

An aerial photograph of a city with a large forested hillside in the background. The city buildings are visible in the foreground and middle ground, with a prominent multi-story building in the center. The hillside is covered in dense green trees. The sky is overcast with grey clouds.

Welcome!

MP2H – Northwest Plan

Urban Design Character Workshop

6:00 PM Open House – Project background

6:40 PM Workshop – Small group discussion

7:45 PM Wrap-up

8:00 PM Adjourn

June 28, 2023




About Tonight's Workshop

What features make this place unique?

How should future mixed-use and other types of development respond to the area's historic buildings and industrial heritage?

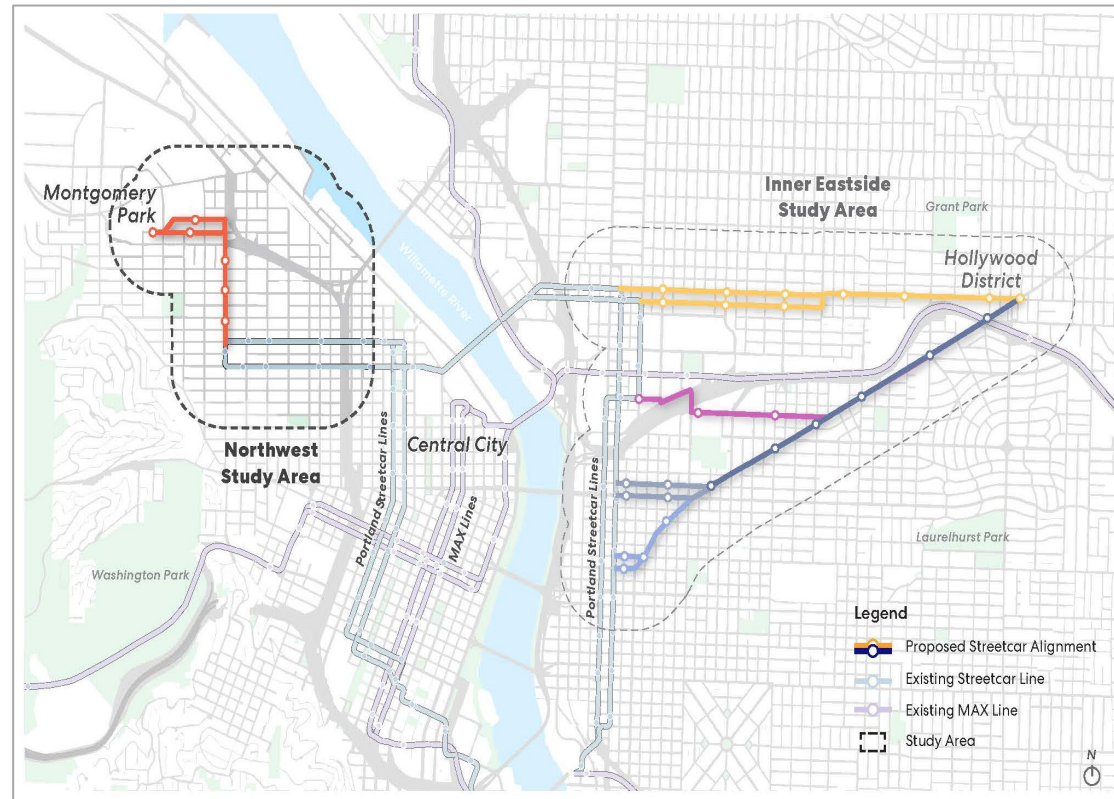
This workshop is an opportunity for you to share your ideas about the character of this unique part of Portland. Your input will help city staff develop a Design Character Statement to accompany the MP2H – Northwest Plan.

The character statement is used in design review of future development proposals.



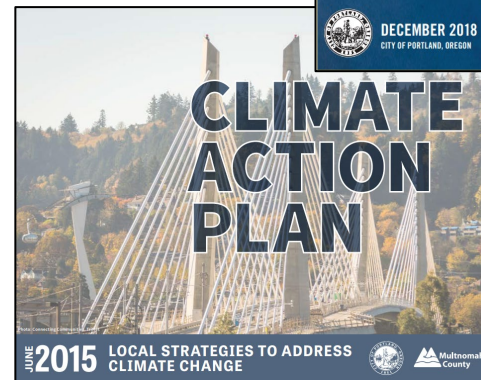
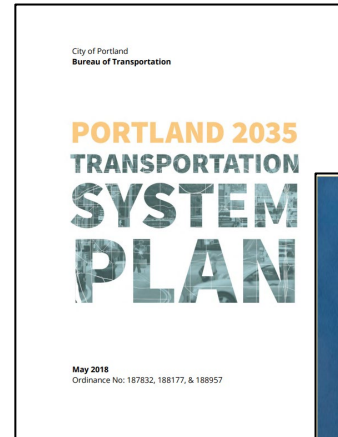
About the MP2H Study

- Explored potential future transit extensions to serve Montgomery Park in NW and the Hollywood Town Center in NE, and opportunities for housing and jobs.
- **Northwest study area – opportunity for near term transit investment and land use changes to support new housing and jobs.**
- Northeast study area - preliminary assessment of opportunities on three routes.
- Project is a collaboration between Portland Bureau of Planning and Sustainability (BPS) and Portland Bureau of Transportation (PBOT).
- Funded by a Federal Transit Administration (FTA) planning grant in partnership with Metro.



MP2H Planning Goals

- Support Portland's 2035 Comprehensive Plan, Climate Action Plan and Climate Emergency goals.
- Focus growth (housing, jobs, services) in centers and corridors.
- Increase opportunities for employment and housing.
- Improve access to affordable housing, middle-wage jobs, nature/recreation through transit or multi-modal options.
- Advance equitable, sustainable outcomes by developing community benefits strategies.
- Ensure that under-served communities have an opportunity to meaningfully participate in the planning process, and benefit from project outcomes.



Why plan for the Northwest study area?

- Montgomery Park site anticipates additional housing and mixed-use development over time.
- Former Esco Steel site is largely vacant and presents a unique opportunity to consider the future use of this site.
- Opportunity to create a walkable transit oriented urban district served by an extension of the Portland Streetcar.
- Potential to realize public benefits such as affordable housing, employment and others along with new development in this part of Portland.



MP2H Policy Considerations

The 2035 Comprehensive Plan includes policies that support expanding transit and increasing density in the urban core, while also advocating the preservation of industrial lands. Equity-focused policies specific to urban planning, development, and public infrastructure are also included in Plan. A sampling of key Comprehensive Plan policy considerations are below.

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

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.

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 3.9 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 particular attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts.

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 3.39 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 3.67 Employment area geographies. Consider the land development and transportation needs of Portland's employment geographies when creating and amending land use plans and making infrastructure investments.

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 5.15 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 6.13 Land supply. Provide supplies of employment land that are sufficient to meet the long-term and short-term employment growth forecasts, adequate in terms of amounts and types of sites, available and practical for development and intended uses..

Policy 6.36 Industrial land. Provide industrial land that encourages industrial business retention, growth, and traded sector competitiveness as a West Coast trade and freight hub, a regional center of diverse manufacturing, and a widely-accessible base of family-wage jobs, particularly for under-served and under-represented people.

Policy 6.38 Prime industrial land retention. Protect the multimodal freight-hub industrial districts at the Portland Harbor, Columbia Corridor, and Brooklyn Yard as prime industrial land that is prioritized for long-term retention.

Policy 6.54 Neighborhood buffers. Maintain and enhance major natural areas, open spaces, and constructed features as boundaries and buffers for the Portland Harbor and Columbia Corridor industrial areas.

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..

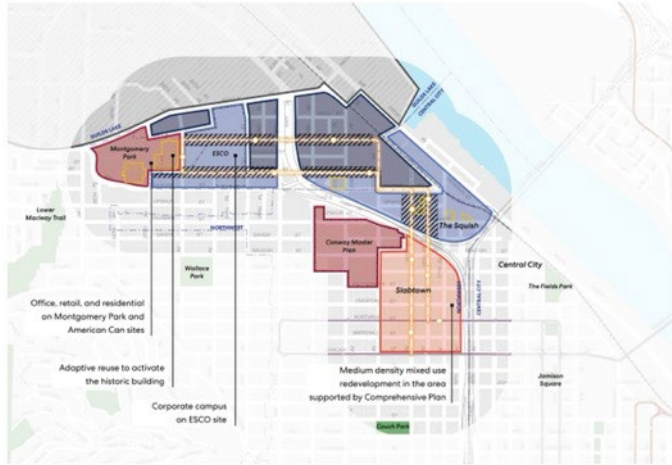
Policy 9.27 Transit service to centers and corridors. Use transit investments as a means to shape the city's growth and increase transit use. In partnership with TriMet and Metro, maintain, expand, and enhance Portland Streetcar, frequent service bus, and high-capacity transit, to better serve centers and corridors with the highest intensity of potential employment and household growth.

NW Scenarios Considered

Public Review Draft, June 25, 2020

Public Review Draft, June 25, 2020

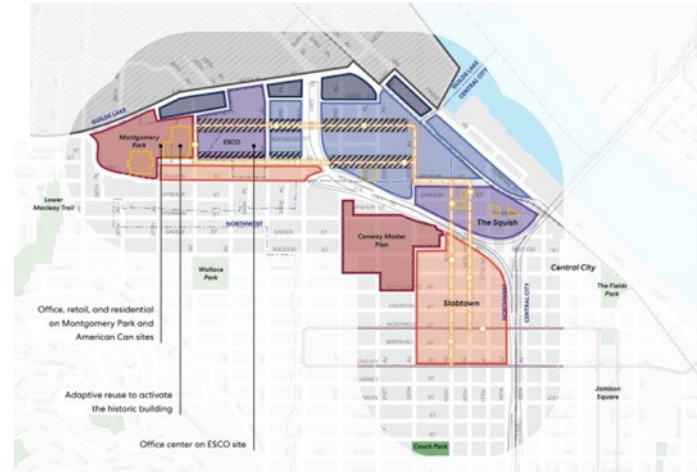
Scenario 1 Industrial



Scenario 2 Employment

- Medium Density Mixed Use
- High Density Employment*
- Medium Density Employment
- Light Industrial & Creative Office
- Main Street Overlay**
- Historic/Cultural Building Preserved
- Heavy Industrial
- Proposed Transit Alignment
- Existing Streetcar
- Plan District Boundary

* Allows housing as a conditional use.
** Main Street Overlay considers additional development standards and guidelines.



SCENARIO 1: INDUSTRIAL

SCENARIO 2: EMPLOYMENT

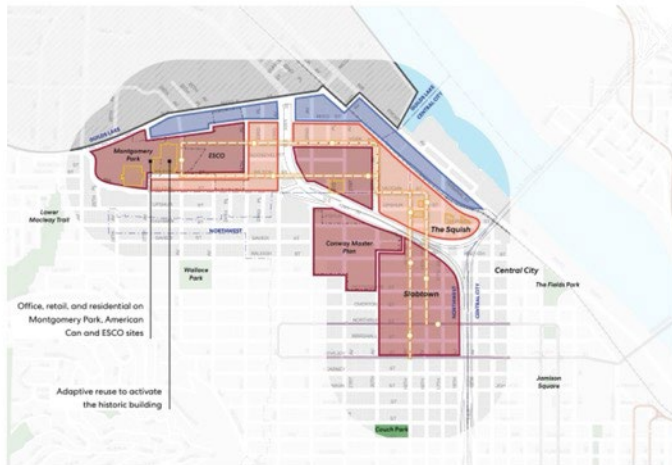
SCENARIO 3: MIXED USE

SCENARIO 1: INDUSTRIAL

SCENARIO 2: EMPLOYMENT

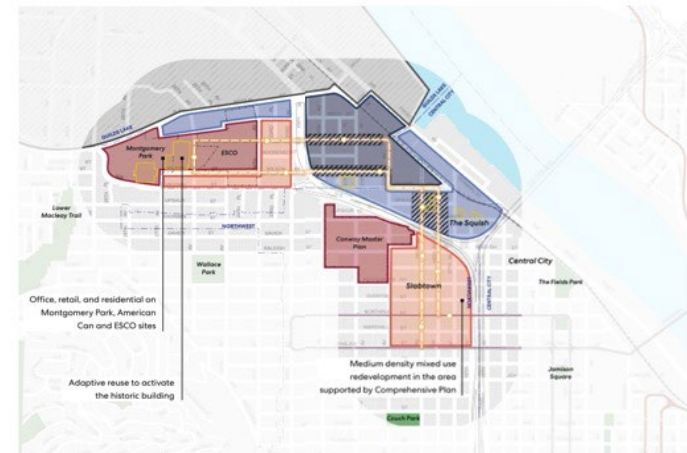
SCENARIO 3: MIXED USE

Scenario 3 Mixed-Use



Scenario 4 Hybrid 1+3 (preferred)

- High Density Mixed Use
 - Medium Density Mixed Use
 - Medium Density Employment
 - Light Industrial & Creative Office
 - Industrial Main Street Overlay*
 - Historic/Cultural Building Preserved
 - Heavy Industrial
 - Proposed Transit Alignment
 - Existing Streetcar
 - Plan District Boundary
- * Industrial Main Street Overlay considers additional development standards and guidelines



SCENARIO 1: INDUSTRIAL

SCENARIO 2: EMPLOYMENT

SCENARIO 3: MIXED USE

Public Review Draft, June 25, 2020

Public Review Draft, June 25, 2020

MP2H Northwest Plan Concept

(from the December 2021 Discussion Draft Plan)

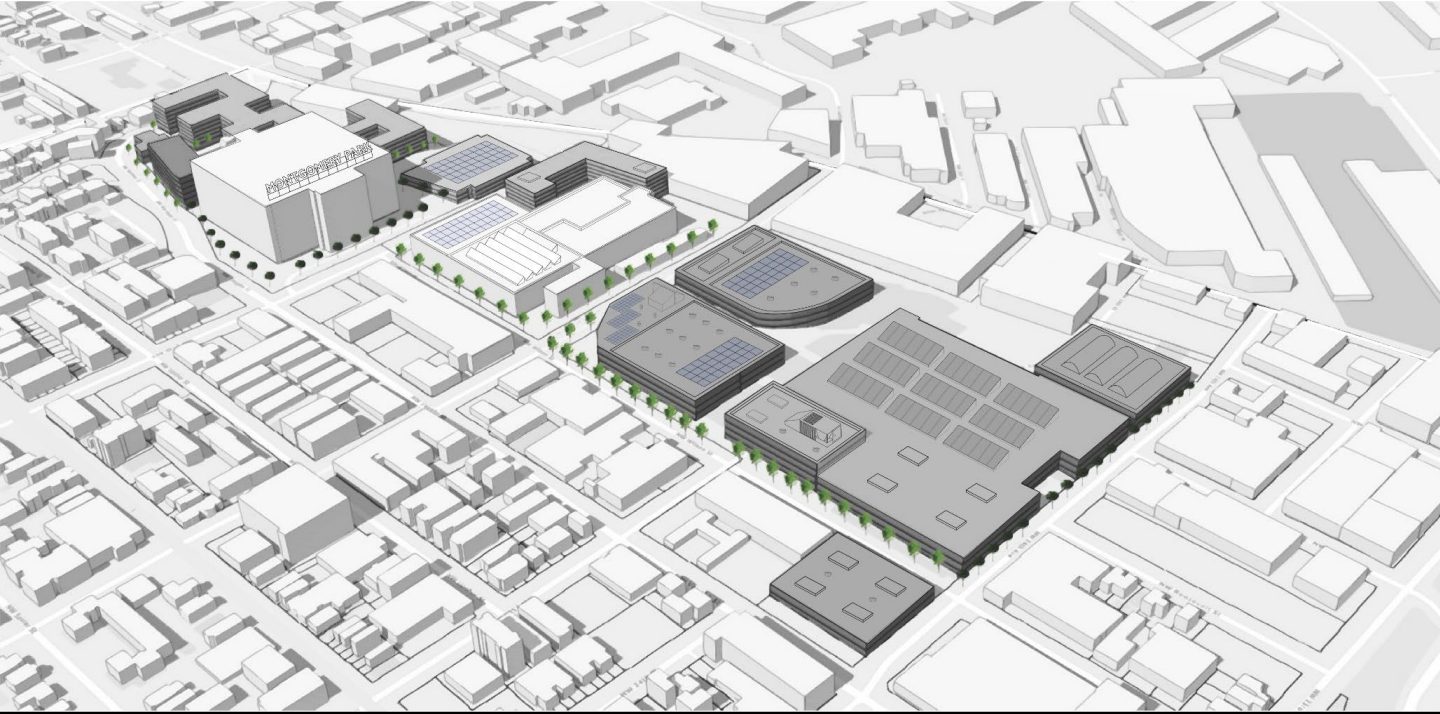
- Create a new mixed-use neighborhood in the area west of Highway 30 served by an extension of Portland Streetcar.
- Change land use designations from industrial and employment mixed-use to facilitate a broader array of land uses.
- Create potential for 2,000-3,000 new housing units with 200+ affordable units.
- Foster jobs in the area as well as new housing.
- Create an employment buffer along NW Nicolai Street to reduce conflicts between residential and heavy industrial uses to north.
- Retain industrial zoning and limit industrial land loss east of US 30.



Potential changes to MP2H Discussion Draft

- Place a greater emphasis on jobs in the plan area - provide opportunity for middle-wage jobs on site to help address changes in industrial and employment land use designations.
- Consider zoning map changes in addition to Comprehensive Plan map changes and refine elements of the zoning code proposal.
- Refine urban design concept and develop a Design Character Statement.
- Reconcile NW District and Guilds Lake plans with new MP2H Northwest Plan area.
- Develop and refine public benefits:
 - ✓ Affordable housing (affordable units early-on; or greater percentage of inclusionary units)
 - ✓ Open space/park in the plan area
 - ✓ Wealth building for underserved communities
 - ✓ Commemoration of York





No Change

Example of the type of development allowed under current Industrial & Employment zoning.



MP2H – NW Concept

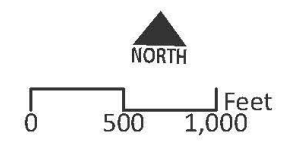
Example of the possible type and scale of development allowed under proposed future zoning that allows a mix of uses.

MP2H NW Plan - potential future streetscape



Montgomery Park to Hollywood – Northwest Plan Area

Existing Comp Plan



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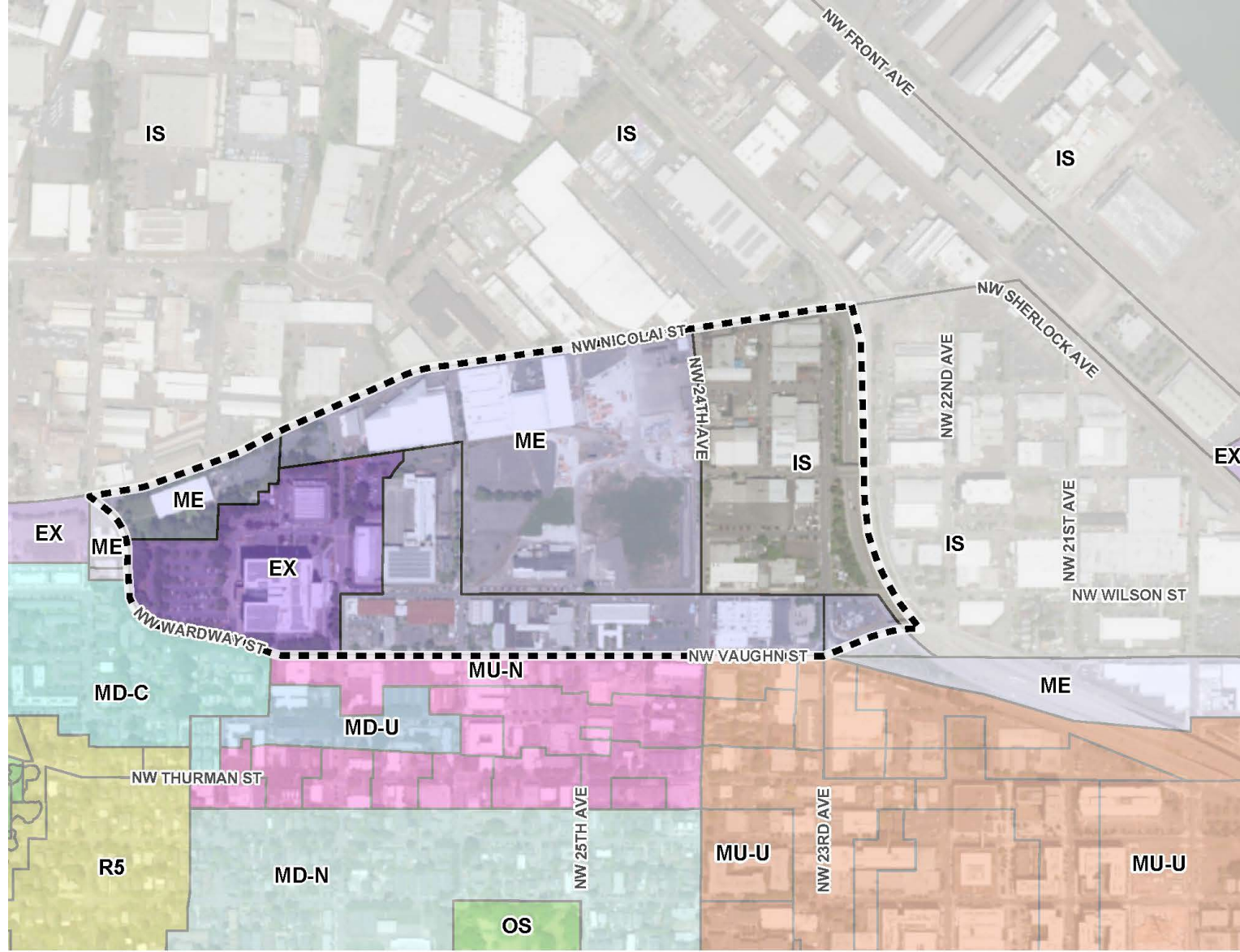


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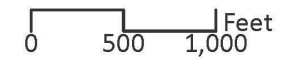


Legend

- MP2H NW Plan Focus Area
- Multi-Dwelling - Corridor (MD-C)
- Central Employment (EX)
- Open Space (OS)
- Multi-Dwelling - Urban Center (MD-U)
- Mixed Employment (ME)
- Single-Dwelling 5,000 (R5)
- Mixed Use - Neighborhood (MU-N)
- Industrial Sanctuary (IS)
- Multi-Dwelling - Neighborhood (MD-N)
- Mixed Use - Urban Center (MU-U)

Montgomery Park to Hollywood – Northwest Plan Area

Existing Zoning



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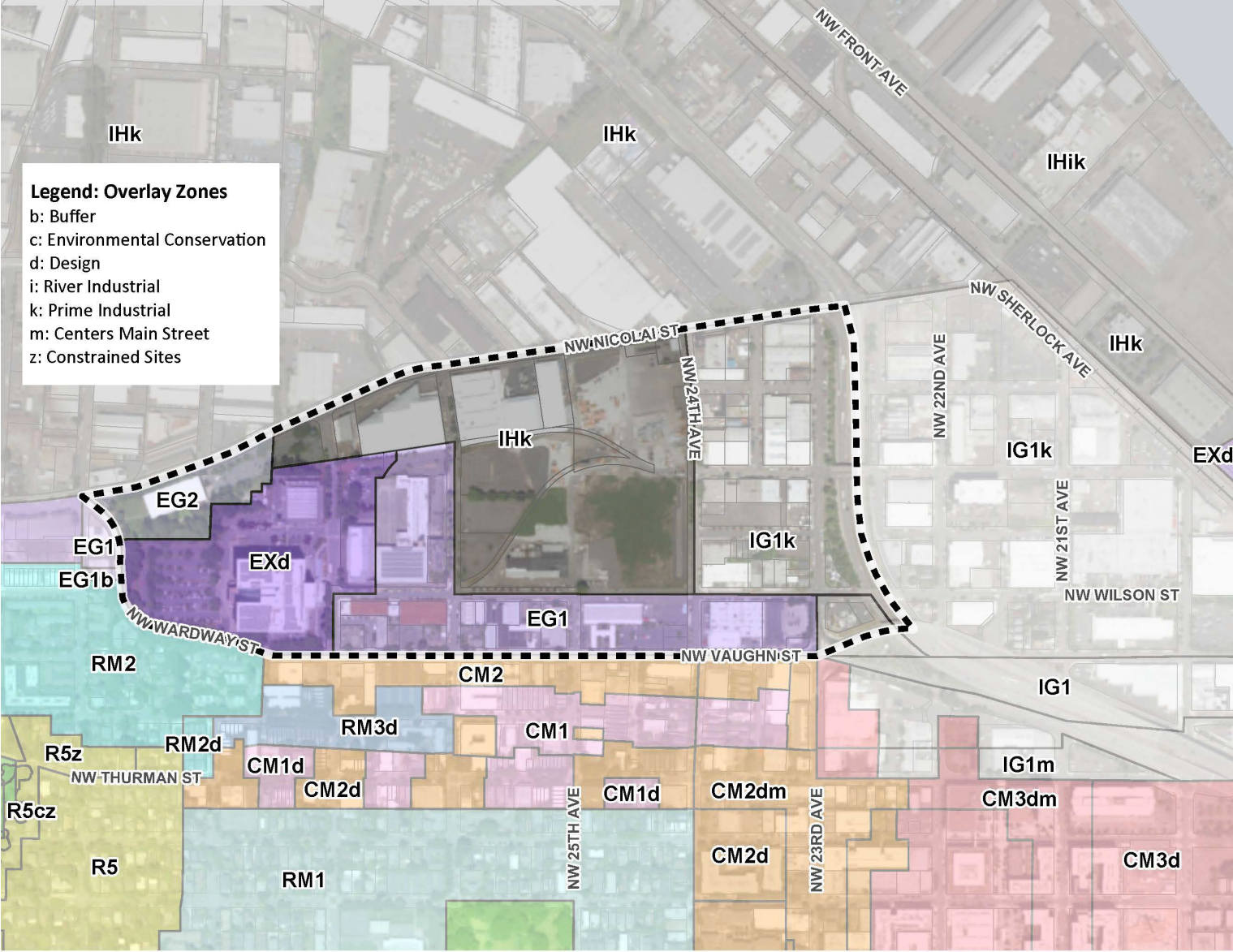
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Legend: Overlay Zones
b: Buffer
c: Environmental Conservation
d: Design
i: River Industrial
k: Prime Industrial
m: Centers Main Street
z: Constrained Sites

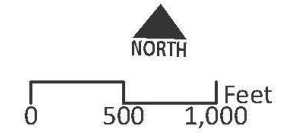


Legend

- | | | | |
|--|------------------------------------|------------------------------|----------------------------|
| MP2H NW Plan Focus Area | Residential Multi-Dwelling 2 (RM2) | Commercial Mixed Use 3 (CM3) | General Industrial 1 (IG1) |
| Open Space (OS) | Residential Multi-Dwelling 3 (RM3) | General Employment 1 (EG1) | Heavy Industrial (IH) |
| Single Dwelling Residential 5,000 (R5) | Commercial Mixed Use 1 (CM1) | General Employment 2 (EG2) | |
| Residential Multi-Dwelling 1 (RM1) | Commercial Mixed Use 2 (CM2) | Central Employment (EX) | |

Montgomery Park to Hollywood – Northwest Plan Area

DRAFT Proposed Comp Plan



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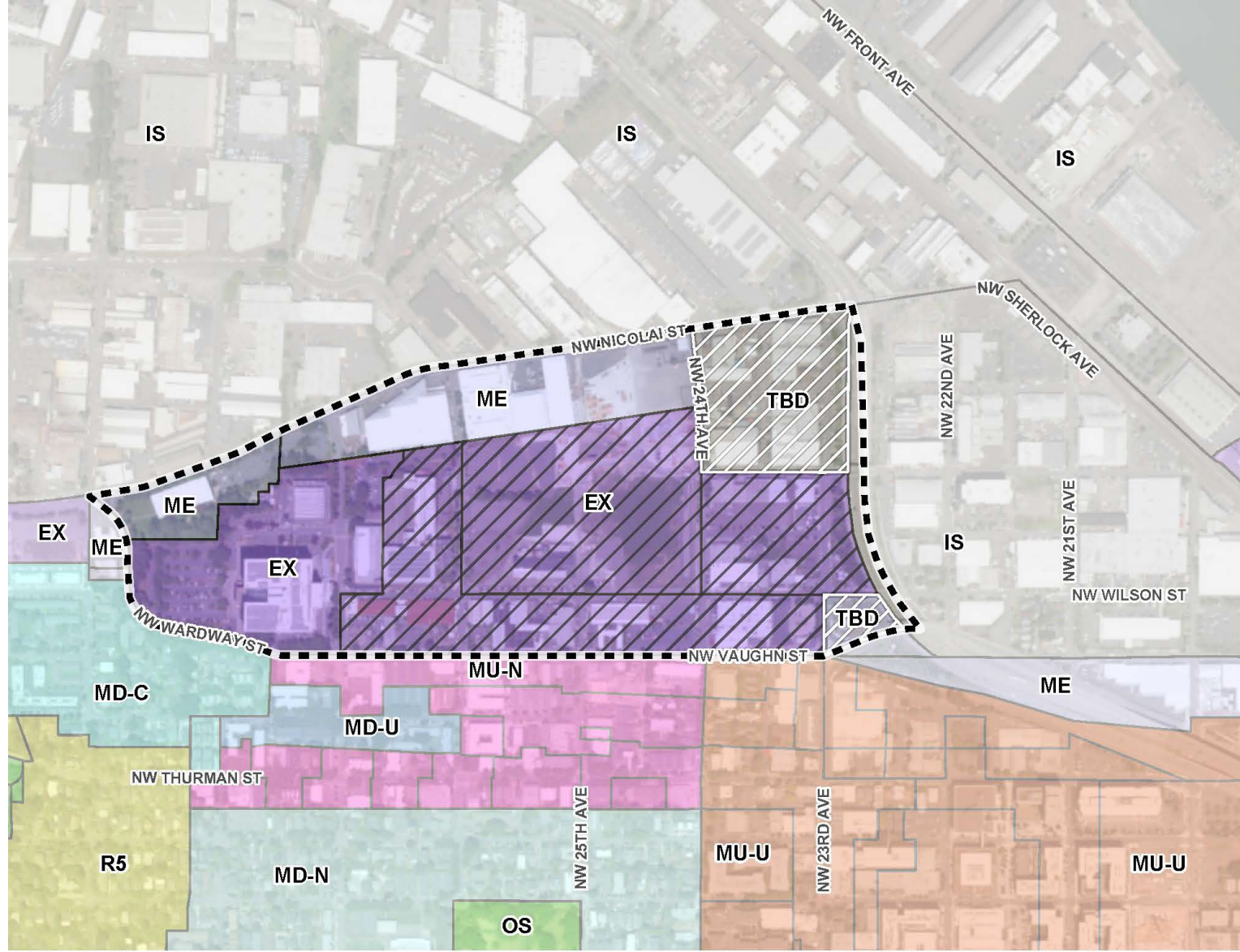


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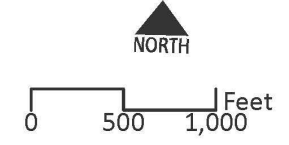


Legend

- MP2H NW Plan Focus Area
- Comp Plan Change
- Under Consideration (TBD)
- Single-Dwelling 5,000 (R5)
- Multi-Dwelling - Neighborhood (MD-N)
- Mixed Use - Neighborhood (MU-N)
- Industrial Sanctuary (IS)
- Multi-Dwelling - Urban Center (MD-U)
- Mixed Use - Urban Center (MU-U)
- Open Space (OS)
- Multi-Dwelling - Corridor (MD-C)
- Central Employment (EX)
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Montgomery Park to Hollywood – Northwest Plan Area

DRAFT Proposed Zoning



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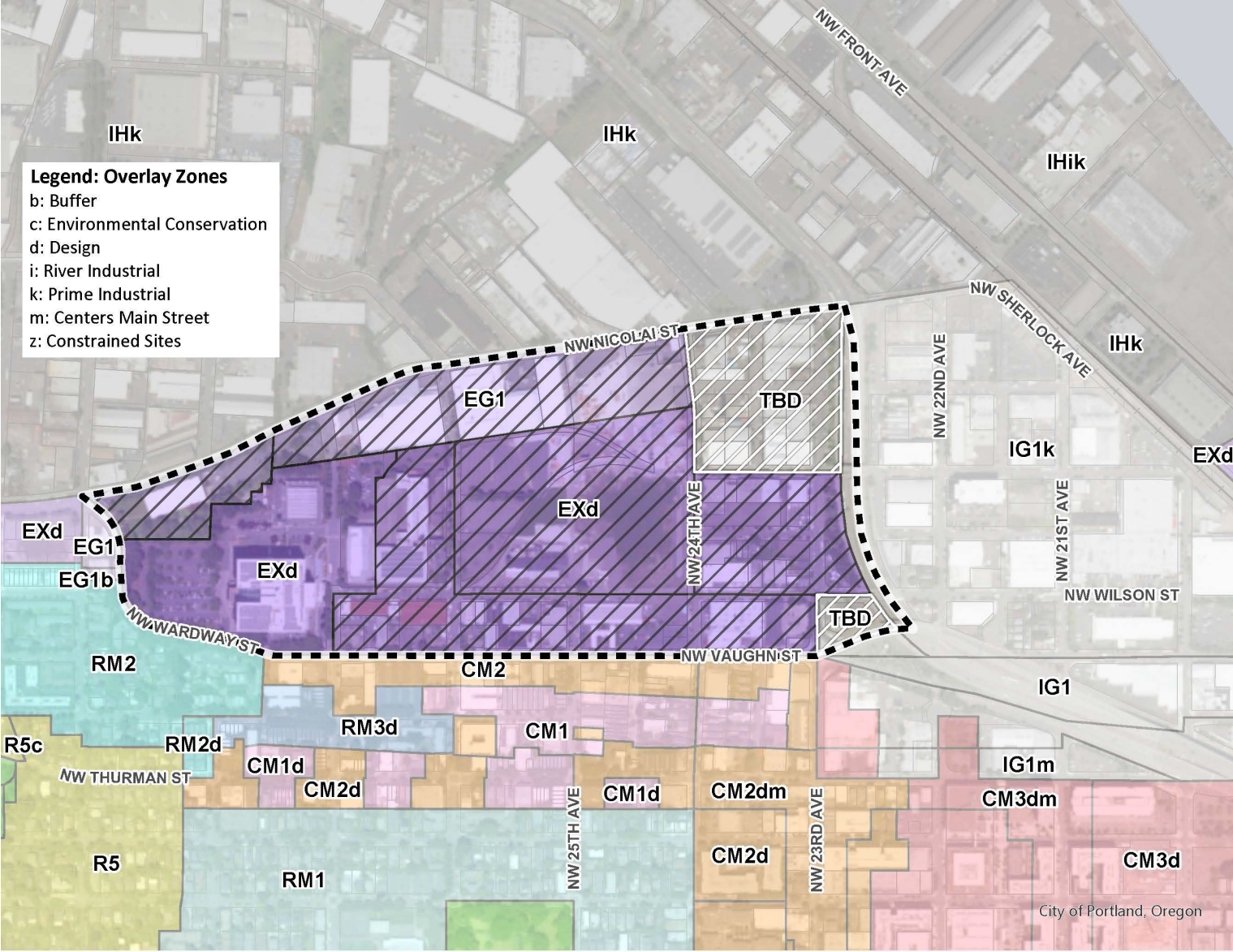


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Legend: Overlay Zones
 b: Buffer
 c: Environmental Conservation
 d: Design
 i: River Industrial
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 m: Centers Main Street
 z: Constrained Sites

Legend

- MP2H NW Plan Focus Area
- Single Dwelling Residential 5,000 (R5)
- Commercial Mixed Use 1 (CM1)
- Base Zone Change
- Residential Multi-Dwelling 1 (RM1)
- Commercial Mixed Use 2 (CM2)
- Under Consideration (TBD)
- Residential Multi-Dwelling 2 (RM2)
- Commercial Mixed Use 3 (CM3)
- Open Space (OS)
- Residential Multi-Dwelling 3 (RM3)
- Central Employment (EX)
- General Employment 1 (EG1)
- General Industrial (IG1)
- Heavy Industrial (IH)

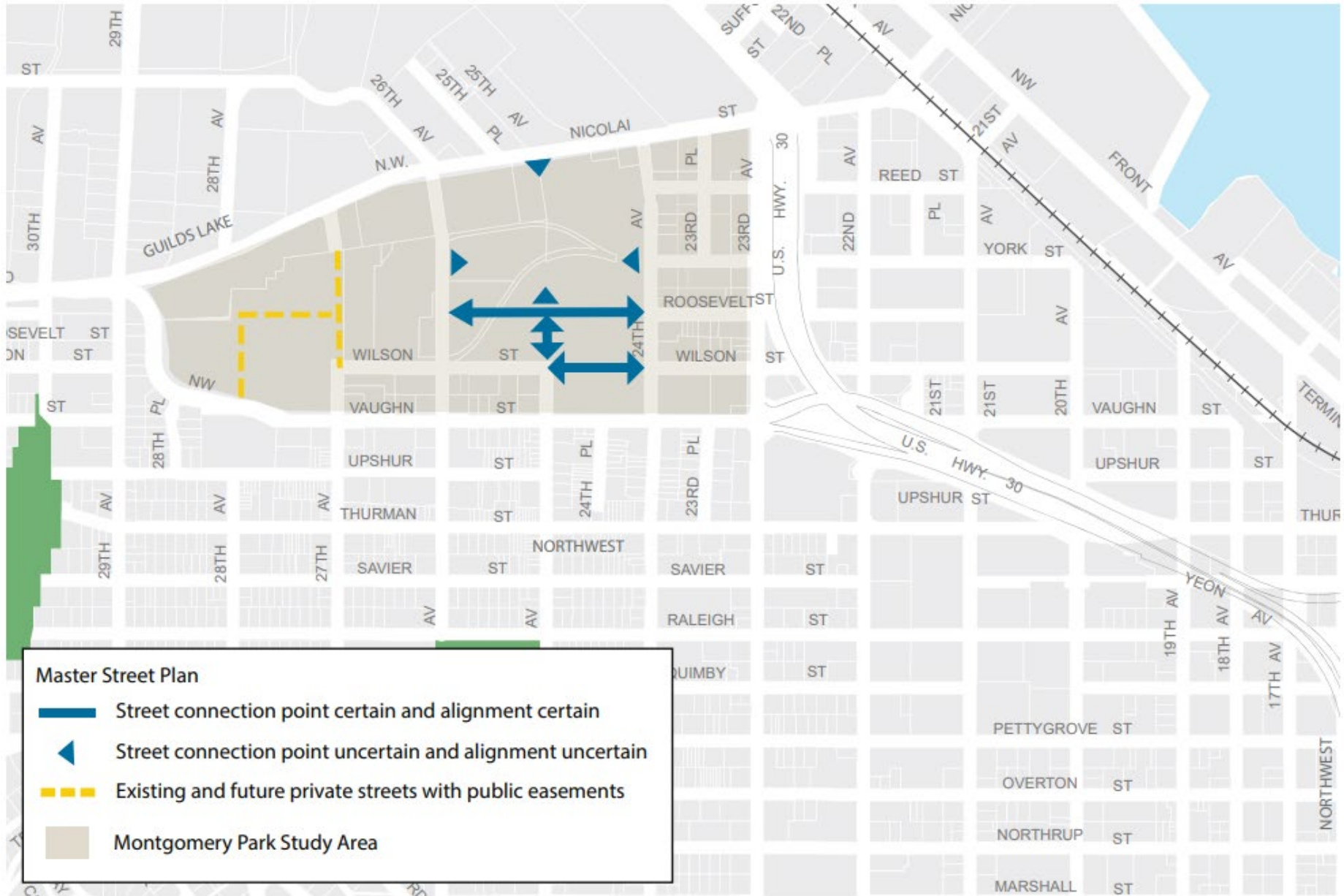
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Proposed New Zoning Plan District

In addition to Comprehensive Plan and zoning map changes, a new plan district is proposed to support an urban transit-oriented district that advances Portland's planning goals. Key features include:

- **NW Vaughn height “step down”:** Reduced height limit adjacent to NW Vaughn.
- **Windows:** Enhanced standards for ground floor windows.
- **Space for Jobs:** Minimum non-residential floor area requirements.
- **Active Use Areas:** Buildings along the streetcar alignment are required to be constructed to accommodate active uses at the ground floor.
- **Affordable Commercial Space:** Required when more than 10,000 square feet of commercial space is developed.
- **Urban Green Features:** Green elements to soften urban environment are required in new development - options: landscape; large trees; ecoroof.
- **On-Site Open Areas:** Residential uses are required to provide on-site open area.
- **Design Overlay:** The Design (d) overlay zone is applied to the EX zone. Requires development to meet design standards, and design review in some cases.
- **Transportation Demand Management (TDM):** Larger developments required to develop a TDM plan or meet standards of the program to reduce single vehicle trips.
- **Parking:** Parking ratios limit the amount of on-site and surface parking.

Proposed Future Street Network



Key Public Benefits Sought

The plan continues to work towards public benefits as noted below and expects these to be implemented through a series of regulatory and non-regulatory tools.

- **Options for more housing** – both market rate and affordable housing; consider ways to support nearer-term affordable housing development.
- **Options for a full range of jobs** – including critical middle wage jobs.
- **A new public open space/park** – centrally located in the project area.
- **Wealth-building opportunities for underserved communities** – through creation of a down-payment assistance fund.
- **Climate and sustainability responsive elements** in new development.
- **Affordable commercial spaces** – for small or underserved community businesses.
- **Cultural features** including ways to commemorate York, an enslaved member of Lewis and Clark expedition, for whom NW York is now named.

MP2H NW Plan - Next Steps

Prepare Proposed Plan (Summer-Fall 2023)

- Refine urban design concept and develop character statement
- Refine plan and zoning proposal
- Finalize public benefits approach
- Publish Proposed Plan – late 2023

Planning Commission and Design Commission

- Preliminary briefings - August-September 2023

Planning Commission and Design Commission (late 2023)

- Public Hearings

Portland City Council review of Recommended Draft (2024)

- Public Hearings