



MONTGOMERY PARK AREA PLAN

PROPOSED DRAFT

Planning Commission Work Session

June 11, 2024

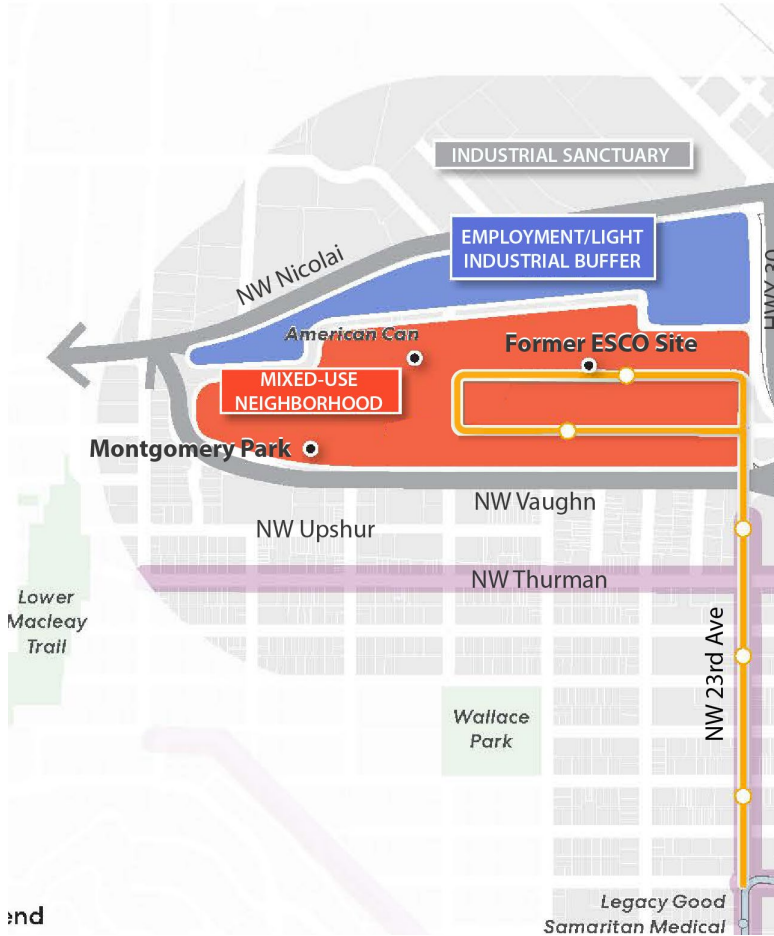
Barry Manning, Joan Frederiksen, Cassie Ballew, Ryan Singer, BPS

Shawn Canny, Mauricio Leclerc, PBOT



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

PBOT
PORTLAND BUREAU OF TRANSPORTATION



AGENDA

Work session schedule + topics

Today's topics

- Housing and affordable housing
- Industrial Land and Employment Opportunities Analysis (EOA)
- Benefits Agreements
- York Group Testimony

Next steps

Work session schedule + topics

6/11 – Today – Work Session Topics

- Housing and affordable housing
- Industrial Land and Employment Opportunities Analysis (EOA)
- Benefits Agreements
- York Group Testimony

6/25 – Work Session Topics

- Value Capture / Public Benefits
- Equity and Investment
- Streetcar: Local Improvement District (LID) Process and Timing
- Further discussion of EOA and jobs

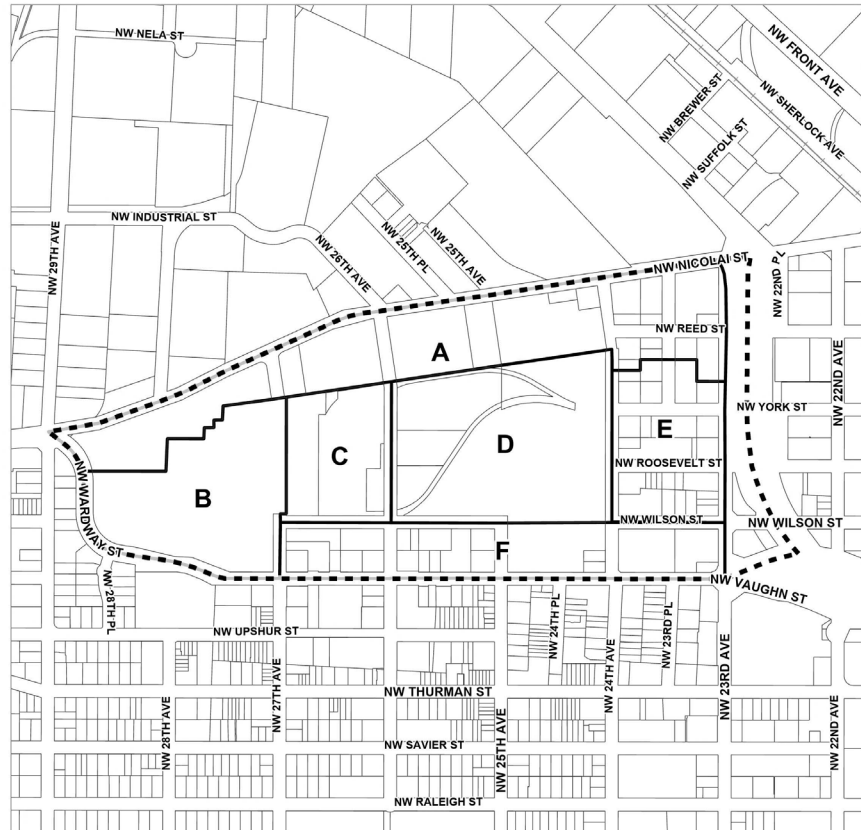
7/9 – Work Session – If needed

Housing: Zoning Code

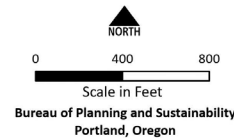
Vaughn-Nicolai Plan District

Map 590-1

Map Revised Xxxxx XX, 202X

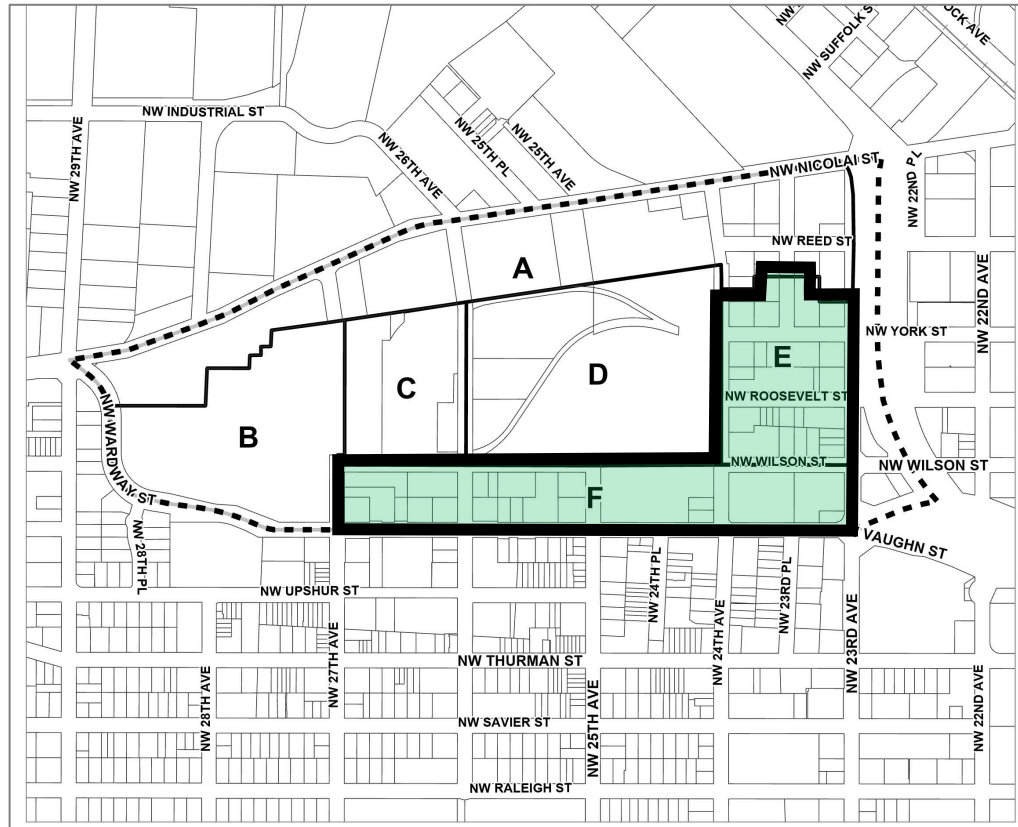


--- MPAP Boundary
□ Subdistrict Boundaries



- Provision of housing and affordable housing is one of key plan goals.
- Zoning code plan district is linked to the public benefits agreement on large sites.
- Affordable housing incentivized in zoning through floor area (FAR) and height bonuses:
 - Inclusionary Housing
 - Additional Affordable Housing (15% @ 60% MFI)
 - Employment Opportunity
 - Service Adequacy (Subdistrict B)

Housing: Zoning Code

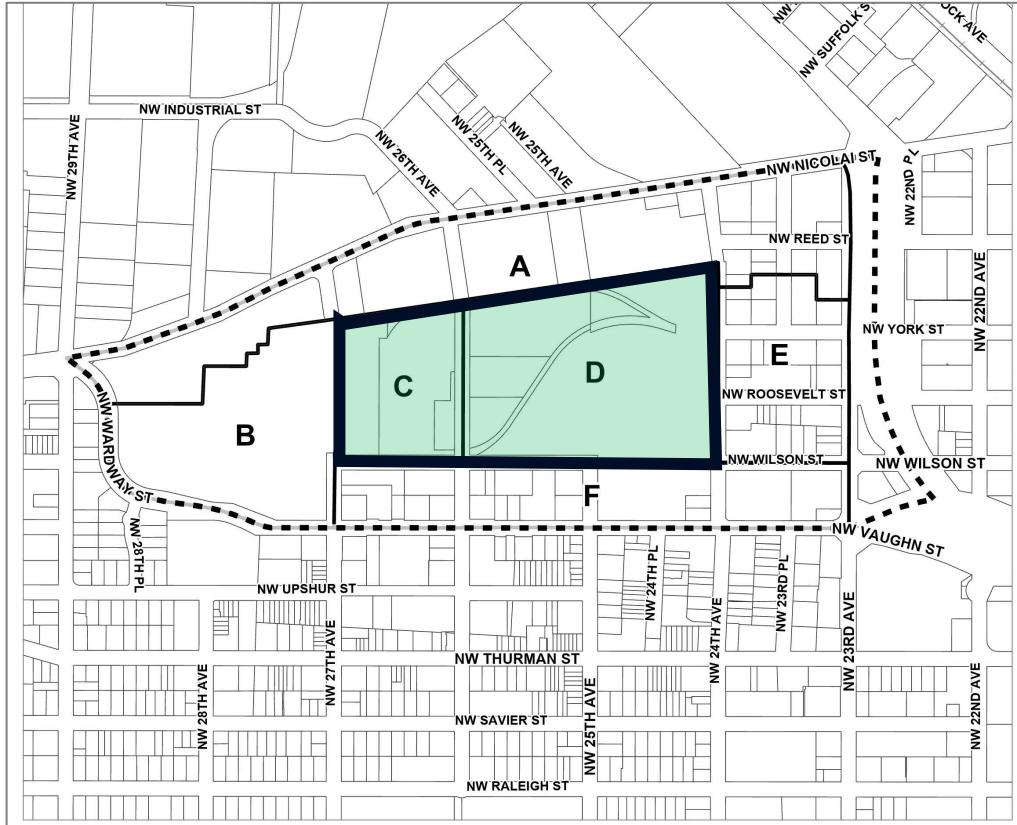


Subdistricts E and F, generally:

- Base FAR 2:1
- A building up to 4 to 1 floor area ratio must meet IH requirements.
- A building over 4 to 1 floor area ratio building would provide 12% of the units affordable to families making 60% of the area median income.
- Not subject to benefits agreement.



Housing: Zoning Code



Subdistricts C and D, generally:

- Base FAR 2:1
- A building up to 3 to 1 floor area ratio must meet IH requirements.
- A building over 3 to 1 floor area ratio building must provide 15% of the units affordable to families making 60% of the area median income.
- Works with benefits agreement.

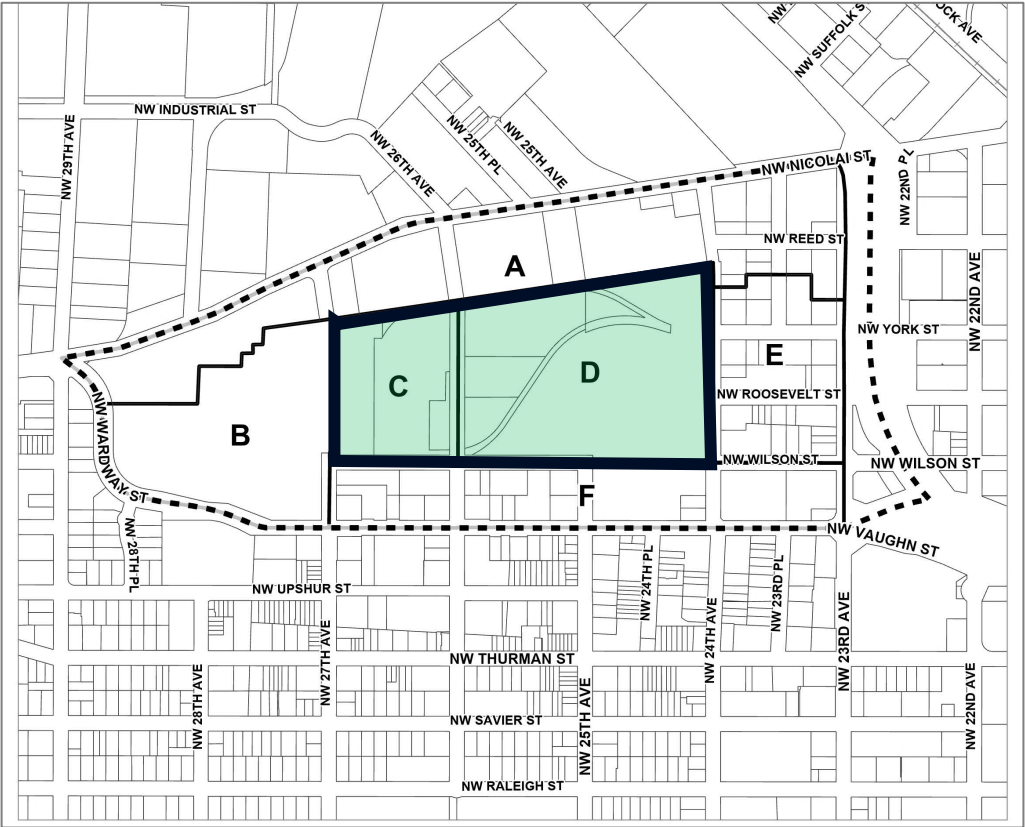


Housing: Zoning Code

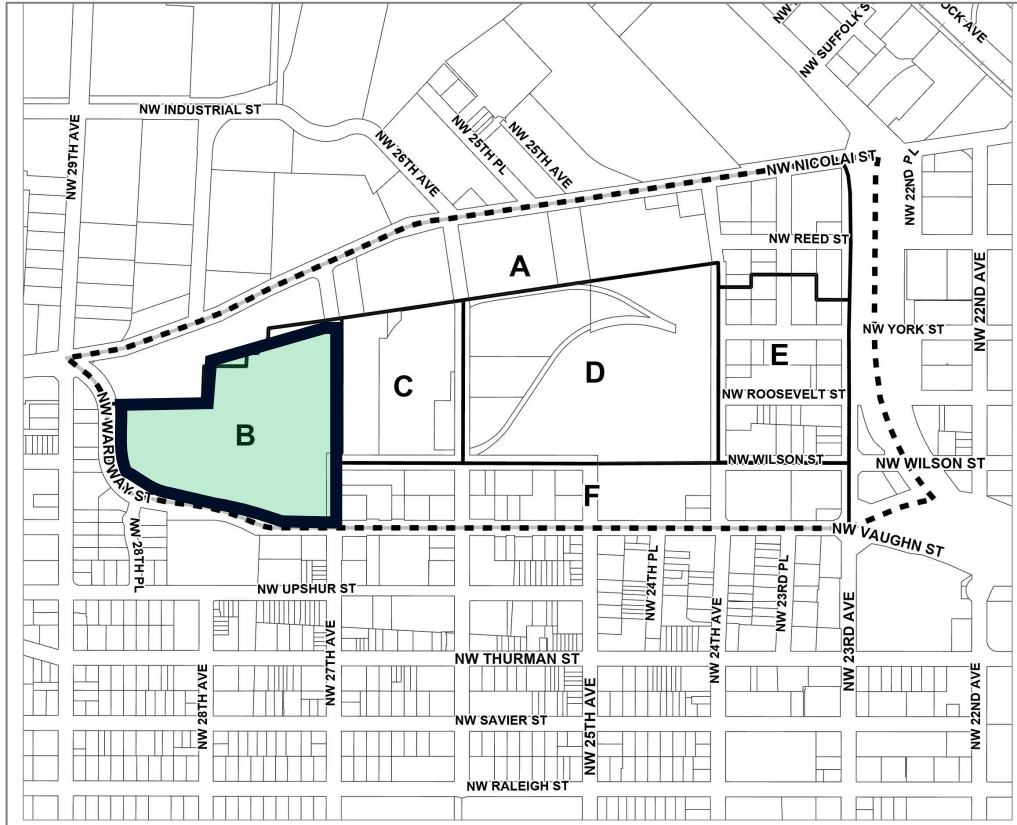
Subdistricts C and D

- In Subdistricts C and D, after 200 units of regulated affordable housing are built (within first 7 years at 60% MFI, per the related Public Benefits Agreement), the floor area ratios and bonus structure changes, as follows:
 - Base FAR is 3:1 (new base)
 - IH Bonus is 2:1 (new bonus)

- Public benefits agreement applies to first 2,000 units of housing.



Housing: Zoning Code



Subdistrict B

- Base FAR 3:1
- A building up to 5 to 1 floor area ratio must meet IH requirements.
- A building over 5 to 1 floor area ratio building must submit a service adequacy review demonstrating service capacity.
- Transfer of FAR from other subdistricts is also allowed without the review.
- IH requirements apply.



Employment and Industrial Land

Principles and Approaches:

Limit amount of industrial land conversion:

- Reduced acreage under consideration for change through MP2H scenarios study
- MPAP area within GLIS identified as an area of “transition” since 2001 – 2018 Comp Plan change to ME

Maintain jobs emphasis in plan area:

- Minimum non-residential space requirement in zoning code
- Include middle-wage jobs target and offsets in benefits agreement

Minimize impacts to existing industrial areas:

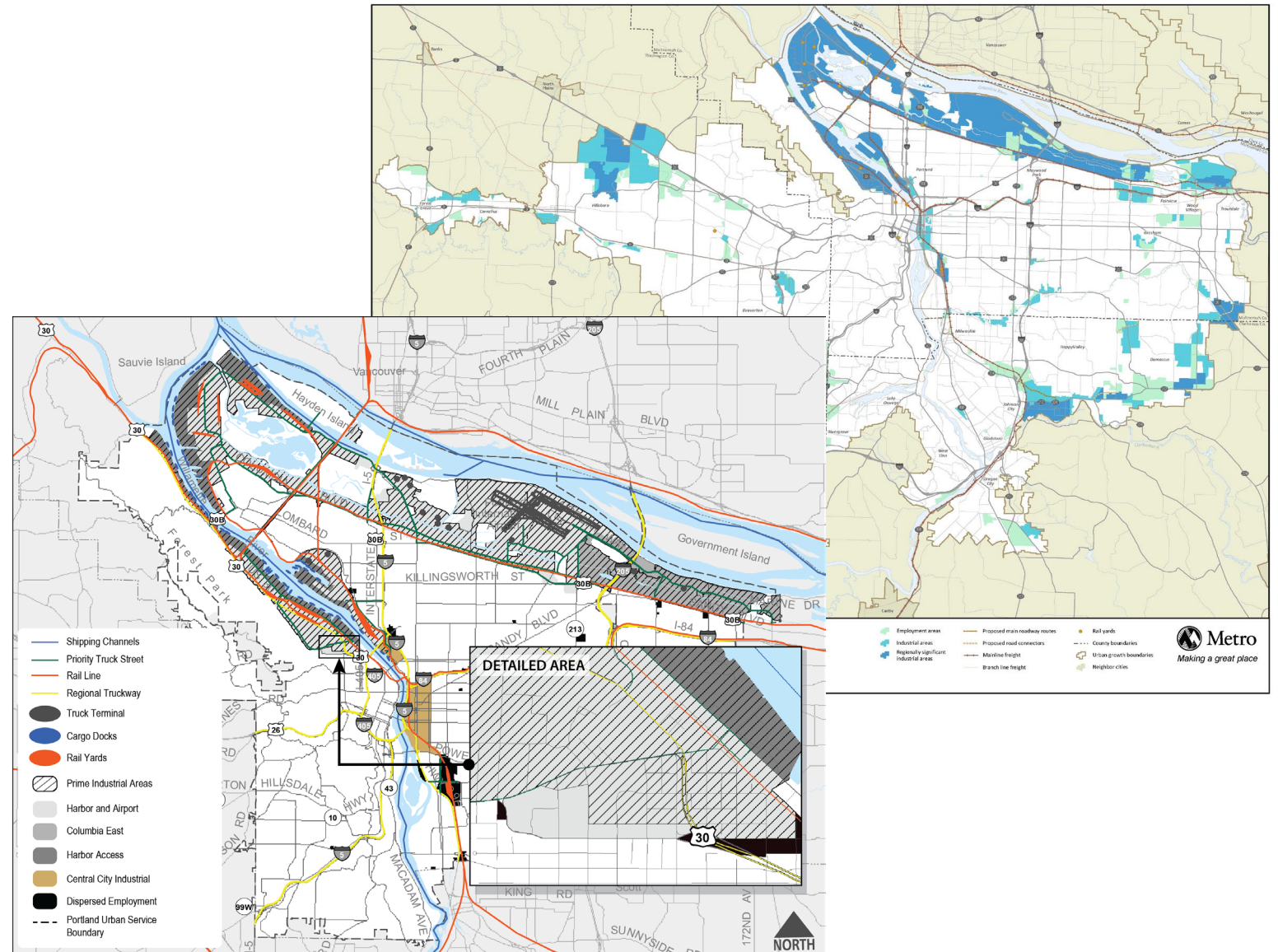
- Preserve “employment buffer” zoning along Nicolai street
- Retain industrial zoning and maintain prohibition on residential uses east of NW 23rd – Highway 30 buffer

Employment and Industrial Land

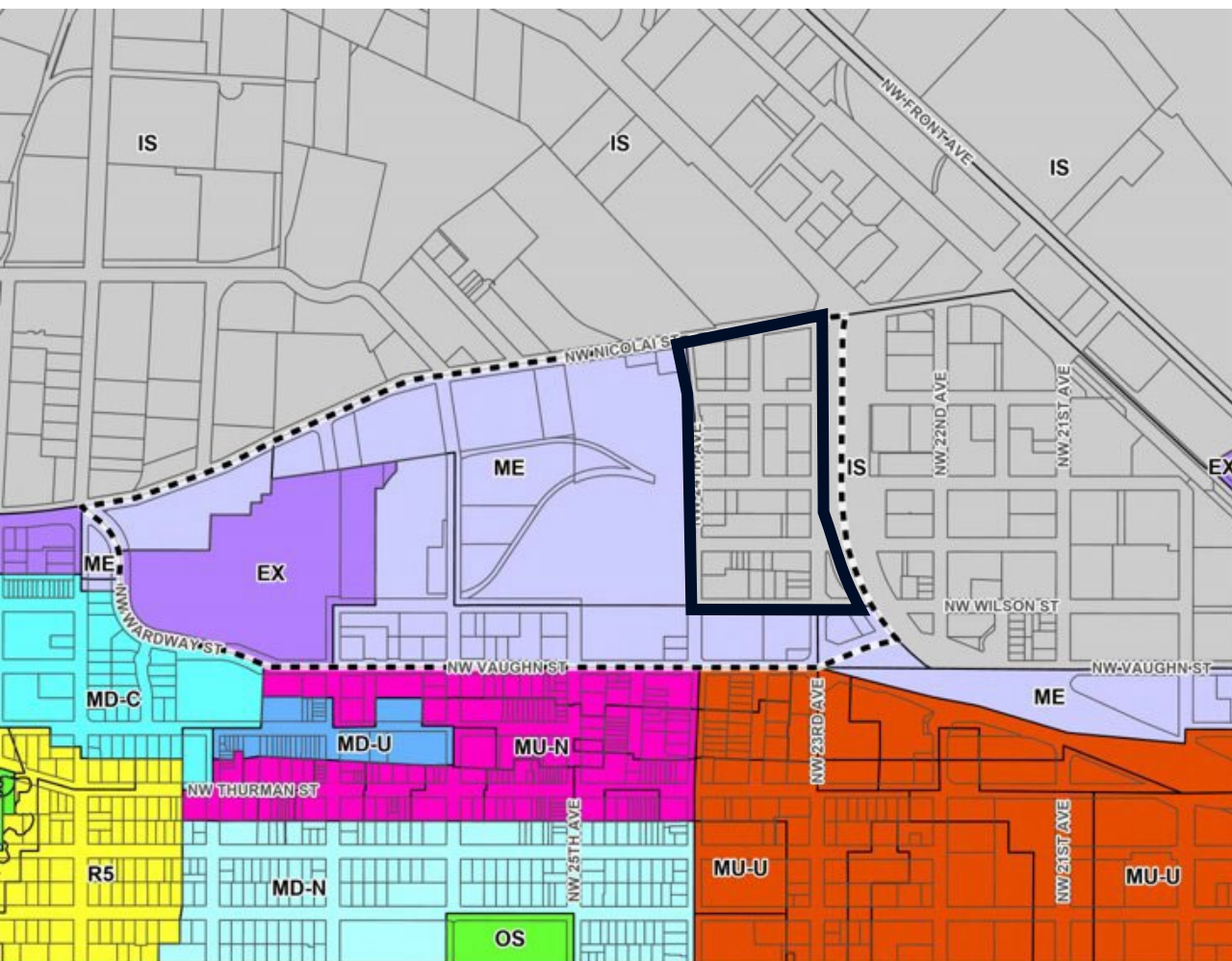
State: Goal 9 requires adequate supply of land.

Region: Metro Title 4 limits size of commercial uses in employment and industrial areas.

City: Comprehensive Plan includes policies for conservation of industrial land.



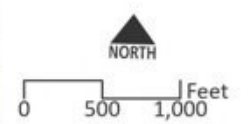
Industrial Land: Comp Plan



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Montgomery Park Area Plan

Existing Comprehensive Plan Designations



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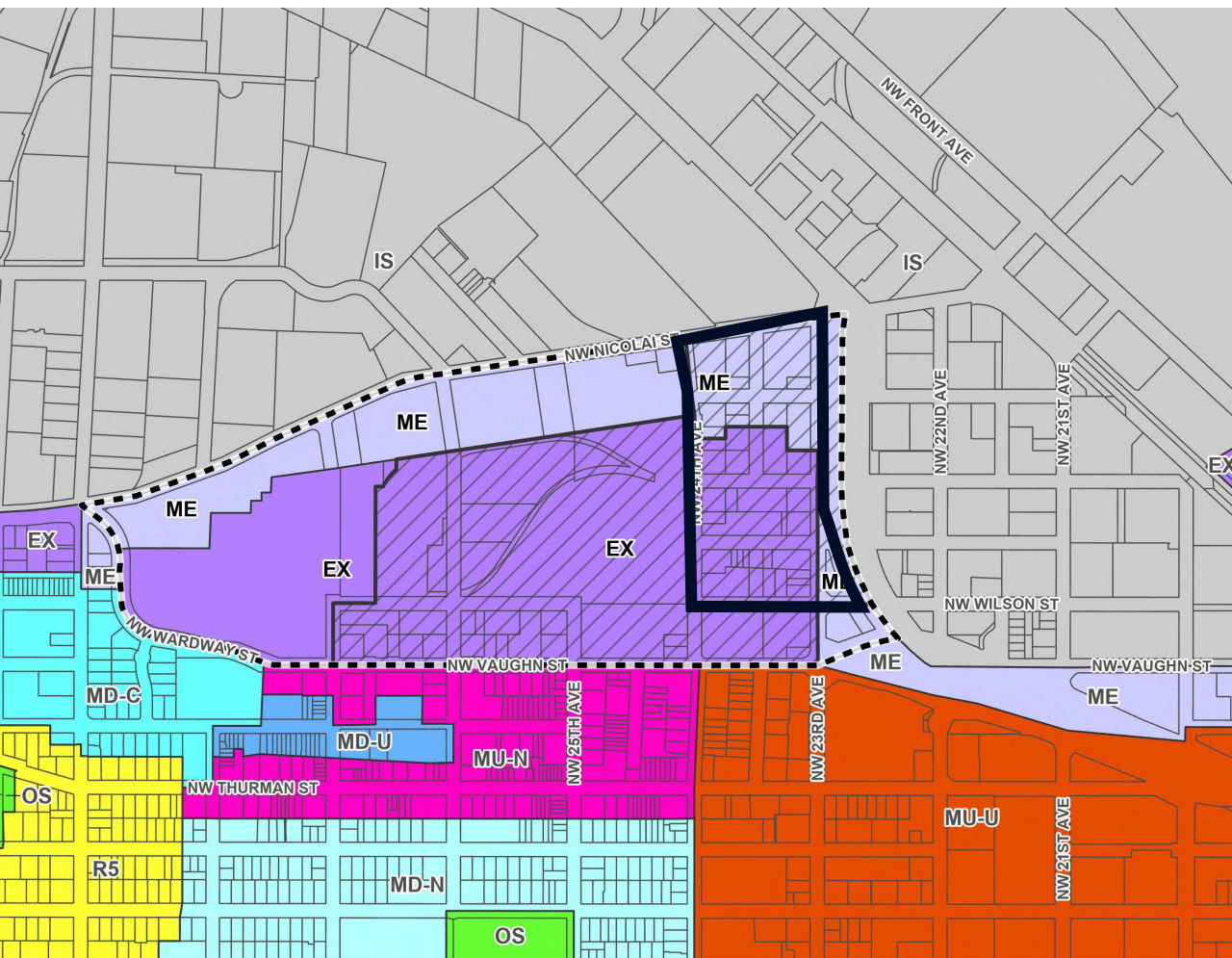
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Existing:

- 17.5 acres designated Industrial Sanctuary (IS)

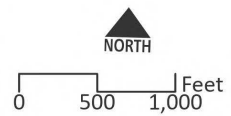
Industrial Land: Comp Plan



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Existing:

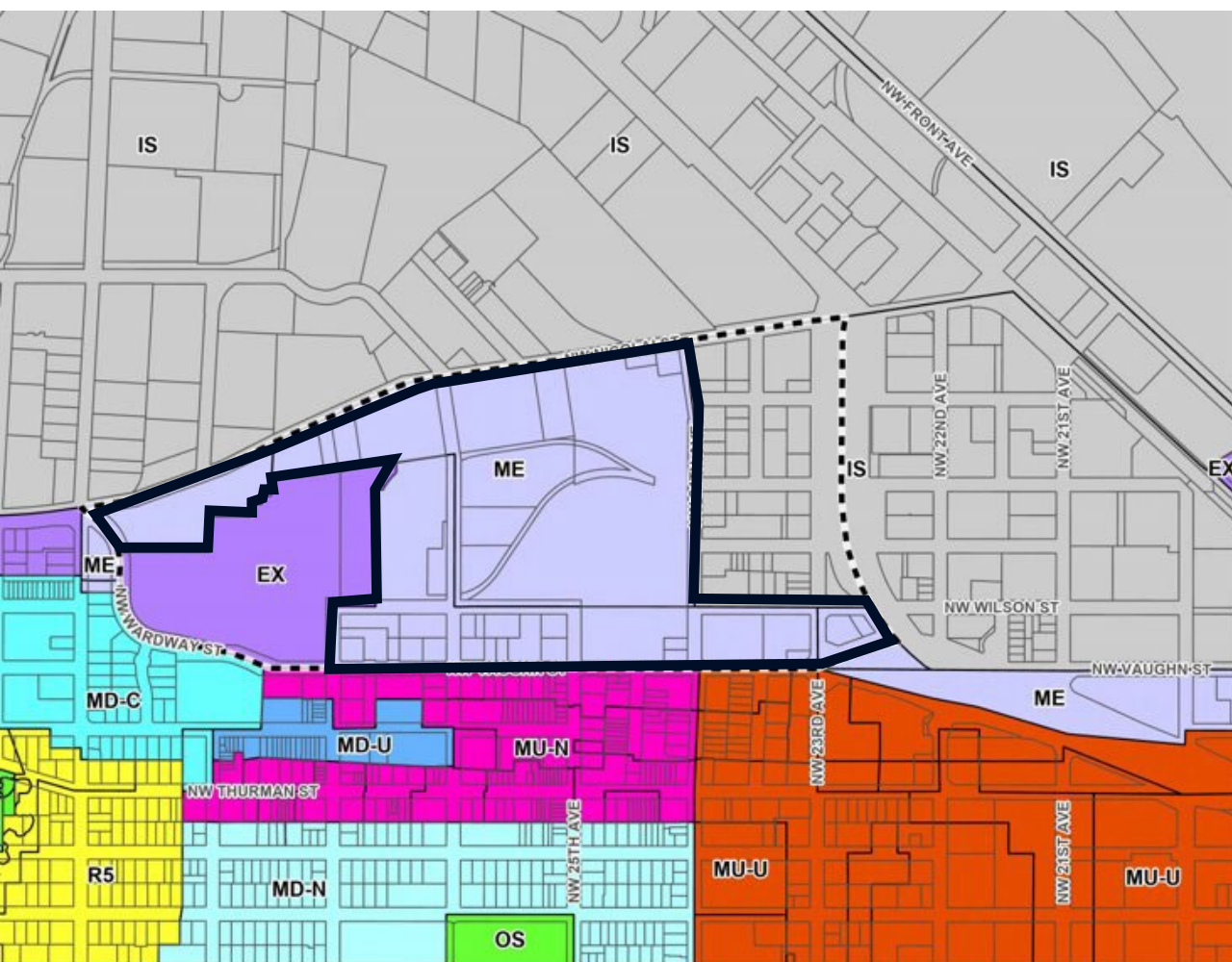
- 17.5 acres designated Industrial Sanctuary (IS)

Proposed:

- 9 acres Mixed Employment (ME)
- 8.5 acres Central Employment (EX)

| | | | |
|--|--|--|---|
| <p>Legend</p> <ul style="list-style-type: none"> MPAP Boundary Comp Plan Map Change Taxlots | <p>Comprehensive Plan Designation</p> <ul style="list-style-type: none"> Central Employment (EX) Industrial Sanctuary (IS) Multi-Dwelling - Corridor (MD-C) | <ul style="list-style-type: none"> Multi-Dwelling - Neighborhood (MD-N) Multi-Dwelling - Urban Center (MD-U) Mixed Employment (ME) Mixed Use - Neighborhood (MU-N) | <ul style="list-style-type: none"> Mixed Use - Urban Center (MU-U) Open Space (OS) Single-Dwelling 5,000 (R5) |
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Industrial Land: Comp Plan

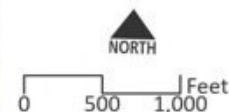


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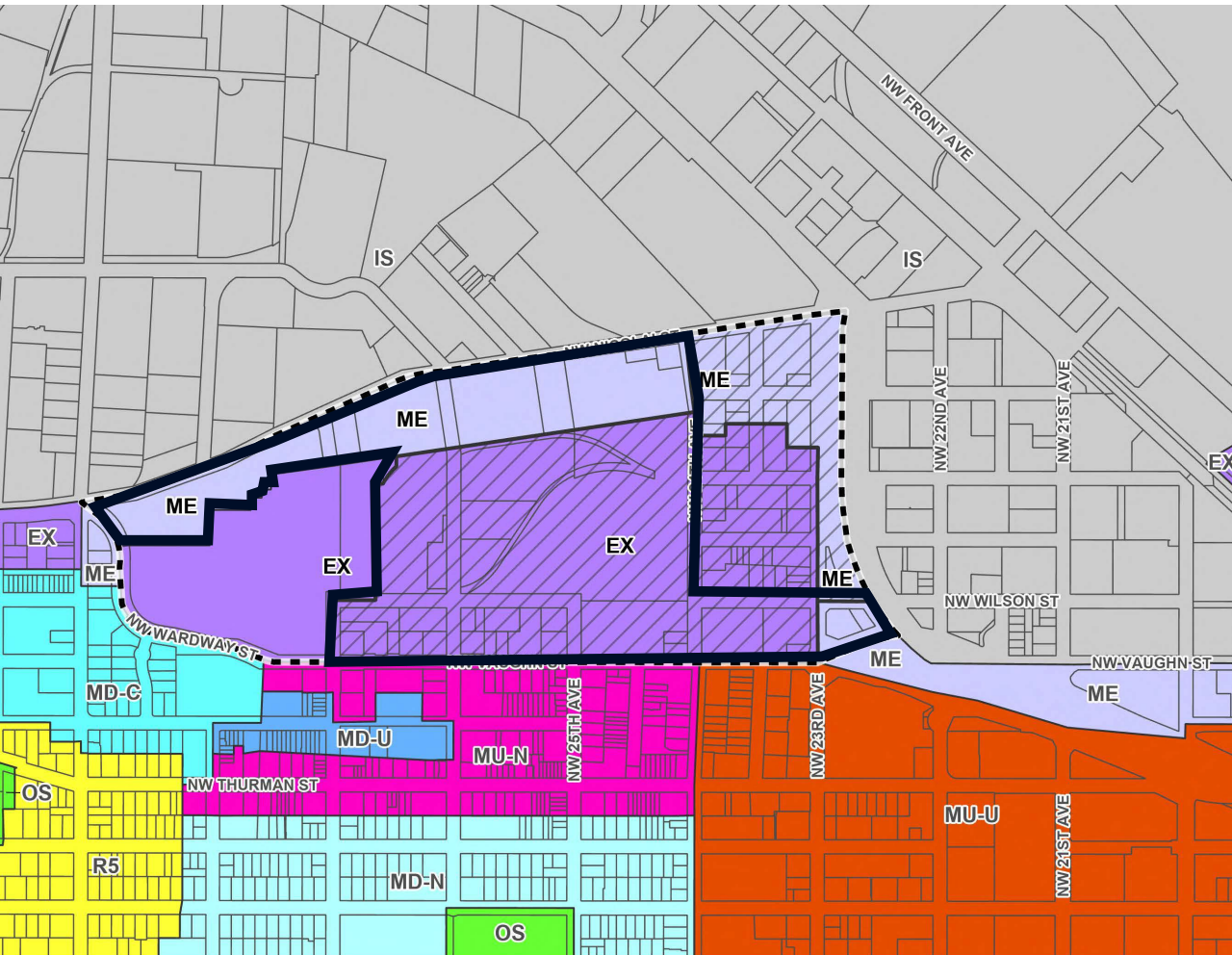
Existing:

- 50 acres designated Mixed Employment (ME), which allows office, employment, light industrial and retail uses.

Legend

- MPAP Boundary
- 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)
- Taxlots

Industrial Land: Comp Plan

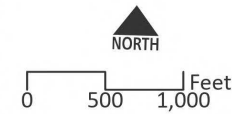


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Existing:

- 50 acres designated Mixed Employment (ME), which allows office, employment, light industrial and retail uses.

Proposed:

- 33.7 acres proposed as Central Employment (EX), which also allows housing.
- 16.3 acres retained as Mixed Employment (ME).

Legend

MPAP Boundary

Comp Plan Map Change

Taxlots

Comprehensive Plan Designation

Central Employment (EX)

Industrial Sanctuary (IS)

Multi-Dwelling - Corridor (MD-C)

Multi-Dwelling - Neighborhood (MD-N)

Multi-Dwelling - Urban Center (MD-U)

Mixed Employment (ME)

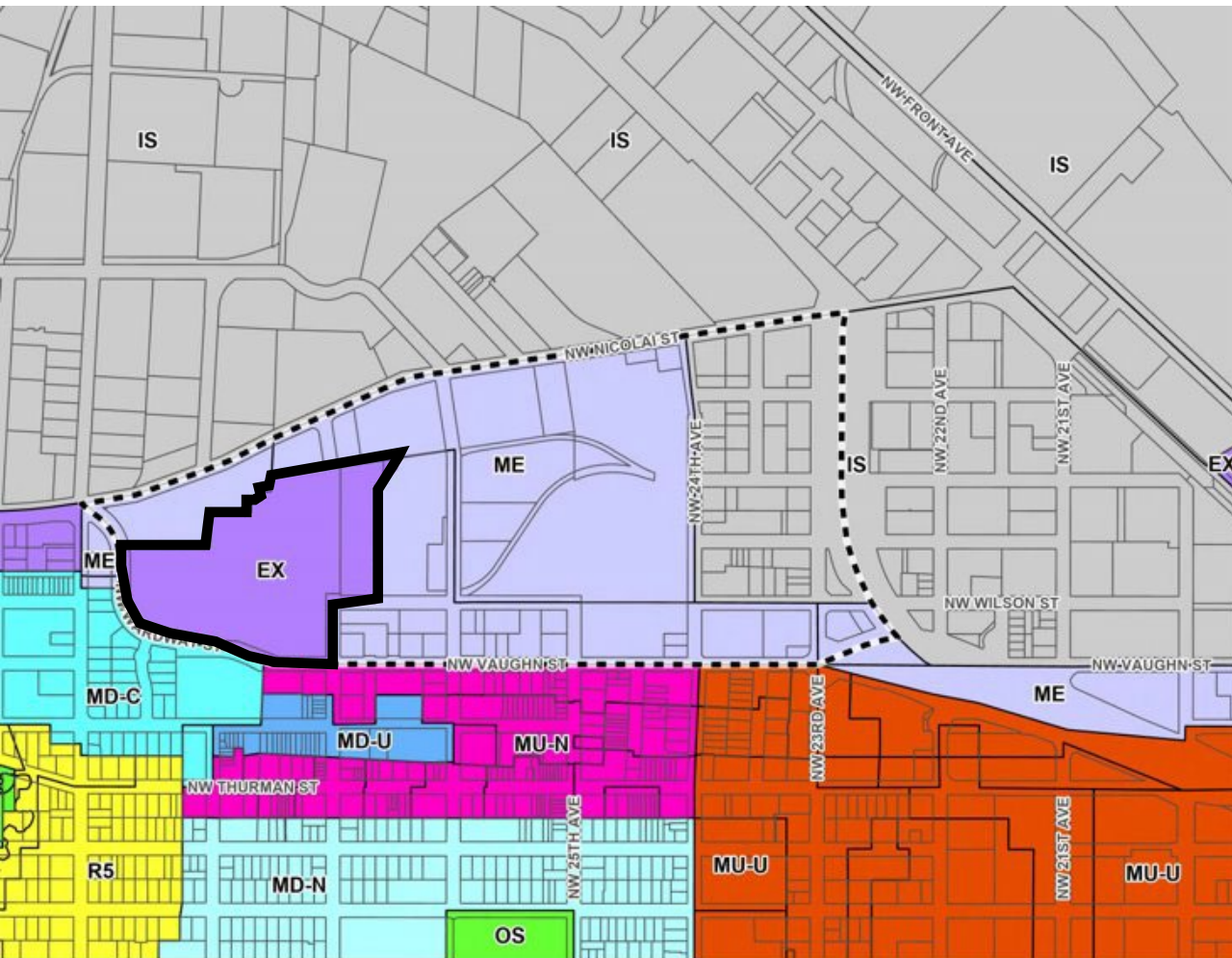
Mixed Use - Neighborhood (MU-N)

Mixed Use - Urban Center (MU-U)

Open Space (OS)

Single-Dwelling 5,000 (R5)

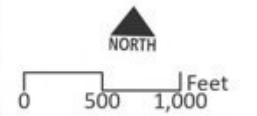
Industrial Land: Comp Plan



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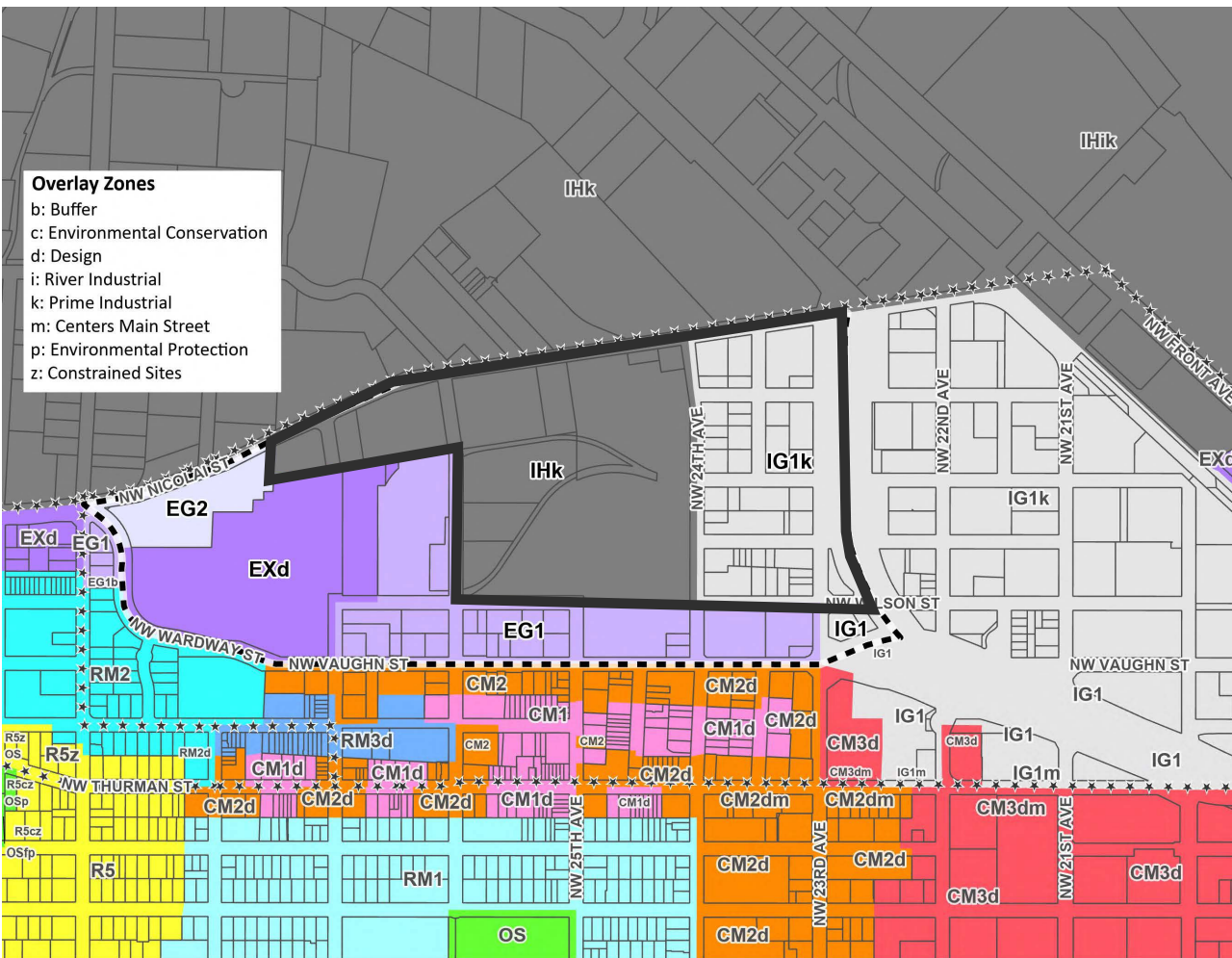
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Existing:

- About 14 acres (Montgomery Park and a portion of the American Can site) designated Central Employment (EX), which allows a broad mix of uses, including residential.
- No change is proposed.

Industrial Land: Prime Industrial overlay zone



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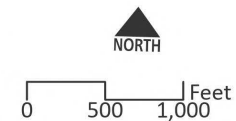
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Montgomery Park Area Plan

Existing Zoning

Existing:

- 46.6 acres (35.2 net) zoned Industrial (IH and IG1 zones) with a “Prime Industrial” (k) overlay zone.
- Prime Industrial areas shown on Comp Plan Figure 6.1.



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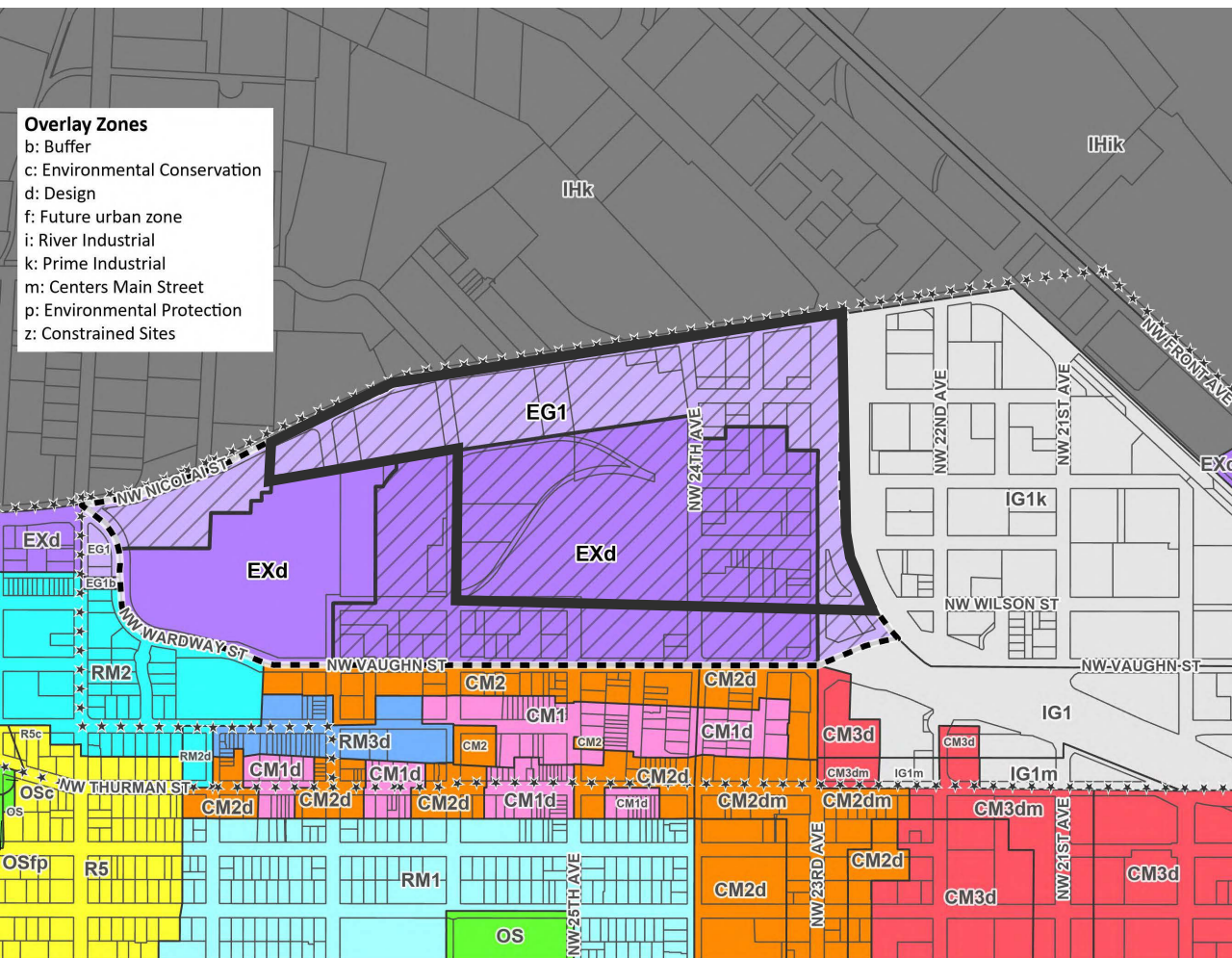
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Legend

| | | | |
|------------------------------|------------------------------|----------------------------|--|
| MPAP Boundary | Commercial Mixed Use 2 (CM2) | Central Employment (EX) | Single Dwelling Residential 5,000 (R5) |
| Major Public Trails | Commercial Mixed Use 3 (CM3) | General Industrial 1 (IG1) | Residential Multi-Dwelling 1 (RM1) |
| Existing Base Zone | General Employment 1 (EG1) | Heavy Industrial (IH) | Residential Multi-Dwelling 2 (RM2) |
| Commercial Mixed Use 1 (CM1) | General Employment 2 (EG2) | Open Space (OS) | Residential Multi-Dwelling 3 (RM3) |

Industrial Land: Prime Industrial overlay zone



Overlay Zones
 b: Buffer
 c: Environmental Conservation
 d: Design
 f: Future urban zone
 i: River Industrial
 k: Prime Industrial
 m: Centers Main Street
 p: Environmental Protection
 z: Constrained Sites

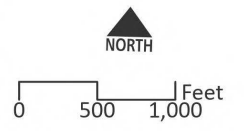
Legend

| | | | |
|--|------------------------------------|------------------------------------|------------------------------|
| MPAP Boundary | Base Zone Change | Taxlots | Major Public Trails |
| Proposed Base Zone | Open Space (OS) | Residential Multi-Dwelling 3 (RM3) | Commercial Mixed Use 1 (CM1) |
| Single Dwelling Residential 5,000 (R5) | Residential Multi-Dwelling 1 (RM1) | Commercial Mixed Use 2 (CM2) | Commercial Mixed Use 3 (CM3) |
| General Employment 1 (EG1) | Central Employment (EX) | General Industrial 1 (IG1) | Heavy Industrial (IH) |

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Proposed Zoning



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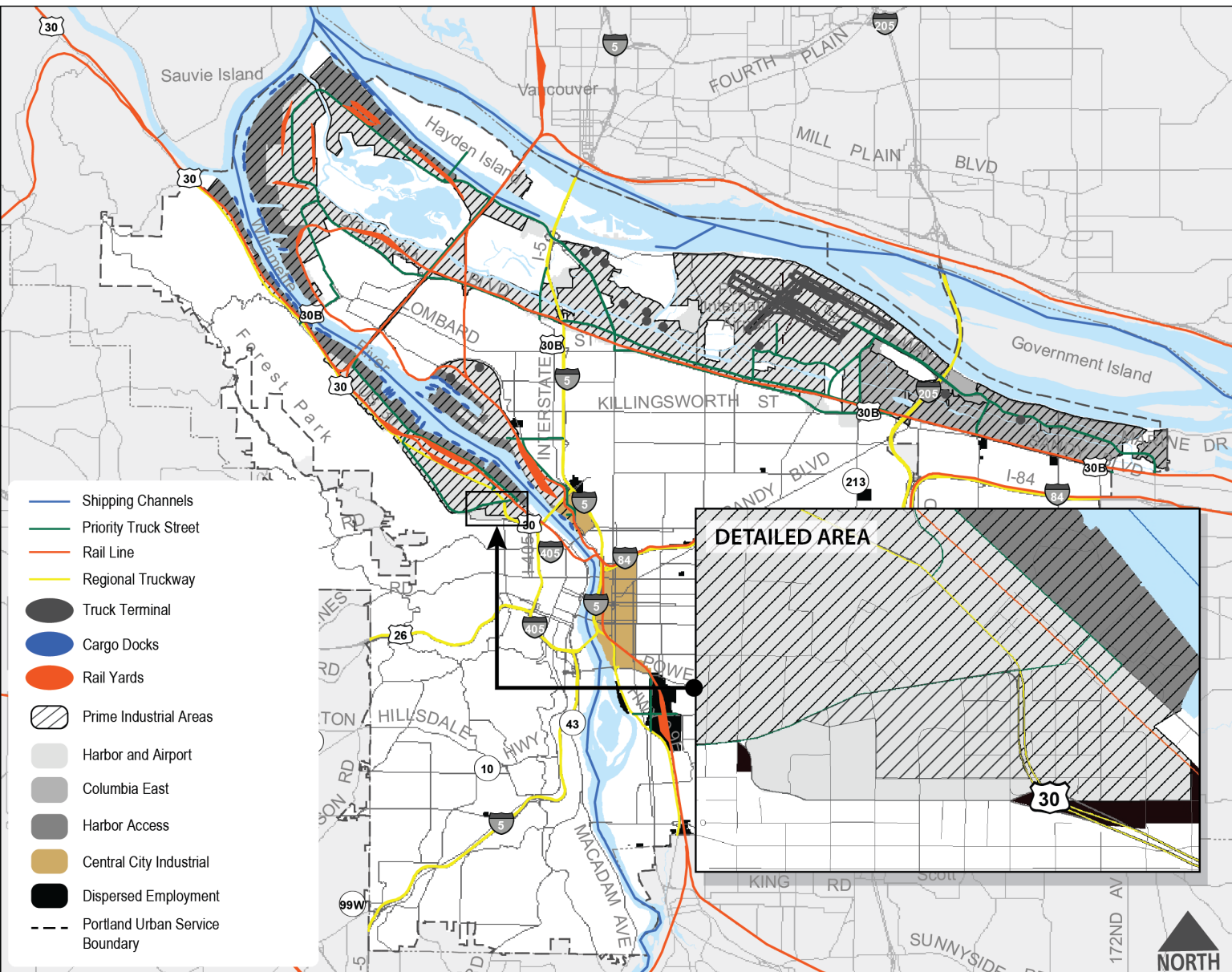
Existing:

- 46.6 acres (35.2 net) zoned Industrial (IH and IG1 zones) with a "Prime Industrial" (k) overlay zone.
- Prime Industrial areas shown on Comp Plan Figure 6.1.

Proposed:

- 21.3 acres General Employment (EG1)
- 25.3 acres Central Employment (EX)
- Remove "k" overlay zone

Industrial Land Change



- MPAP acreage is less than 1% of the city's 14,000+ total prime industrial acreage.
- MPAP is in Harbor and Airport District. Similar land uses may also be accommodated in the Columbia East District.
- EOA Industrial Land Surplus:
 - ~ 6 acres in Harbor & Airport
 - ~ 66 acres in Columbia East

Benefits Agreements

Community Benefits Agreement (CBA):

- Often associated with development proposal, or a plan with public funding or public land
- Typically, between a developer and affected communities; city may or may not be involved in negotiations

Development Agreement (DA):

- Typically associated with development proposals; between a developer and public entity
- Typically involve significant public funding obligations (project subsidy or infrastructure funding) or public land commitments, in addition to stipulated obligations by a developer
- Achieve goals not attainable through regulations in exchange for public investments

Public Benefits Agreement (PBA):

- Hybrid approach – elements of Development Agreement and Community Benefits Agreement
- Implementation tool to achieve the plan's "Value Capture" strategy
- Achieve goals not attainable through regulations

York Street Work Group Testimony

York Urban Village Concept

- Intergenerational/multigenerational places and spaces
- **Variety of housing choices**, including ownership opportunities
- Communal gathering places, such as museum
- **Urban green features and open space**
- **Affordable commercial and job development**
- **Environmental and climate resiliency**
- **Anti-displacement strategies**
- **York Street cultural district**
- **Regional workforce equity agreement (RWEA) and other tools**
- **Building generational wealth through land ownership**

York Street Work Group

- Inclusion of more of the ideas from the York Urban Village concept in the plan.
- Further attribution and recognition of York Street Work Group efforts and contributions in the plan, particularly role of Ron Craig in the designation of York Street
- Recognition and meaningful involvement of the York Street Work Group in the public benefits agreement, including for planning and implementation of elements related to commemoration of York in the plan area.
- Participation in development of, and signatory to, a Community Benefits Agreement (CBA)
- Inclusion in federal grant application
- Pausing the plan for CBA/public benefits tool process to include community engagement, and York Street Work Group or other community groups signature on the agreement

Requests to Delay the Project

Several speakers requested a delay in the process to work on various issues or resolve questions (EOA, CBA etc.)

Advancing the project would:

- Advance the goals of the plan
- Put in place regulations in advance of the economic cycle
- Send a positive market signal to prospective investors/developers, generally
- Leverage local funds for building the streetcar and coordination with federal transportation funding milestones



Other Items



Montgomery Park Area Plan

Proposed Draft

Volume 2: Regulatory Tools - Zoning Code Amendments and Design Character Statement

April 15, 2024 (as revised 4/17/2024)



- Amendments. Staff will propose zoning code amendments for consideration at upcoming Commission work session:
 - Apply parking limitations and guidance more broadly around streetcar line.
 - Amendments that address issues identified by city bureaus.
 - Minor technical amendments that address city bureau name changes, etc.
- Design overlay. Design Commission met on 6/6 and tentatively supported application of Design overlay zone to EX zoned areas. Commission letter forthcoming.

Timeline/Next Steps

| | |
|---|--|
| May 21, 2024 | Planning Commission and Design Commission Public Hearing + Testimony |
| June 6, 2024 | Design Commission Work Session |
| June 11, 2024 | Planning Commission Work Session |
| June 20, 2024 | Design Commission Work Session/ Recommendation to City Council |
|  June 25, 2024 | Planning Commission Work Session/ Recommendation to City Council |
| July 2024 | PC and DC Work Sessions if needed |
| August 2024 | Publish Recommended Draft Plans |
| September 2024 | Portland City Council Public Hearing |

Thank you

Discussion and questions