



# MONTGOMERY PARK AREA PLAN

## PROPOSED DRAFT

### Planning Commission Work Session

July 9, 2024

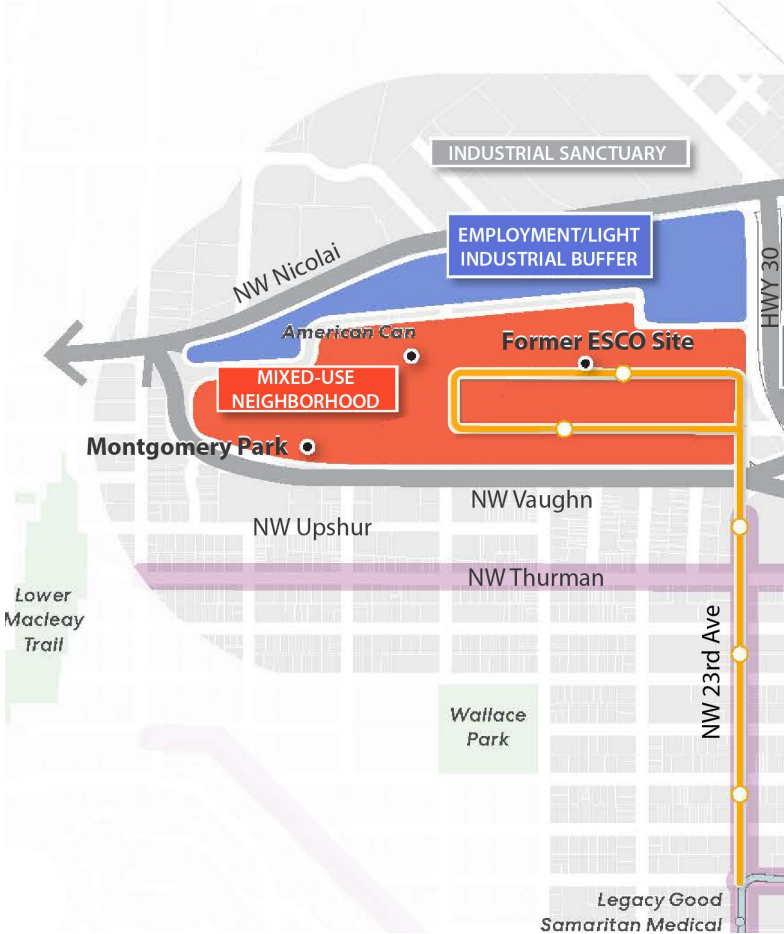
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THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

**PBOT**  
PORTLAND BUREAU OF TRANSPORTATION



# AGENDA

Work session schedule + topics

## Today's Agenda

- Preliminary Racial Equity Analysis - follow up
- Demographic information
- Staff Closing Remarks
- Commission Discussion/Deliberation
- Potential Amendments – Commission action/vote
- Commission Recommendations



# Work session schedule + topics

## 6/11 – Work Session Topics

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

## 6/25 – Work Session Topics

- Equity and Investment
- Value Capture / Public Benefits
- Economic Opportunities Analysis (EOA)
- Transportation/Streetcar Funding and Local Improvement District Process and Timing
- Potential Amendments

## 7/9 – Work Session

# Preliminary Racial Equity Analysis

The equity analysis helped set the direction for community engagement and the approaches to advancing equity in the Montgomery Park to Hollywood planning process and the resulting, Montgomery Park Area Plan.

Topics/Themes	Planning Outcomes
Equity focus for outreach and engagement.	<ul style="list-style-type: none"><li>Engagement included grants with four CBOs to conduct work with different communities, as well as engagement with York Street Work Group. Community input informed substantial elements of the Plan.</li></ul>
Leverage land value changes to achieve equity benefits.	<ul style="list-style-type: none"><li>Public Benefits Agreement and zoning code provisions that capture value of changes for public benefits that help promote equity.</li></ul>
Focus on equity strategies for jobs and businesses.	<ul style="list-style-type: none"><li>Land use approach that preserves significant industrial areas and job opportunity, while focusing area of change to achieve other goals.</li><li>Provisions for 800 middle-wage jobs, required non-residential use, and affordable commercial space.</li></ul>
Focus on enhanced equitable housing strategies.	<ul style="list-style-type: none"><li>Provisions for up-front affordable housing, deeper affordability, and more affordable units.</li></ul>

# BPS's work with community groups

The Bureau of Planning and Sustainability has a record of continuous working with and supporting local community groups.

- Southwest Corridor Equity Coalition (SWEC)
  - Ongoing work and engagement before, during and after the West Portland Town Center Plan
- Afro Village PDX
  - Letters of support for grants
- APANO Communities United Fund
  - Engagement around specific sites for housing
- Free Geek
  - Funding and support for recycling and access to technology
- Trash for Peace
  - Grants for outreach and education on recycling and waste policy

# Demographics and Change

Rapidly Changing:

**19%** increase in population in the study areas census tracts between 2010 and 2022

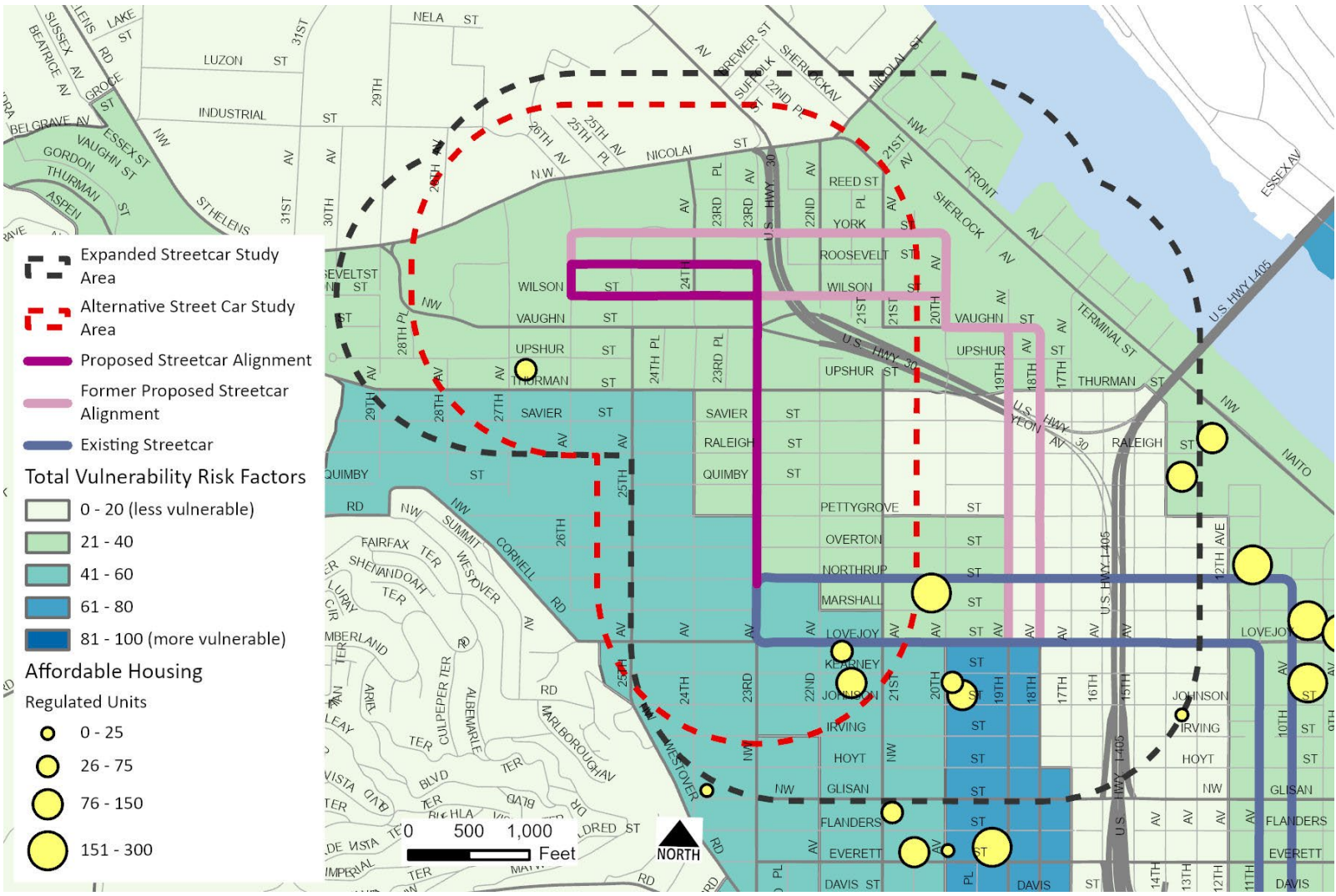
The number of higher income households increased from **27%** in 2010 to **53%** 2022

The percentage of the population identifying as non-White, or Latino rose from **18%** in 2010 to **25%** in 2022

Future with MPAP:

Capacity for **4,420+** new residents  
 Realizing this would be a **30%** growth in population.

The **200** income restricted units would be a **77%** increase in the number of income restricted units in the broader area.



# Revised Public Benefit Agreement Language

**Commemoration of York.** The Commemoration of York public benefit is intended to celebrate the contributions of York, an enslaved member of the Lewis and Clark Expedition and the first documented person of African descent to visit what would become Portland, Oregon, and for whom NW York Street, which exists in the area, is named.

- a. The property owners and/or developers/owners must partner with the City Arts Program, through a Request for Proposal or other appropriate process, to work with the York Work Group to determine how York will be commemorated in the area~~demonstrate a partnership between them and the Regional Arts and Culture Council (RACC) or its successor, as determined by the City of Portland,~~ a process that will result in the funding and installation of one or more features memorializing York at the intersection of NW York Street in the area between NW 24th and NW 26th avenues. ~~The owner/developer may propose any other bona fide organization or organizations in place of RACC and must consult with representatives of interested community groups.~~
- b. All required contributions to the 2% for Art program by the city or Portland Streetcar Inc. will be made to a Montgomery Park Area Plan fund established by the City Arts Program~~RACC or its successor~~. All funds must be spent on memorializing York or contributions of other Black/African American people to the district, city, region or state of Oregon and otherwise generally commemorate the history of the area, as determined in partnership with the York Work Group.



# Remarks

## Commission Discussion and Deliberation



# Amendments: Volume 1

## **Amendment 1 - Technical Amendments:**

- 1.a** *Add a map of NWDP NW 23rd Ave properties where PD changes apply.*
- 1.b** *Clarify plan text regarding Northwest Town Center Boundary.*

## **Amendment 2 - Urban Design Framework Amendments**

- 2.a** *Update Urban Design Framework map, including historic site boundaries.*
- 2.b** *Update UDF map subarea numbering/lettering to align with code subdistricts.*
- 2.c** *Update the Park Diagram to reflect updated historic site boundaries.*

# Amendments: Volume 1

## **Amendment 3 - Action Table Amendments**

**3.a** *Create new Community Engagement section in action tables.*

**3.b** *Move action item PB3 to Community Engagement as item CE1 and include specific reference to York Street Work Group in the action.*

**3.c** *Add a new Community Engagement action, CE2, in support of future York Street Work Group efforts in Plan area.*

## **Amendment 3 - Action Table Amendments – Commissioner Spevak**

**3.d** *Update action T4 to provide more proactive direction on creation of a future parking management strategy for the Plan area.*

# Amendments: Volume 1

**Amendment 4 - Reference York Group contributions in Community Engagement section of Introduction.** *Amend Volume 1, Section 1, pages 12-13.*

**Amendment 5 - Attribution of Ron Craig in naming of NW York Street.** *Amend Volume 1, Section 2, page 15.*

**Amendment 6 - Reference York Group participation in Public Benefits Agreement elements summary.** *Amend Volume 1, Section 5, page 78.*

# Amendments: Volume 2

## Amendment 7 – Zoning Code Technical Amendments

- 7.a** Change the term Development Services Center (DSC) to Portland Planning & Development (PP&D). *Amend multiple code sections.*
- 7.b** Correct the name of Bureau of Development Services (BDS). *Amend 33.590.230 to change to Portland Permitting & Development.*
- 7.c** Correct a conflict in the urban green features standards. *Amend 33.590.255 to increase allowed percentage for pedestrian use if pervious pavement.*

# Amendments: Volume 2

## **Amendment 8 – Main street and streetcar alignment standards.**

Clarify how standards that apply to the main street and streetcar alignment apply. *Amend 33.590; add 33.255.*

## **Amendment 9 – Required Nonresidential Use**

**9.a** Apply the nonresidential use regulation to development in the EX zone. *Amend 33.590.135.A, clarifying how the required nonresidential use regulation applies to development.*

**9.b** Allow some floor area in a building with affordable units to count toward the nonresidential use requirement. *Amend 33.590.135 to clarify how an affordable housing building counts toward the nonresidential use requirement.*

# Amendments: Volume 2 continued

## **Amendment 10 – Fences in the residential-employment buffer area.**

*Amend 33.590.245 to allow fences within the residential-employment buffer area.*

## **Amendment 11 – Replace bonus option approval criteria in Subdistrict B.**

*Amend 33.590.230 and delete 33.590.300 to replace the service adequacy review approval criteria with the Transportation Impact Review approval criteria.*

# Amendments: Volume 3

**Amendment 12 - Add right of way standards recommendation for NW York Street.** *Amend Volume 3, page 62.*

**Amendment 13 - Refine NW Vaughn Street project recommendations.** *Amend Volume 3, page 72.*

**Amendment 14 - Reclassify NW Nicolai Street/St Helens Road to "Industrial Road."** *Amend Volume 3, page 97.*

**Amendment 15 - Refine Freight District Boundary.** *Amend Volume 3, page 101.*

**Amendment 16 - Revise Emergency Response Street Classifications.** *Amend Volume 3, page 103.*

# Recommended Planning Commission Actions

Recommend, to City Council, adoption of the Montgomery Park Area Plan, as amended including:

- **Volume 1:** Adopt the plan and amend the Comprehensive Plan map designations, the Zoning Map, Comprehensive Plan Figure 6-1: Industrial and Employment Districts; and the NW District Town Center boundary, as shown in the plan.
- **Volume 2:** Amend the Portland Zoning Code as described herein, including the Vaughn-Nicolai Plan District (33.590), and amending the Guild's Lake Industrial Sanctuary Plan District (33.531) and Northwest Plan District (33.562).
- **Volume 3:** Adopt Transportation Plan elements as proposed; see following slide
- **Volume 4:** Amend the maps and texts of the existing area plans as described to address areas of overlap with the Montgomery Park Area Plan.
- **Volume 5:** Include the Appendix as background documents, and consider Public Benefits Agreement.