communities impacted by involuntary displacement to maintain social and cultural connections, and re-establish a stable presence and participation in the impacted neighborhoods.

114. Finding: These policies are not relevant because this ordinance amends the zoning code and programs for land banking and maintaining social and cultural connections are not authorized or managed through the zoning code.

Policy 5.19. Aging in place. Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.

Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Housing location

Policy 5.20. Coordinate housing needs in high-poverty areas. Meet the housing needs of under-served and under-represented populations living in high-poverty areas by coordinating plans and investments with housing programs.

Policy 5.21. Access to opportunities. Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas with high concentrations of under-served and under-represented populations and an existing supply of affordable housing.

Policy 5.22. New development in opportunity areas. Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities.

Policy 5.23. Higher-density housing. Locate higher-density housing, including units that are affordable and accessible, in and around centers to take advantage of the access to active transportation, jobs, open spaces, schools, and various services and amenities.

Policy 5.24. Impact of housing on schools. Evaluate plans and investments for the effect of housing

development on school enrollment, financial stability, and student mobility. Coordinate with school districts to ensure plans are aligned with school facility plans.

115. Finding: The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these policies.

Housing affordability

Policy 5.25. Housing preservation. Preserve and produce affordable housing to meet needs that are not met by the private market by coordinating plans and investments with housing providers and organizations.

Policy 5.26. Regulated affordable housing target. Strive to produce at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-80 percent MFI bracket.

Policy 5.27. Funding plan. Encourage development or financial or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.

Policy 5.28. Inventory of regulated affordable housing. Coordinate periodic inventories of the supply of regulated affordable housing in the four-county (Clackamas, Clark, Multnomah and Washington) region with Metro.

Policy 5.29. Permanently-affordable housing. Increase the supply of permanently-affordable housing, including both rental and homeownership opportunities.

Policy 5.30. Housing cost burden. Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage energy-efficiency investments to reduce overall housing costs.

Policy 5.31. Household prosperity. Facilitate expanding the variety of types and sizes of affordable housing units, and do so in locations that provide low-income households with greater access to convenient transit and transportation, education and training opportunities, the Central City, industrial districts, and other employment areas.

Policy 5.32 Affordable Housing in Centers. Encourage income diversity in and around centers by allowing a mix of housing types and tenures.

Policy 5.33. Central City affordable housing. Encourage the preservation and production of affordable housing in the Central City to take advantage of the area’s unique concentration of active transportation access, jobs, open spaces, and supportive services and amenities.

116. Finding: Policies 5.25 through 5.33 promote the production of affordable housing, and the placement of a mix of housing, focused on affordable housing in areas that have access to transit and services, especially in Centers and the Central City. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB

1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with this policy.

Policy 5.34. Affordable housing resources. Pursue a variety of funding sources and mechanisms including new financial and regulatory tools to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.

Policy 5.35. Inclusionary housing. Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market-rate housing.

117. Finding: These policies do not apply because it addresses affordable housing funding, and inclusionary housing regulations. The HACP amendments do not change those programs or code, therefore this policy does not apply.

Policy 5.36. Impact of regulations on affordability. Evaluate how existing and new regulations affect private development of affordable housing, and minimize negative impacts where possible. Avoid regulations that facilitate economically-exclusive neighborhoods.

118. Finding: The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects, which can impact affordability and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with this policy.

Policy 5.37. Mobile home parks. Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.

Policy 5.38. Workforce housing. Encourage private development of a robust supply of housing that is affordable to moderate-income households located near convenient multimodal transportation that provides access to education and training opportunities, the Central City, industrial districts, and other employment areas.

119. Finding: These policies do not apply because it addresses specific types of housing and affordable housing programs. The HACP amendments do not change regulations on mobile home parks or housing that is affordable to moderate incomes. The adjustments to the standards may increase the feasibility of certain workforce housing projects.

Policy 5.39. Compact single-family options. Encourage development and preservation of small resource-efficient and affordable single-family homes in all areas of the city.

120. Finding: The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS

197A. The HACP amendments align with SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design, which are a form of single-family housing. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects, which can impact affordability and provide greater overall access. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with this policy.

Policy 5.40. Employer-assisted housing. Encourage employer-assisted affordable housing in conjunction with major employment development.

Policy 5.41. Affordable homeownership. Align plans and investments to support improving homeownership rates and locational choice for people of color and other groups who have been historically under-served and under-represented.

Policy 5.42. Homeownership retention. Support opportunities for homeownership retention for people of color and other groups who have been historically under-served and under-represented.

Policy 5.43. Variety in homeownership opportunities. Encourage a variety of ownership opportunities and choices by allowing and supporting including but not limited to condominiums, cooperatives, mutual housing associations, limited equity cooperatives, land trusts, and sweat equity.

121. Finding: Council finds that Policies 5.40 through 5.43 all aim to support opportunities for housing assistance homeownership for all Portlanders, including historically under-served and under-represented Portlanders. These policies are primarily implemented through the work of the Housing Bureau. The HACP amendments do not affect regulatory or funding programs that impact employee assistance programs or homeownership. Therefore, these policies do not apply.

Policy 5.44. Regional cooperation. Facilitate opportunities for greater regional cooperation in addressing housing needs in the Portland Metropolitan area, especially for the homeless, low- and moderate-income households, and historically under-served and under-represented communities.

Policy 5.45. Regional balance. Encourage development of a “regional balance” strategy to secure greater regional participation to address the housing needs of homeless people and communities of color, low- and moderate-income households, and historically under-served and under-represented communities throughout the region.

122. Finding: Council finds that Policies 5.44 through 5.45 address how the City engages with Metro and other jurisdictions in the Portland region on housing issues and do not apply to this legislative project.

Homelessness

Policy 5.46. Housing continuum. Prevent homelessness and reduce the time spent being homeless by ensuring that a continuum of safe and affordable housing opportunities and related supportive services are allowed, including but not limited to Permanent Supportive Housing, transitional housing, self-built micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds.

123. Finding: City Council defines permanent supportive housing as affordable housing combined with supportive services to help individuals and families lead more stable lives. City Council interprets this policy to provide direction to provide a range of housing types, especially types that may not

be considered traditional housing (detached single-dwellings, multi-dwelling buildings, manufactured dwelling parks). The intent of these amendments, which are in compliance with SB 1537, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The adjustments to the standards may increase the feasibility of certain housing projects, which can impact affordability and provide greater overall access. However, they are not specific to supportive or transitional housing. Therefore, the amendments are consistent with this policy.

Health, safety, and well-being

Policy 5.47 Healthy housing. Encourage development and maintenance of all housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.

Policy 5.48 Housing safety. Require safe and healthy housing free of hazardous materials such as lead, asbestos, and radon.

Policy 5.49. Housing quality. Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from excessive noise, pests, and hazardous environmental conditions.

Policy 5.50. High-performance housing. Encourage energy efficiency, green building practices, materials, and design to produce healthy, efficient, durable, and adaptable homes that are affordable or reasonably priced.

Policy 5.51. Healthy and active living. Encourage housing that provides features supportive of healthy eating and active living such as useable open areas, recreation areas, community gardens, crime-preventive design, and community kitchens in multifamily housing.

Policy 5.52. Walkable surroundings. Encourage active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities such as secure bicycle parking.

Policy 5.53. Responding to social isolation. Encourage site designs and relationship to adjacent developments that reduce social isolation for groups that often experience it, such as older adults, people with disabilities, communities of color, and immigrant communities.

124. Finding: Policies 5.47 through 5.53 relate to the design of housing. The HACP amendments do not change any development standards that regulate housing safety, quality, energy efficiency, pedestrian connections. As a result, these policies generally do not apply.

Policy 5.54 Renter protections. Enhance renter health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.

125. Finding: The HACP amendments do not alter regulations establishing tenant protections including required relocation assistance when properties are sold and/or redeveloped (PCC 30.01.085). As a result, this policy does not apply.

Chapter 6: Economic Development

Goal 6.A: Prosperity. Portland has vigorous economic growth and a healthy, diverse economy that supports prosperity and equitable access to employment opportunities for an increasingly diverse population. A strong economy that is keeping up with population growth and attracting resources and talent can:

- Create opportunity for people to achieve their full potential.
- Improve public health.
- Support a healthy environment.
- Support the fiscal well-being of the city.

Goal 6.B: Development. Portland supports an attractive environment for industrial, commercial, and institutional job growth and development by: 1) maintaining an adequate land supply; 2) a local development review system that is nimble, predictable, and fair; and 3) high-quality public facilities and services.

Goal 6.C: Business district vitality. Portland implements land use policy and investments to:

- Ensure that commercial, institutional, and industrial districts support business retention and expansion.
- Encourage the growth of districts that support productive and creative synergies among local businesses.
- Provide convenient access to goods, services, and markets.
- Take advantage of our location and quality of life advantages as a gateway to world-class natural landscapes in Northwest Oregon, Southwest Washington, and the Columbia River Basin, and a robust interconnected system of natural landscapes within the region's Urban Growth Boundary.

126. Finding: The HACP amendments do not change the comprehensive plan designations of any currently designated employment land therefore the project does not reduce the supply of employment land. The HACP amendments bring the city's zoning code regulations in compliance with the state requirements of SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The allowance for adjustments will expire on January 2, 2032. Therefore, the amendments are consistent with these goals. Only the applicable economic policies below are listed.

Policy 6.16. Regulatory climate. Improve development review processes and regulations to encourage predictability and support local and equitable employment growth and encourage business retention, including:

6.16.a. Assess and understand cumulative regulatory costs to promote Portland's financial competitiveness with other comparable cities.

6.16.b. Promote certainty for new development through appropriate allowed uses and "clear and objective" standards to permit typical development types without a discretionary review.

6.16.c. Allow discretionary-review to facilitate flexible and innovative approaches to meet requirements.

6.16.d. Design and monitor development review processes to avoid unnecessary delays.

6.16.e. Promote cost effective compliance with federal and state mandates, productive intergovernmental coordination, and efficient, well-coordinated development review and permitting procedures.

- 127. Finding:** Policy 6.16 provide direction regarding regulations in employment areas. The HACP amendments do not change the comprehensive plan designations or regulations affecting any currently designated employment lands. The amendments do not change the development standards or requirements for designated employment lands. The amendments do expand flexibility and reduce the regulatory burden for projects that include housing, and indirectly support Policy 6.16.

Chapter 7: Environmental and Watershed Health

Goal 7.A: Climate. Carbon emissions are reduced to 50 percent below 1990 levels by 2035.

Goal 7.B: Healthy watersheds and environment. Ecosystem services and ecosystem functions are maintained and watershed conditions have improved over time, supporting public health and safety, environmental quality, fish and wildlife, cultural values, economic prosperity, and the intrinsic value of nature.

Goal 7.C: Resilience. Portland’s built and natural environments function in complementary ways and are resilient in the face of climate change and natural hazards.

Goal 7.D: Environmental equity. All Portlanders have access to clean air and water, can experience nature in their daily lives, and benefit from development designed to lessen the impacts of natural hazards and environmental contamination.

Goal 7.E: Community stewardship. Portlanders actively participate in efforts to maintain and improve the environment, including watershed health.

- 128. Finding:** These goals focus on City programs and actions to improve environmental quality, watershed health, and resilience. They also provide direction regarding planning for natural resource protection, and provide a framework governing the City’s environmental overlay zones. There are also a number of watershed specific policies in this Chapter that provide additional guidance. The HACP amendments do not include amendments to any programs or regulations that implement these goals. The HACP amendments bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design standards. They do not impact environmental programs and regulations. Adjustment prohibitions related to environmental regulations have not changed. Environmental programs and regulations and natural resource stewardship will continue to apply to housing projects that are proposed using the amendments through the HACP project. The amendments are consistent with these Goals. Only the applicable environmental and watershed health policies are shown below.

Protecting natural resources in development situations

Policy 7.23. Impact evaluation. Evaluate the potential adverse impacts of proposed development on

significant natural resources, their functions, and the ecosystem services they provide to inform and guide development design and mitigation consistent with policies 7.24-7.26. and other relevant Comprehensive Plan policies.

Policy 7.24. Regulatory hierarchy: avoid, minimize, mitigate. Maintain regulations requiring that the potential adverse impacts of new development on significant natural resources and their functions first be avoided where practicable, then minimized, then lastly, mitigated.

Policy 7.25. Mitigation effectiveness. Require that mitigation approaches compensate fully for adverse impacts on locally and regionally significant natural resources and functions. Require mitigation to be located as close to the impact as possible. Mitigation must also take place within the same watershed or portion of the watershed that is within the Portland Urban Services Boundary, unless mitigating outside of these areas will provide a greater local ecological benefit. Mitigation will be subject to the following preference hierarchy:

1. On the site of the resource subject to impact with the same kind of resource; if that is not possible, then
2. Off-site with the same kind of resource; if that is not possible, then
3. On-site with a different kind of resource; if that is not possible, then
4. Off-site with a different kind of resource.

Policy 7.26. Improving environmental conditions through development. Encourage ecological site design, site enhancement, or other tools to improve ecological functions and ecosystem services in conjunction with new development and alterations to existing development.

129. Finding: 7.23 through 7.26 provide direction regarding the protection of significant natural resources in development situations. The City’s environmental overlay zones (including the Environmental overlay zones, the River Natural overlay zone, the River Environmental overlay zone, and the Pleasant Valley Natural Resource overlay zone) are the regulations that control development in order to protect, or ensure mitigation for, the resources and functional values while allowing environmentally sensitive urban development. As mentioned under the Goals, the HACP amendments to not change and of the environmental overlay regulations.

Chapter 8: Public Facilities and Services

Goal 8.A: Quality public facilities and services. High-quality public facilities and services provide Portlanders with optimal levels of service throughout the city, based on system needs and community goals, and in compliance with regulatory mandates.

Goal 8.B: Multiple benefits. Public facility and service investments improve equitable service provision, support economic prosperity, and enhance human and environmental health.

Goal 8.C: Reliability and resiliency. Public facilities and services are reliable, able to withstand or recover from catastrophic natural and manmade events, and are adaptable and resilient in the face of long-term changes in the climate, economy, and technology.

Goal 8.D: Public rights-of-way. Public rights-of-way enhance the public realm and provide a multi-purpose, connected, safe, and healthy physical space for movement and travel, public and private utilities, and other appropriate public functions and uses.

Goal 8.E: Sanitary and stormwater systems. Wastewater and stormwater are managed, conveyed, and/or treated to protect public health, safety, and the environment, and to meet the needs of the community on an equitable, efficient, and sustainable basis.

Goal 8.F: Flood management. Flood management systems and facilities support watershed health and manage flooding to reduce adverse impacts on Portlanders' health, safety, and property.

Goal 8.G: Water. Reliable and adequate water supply and delivery systems provide sufficient quantities of high-quality water at adequate pressures to meet the needs of the community on an equitable, efficient, and sustainable basis.

Goal 8.H: Parks, natural areas, and recreation. All Portlanders have safe, convenient, and equitable access to high-quality parks, natural areas, trails, and recreational opportunities in their daily lives, which contribute to their health and well-being. The City manages its natural areas and urban forest to protect unique urban habitats and offer Portlanders an opportunity to connect with nature.

Goal 8.I: Public safety and emergency response. Portland is a safe, resilient, and peaceful community where public safety, emergency response, and emergency management facilities and services are coordinated and able to effectively and efficiently meet community needs.

Goal 8.J: Solid waste management. Residents and businesses have access to waste management services and are encouraged to be thoughtful consumers to minimize upstream impacts and avoid generating waste destined for the landfill. Solid waste — including food, yard debris, recyclables, electronics, and construction and demolition debris — is managed, recycled, and composted to ensure the highest and best use of materials.

Goal 8.K: School facilities. Public schools are honored places of learning as well as multifunctional neighborhood anchors serving Portlanders of all ages, abilities, and cultures.

Goal 8.L: Technology and communications. All Portland residences, businesses, and institutions have access to universal, affordable, and reliable state-of-the-art communication and technology services.

Goal 8.M: Energy infrastructure and services. Residents, businesses, and institutions are served by reliable energy infrastructure that provides efficient, low-carbon, affordable energy through decision-making based on integrated resource planning.

130. Finding: The policies in this chapter, and these goals, generally address provision of public services, and adequacy of services as it relates to growth and development. The adopted 2035

Comprehensive Plan includes the Citywide Systems Plan (CSP), which was adopted (Ordinance 185657) and acknowledged by LCDC on April 25, 2017. The CSP includes the Public Facilities Plan with information on current and future transportation, water, sanitary sewer, and stormwater infrastructure needs and projects. These goals and policies are not applicable because they guide public agencies that provide public facilities, on how those facilities should be provided. The HACP amendments do not affect the CSP.

Service coordination

Policy 8.6. Interagency coordination. Maintain interagency coordination agreements with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the City of Portland’s Urban Services Boundary to ensure effective and efficient service delivery. See Policy 8.3 for the list of services included. Such jurisdictions and agencies include, but may not be limited to:

- Multnomah County for transportation facilities and public safety.
- State of Oregon for transportation and parks facilities and services.
- TriMet for public transit facilities and services.
- Port of Portland for air and marine facilities and services.
- Metro for regional parks and natural areas, and for solid waste, composting, and recycling facilities and transfer stations.
- Gresham, Milwaukie, Clackamas County Service District #1, and Clean Water Services for sanitary sewer conveyance and treatment.
- Multnomah County Drainage District No. 1, Peninsula Drainage District No 1, and Peninsula Drainage District No. 2 for stormwater management and conveyance, and for flood mitigation, protection, and control.
- Rockwood People’s Utility District; Sunrise Water Authority; and the Burlington, Tualatin Valley, Valley View, West Slope, Palatine Hill, Alto Park, and Clackamas River Water Districts for water distribution.
- Portland Public Schools and the David Douglas, Parkrose, Reynolds, Centennial, and Riverdale school districts for public education, park, trail, and recreational facilities.

Policy 8.7. Outside contracts. Coordinate with jurisdictions and agencies outside of Portland where the City provides services under agreement.

Policy 8.8. Public service coordination. Coordinate with the planning efforts of agencies providing public education, public health services, community centers, urban forest management, library services, justice services, energy, and technology and communications services.

Policy 8.9. Internal coordination. Coordinate planning and provision of public facilities and services, including land acquisition, among City agencies, including internal service bureaus.

Policy 8.10. Co-location. Encourage co-location of public facilities and services across providers where co-location improves service delivery efficiency and access for historically under-represented and under-served communities.

131. Finding: The City Council interprets policies 8.6 through 8.10 to provide direction on coordination with neighboring jurisdictions and partner agencies that provide urban public facilities and

services within the City of Portland’s Urban Services Boundary. The HACP amendments do not include new public facility or infrastructure projects or amendments to public service coordination agreements. These policies do not apply. These agencies were, however, notified of the amendments.

Chapter 9 Transportation

GOAL 9.A: Safety. Transportation safety impacts the livability of a city and the comfort and security of those using City streets. Comprehensive efforts to improve transportation safety through engineering, education, enforcement and evaluation will be used to eliminate traffic-related fatalities and serious injuries from Portland’s transportation system.

Goal 9.B: Multiple goals. Portland’s transportation system is funded and maintained to achieve multiple goals and measurable outcomes for people and the environment. The transportation system is safe, complete, interconnected, multimodal, and fulfills daily needs for people and businesses.

GOAL 9.C: Great places. Portland’s transportation system enhances quality of life for all Portlanders, reinforces existing neighborhoods and great places, and helps make new great places in town centers, neighborhood centers and corridors, and civic corridors.

GOAL 9.D: Environmentally sustainable. The transportation system increasingly uses active transportation, renewable energy, or electricity from renewable sources, achieves adopted carbon reduction targets, and reduces air pollution, water pollution, noise, and Portlanders’ reliance on private vehicles.

GOAL 9.E: Equitable transportation. The transportation system provides all Portlanders options to move about the city and meet their daily needs by using a variety of safe, efficient, convenient, and affordable modes of transportation. Transportation investments are responsive to the distinct needs of each community.

GOAL 9.F: Positive health outcomes. The transportation system promotes positive health outcomes and minimizes negative impacts for all Portlanders by supporting active transportation, physical activity, and community and individual health.

GOAL 9.G: Opportunities for prosperity. The transportation system supports a strong and diverse economy, enhances the competitiveness of the city and region, and maintains Portland’s role as a West Coast trade gateway and freight hub by providing efficient and reliable goods movement, multimodal access to employment areas and educational institutions, as well as enhanced freight access to industrial areas and intermodal freight facilities. The transportation system helps people and businesses reduce spending and keep money in the local economy by providing affordable alternatives to driving.

GOAL 9.H. Cost Effectiveness. The City analyzes and prioritizes capital and operating investments to cost effectively achieve the above goals while responsibly managing and protecting our past investments in existing assets.

GOAL 9.I. Airport Futures. Promote a sustainable airport (Portland International Airport [PDX]) by meeting the region’s air transportation needs without compromising livability and quality of life for future generations.

132. Finding: The goals and the policies of Chapter 9 address transportation improvements, programming, funding priorities and maintenance and not development on private land. The

HACP amendments apply to private land and not to streets and right-of-way. That said, any specific policies that address the intersection between land use and transportation applicable to this ordinance are addressed individually below.

Land use, development, and placemaking

Policy 9.11. Land use and transportation coordination. Implement the Comprehensive Plan Map and the Urban Design Framework through coordinated long-range transportation and land use planning. Ensure that street policy and design classifications and land uses complement one another.

Policy 9.12. Growth strategy. Use street design and policy classifications to support Goals 3A-3G in Chapter 3: Urban Form. Consider the different design contexts and transportation functions in Town Centers, Neighborhood Centers, Neighborhood Corridors, Employment Areas, Freight Corridors, Civic Corridors, Transit Station Areas, and Greenways.

Policy 9.13. Development and street design. Evaluate adjacent land uses to help inform street classifications in framing, shaping, and activating the public space of streets. Guide development and land use to create the kinds of places and street environments intended for different types of streets.

133. Finding: Policies 9.11 through 9.13 address the relationship between land use and transportation planning – both at the citywide scale of urban form, and at the site and street level. Policy 9.12 does not apply because the HACP amendments do not change the Comprehensive Plan Map, the Urban Design Framework, or the functional classification of any existing or proposed transportation facility, nor do they change the standards implementing a functional classification system. Policy 9.13 addresses how development creates place and street environments at the block-by-block scale, and Policy 9.11 addresses the relationship at the street or corridor level. The HACP amendments bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The amendments also allow greater flexibility for storing bicycle within individual dwelling units instead of in dedicated rooms, by removing that adjustment prohibition. However, the amendments do not change the number of bicycle parking spaces provided in a housing development. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The allowance for adjustments will expire on January 2, 2032. The amendments are consistent with these policies.

Modal policies

Policy 9.20. Bicycle transportation. Create conditions that make bicycling more attractive than driving for most trips of approximately three miles or less.

Policy 9.21. Accessible bicycle system. Create a bicycle transportation system that is safe, comfortable, and accessible to people of all ages and abilities.

134. Findings: Policies 9.20 and 9.21 primarily focus on the design and use of bicycle infrastructure as part of a more multimodal system. The HACP amendments do not affect the design or use of public bicycle infrastructure. The amendments allow greater flexibility for storing bicycles within individual dwelling units instead of in dedicated rooms, by removing a prohibition on adjustments. However, the amendments do not change the number of bicycle parking spaces provided in a housing development. The intent of these regulations, and the bill, is to increase flexibility and

reduce regulatory burdens for developments that propose housing. The amendments are consistent with these policies.

Transportation Demand Management

Policy 9.52. Outreach. Create and maintain TDM outreach programs that work with Transportation Management Associations (TMA), residents, employers, and employees that increase the modal share of walking, bicycling, and shared vehicle trips while reducing private vehicle ownership, parking demand, and drive-alone trips, especially during peak periods.

Policy 9.53. New development. Create and maintain TDM regulations and services that prevent and reduce traffic and parking impacts from new development and redevelopment. Encourage coordinated area-wide delivery of TDM programs. Monitor and improve the performance of private-sector TDM programs.

Policy 9.54. Projects and programs. Integrate TDM information into transportation project and program development and implementation to increase use of new multimodal transportation projects and services.

135. Finding: Policies 9.52 through 9.54 provide direction regarding transportation demand management. The City has created TDM financial incentive programs but has elected to only require participation in those programs for larger developments (10 or more dwelling units). The HACP amendments allow greater flexibility for storing bicycles within individual dwelling units instead of in dedicated rooms, by removing a prohibition on adjustments. However, the amendments do not change the number of bicycle parking spaces provided in a housing development. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The HACP amendments do not affect existing TDM regulations or outreach programs (e.g., requirements in Title 17, Smart Trips and Safe Routes to Schools). The amendments are consistent with these policies.

Policy 9.61. Bicycle parking. Promote the development of new bicycle parking facilities including dedicated bike parking in the public right-of-way. Provide sufficient bicycle parking at high-capacity transit stations to enhance bicycle connection opportunities. Require provision of adequate off-street bicycle parking for new development and redevelopment. Encourage the provision of parking for different types of bicycles. In establishing the standards for long-term bicycle parking, consider the needs of persons with different levels of ability.

136. Finding: The HACP amendments bring the city's zoning code regulations in compliance with the state requirements of SB 1537 by removing the prohibition on adjustments to development standards. The amendments are intended to allow greater flexibility for storing bicycles within individual dwelling units instead of in dedicated rooms, by removing a prohibition on adjustments. However, the amendments do not change the number of bicycle parking spaces provided in a housing development. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. The amendments do not change the regulations or options for providing bicycle parking in the public right-of-way or in conjunction with non-housing development. The amendments are temporary and expire at the conclusion of SB 1537 on January 2, 2032. The amendments balance the need for state compliance with this local policy and are therefore consistent with the policy.

Chapter 10: Land Use Designations and Zoning

Goal 10.A: Land use designations and zoning. Effectively and efficiently carry out the goals and policies of the Comprehensive Plan through the land use designations, Zoning Map, and the Zoning Code.

137. Finding: The HACP amendments do not change land use designations or the Zoning Map. The overall purpose of the HACP amendments is to bring the city’s zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. The allowance for adjustments will expire on January 2, 2032. The amendments balance the requirements of state statutes with local goals and policies. These amendments are consistent with the policies in the 2035 Comprehensive Plan, as described in the findings throughout this report.

Land use designations

Policy 10.1. Land use designations. Apply a land use designation to all land and water within the City’s Urban Services Boundary. Apply the designation that best advances the Comprehensive Plan goals and policies. The land use designations are shown on the adopted Land Use Map and on official Zoning Maps.

138. Finding: The HACP amendments do not change land use designations or the Zoning Map. This policy does not apply.

The Zoning Map and the Zoning Code

Policy 10.2. Relationship of land use designations to base zones. Apply a base zone to all land and water within the City’s urban services boundary. The base zone applied must either be a zone that corresponds to the land use designation or be a zone that does not correspond but is allowed per Figure 10-1 — Corresponding and Less-Intense Zones for Each Plan Map Designation. In some situations, there are long-term or short-term obstacles to achieving the level of development intended by the land use designation (e.g., an infrastructure improvement to serve the higher level of development is planned but not yet funded). In these situations, a less intense zone (listed in Figure 10-1) may be applied. When a land use designation is amended, the zone may also have to be changed to a corresponding zone or a zone that does not correspond but is allowed.

139. Finding: The HACP does not apply or remove any base zones. This policy does not apply.

Policy 10.3. Amending the Zoning Map.

10.3.a. Amending a base zone may be done legislatively or quasi-judicially.

10.3.b. When amending a base zone quasi-judicially, the amendment must be to a corresponding zone (*see Figure 10-1 — Corresponding and Allowed Zones for Each Land Use Designation*). When a designation has more than one corresponding zone, the most appropriate zone, based on the purpose of the zone and the zoning and general land uses of surrounding lands, will be applied.

10.3.c. When amending a base zone legislatively, the amendment may be to a corresponding zone or to a zone that does not correspond but is allowed (*see Figure 10-1 — Corresponding and*

Allowed Zones for each Land Use Designation for zones that are allowed). A legislative Zoning Map amendment may not be to a zone that is not allowed.

10.3.d. An amendment to a base zone consistent with the land use designation must be approved when it is found that current public services can support the uses allowed by the zone, or that public services can be made capable by the time the development is complete. The adequacy of services is based on the proposed use and development. If a specific use and development proposal is not submitted, services must be able to support the range of uses and development allowed by the zone. For the purposes of this requirement, services include water supply, sanitary sewage disposal, stormwater management, transportation, school district capacity (where a school facility plan exists), and police and fire protection.

10.3.e. An amendment to apply or remove an overlay zone or plan district may be done legislatively or quasi-judicially, and must be based on a study or plan document that identifies a specific characteristic, situation, or problem that is not adequately addressed by the base zone or other regulations.

140. Finding: The HACP does not apply or remove any base zones. This policy does not apply.

Policy 10.4. Amending the Zoning Code. Amendments to the zoning regulations must be done legislatively and should be clear, concise, and applicable to a broad range of development situations faced by a growing city. Amendments should:

10.4.a. Promote good planning:

- Effectively and efficiently implement the Comprehensive Plan.
- Address existing and potential land use problems.
- Balance the benefits of regulations against the costs of implementation and compliance.
- Maintain Portland’s competitiveness with other jurisdictions as a location in which to live, invest, and do business.

10.4.b. Ensure good administration of land use regulations:

- Keep regulations as simple as possible.
- Use clear and objective standards wherever possible.
- Maintain consistent procedures and limit their number.
- Establish specific approval criteria for land use reviews.
- Establish application requirements that are as reasonable as possible, and ensure they are directly tied to approval criteria.
- Emphasize administrative procedures for land use reviews.
- Avoid overlapping reviews.

10.4.c. Strive to improve the code document:

- Use clear language.
- Maintain a clear and logical organization.
- Use a format and layout that enables use of the document by lay people as well as professionals.
- Use tables and drawings to clarify and shorten the document.
- Identify and act on regulatory improvement suggestions.

141. Finding: SB 1537 requires local jurisdictions to approve request to adjust, or vary from, a range of development and design standards when the adjustment is associated with the development of

housing. The bill provides three options for implementing the bill: applying the state language directly, incorporating the state requirements and processes into the local zoning code, or applying for an exception to the requirements by proving that the city's existing regulations and processes allow for adjustments to the standards listed in the bill. As part of the exception, the jurisdiction must also indicate that the success rate for the local adjustment process is at least 90 percent. The city intends to pursue this third option which allows us to maintain the existing regulations and process within the Zoning Code, in compliance with Policy 10.4. However, the option requires a set of amendments to ensure that the existing code provisions allow adjustments to the requirements and standards listed within SB 1537.

As a result of this alignment, the HACP recommendation amends the following chapters of the zoning code:

- 33.110 Single-Dwelling Zones
- 33.120 Multi-Dwelling Zones
- 33.130 Commercial/Mixed Use Zones
- 33.266 Parking, Loading, and Transportation and Parking Demand Management
- 33.510 Central City Plan District
- 33.526 Gateway Plan District
- 33.532 Hayden Island Plan District
- 33.536 Hollywood Plan District
- 33.561 North Interstate Plan District
- 33.562 Northwest Plan District
- 33.563 Northwest Hills Plan District
- 33.564 Pleasant Valley Plan District
- 33.583 St. Johns Plan District
- 33.595 West Portland Multicultural Plan District
- 33.610 Lots in RF Through R5 Zones
- 33.677 Property Line Adjustments
- 33.700 Administration and Enforcement
- 33.805 Adjustments

The Recommended Draft present the legislative amendments to the Zoning Code to implement the concepts presented in this ordinance. In all cases, the Zoning Code amendments are presented in as clear and objective of a way possible to ensure the intended users will be able understand and utilize the Zoning Code as it applies to their development proposals, land use, and properties, consistent with Comprehensive Plan Policy 10.4.

Part IV. Area-Specific Plans

As required by 2035 Comprehensive Plan Policy 1.19, the following area-specific plan provides additional policy direction that is relevant within the policy framework provided by the overall Comprehensive Plan.

The overall purpose of the HACP amendments is to bring the city's zoning code regulations in compliance with the state requirements of SB 1537 that have been placed in ORS 197A. The HACP amendments align with the SB 1537 by removing the prohibition on adjustments to development standards addressing minimum lot sizes, maximum height, bicycle parking location, and cottage cluster design. The intent of these regulations, and the bill, is to increase flexibility and reduce regulatory burdens for developments that propose housing. This flexibility is intended to further promote the development of stable housing which is a burden for many populations. The amendments balance the requirements of state statutes with local goals and policies, and are generally implement for the life of the bill's requirements, which end on January 2, 2032.

Part V. Comprehensive Plan and Zoning Code Text Amendment Criteria

33.835.040 Approval Criteria

A. Amendments to the zoning code. Text amendments to the zoning code must be found to be consistent with the Comprehensive Plan, Urban Growth Management Functional Plan, and the Statewide Planning Goals. In addition, the amendments must be consistent with the intent or purpose statement for the base zone, overlay zone, plan district, use and development, or land division regulation where the amendment is proposed, and any plan associated with the regulations. The creation of a new plan district is subject to the approval criteria stated in 33.500.050.

142. Finding: The findings in this exhibit demonstrate how the HACP zoning code amendments are consistent with the 2035 Comprehensive Plan, the Urban Growth Management Functional Plan, and the Statewide Planning Goals. Findings showing consistency with the purpose statements of individual zoning code sections are provided below.

The Council interprets this criterion to require the ordinance to be consistent with the Comprehensive Plan. Council notes that the Comprehensive Plan defines the phrase “consistent with” to mean “the subject meets the requirements of, satisfies, or adheres to the regulations, mandate, or plan listed in the goal or policy.”

The City Council has considered all applicable policies, and the findings in this exhibit demonstrate how the amendments to the zoning code are consistent with the 2035 Comprehensive Plan, the Urban Growth Management Functional Plan, and with the Statewide Planning Goals.

Council further finds this criterion operates in conjunction with Comprehensive Plan Policy 1.10 which requires that amendments to the comprehensive Plan’s supporting documents, such as the Zoning Code, must “comply” with the Comprehensive Plan. “Comply” means “that amendments must be evaluated against the Comprehensive Plan’s applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan as a whole than the existing language or designation.” Additional findings in response to Policy 1.10 describe how the Council interprets “equally or more supportive” are incorporated here by reference.

PCC 33.835.040.A requires Council to demonstrate that the HACP amendments are consistent with, or adhere to, the entire Comprehensive Plan. PCC 33.835.040.A does not require Council to demonstrate that the amendments are consistent with, or adhere to, individual goals and policies but rather the entire plan. Regardless, as demonstrated in this exhibit, Council has considered all applicable goals and policies and finds that the HACP amendments are consistent with all the individual goals and policies.

Council finds that a proposed amendment is equally supportive when it is on its face directly supported by goals and policies in the Plan. The City Council finds that an amendment is more supportive of the Comprehensive Plan when the amendment will further advance goals and policies, particularly those that are aspirational in nature. The policy requires consideration as to whether amendments are equally or more supportive of the Plan as a whole. The City Council finds that amendments do not need to be equally or more supportive of individual goals and policies, but rather amendments must be equally or more supportive of the entire Comprehensive Plan. Therefore, there may be instances where specific goals and policies are not supported by the amendments but still the amendment is equally or more supportive of the entire Comprehensive Plan when considered cumulatively. There is no precise mathematical equation for determining

when the Plan as a whole is supported but rather such consideration requires Council discretion in evaluating the competing interests and objectives of the plan.

Applying both the Zoning Code criterion and Policy 1.10 together, as discussed above, Council finds that the ordinance is consistent and complies with the Comprehensive Plan.

Council also finds that this criterion requires Council to consider whether the HACP amendments are consistent with the Urban Growth Management Functional Plan and Statewide Planning Goals. As discussed fully above, Council finds that the HACP amendments are consistent with both the Urban Growth Management Functional Plan and the Statewide Planning Goals.

Finally, this ordinance is consistent with the applicable intent or purpose statement for the base zones, overlay zones, plan district, use and development standards where the amendments have been proposed. The amendments in HACP include the chapters listed above, and allow adjustments temporarily to standards for lot sizes, maximum height, bicycle parking location, and cottage cluster development standards. However, these standards include Purpose statements and adjustments or modifications to those standards must address those Purpose statements and, in cases where design review applies, the modifications must address compliance with the design guidelines. In no cases are the Purpose Statements, Approval Criteria, or Design Guidelines being amended.

For all of these reasons, Council finds that the HACP amendments are consistent and comply with each applicable policy in the Comprehensive Plan and the amendments are consistent with the Urban Growth Management Functional Plan, the Statewide Planning Goals and relevant purpose statements.