



MEMORANDUM

DATE: June 7, 2022

TO: Planning and Sustainability Commission

FROM: Eric Engstrom, BPS, Interim Deputy Director
Joan Frederiksen, BPS, City Planner

CC: Donald Oliveira, BPS, Director
Cassie Ballew, BPS - Urban Design, City Planner
Design Commission

SUBJECT: PSC Recommendation on the West Portland Town Center Plan

The Planning and Sustainability Commission (PSC) will hold a work session and is anticipated to make a recommendation on the Proposed Draft of the West Portland Town Center (WPTC) Plan on June 14, 2022.

Accompanying this memo are the two volumes that comprise the revised WPTC Plan:

- **Volume 1:** Plan and Actions
- **Volume 2:** Zoning Code and Map Amendments, Design Overlay Character Statement, and Comprehensive Plan Policy and Map Amendments

Revisions

The attached volumes incorporate the following revisions requested and approved by the PSC during previous work sessions:

- Volume 1
 - Add an action to the Plan to establish an opportunity for the SW Corridor Equity Coalition to provide annual reporting to City Council on progress or updates related to the WPTC Plan.
 - Revise the proposed zone map so that the entire site addressed 9703 and 9713-15 SW Capitol Hwy is zoned CM2. (Noted in both volumes)



- Revise the proposed timeframe for the *Luradel I-5 Overpass* (formerly “*Marquam School Overpass*”) transportation project so that it matches the existing timeframe of 11 to 20 years.
 - Update and revise the plan with a number of technical amendments including refinements to the descriptions and images in the Urban Design Framework section of the report, new conditional use approval criteria for commercial parking and, based on PBOT feedback, corrections or refinements to the Transportation Projects list and Street Classifications Changes list.
- Volume 2:
 - Change the Design Standards for RM1 and RM2 in Section 33.595.275 to remove the standards for exterior finish material and additional window area on street facing facades and add a standard for reflective roofing materials to provide heat island resilience.
 - Change the Urban Green Features for Subdistrict A and B in Section 33.595.280 to add as an option provision of solar panels and reflective roof surfaces.
 - Change the setback standards in Subdistrict C in Section 33.595.270 to remove the requirement for improvements in those larger rear setback areas.

Volume 2 also includes a revised WPTC Character Statement based on the March 2022 recommendations of the Design Commission.

Schedule recap

The PSC received oral testimony about the WPTC Plan at public hearings on September 14 and 28, 2021. The testimony period closed on Friday, October 29, 2021. A summary of testimony received dated November 1, 2021 is [available on eFiles](#), while all testimony can be viewed through the [online testimony reader](#). The PSC also held panel discussions on October 26, 2021, and 6 work sessions between November 2021 and April 2022.

