TRAINING:
COMPREHENSIVE PLAN CHAPTERS 3 & 4

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AGENDA

- Overview of Comp Plan Chapter 3: Urban Form (20 min.)

- Discussion/Questions (10 min)

- Overview Comp Plan Chapter 4: Design & Development (20 min)

- Discussion/Questions (10 min)

- Overview of Recent Legislative Projects: (20 min)

  - Design Overlay Zone Amendments Project (DOZA)
  - Historic Resource Code Project (HRCP)

- Discussion/Questions (10 min)

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COMPREHENSIVE PLAN CHAPTERS

CHAPTER 1: The Plan

CHAPTER 2: Community Involvement

CHAPTER 3: Urban Form

CHAPTER 4: Design and Development

CHAPTER 5: Housing

CHAPTER 6: Economic Development

CHAPTER 7: Environment and Watershed Health

CHAPTER 8: Public Facilities and Services

CHAPTER 9: Transportation

CHAPTER 10: Land Use Designation and Zoning

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CHAPTER 3: URBAN FORM

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CHAPTER 3: INTENT

- **Foster** an equitable system of compact mixed use and commercial centers across the city to increase access to community services and businesses, and create more low-carbon complete healthy connected neighborhoods.

- **Improve** Portland's major corridors so that they become vibrant urban places and key transportation connections.

- **Enhance** Portland's public realm, integrate nature into the city, and link people, places, and wildlife through active transportation facilities, green infrastructure investments, urban tree canopy, and habitat connections.

- **Describe** the city's overall development pattern and area character to inform and guide future plans, investments, and development.

Chapter 3: **What** and **Where**
Chapter 4: **How** – the details

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URBAN DESIGN FRAMEWORK

Provides direction on the spatial organization of the city

Urban Form Policy Direction

A. CREATE COMPLETE NEIGHBORHOODS

The city's preferred growth scenario creates complete neighborhoods by locating new households and jobs in centers and corridors, maximizing investments in infrastructure, reducing redevelopment pressures on open spaces, employment districts and lower density residential areas and adding new people, businesses and activities to the community.
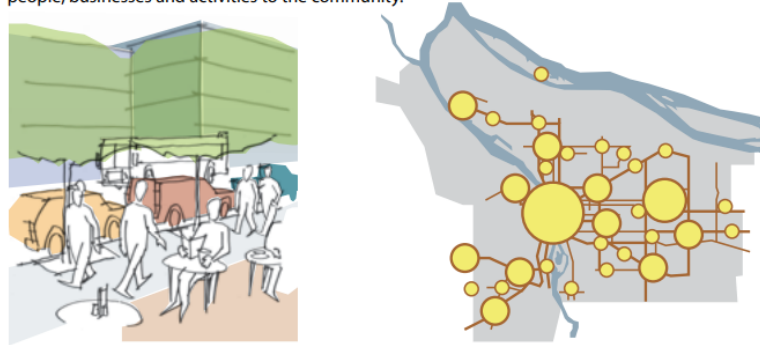
B. PLAN AND DESIGN TO FIT LOCAL CONDITIONS

While all parts of the city will see redevelopment and change as the city continues to grow, the form and character of the new buildings, open spaces and connections will vary by pattern area, responding to local characteristics and building on them in new innovative ways.

C. CONNECT PEOPLE AND NEIGHBORHOODS

Developing a series of different types of connections, such as transit lines and city greenways will support more Portlanders by strengthening sense of place, reducing reliance on cars, and encouraging active healthy lifestyles.
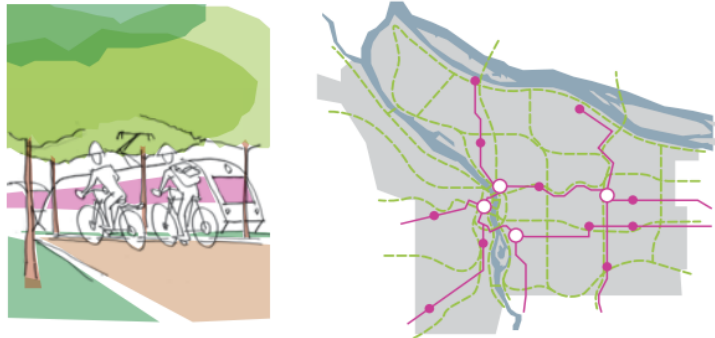
D. IMPROVE NATURAL AREAS AND OPEN SPACES

Improving and expanding natural areas and open spaces, and linking them with urban habitat corridors and other connections, will ensure that Portland will continue to be a healthy place to live and a resilient urban landscape as the climate changes.

E. ENCOURAGE JOB GROWTH

Industrial and employment districts have specialized building needs and system connections such as river ports, the airport, freeways, and heavy rail lines. These must be improved to maintain Portland's role as a diverse job center, key northwest port to Asia and home to several growing campuses, institutions and other business sectors.
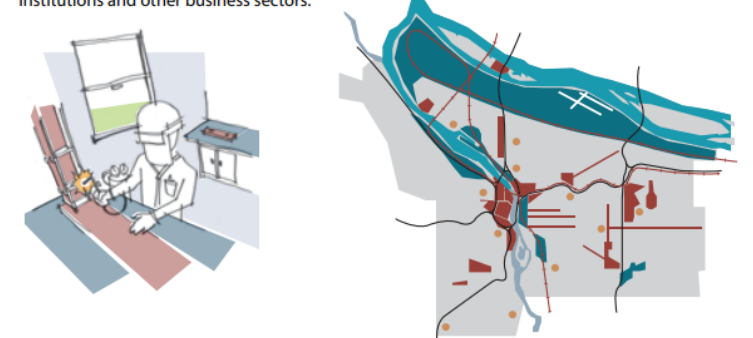
CHAPTER 3: GOALS

GOAL 3.A
A city designed for people

GOAL 3.B
A climate and hazard resilient urban form

GOAL 3.C
Focused growth

GOAL 3.D
A system of centers and corridors

GOAL 3.E
Connected public realm and open spaces

GOAL 3.F
Employment districts

GOAL 3.G
Nature in the city

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CHAPTER 3: POLICIES

1. **CITYWIDE DESIGN AND DEVELOPMENT -** 11 Policies
2. **CENTERS -** 9 Policies
3. **CENTRAL CITY-** 6 Policies
4. **GATEWAY REGIONAL CENTER -** 4 Policies
5. **TOWN CENTERS -** 4 Policies
6. **NEIGHBORHOOD CENTERS -** 4 Policies
7. **INNER RING DISTRICTS -** 5 Policies

CENTERS

8. **CORRIDORS -** 4 Policies
9. **CIVIC CORRIDORS -** 4 Policy
10. **NEIGHBORHOOD CORRIDORS -** 1 Policies

CORRIDORS

11. **TRANSIT STATION AREAS -** 7 Policies
12. **CITY GREENWAYS -** 4 Policies
13. **URBAN HABITAT CORRIDORS -** 3 Policies
14. **EMPLOYMENT AREAS –** 2 Policies

OTHER

15. **RIVERS PATTERN AREA -** 14 Policies
16. **CENTRAL CITY PATTERN AREA -** 4 Policies
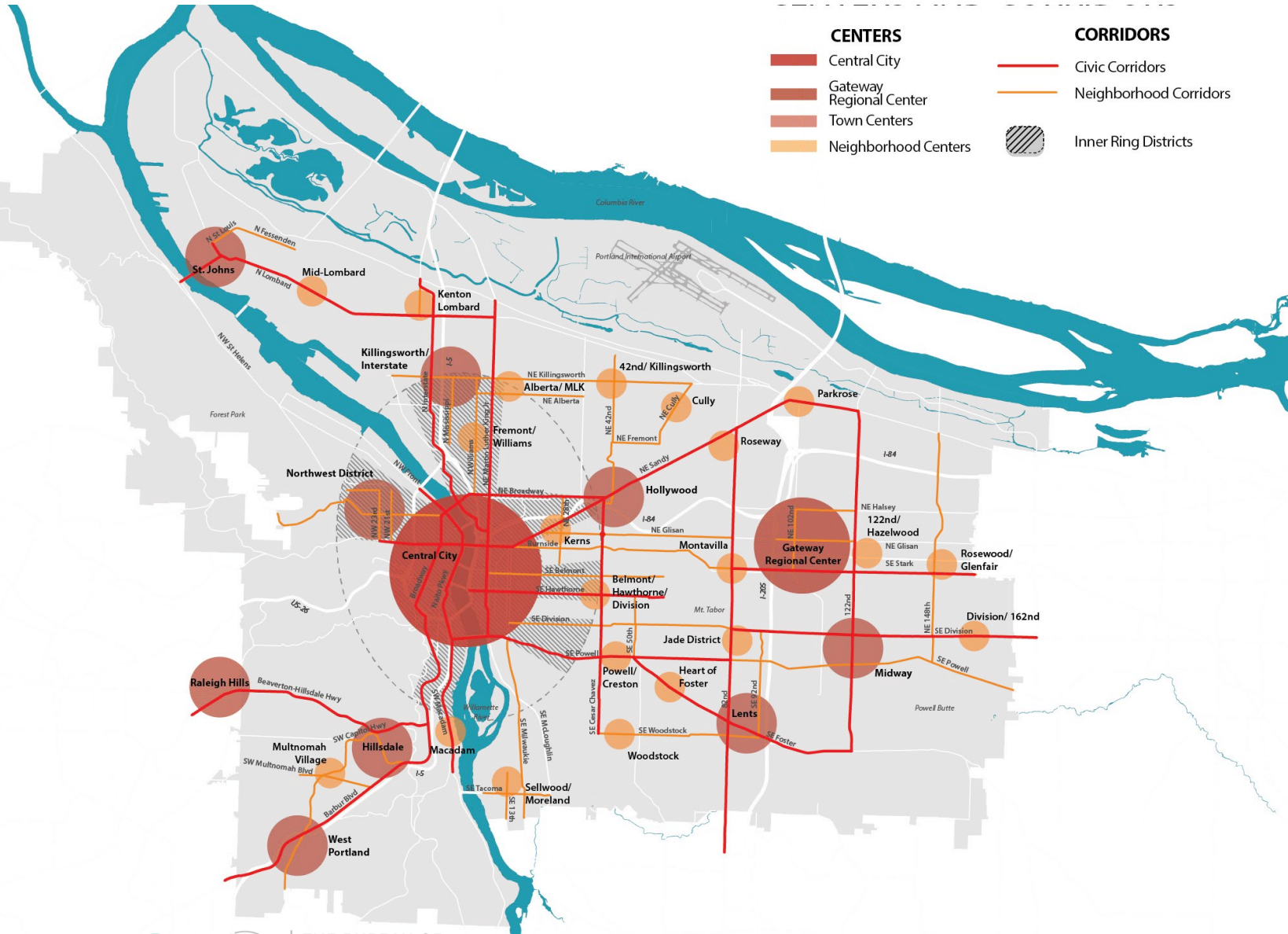17. **INNER NEIGHBORHOODS PATTERN AREA -** 5 Policies
18. **EASTERN NEIGHBORHOODS PATTERN AREA -** 6 Policies
19. **WESTERN NEIGHBORHOODS PATTERN AREA -** 5 Policies

PATTERN AREAS

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CENTERS AND CORRIDORS

Centers and corridors

Focus for housing growth and commercial uses to allow more people to live close to services and transit

Growth Allocation:
- 30% Central City
- 50% Centers and Corridors
- 20% Neighborhoods

CENTERS

Walkable/accessible places with concentrations of:

- Neighborhood businesses
- Community services
- Housing
- Employment *(larger centers)*
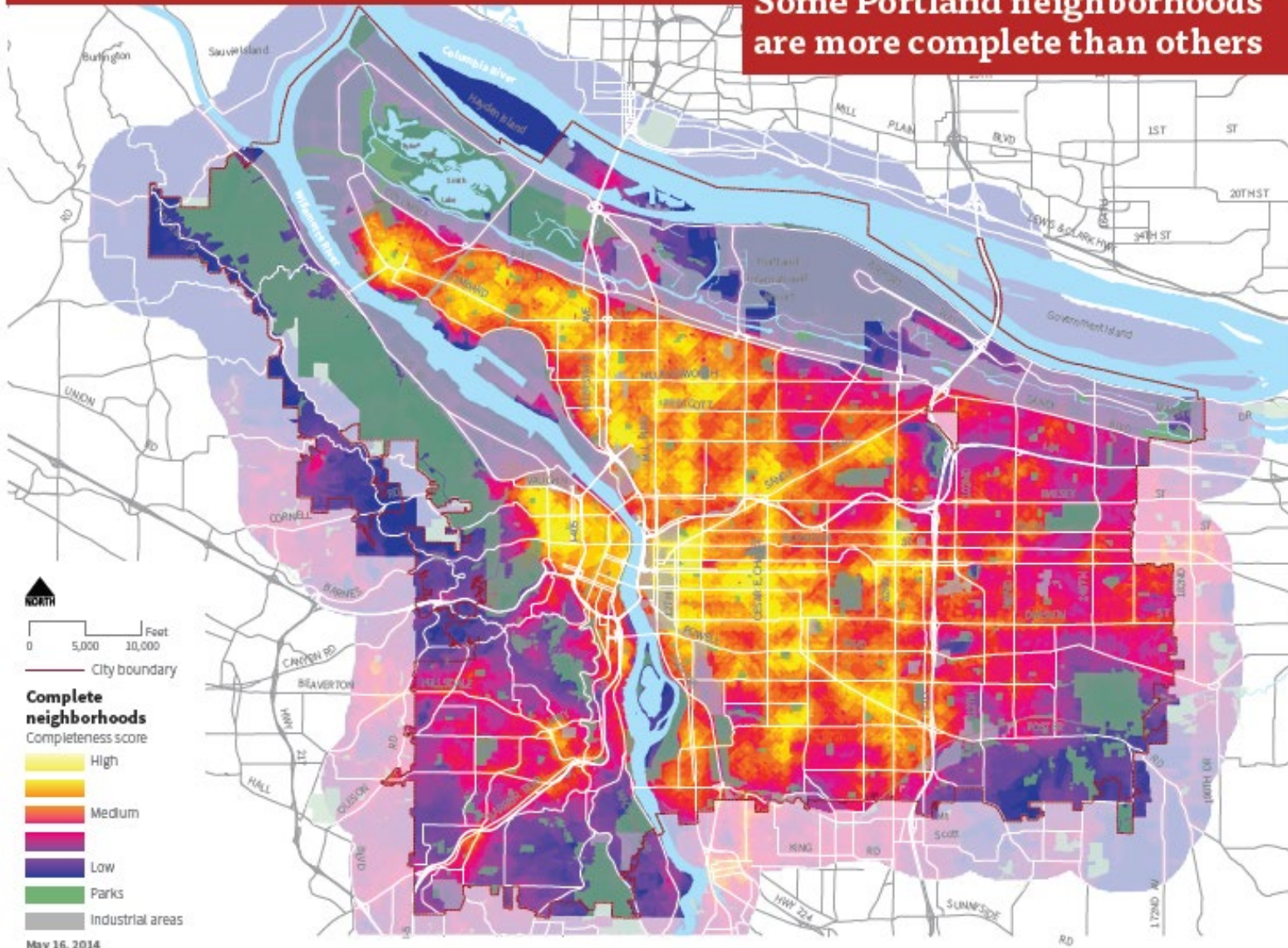- Public gathering places

Anchors for "complete neighborhoods"

Hubs for multi-modal transportation systems

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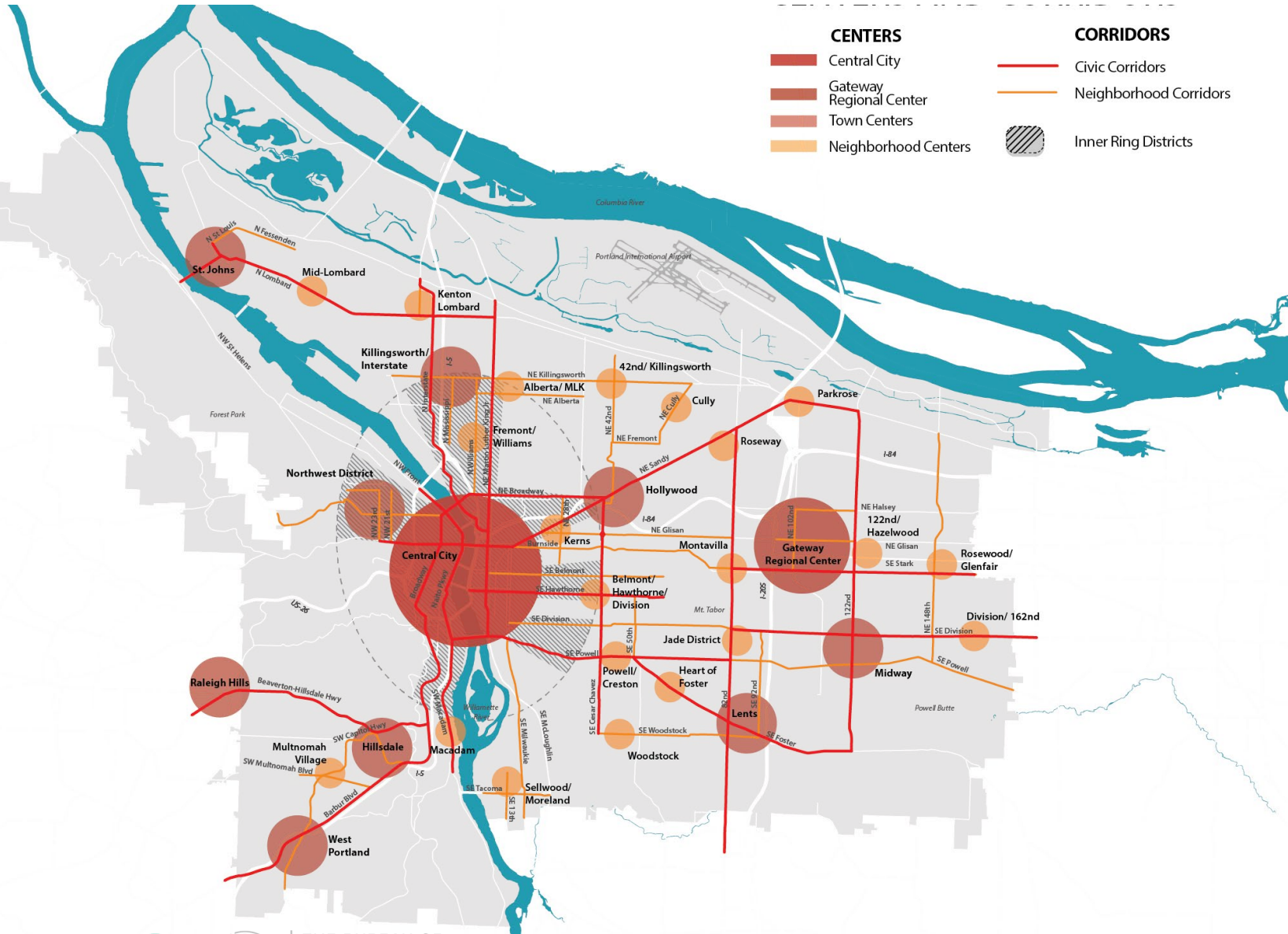Some Portland neighborhoods are more complete than others

Objective for complete neighborhoods:

By 2035 80% of Portlanders will live in areas where they can meet daily needs locally.
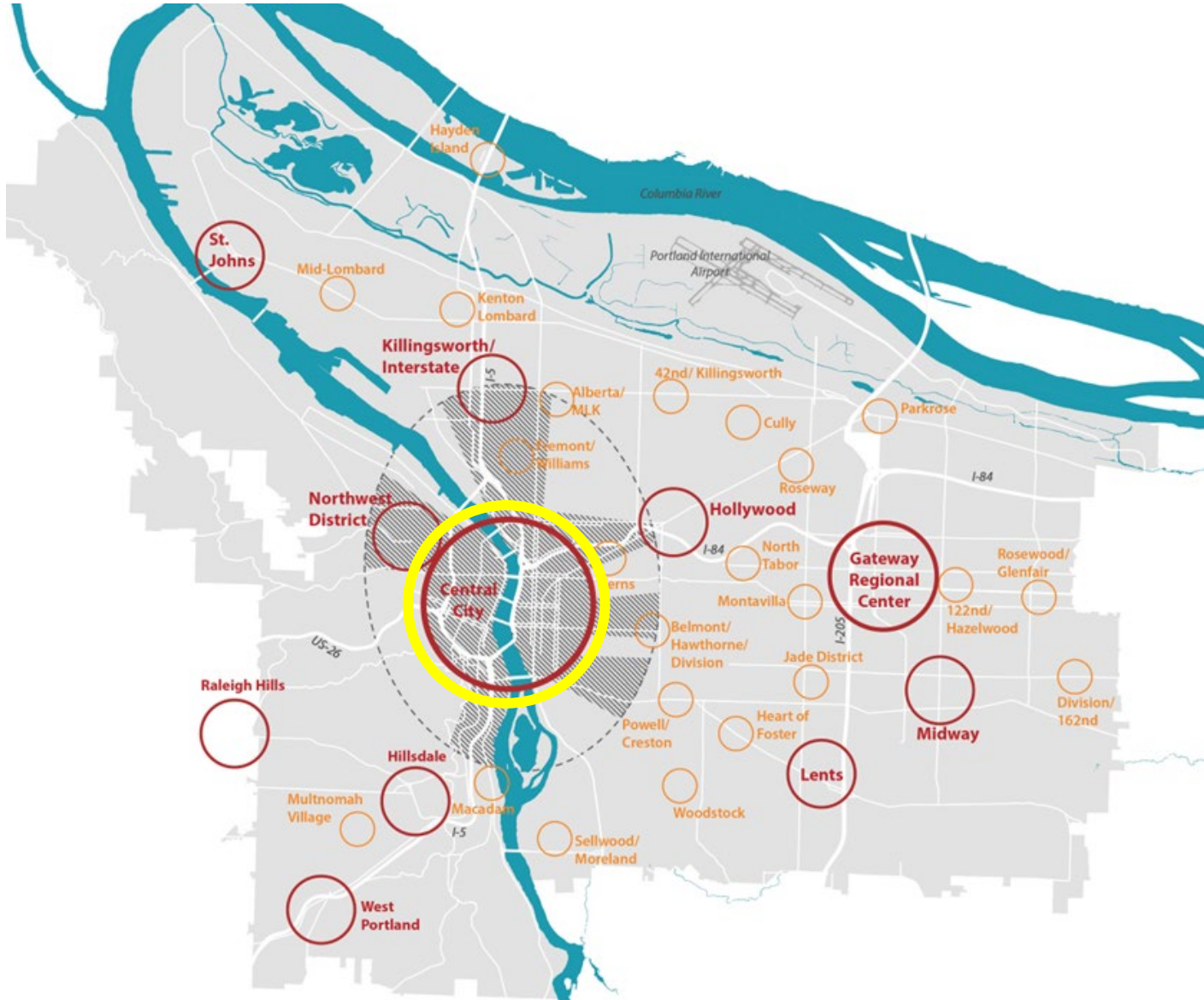
CENTERS AND CORRIDORS

Part of a system. Centers are hubs for transit and active transportation, with connections to downtown and employment areas.

Hierarchy of centers. Range of roles:

- Citywide/regional
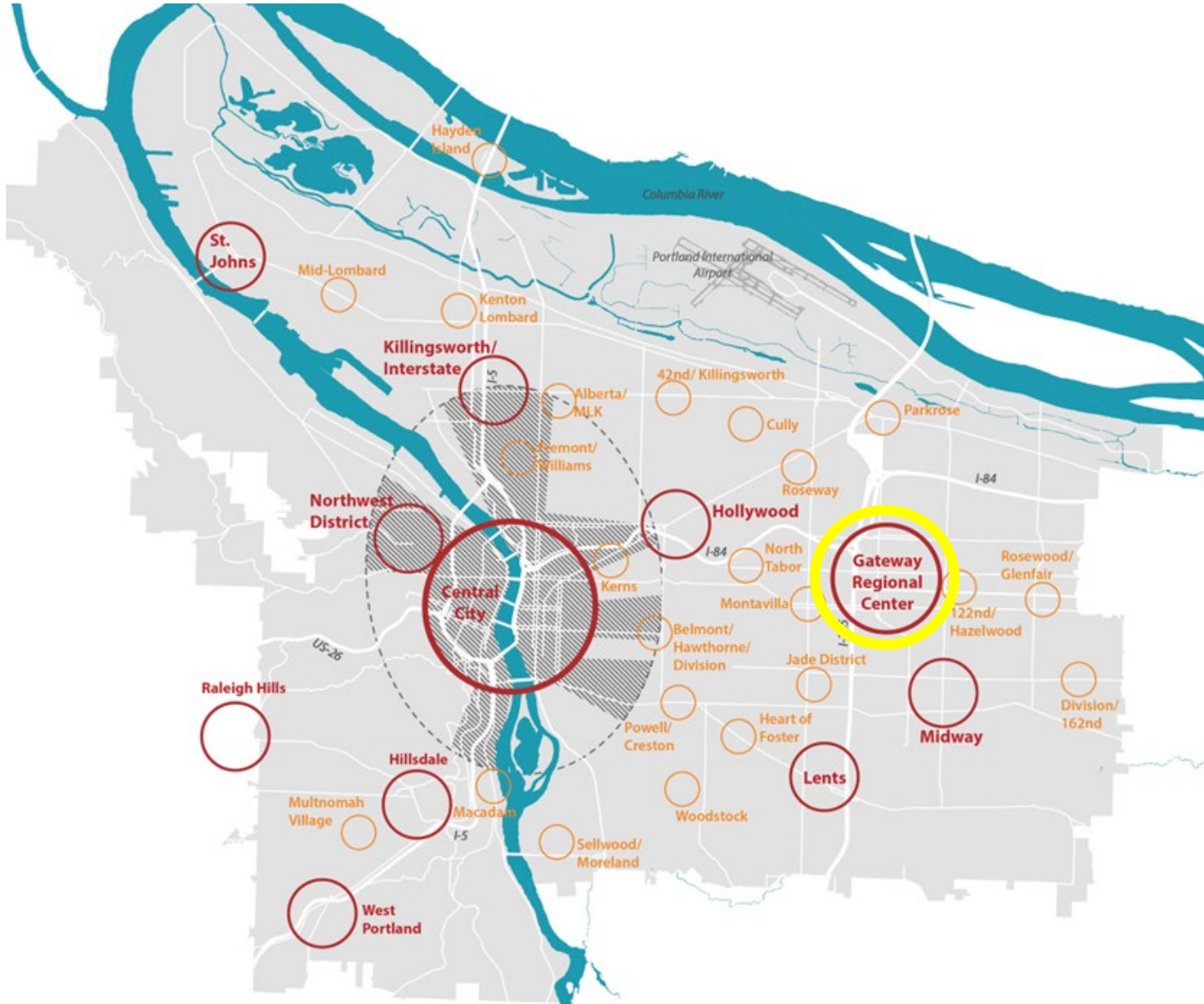- District
- Neighborhood/local

HIERARCHY OF CENTERS

Central City

HOUSING	67,000 units
JOBS	Regional employment hub (capacity for 248,000 jobs)
BUILDING SCALE	Up to 30+

Policies 3.21 – 3.26

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HIERARCHY OF CENTERS

Regional Center

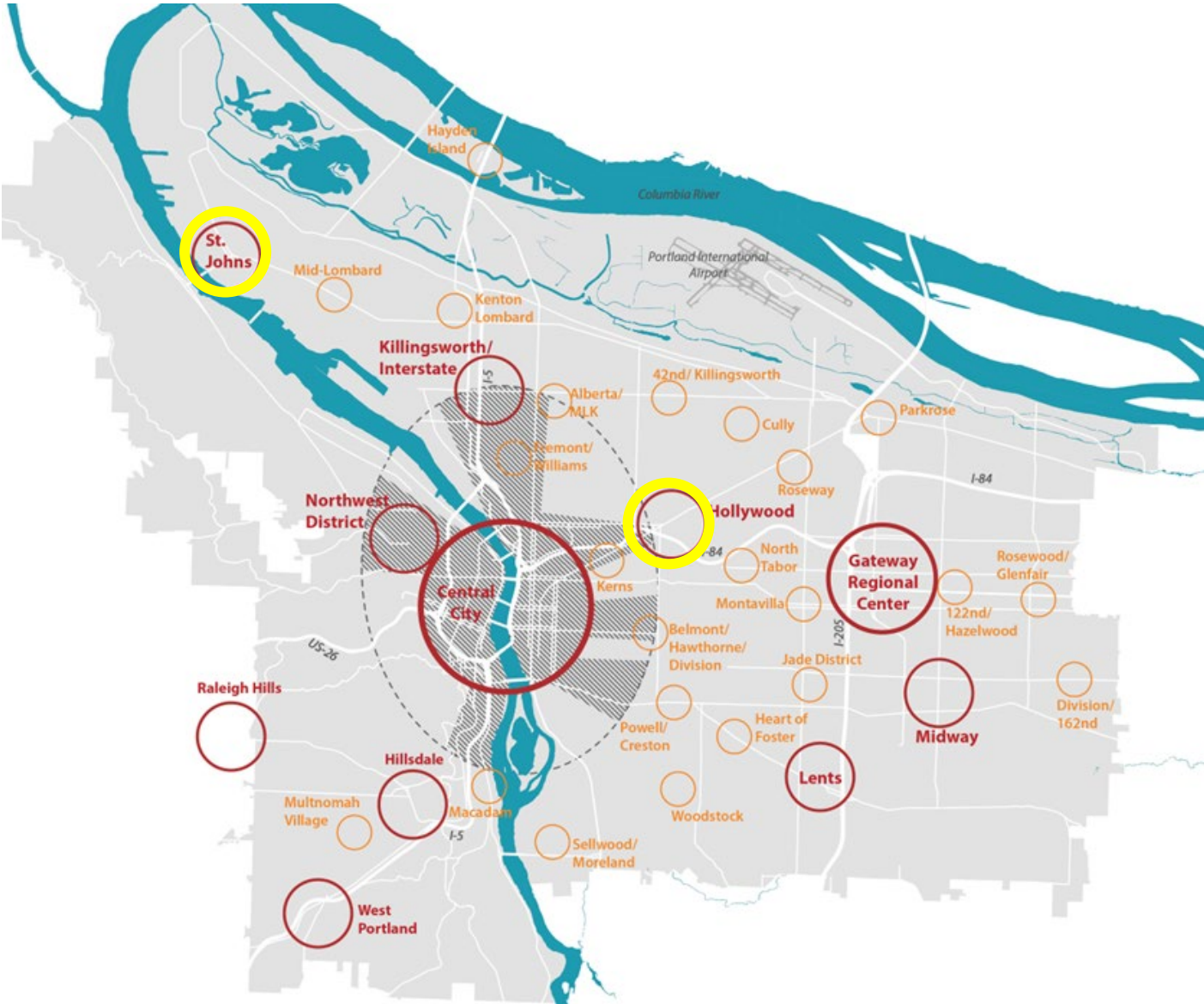| HOUSING	15,000 units
JOBS	Employment hub for East Portland (capacity for 15,000 jobs)
BUILDING SCALE	Up to 5-12 stories

Policies 3.27 – 3.30

HIERARCHY OF CENTERS

Town Center

HOUSING	7,000 units
JOBS	Diverse employment/ institutions
BUILDING SCALE	Up to 5-7 stories

Policies 3.31 – 3.34

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HIERARCHY OF CENTERS
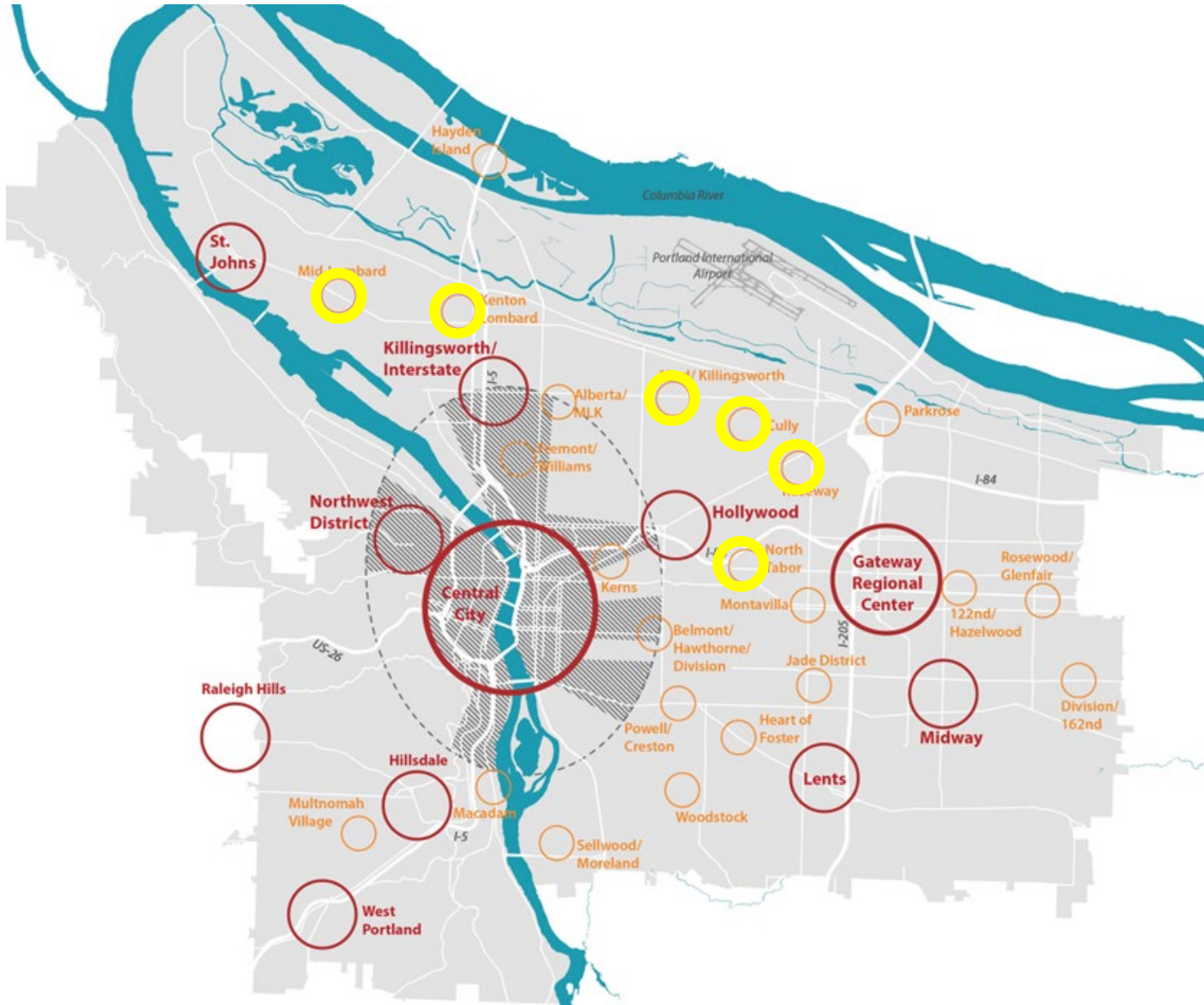
Neighborhood Center

HOUSING	3,500 units
JOBS	Primarily retail/ service
BUILDING SCALE	Up to 4 stories

Policies 3.35 – 3.38

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HIERARCHY OF CENTERS
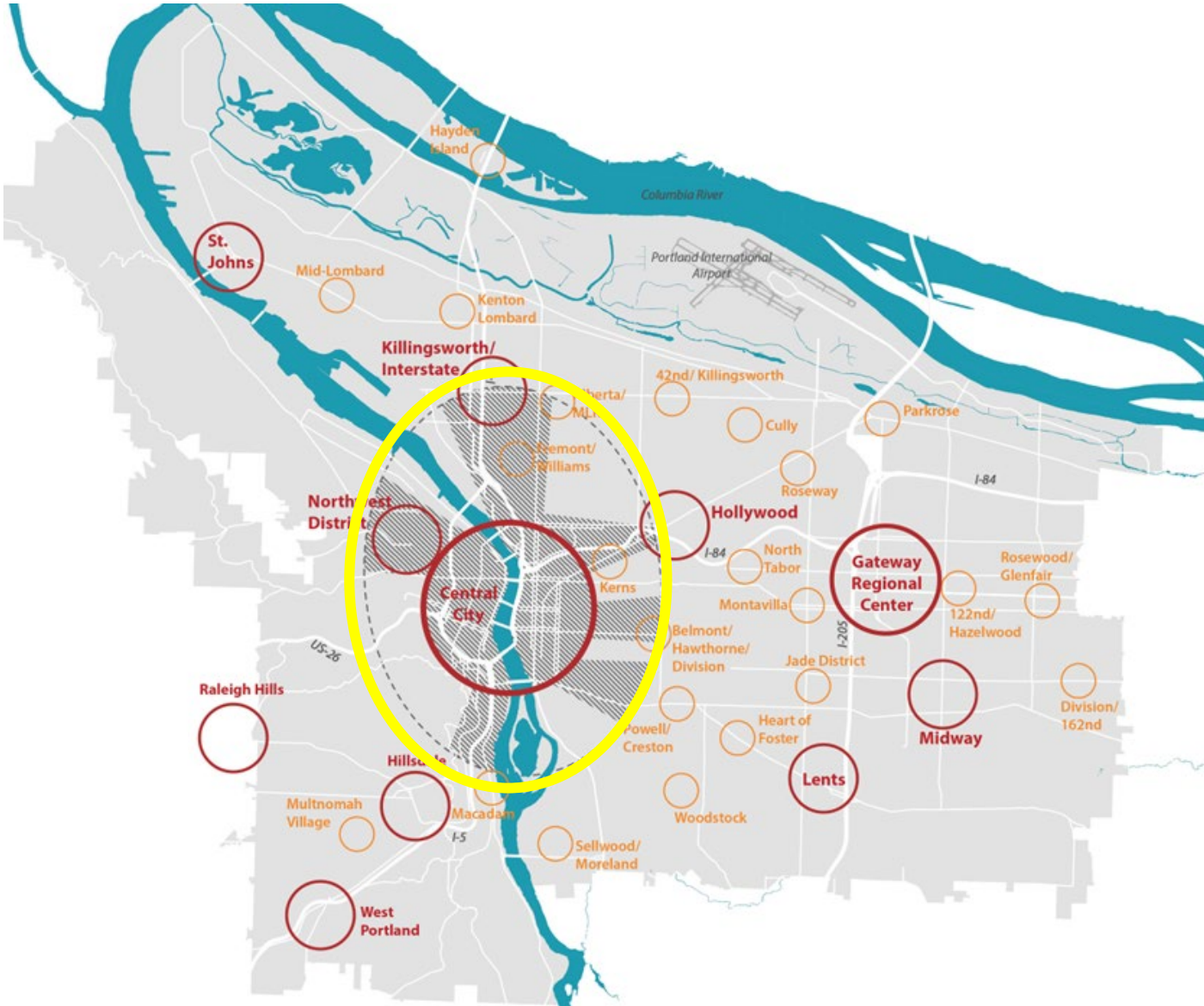
Inner Ring Districts

- Growth opportunities close to the Central City

- Historic resources and distinct district identities

- Diverse housing opportunities integrated with historic development patterns
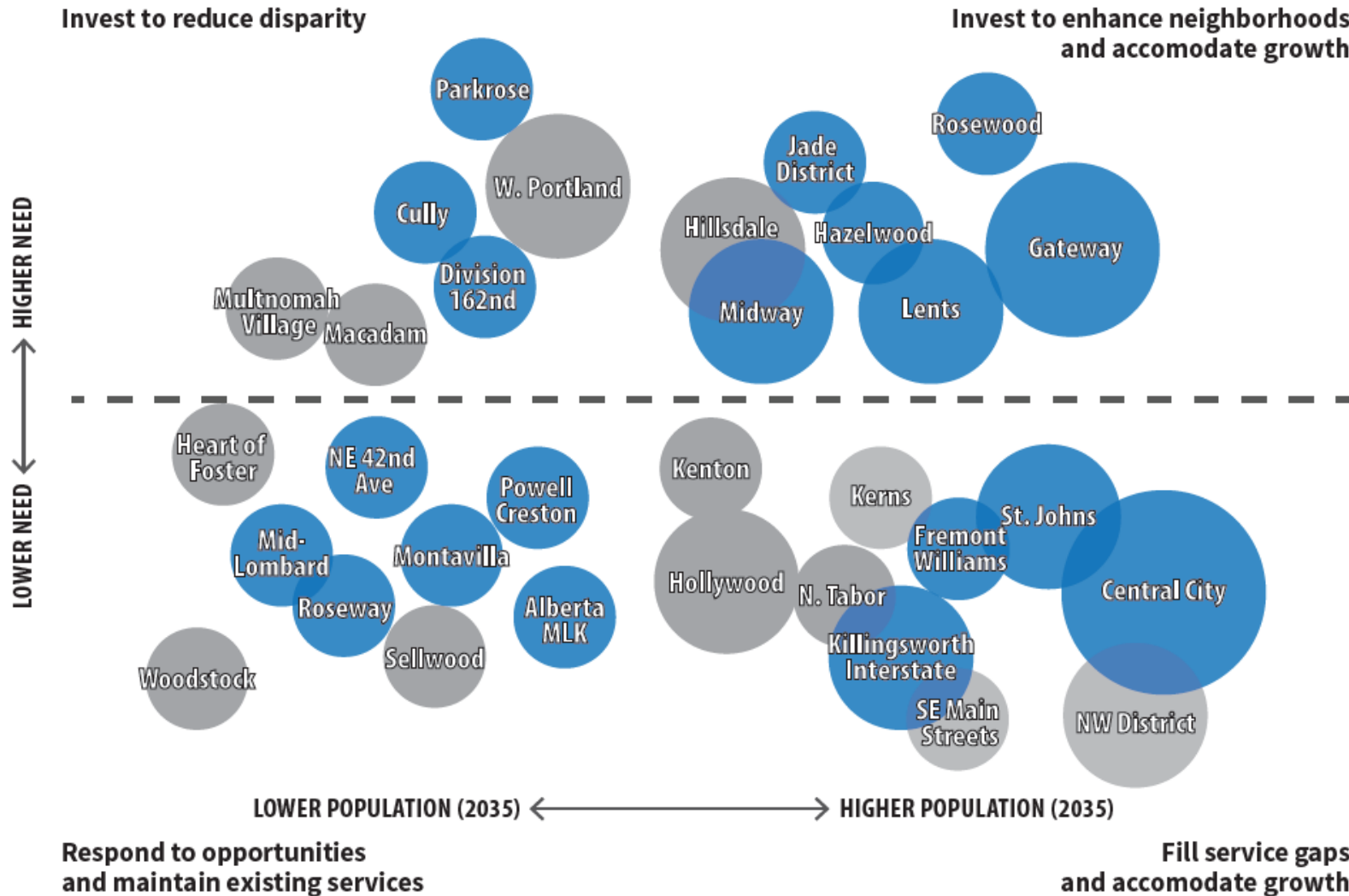
Policies 3.39 – 3.43

CENTERS: DIFFERING PRIORITIES

Investment strategies for complete centers

Invest to reduce disparity

Invest to enhance neighborhoods and accomodate growth

HIGHER NEED

LOWER NEED

LOWER POPULATION (2035) ⟷ HIGHER POPULATION (2035)

Respond to opportunities and maintain existing services

Fill service gaps and accomodate growth

Policy 3.3 Equitable development.

Guide development, growth, and public facility investment to reduce disparities; encourage equitable access to opportunities, mitigate the impacts of development on income disparity, displacement and housing affordability; and produce positive outcomes for all Portlanders.
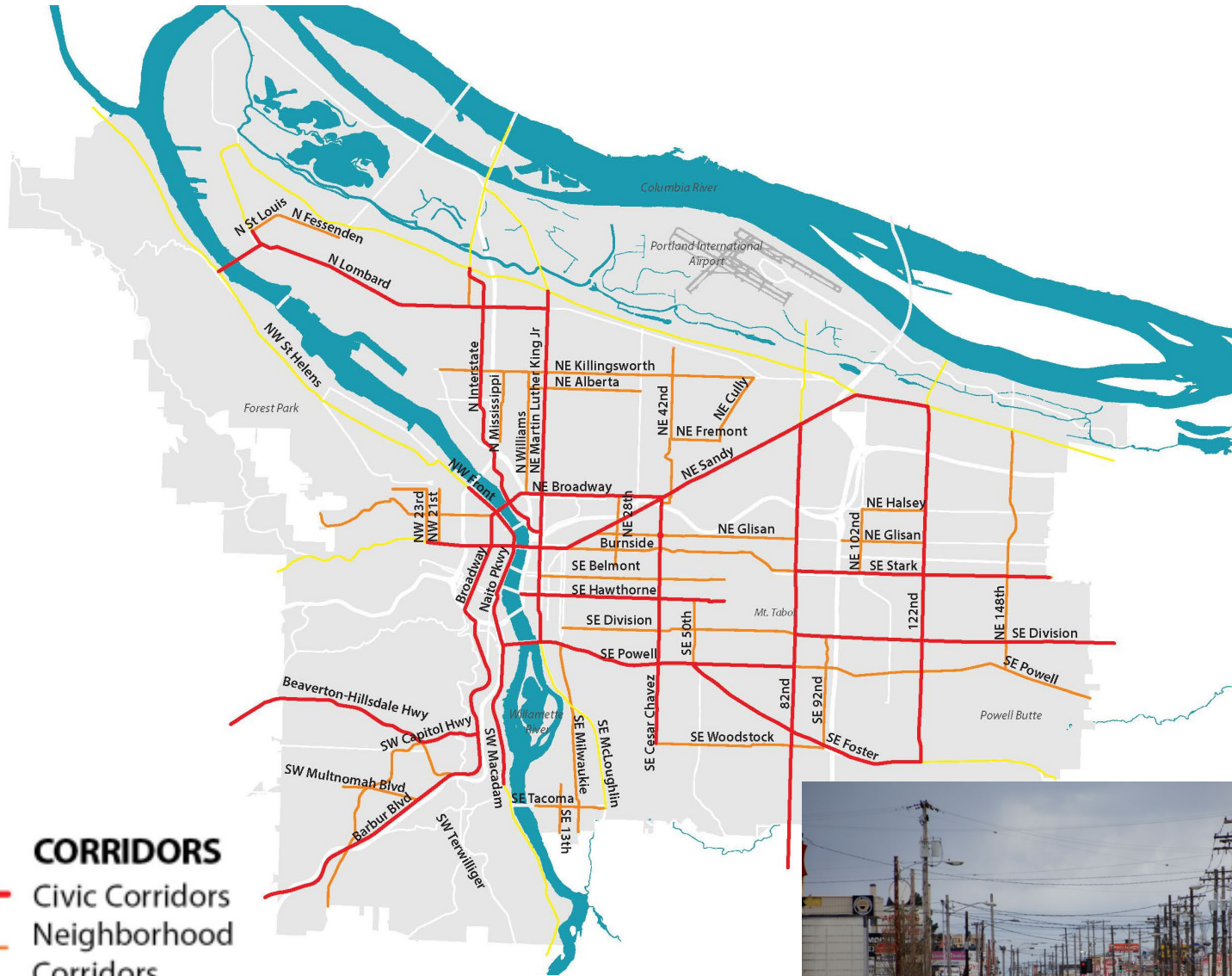
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CORRIDORS
— Civic Corridors
— Neighborhood Corridors

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Corridors

- Important places for both growth and mobility.

- Policy direction: transform corridors into places that provide livable environments for residents, workers and visitors, with green features such as trees and green infrastructure.
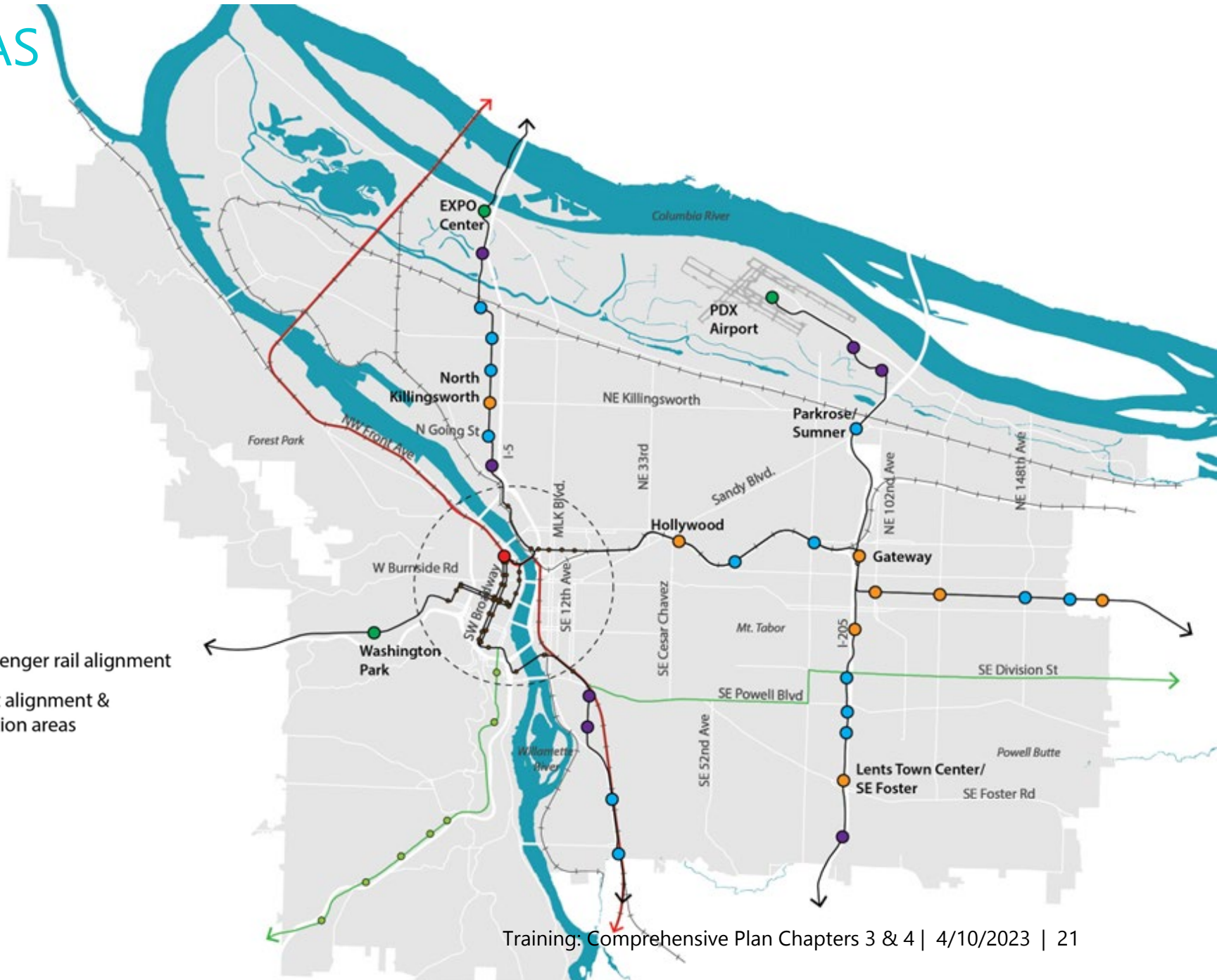
TRANSIT STATION AREAS

Policies 3.53 – 3.59

TRANSIT STATION AREAS

- ● Center Stations
- ● Employment Stations
- ● Transit Neighborhood Stations
- ● Destination Stations
- ○ Central City Stations

- ●— Intercity passenger rail alignment
- ●— Future transit alignment & potential station areas
- ┼┼┼┼ Rail

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CITY GREENWAYS

Policies 3.60 – 3.63

CITY GREENWAYS

— Trails (Existing & Proposed)

▪▪▪▪ Enhanced Greenway Corridors

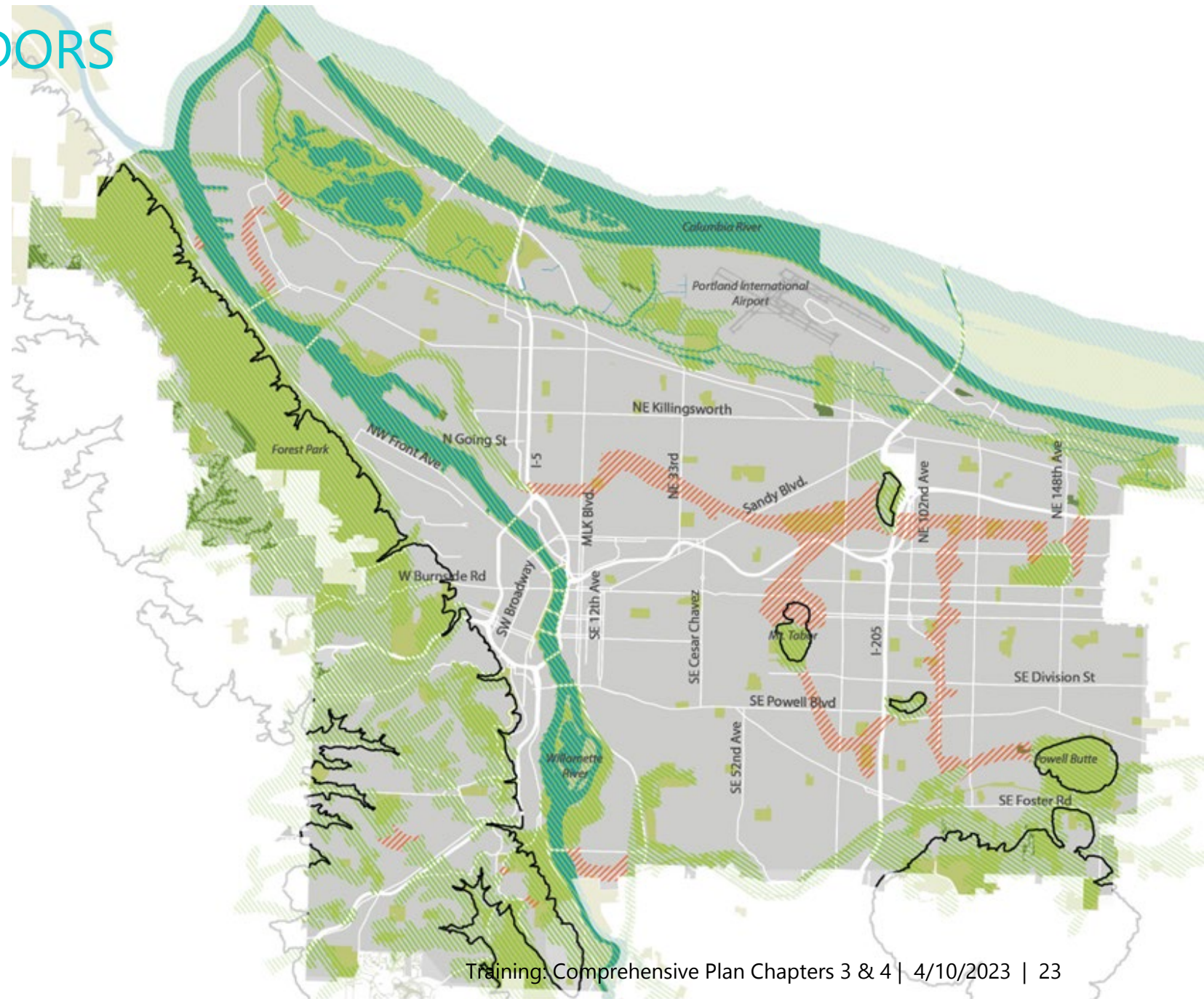▪ ▪ ▪ Heritage Parkways

■ Parks & Open Spaces

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URBAN HABITAT CORRIDORS

Policies 3.64 – 3.66

URBAN HABITAT CORRIDORS

- Existing / Enhanced Habitat Corridor
- Future / Potential Habitat Corridor
- Parks & Open Space
- Waterbodies
- Elevation over 300'

EMPLOYMENT AREAS

Policies 3.67 – 3.68

EMPLOYMENT AREAS

- ■ Central City
- ■ Industrial / Employment
- ■ Commercial
- ■ Institutional
- —— Regional Truckway / Priority Truck Street
- —— Heavy Rail

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PATTERN AREAS

Policies 3.69 – 3.102

Rivers
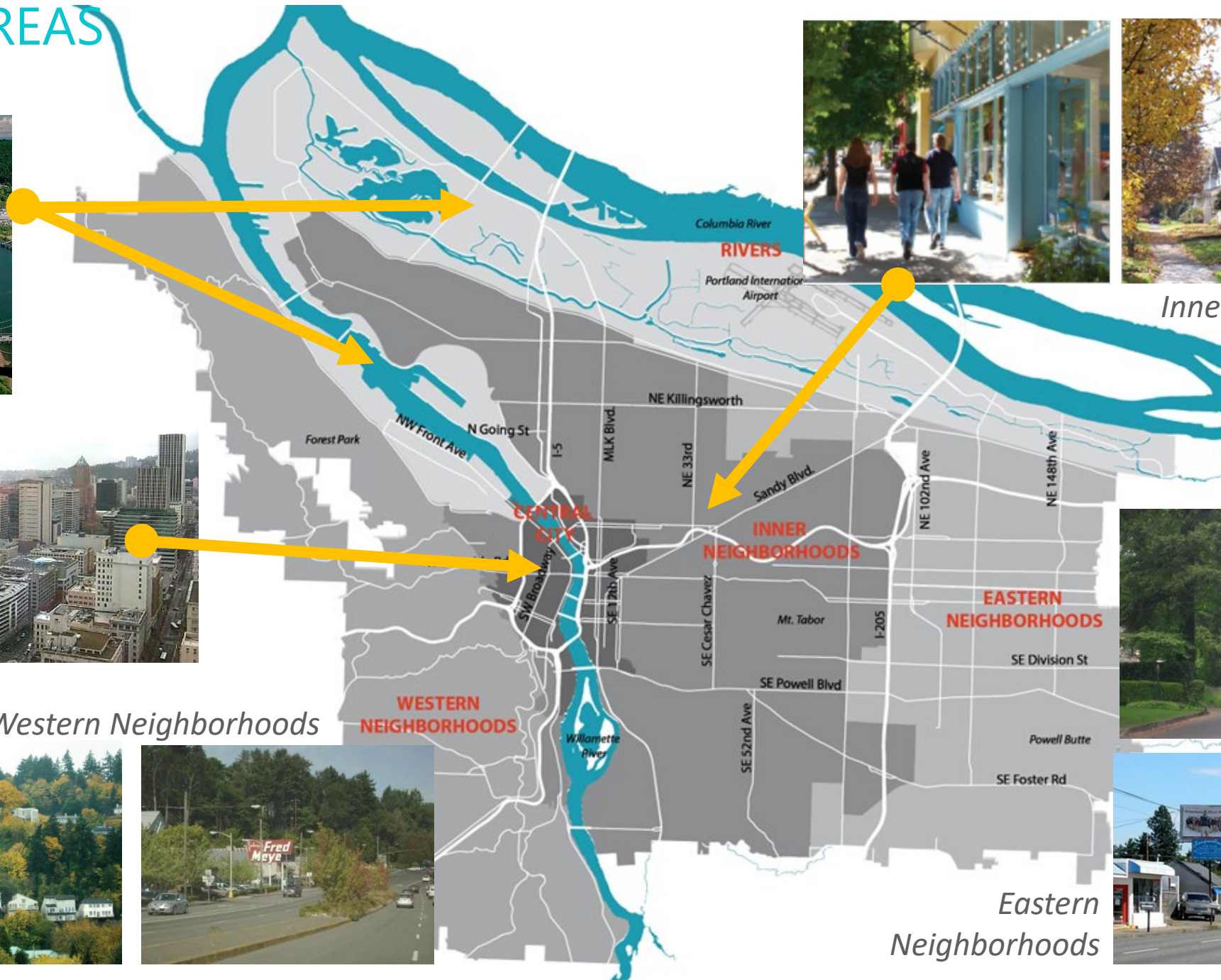
Central City

Western Neighborhoods

Inner Neighborhoods

Eastern Neighborhoods

CHAPTER 3:
QUESTIONS & DISCUSSION

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CHAPTER 4: DESIGN & DEVELOPMENT

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CHAPTER 4: INTENT

- **Encourage** building and site design that promotes human and environmental health, public safety, and responds to local context.

- **Promote** strong links among building and site design, streets, and the public realm.

- **Guide** historic and cultural resource and scenic view preservation.

- **Encourage** the integration of nature into the built environment.

- **Reduce** carbon emissions and promote energy- and resource-efficient neighborhoods and buildings.

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CHAPTER 4: GOALS

GOAL 4.A
CONTEXT-SENSITIVE DESIGN AND DEVELOPMENT

GOAL 4.B
HISTORIC AND CULTURAL RESOURCES

GOAL 4.C
HUMAN AND ENVIRONMENTAL HEALTH

GOAL 4.D
URBAN RESILIENCE

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CHAPTER 4: POLICIES

1. **CONTEXT -** 9 Policies
2. **HEALTH AND SAFETY -** 5 Policies
3. **RESIDENTIAL AREAS -** 5 Policies
4. **DESIGN AND DEVELOPMENT OF CENTERS AND CORRIDORS -** 10 Policies
5. **TRANSITIONS -** 3 Policies
6. **OFF-SITE IMPACTS -** 8 Policies

GOAL 4.A CONTEXT-SENSITIVE DESIGN AND DEVELOPMENT

7. **SCENIC RESOURCES -** 5 Policies
8. **HISTORIC AND CULTURAL RESOURCES -** 13 Policies
9. **PUBLIC ART -** 1 Policy

GOAL 4.B HISTORIC AND CULTURAL RESOURCES

10. **RESOURCE-EFFICIENT DESIGN AND DEVELOPMENT -** 13 Policies
11. **DESIGNING WITH NATURE -** 6 Policies
12. **HAZARD-RESILIENT DESIGN -** 6 Policies
13. **HEALTHY FOOD -** 4 Policies

GOAL 4.C HUMAN AND ENVIRONMENTAL HEALTH

GOAL 4.D URBAN RESILIENCE

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CHAPTER 4: POLICIES


CITY URBAN DESIGN FRAMEWORK

1. **CONTEXT -** 9 Policies
2. **HEALTH AND SAFETY -** 5 Policies
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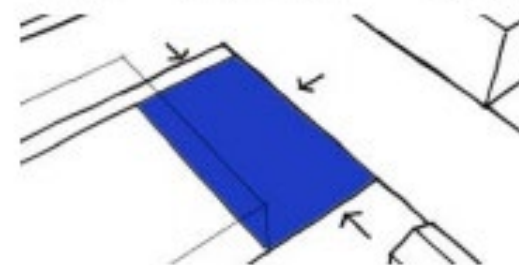13. **HEALTHY FOOD -** 4 Policies
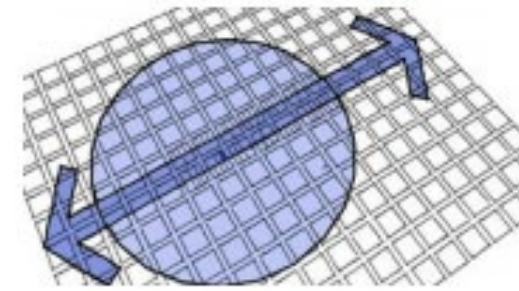
CHARACTER AND LOCAL SURROUNDINGS
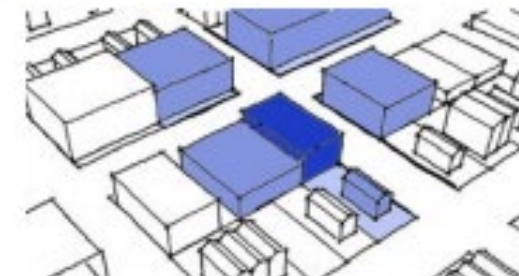
ADJACENT SURROUNDINGS

SITE SPECIFIC FEATURES

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CONTEXT

Policy 4.1 Pattern areas.

Policy 4.2 Community identity.

Policy 4.3 Site and context.
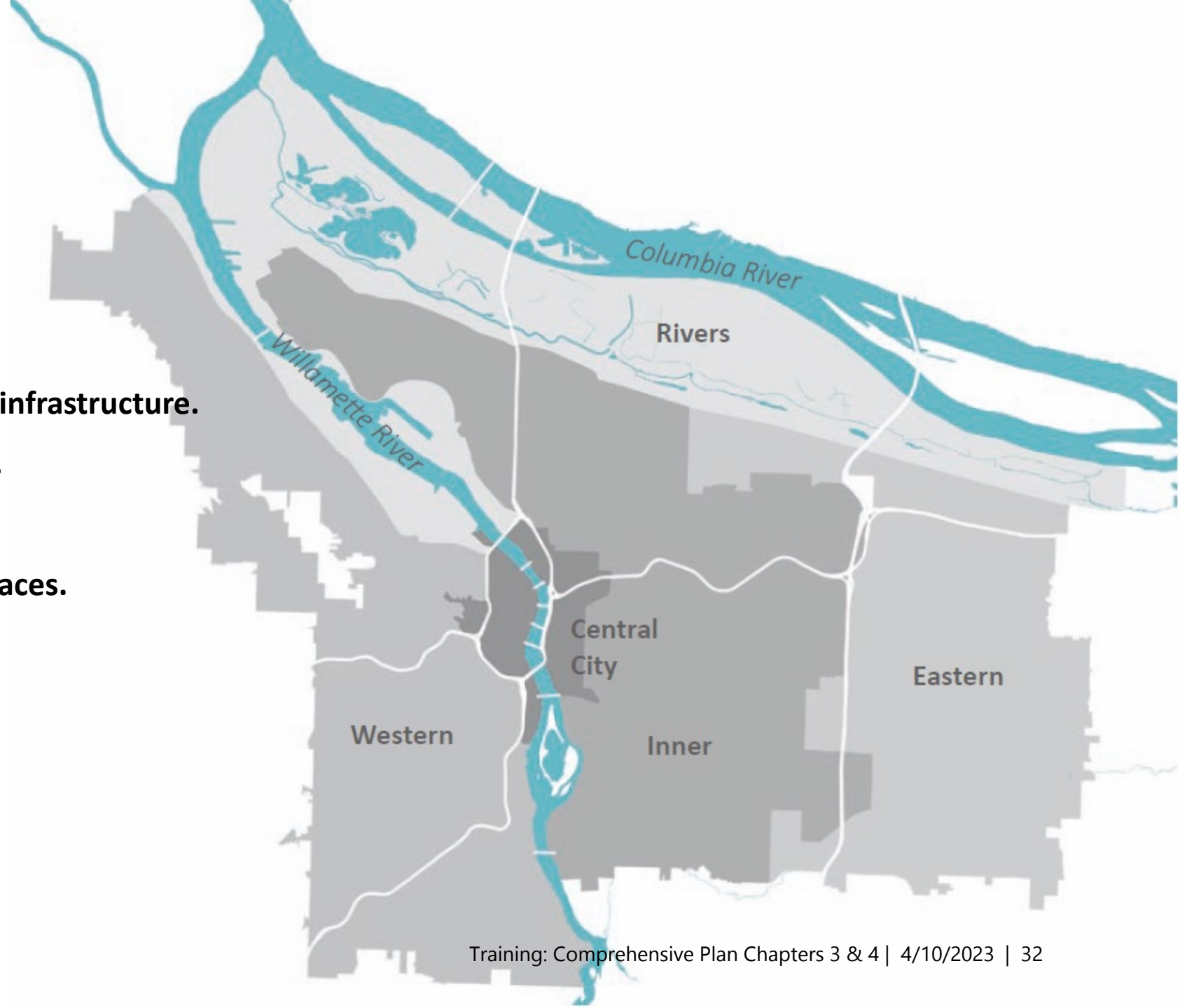
Policy 4.4 Natural features and green infrastructure.

Policy 4.5 Pedestrian-oriented design.

Policy 4.6 Street orientation.
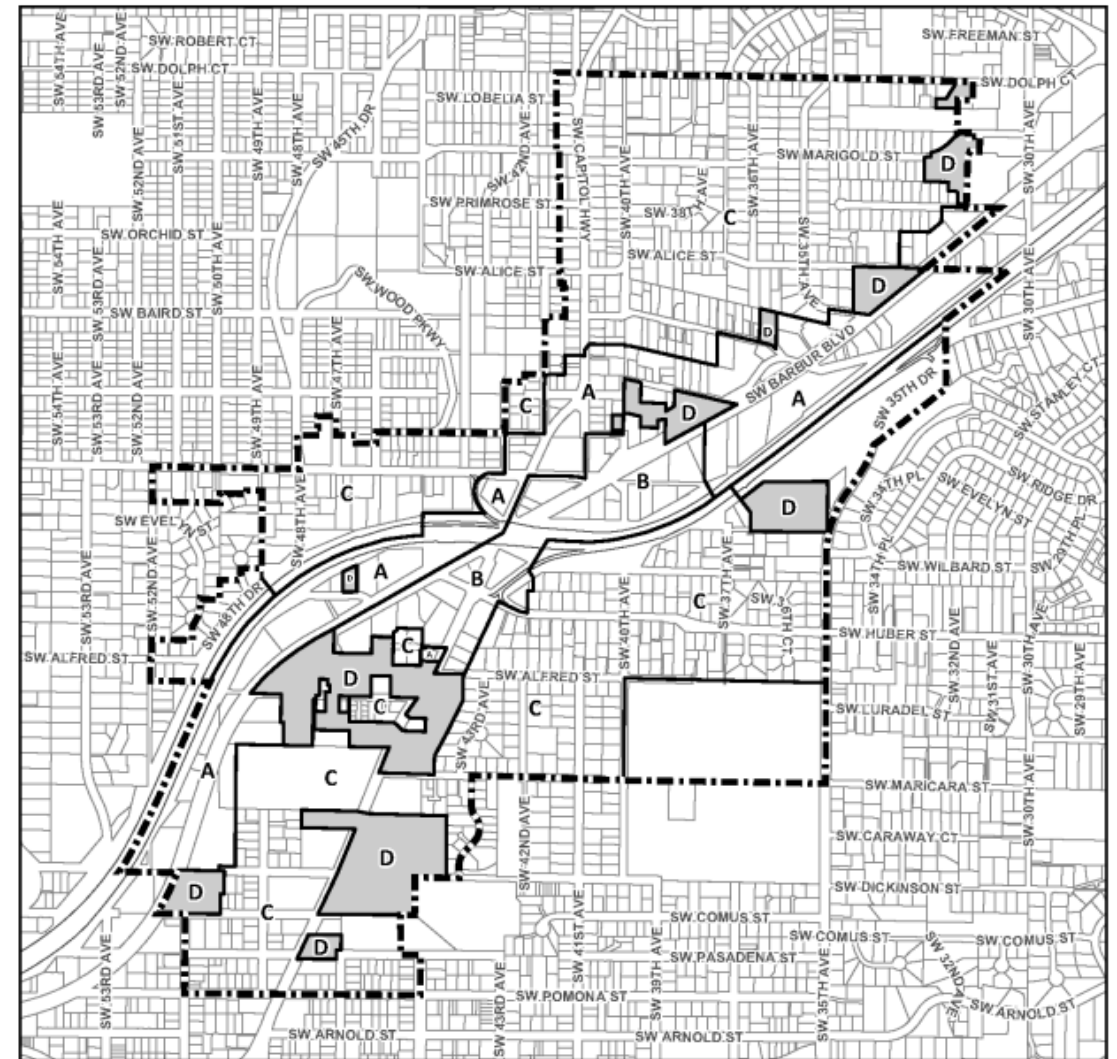
Policy 4.7 Development and public spaces.

Policy 4.8 Alleys.

Policy 4.9 Transitional urbanism.

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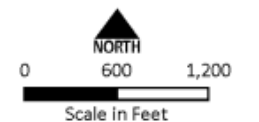**PLANNING &
SUSTAINABILITY**

CONTEXT

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

Plan District boundary
Subdistricts A, B, and C
Subdistrict D

NORTH

0   600   1,200
Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

DESIGN & DEVELOPMENT OF CENTERS & CORRIDORS

Policy 4.20 Walkable scale.

Policy 4.21 Street environment.

Policy 4.22 Relationship between building height and street size.

Policy 4.23 Design for pedestrian and bicycle access.

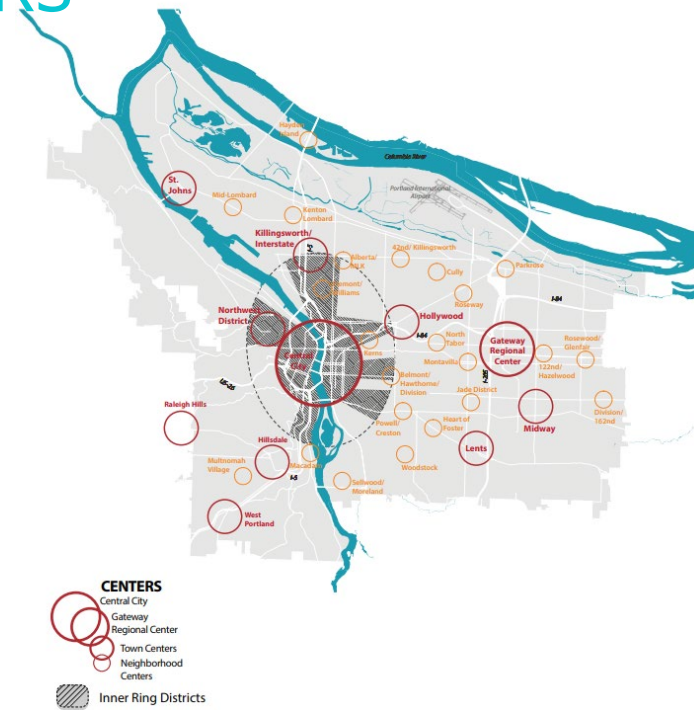**Policy 4.24 Drive-through facilities.**

Policy 4.25 Residential uses on busy streets.

Policy 4.26 Active gathering places.

Policy 4.27 Protect defining features.

Policy 4.28 Historic buildings in centers and corridors.

Policy 4.29 Public art.

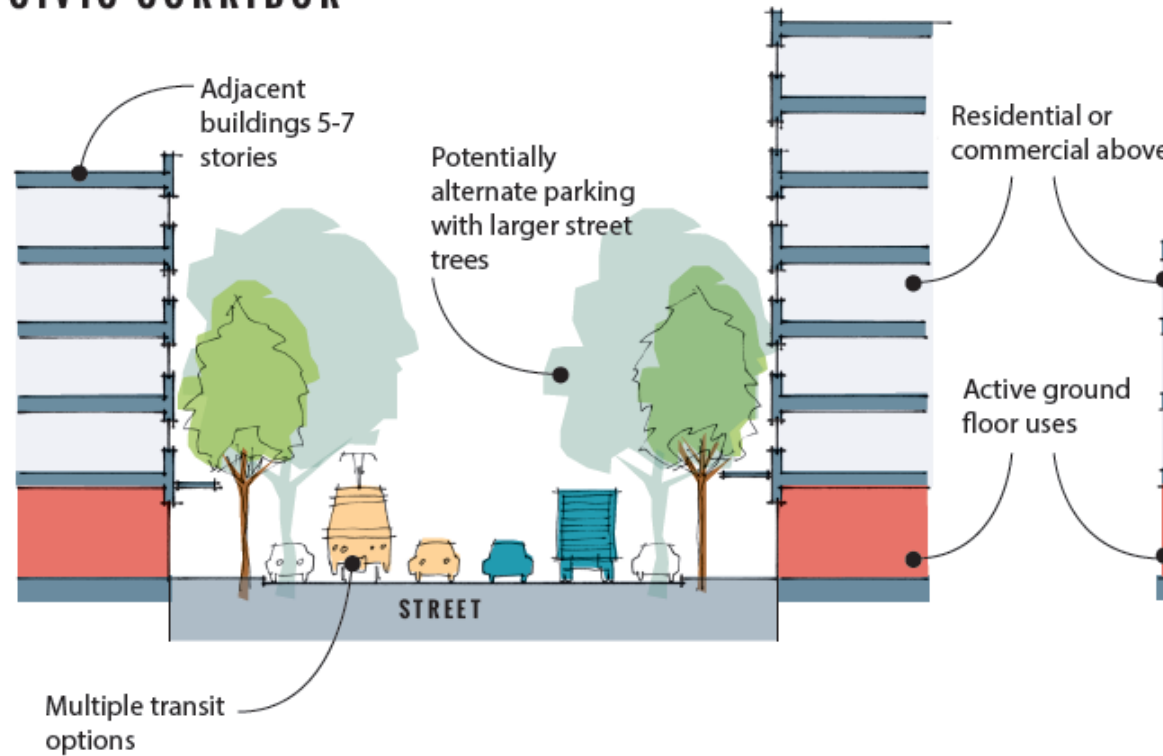THE BUREAU OF **PLANNING & SUSTAINABILITY**
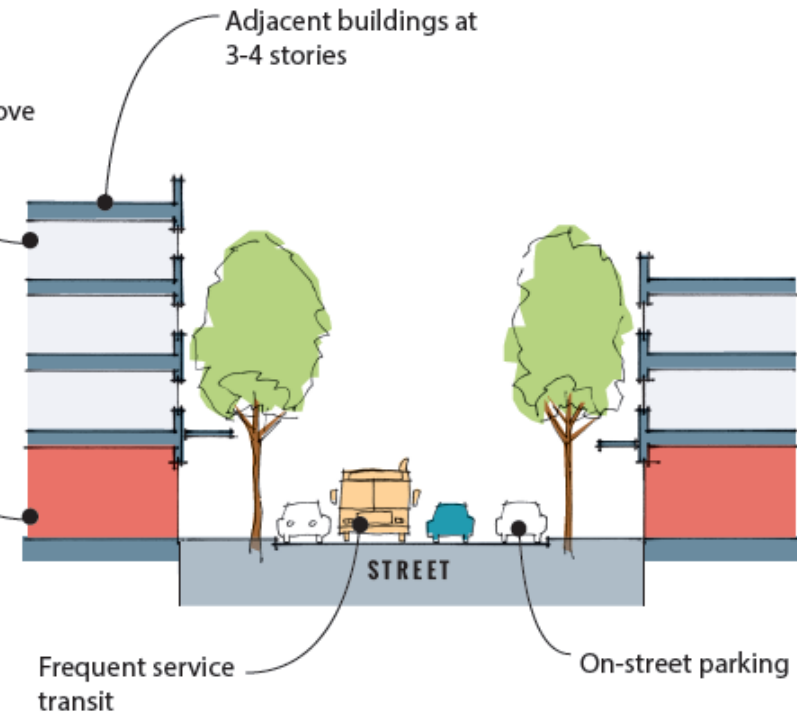
DESIGN & DEVELOPMENT OF CENTERS & CORRIDORS

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.

CIVIC CORRIDOR

- Adjacent buildings 5-7 stories
- Potentially alternate parking with larger street trees
- Residential or commercial above
- Active ground floor uses
- STREET
- Multiple transit options

NEIGHBORHOOD CORRIDOR

- Adjacent buildings at 3-4 stories
- STREET
- Frequent service transit
- On-street parking

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HISTORIC AND CULTURAL RESOURCES

Policy 4.46 Historic and cultural resource protection.
Policy 4.47 State and federal historic resource support.
Policy 4.48 Continuity with established patterns.
Policy 4.49 Resolution of conflicts in historic districts.
Policy 4.50 Demolition.
Policy 4.51 City-owned historic resources.
Policy 4.52 Historic Resources Inventory.
Policy 4.53 Preservation equity.
Policy 4.54 Cultural diversity.
Policy 4.55 Cultural and social significance.
Policy 4.56 Community structures.
Policy 4.57 Economic viability.
Policy 4.58 Archaeological resources.

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HISTORIC AND CULTURAL RESOURCES

Policy 4.46 Historic and cultural resource protection

Within statutory requirements for owner consent, identify, protect, and encourage the use and rehabilitation of historic buildings, places, and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

HISTORIC AND CULTURAL RESOURCES

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

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RESOURCE EFFICIENT DESIGN AND DEVELOPMENT

Policy 4.60 Rehabilitation and adaptive reuse.

Policy 4.61 Compact housing.

Policy 4.62 Seismic and energy retrofits.

Policy 4.63 Life cycle efficiency.

Policy 4.64 Deconstruction.

Policy 4.65 Materials and practices.

Policy 4.66 Water use efficiency.

Policy 4.67 Optimizing benefits.

Policy 4.68 Energy efficiency.

Policy 4.69 Reduce carbon emissions.

Policy 4.70 District energy systems.

Policy 4.71 Ecodistricts.

Policy 4.72 Energy-producing development.

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RESOURCE EFFICIENT DESIGN AND DEVELOPMENT

Policy 4.65 MATERIALS AND PRACTICES.
Encourage use of natural, resource-efficient, recycled, recycled content, and non-toxic building materials and energy-efficient building practices.

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HAZARD RESILIENT DESIGN

Policy 4.79 Natural hazards and climate change risks and impacts.

Policy 4.80 Geological hazards.

Policy 4.81 Disaster-resilient development.

Policy 4.82 Portland Harbor facilities.

Policy 4.83 Urban heat islands.

Policy 4.84 Planning and disaster recovery.

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HAZARD RESILIENT DESIGN

Policy 4.83 URBAN HEAT ISLANDS.
Encourage development, building, landscaping, and infrastructure design that reduce urban heat island effects.
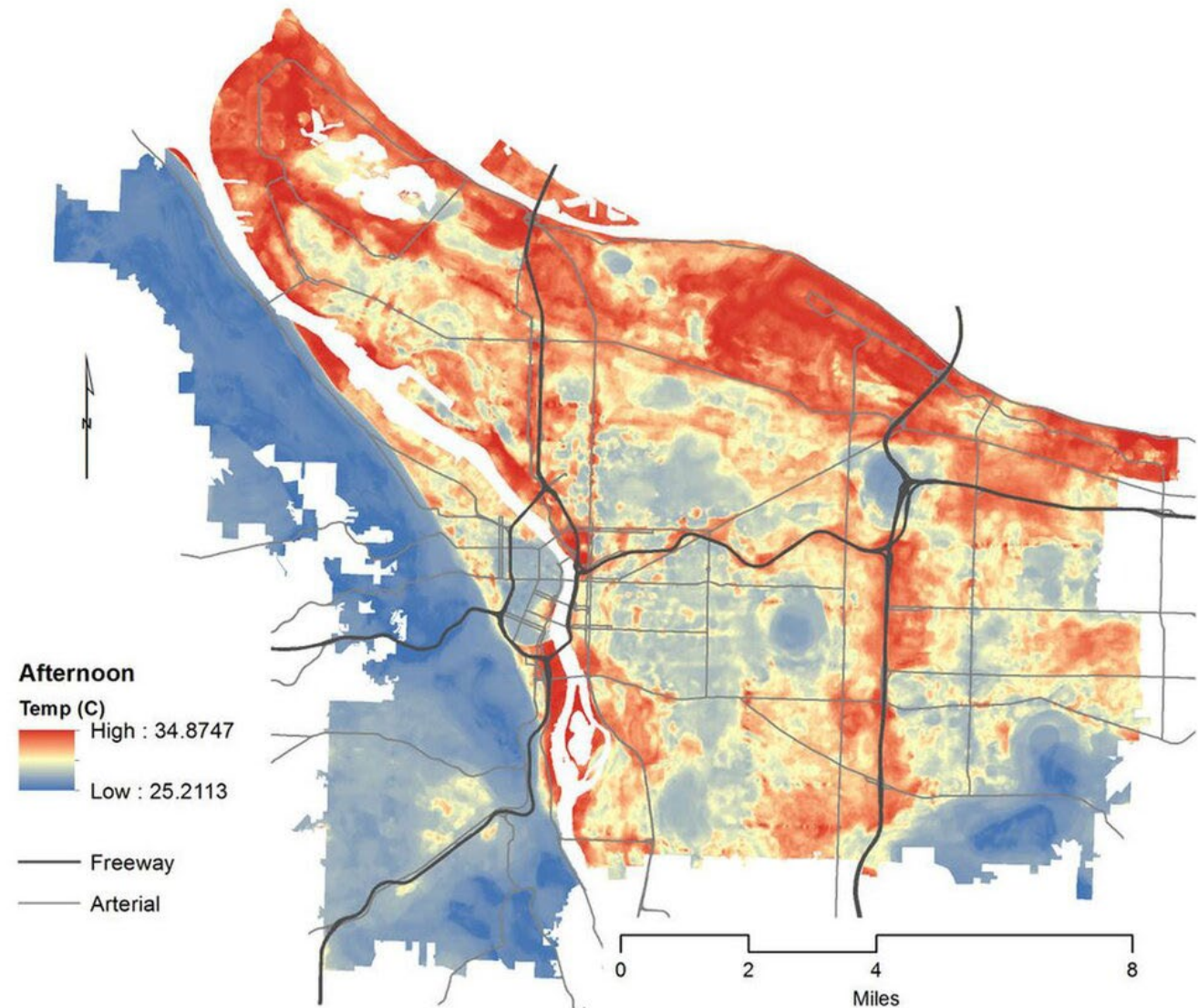

Afternoon
Temp (C)
High : 34.8747
Low : 25.2113

— Freeway
— Arterial

0   2   4   8
Miles

*Image Source. **Sustaining Urban Places Research (SUPR) Lab**, Portland State University, 2018.*

CHAPTER 4:
QUESTIONS & DISCUSSION

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Design Overlay Zone Amendments (DOZA)

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DESIGN OVERLAY ZONE AND THE "TWO TRACK" SYSTEM

- "D" Overlay originally applied to the Central City

- Expanded in 1990s to Albina, Gateway, Hollywood, St. Johns, etc.

- Expanded in 2018 to apply to additional centers and corridors

- State law generally requires clear and objective "track" for design regulations outside of Central City, Regional Centers, and Historic Resources
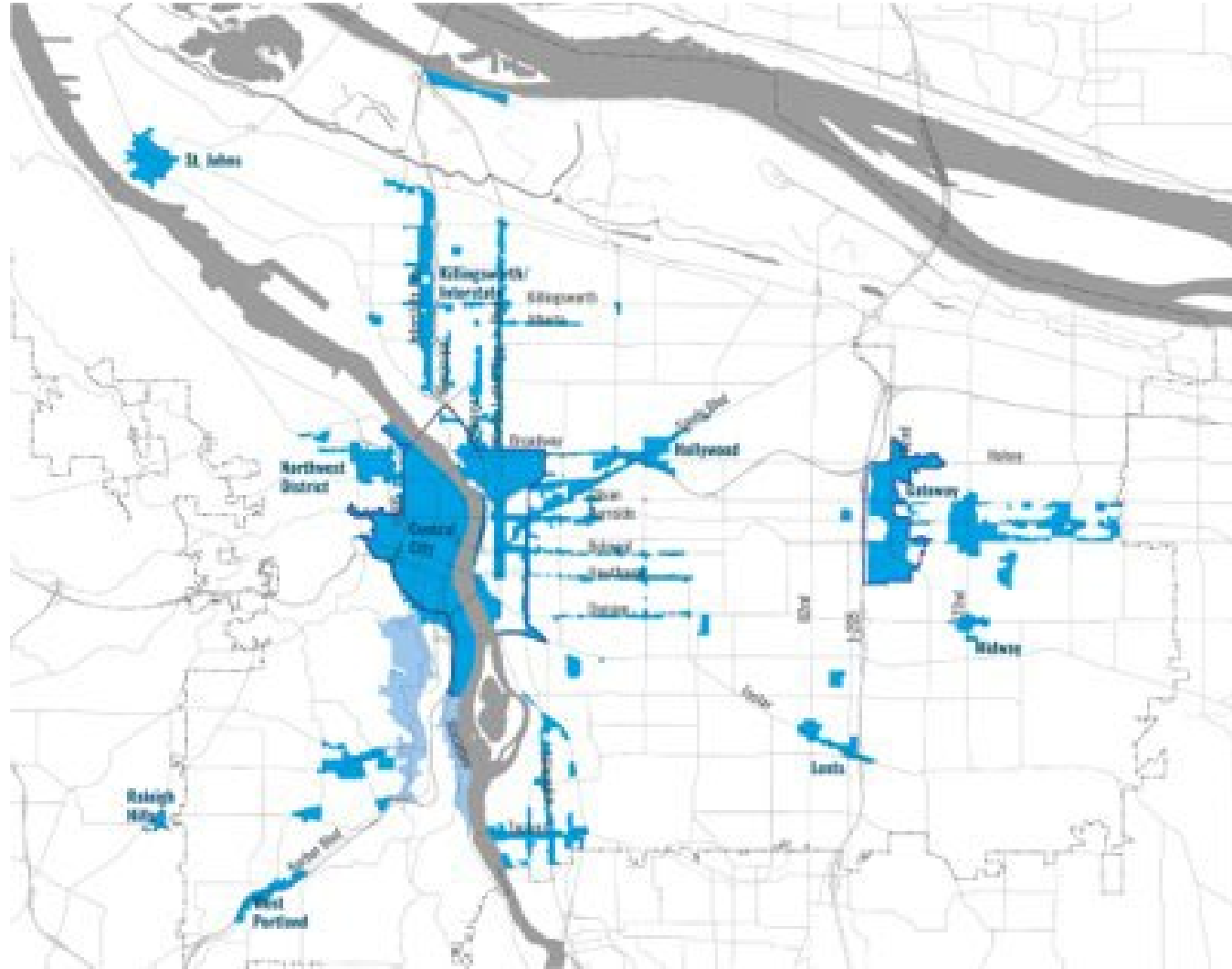

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DESIGN OVERLAY ZONING CODE REFERENCES

- 33.420 - Design Overlay Zone

- 33.825 - Design Review

- Adopted design guidelines

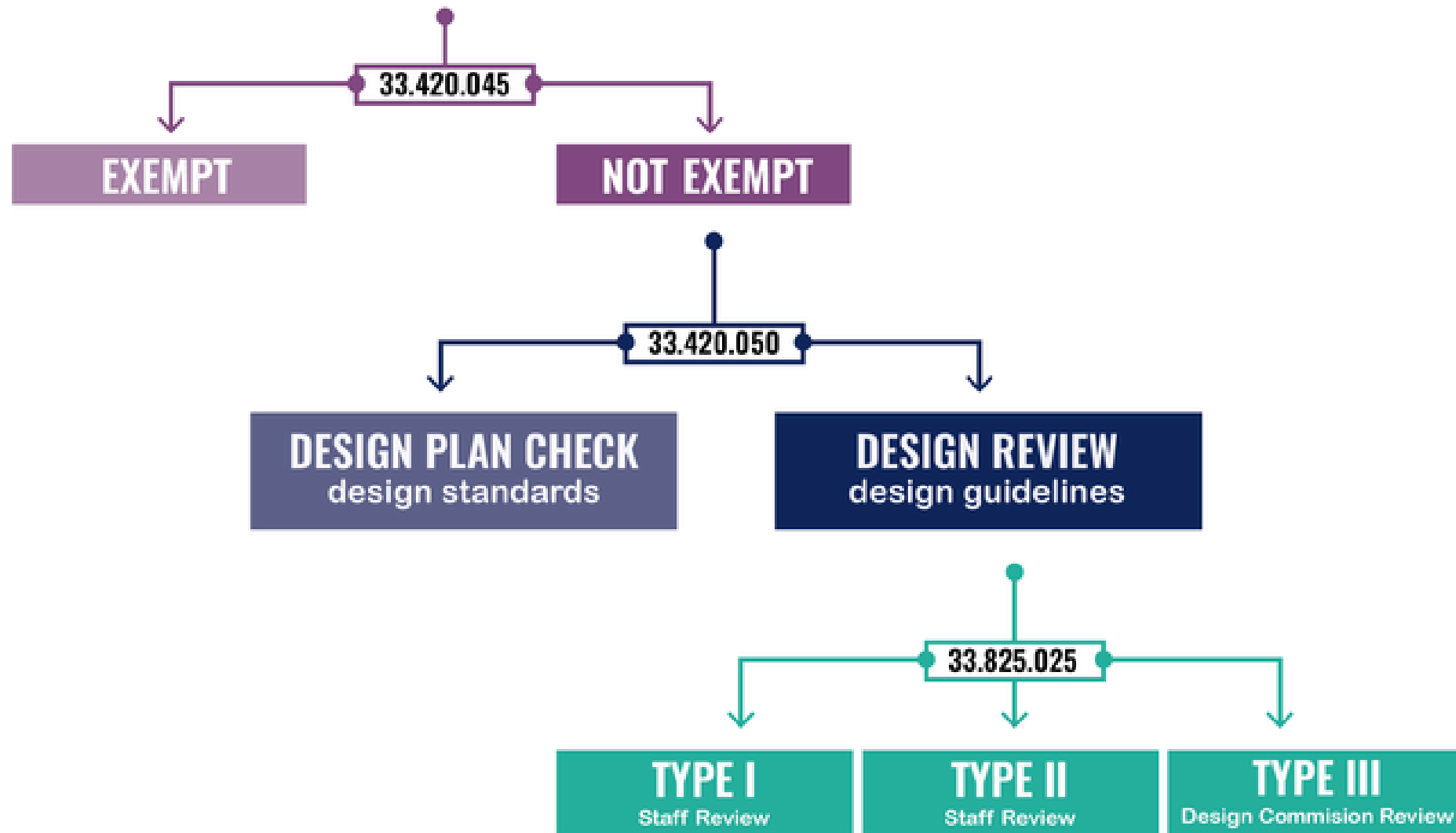- Base zones and plan districts often include additional design standards

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DESIGN OVERLAY ZONE GEOGRAPHY

LEGEND

- Centers with design overlay
- Centers without design overlay
- Areas where proposal removes the design overlay from single-dwelling zoned properties

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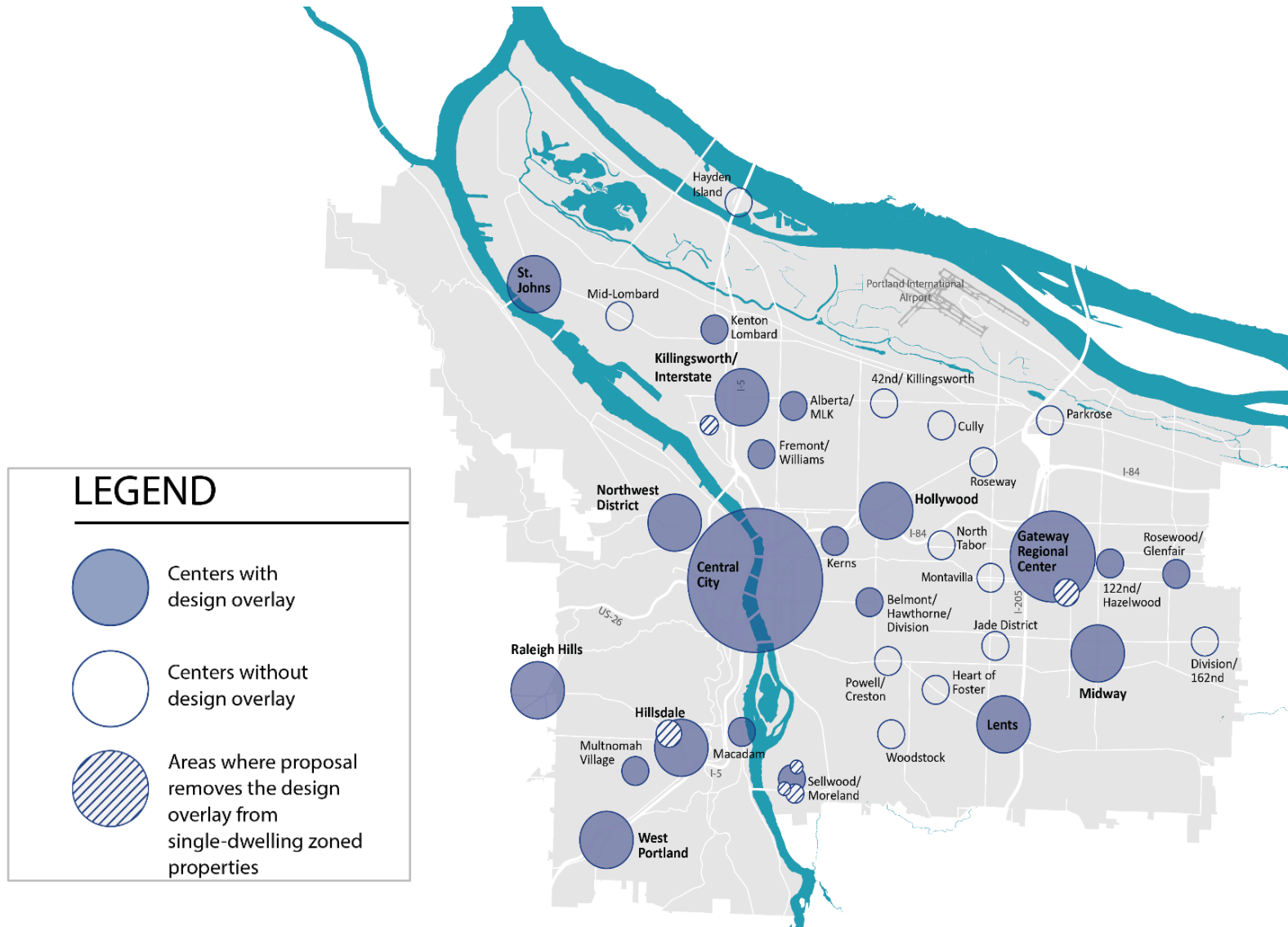
DESIGN OVERLAY ZONE GEOGRAPHY

DESIGN OVERLAY ZONE TWO-TRACK APPROACH

33.420.045

- **EXEMPT**
- **NOT EXEMPT**

33.420.050

- **DESIGN PLAN CHECK**
  design standards
- **DESIGN REVIEW**
  design guidelines

33.825.025

- **TYPE I**
  Staff Review
- **TYPE II**
  Staff Review
- **TYPE III**
  Design Commision Review

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DOZA PROCESS AT A GLANCE

- Consultant-led assessment of design overlay conducted in 2016-17

- City Council accepted assessment report in 2017, DOZA project initiated at that time

- Bureau of Development Services, Design Commission engaged in development and consideration of amendments

- Planning and Sustainability Commission a recommending body

- City Council unanimously adopted DOZA amendments in 2021

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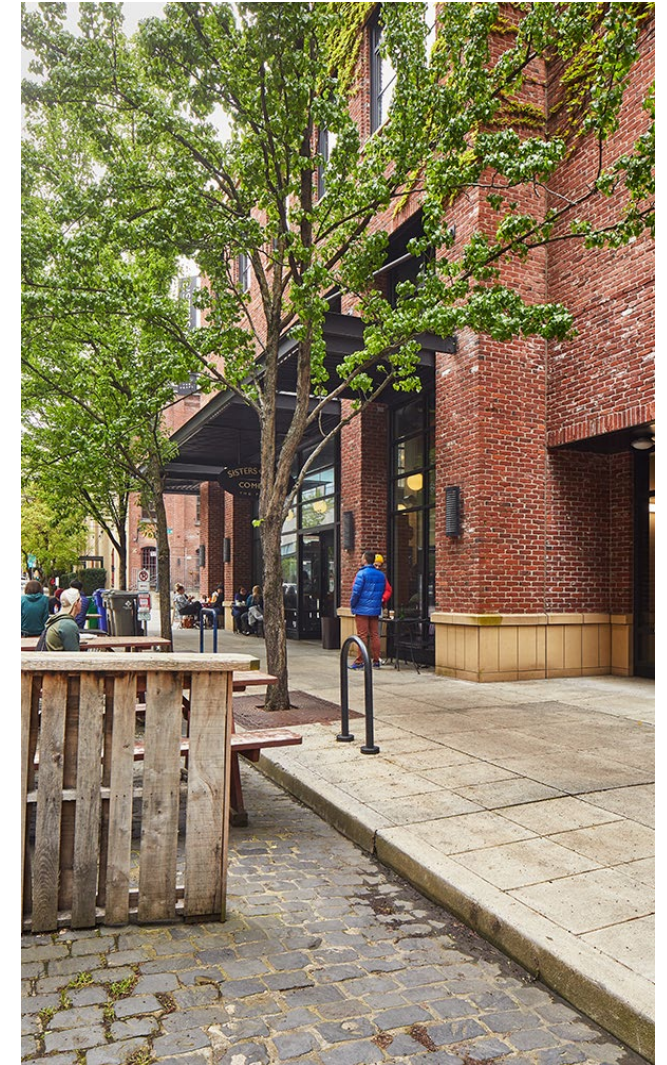
DOZA THEMES

1. Purpose Statement

2. D-Overlay Map

3. Thresholds for Review

4. Review Process

5. Tools
   a. Portland Citywide Design Guidelines
   b. Design Standards

DOZA BIG MOVES

1. Adjustment of thresholds for required design review

2. New design standards and citywide design guidelines

3. Alignment of standards and guidelines to address context, public realm, and quality and resilience

DESIGN STANDARDS	3 TENETS	PORTLAND CITYWIDE DESIGN GUIDELINES

- Building Massing and Corners
- Older Buildings and History
- Landscaping
- Adjacent Natural Areas

CONTEXT

1. Character, local identity, and aspiration
2. Positive Relationships
3. On-site features and opportunities

- Ground Floors
- Entries / Entry Plazas
- Weather Protection
- Utilities
- Pervious Paving Materials
- Art and Special Features

PUBLIC REALM

4. Sidewalk level of buildings
5. Opportunities to pause, sit, and interact
6. Parking and building services

- Site Planning and Pedestrian Circulation
- On-site Common Areas
- Windows and Balconies
- Building Materials
- Roofs

QUALITY & RESILIENCE

7. Thoughtful site and building design
8. Quality
9. Resilience

THE BUREAU OF
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DOZA POTENTIAL FUTURE WORK

1. Development of area-specific "character statements" and associated design standards

2. Expand Design Overlay Zone to additional centers/corridors

3. Update existing district-specific design guidelines (e.g. Central City Fundamentals)

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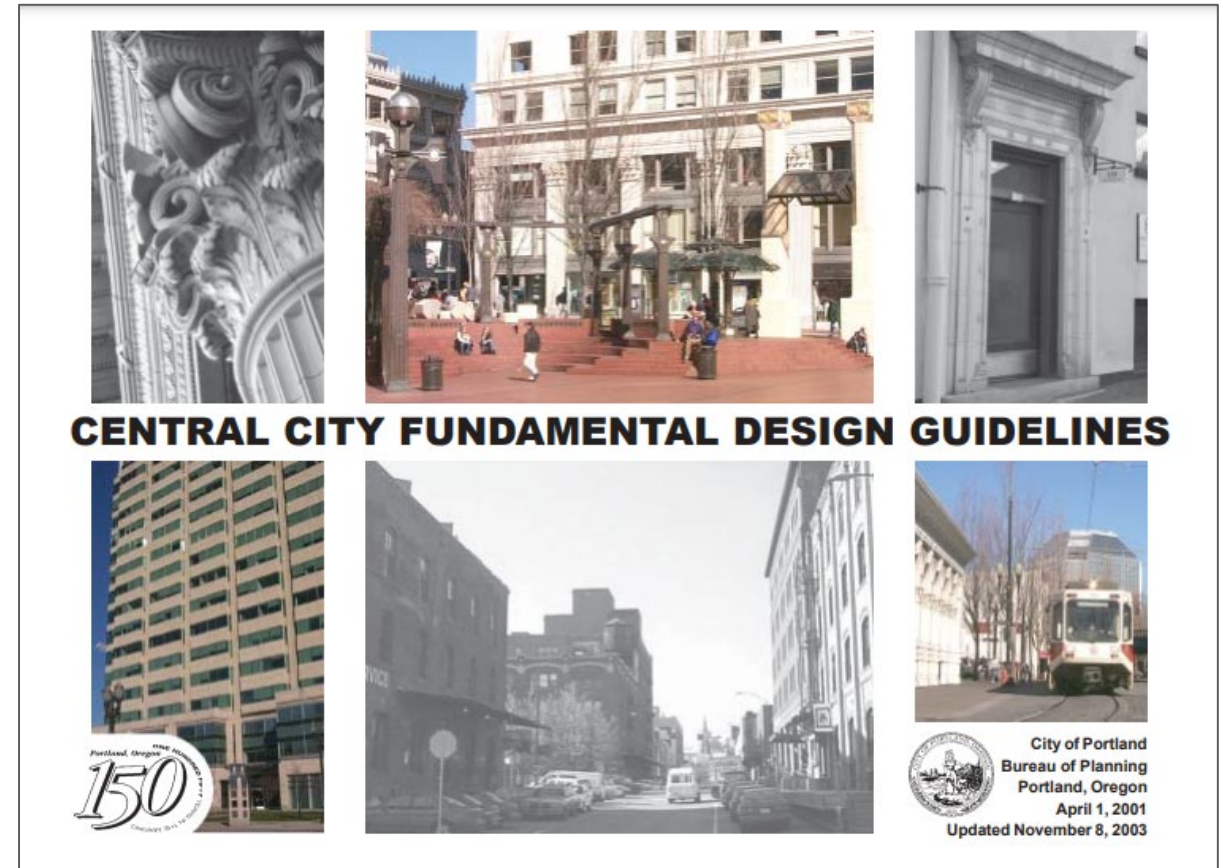
POST-DOZA DESIGN OVERLAY WORK

1. Development of area-specific "character statements" and associated design standards for Macadam Civic Corridor and West Portland Town Center

THE BUREAU OF
PLANNING & SUSTAINABILITY

Historic Resources Code Project (HRCP)

STATEWIDE LAND USE GOAL 5

- Goal 5 requires local governments to plan for and protect natural resources, open spaces, scenic areas and historic resources

- Procedures and requirements for local government Goal 5 programs are provided in state administrative rules adopted by the Land Conservation and Development Commission

- City of Portland participated in Goal 5 historic resources rulemaking in 2017

- The Historic Resources Code Project (HRCP) resulted from new requirements and opportunities included in the revised Goal 5 rule

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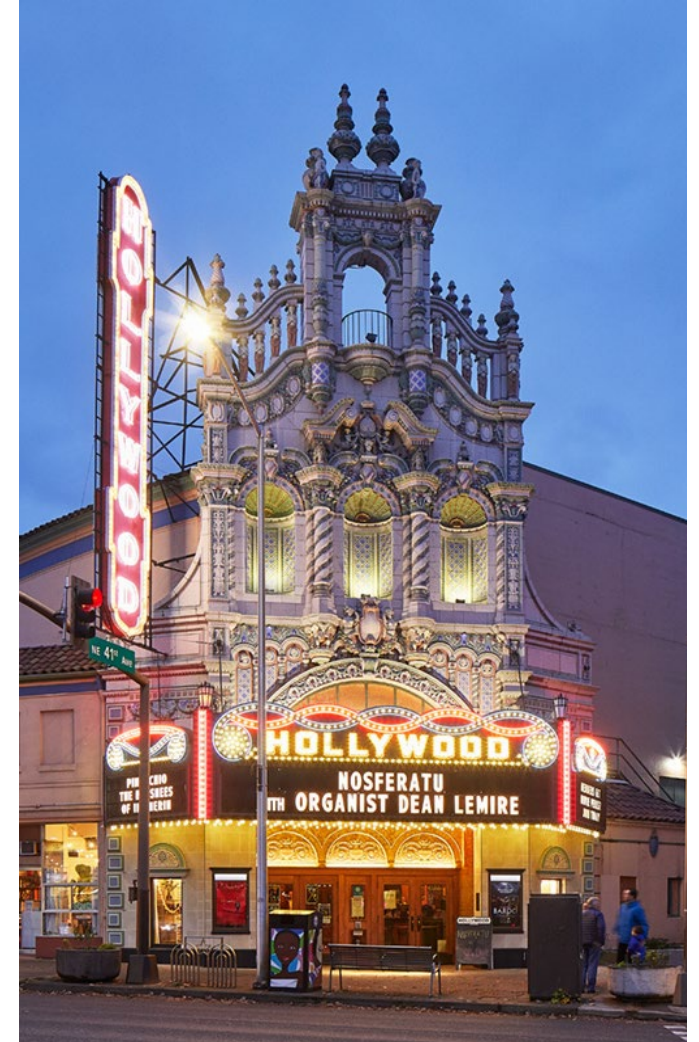
HISTORIC RESOURCE ZONING CODE REFERENCES

- 33.445 - Historic Resource Overlay Zone

- 33.846 - Historic Resource Reviews

- Adopted design guidelines

- Some base zones and plan districts include historic resource incentives

- Note that additional state and federal regulations exist outside of the zoning code

HISTORIC RESOURCE OVERLAY ZONE GEOGRAPHY

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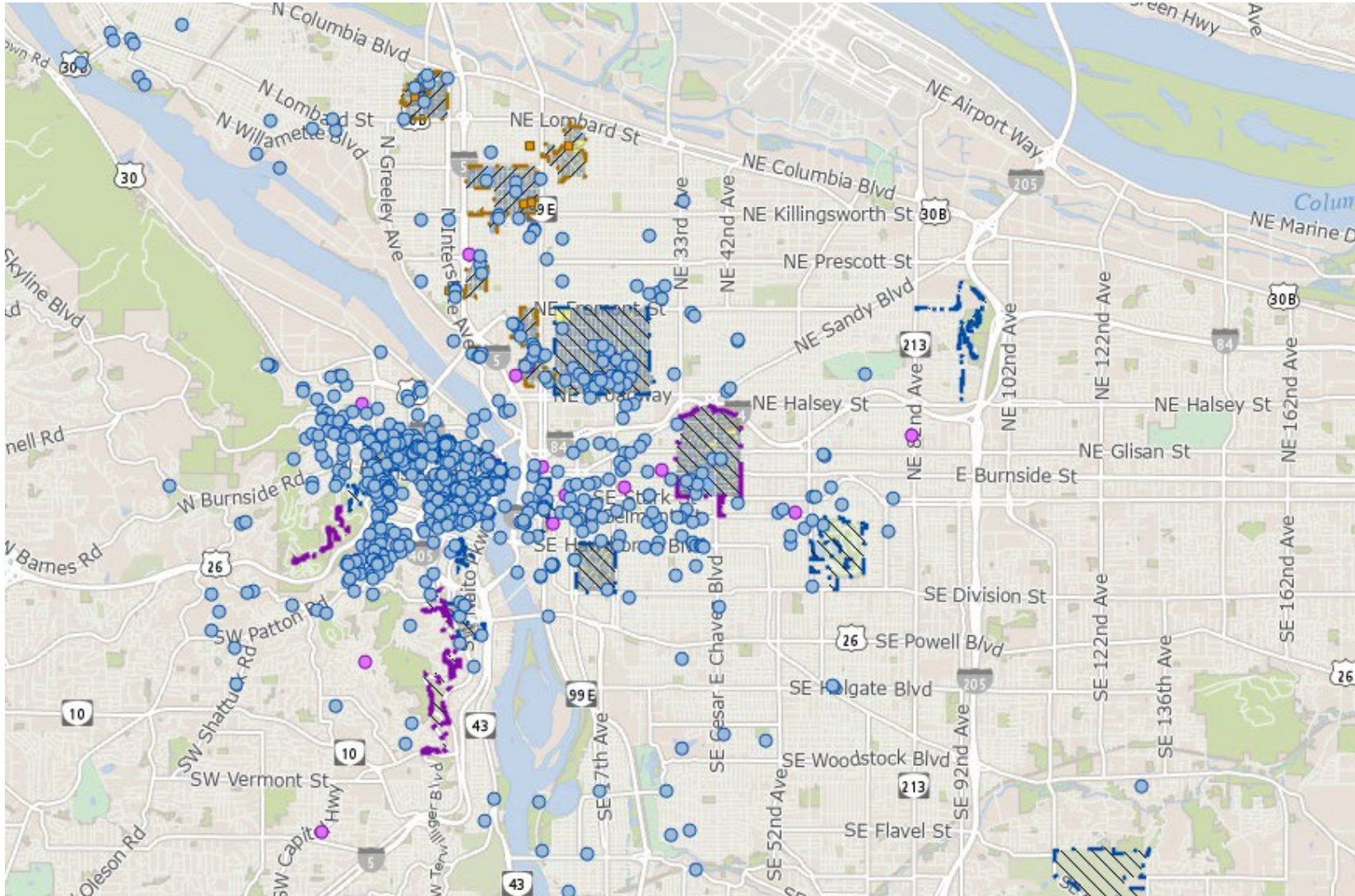
HRCP PROCESS AT A GLANCE

- Broad public engagement strategy included workshops, surveys, and open houses

- Prior to publication of Discussion Draft, legislature considered statutory changes to allow more local control—those changes did not advance.

- During the Proposed Draft phase, Planning Commission invited Historic Landmarks Commission to participate in work sessions and a "3x3" work group

- Planning and Sustainability Commission served as the recommending body

- City Council unanimously adopted code amendments in early 2022

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HRCP CODE AMENDMENT THEMES

1. Identification
2. Designation
3. Protection
4. Reuse
5. Administration

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HRCP BIG MOVES

1. Clear and responsive hierarchy of resource types and protections

2. More equitable criteria for resource designation and potential removal of existing designations

3. Expanded list of work items not subject to design or demolition regulations

4. Expedited process for affordable housing proposals

5. Incentives allowing for adaptive reuse in residential zones

More protections

Less protections

Historic Landmarks	Historic Districts
Conservation Landmarks	Conservation Districts
National Register Landmarks	National Register Districts
Significant Resources	

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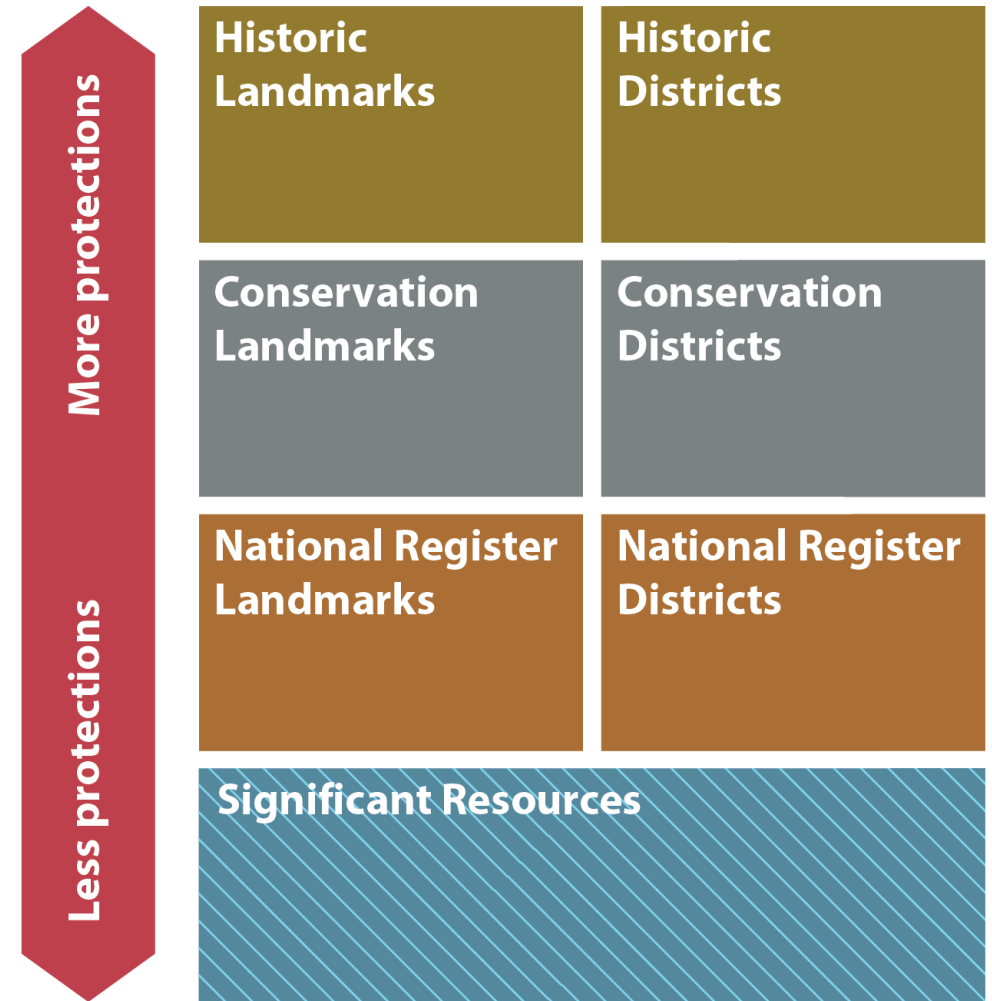
HRCP POTENTIAL FUTURE WORK

1. Historic Resources Inventory updates, including new designations and revisiting existing designations

2. Updated design standards for Conservation Districts; new design guidelines for Historic Districts

3. State and federal advocacy for economic incentives

4. Legacy Business and/or Cultural District programs outside of the zoning code

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POST-HRCP HISTORIC RESOURCES WORK

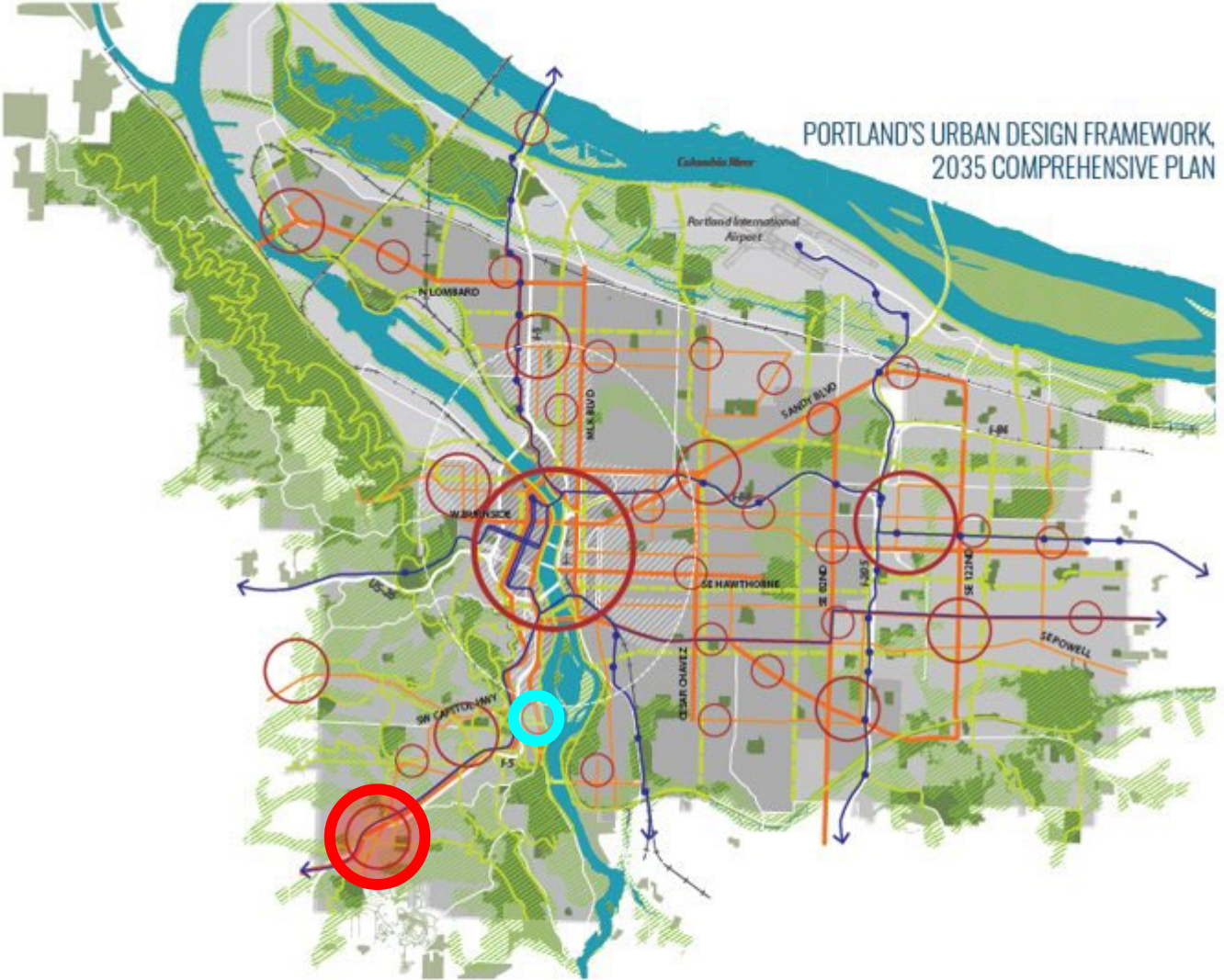1. Selective Historic Resource Inventory updates (African American historic sites, LGBTQ+ historic resources, etc.)

2. Advocacy for more responsive and equitable State property tax incentives for rehabilitation

3. Grant applications to scope and develop Legacy Business Preservation Project

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HRCP AND DOZA:
QUESTIONS & DISCUSSION

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Portland's Urban Design Framework, 2035 Comprehensive Plan

CENTERS
Central City
Gateway Regional Center
Town Centers
Neighborhood Centers
Inner Ring Districts

CORRIDORS
Civic Corridors
Neighborhood Corridors
High Capacity Transit
Rail

CITY GREENWAYS
Enhanced Greenway Corridors
Trails (Existing & Proposed)

URBAN HABITAT CORRIDORS
Parks & Open Spaces
Habitat Corridor
Waterbodies

PATTERN AREAS
Central City
Inner Neighborhoods
Western Neighborhoods
Eastern Neighborhoods
Rivers

CHARACTER STATEMENTS

WHERE THEY APPLY
- **Typically, within all Centers and Corridors**, with the 'd' overlay.
- **Macadam Neighborhood Center** and **West Portland Town Center** complete

HOW ARE THEY CREATED
- **Developed** in partnership **with local community**

PURPOSE
- **Describe a brief history** of the area and local character

- **Provide guidance** on how future development should address an area's character defining features as they relate to community, architecture & urban design and nature.