



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMORANDUM

Date: February 25, 2016
To: Portland Design Commission
From: Tim Heron, Senior City Planner
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Re: March 3, 2016 Design Commission Items of Interest
BPS Briefing for Central City 2035, Zoning Code changes to 33.510
BPS Briefing for Mixed Use Zone Project Update

The Bureau of Planning and Sustainability [BPS] will be presenting two legislative projects on March 3, 2016; both are on a fast path to City Council for approval August 2016.

1. **Central City 2035, Central City Plan District [33.510] Zoning Code Rewrite.** This reflects changes to the Zoning Code as desired by the Central City 2035 Quadrant Plan goals and policies. This is the first of two hearings on this matter before the Design Commission; the second hearing will be on March 17, 2016. Please note the attached:
 - a. *Cover sheet: Highlights of proposed zoning code changes*
 - b. *Central City 2035 Volume 1: Goals and Policies [February 1, 2016 Discussion Draft]*
 - c. *Central City 2035 Volume 2: Zoning Code and Map Amendments [February 8, 2016 Discussion draft]*For March 3rd, BPS will provide a high-level overview on all plan elements; and synergies/overlaps with the Mixed Use Zone project to follow. At the end of the briefing, BPS will suggest and ask Commission topics for specific and more detailed overview on March 17th.
2. **Mixed Use Zone Project [MUZ] update [applies outside Central City].** This presentation will be in response to Commission concerns raised at the November 5, 2015 Briefing when the September 2015 Discussion Draft was presented. The Commission has been reviewing the MUZ Project over the course of a year at three other briefings and/or Design Commission Retreats. This will be the last hearing on this matter before the Design Commission. Please note the attached:
 - a. 11-13-15 Bureau of Development Services [BDS] Memo to BPS with comments on the Discussion Draft – The Design Commission has endorsed this BDS Memo.
 - b. 2-22-16 BPS Memo to Commission of proposed changes
 - c. BPS PowerPoint Draft of the presentation for March 3, 2016 Briefing

Legislative Schedule: City Council approval sought August 2016.

Please be aware that both these projects will be proceeding to the Planning and Sustainability Commission [PSC] in May 2016, and then to City Council in August 2016 for approval. ***These Briefings will provide Commission an opportunity to comment to BPS, but the Commission should be prepared to address comments and concerns at both the PSC and City Council in writing and/or public testimony.***

Attachments:

- *Tabbed Cover sheet: Highlights of proposed 33.510 zoning code changes*
- *Central City 2035 Volume 1: Goals and Policies [February 1, 2016 Discussion Draft]*
- *Central City 2035 Volume 2: Zoning Code and Map Amendments [February 8, 2016 Discussion draft]*
- *November 13, 2015 BDS Memo to BPS on MUZ Discussion Draft*
- *February 22, 2016 BPS Cover Memo on MUZ Discussion Draft-Changes*
- *BPS PowerPoint Draft of presentation for March 3, 2016 Briefing*