



Comprehensive Plan Update Early Implementation Overview

Planning and Sustainability Commission Briefing
August 11, 2015



Bureau of Planning and Sustainability
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Periodic Review Workplan

Work Plan Approved by the State

Sept. 2009

Task 1: Public Involvement Plan

January 2011

Task 2: Background Reports

Summer 2012

Task 3: Alternative Growth Scenarios

Task 4: Policy Choices

Task 5: Early Implementation



Early Implementation

What It Means:

The following projects will become effective after the acknowledgement of the new Comprehensive Plan in 2017.

Why These Projects:

These projects are necessary to either address a state mandate or implement a key component of the new Comprehensive plan. Other future implementation refinement projects will be undertaken as part of the City's ongoing work.



Early Implementation Projects

- Employment Zoning
- Campus Institution Zoning
- Mixed Use Zones Project
- Transportation System Plan
- Zoning Map Update
- Community Involvement Program
- Housekeeping Amendments
- Inter-Governmental Agreements

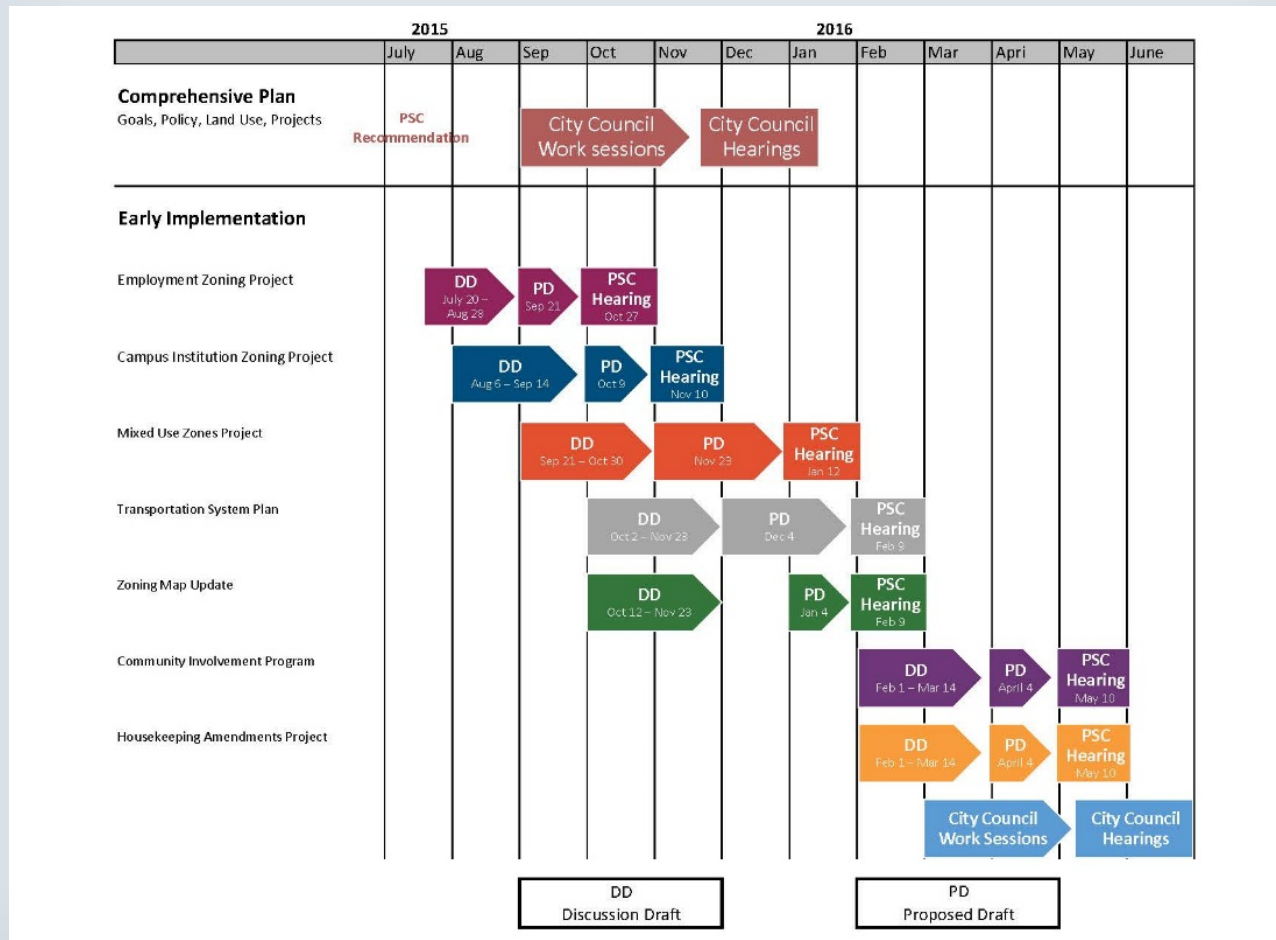


Non-Periodic Review Projects

- Central City 2035
- Residential Infill
- NW Parking
- Accessory Structures
- RICAP 8



Project Schedule – FY 15/16



Variety of Deliverables

- Code Amendments
- Zoning Map Amendments
- Agreements



Employment Zoning Project

Implements new policies to achieve more efficient use of industrial land and mixed employment areas, as well as map changes to expand these areas.

Proposed changes also address the City's prosperity and equity goals and help protect neighborhood livability and watershed health.



Employment Zoning Project

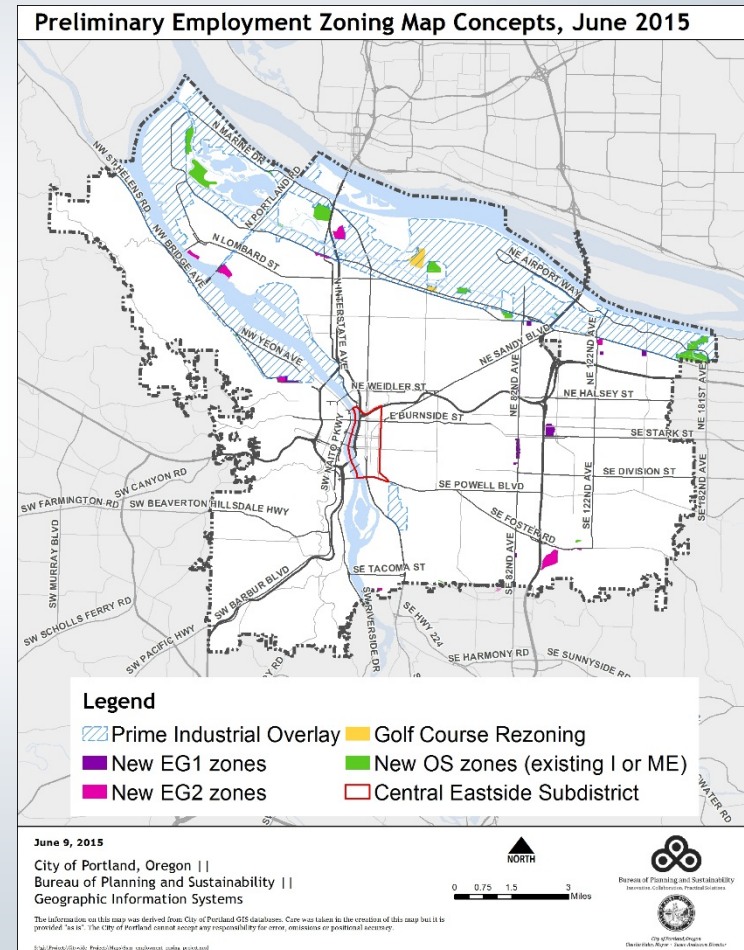
Proposed industrial and employment zoning amendments:

- Prohibit quasi-judicial conversion of prime industrial land.
- Reduce non-industrial use allowances in prime industrial areas.
- Reduce retail allowances and prohibit residential uses in General Employment zones.
- Reduce outdoor activity allowances in General Employment zones.
- Apply new rezoning standards at airport area golf courses.
- Expand area allowing industrial offices uses in the Central City Plan District (Central Eastside EOS).



Employment Zoning Project

Proposed zoning map amendments for new employment areas will expand opportunities for office and light industrial uses and associated job growth.



Campus Institution Zoning Project

Over one third of the forecast job growth in Portland over the next 20 years is expected to be in the health care and education sectors, which is particularly concentrated on 19 large college and hospital campuses dispersed throughout the city.



Campus Institution Zoning Project

3-Part Approach

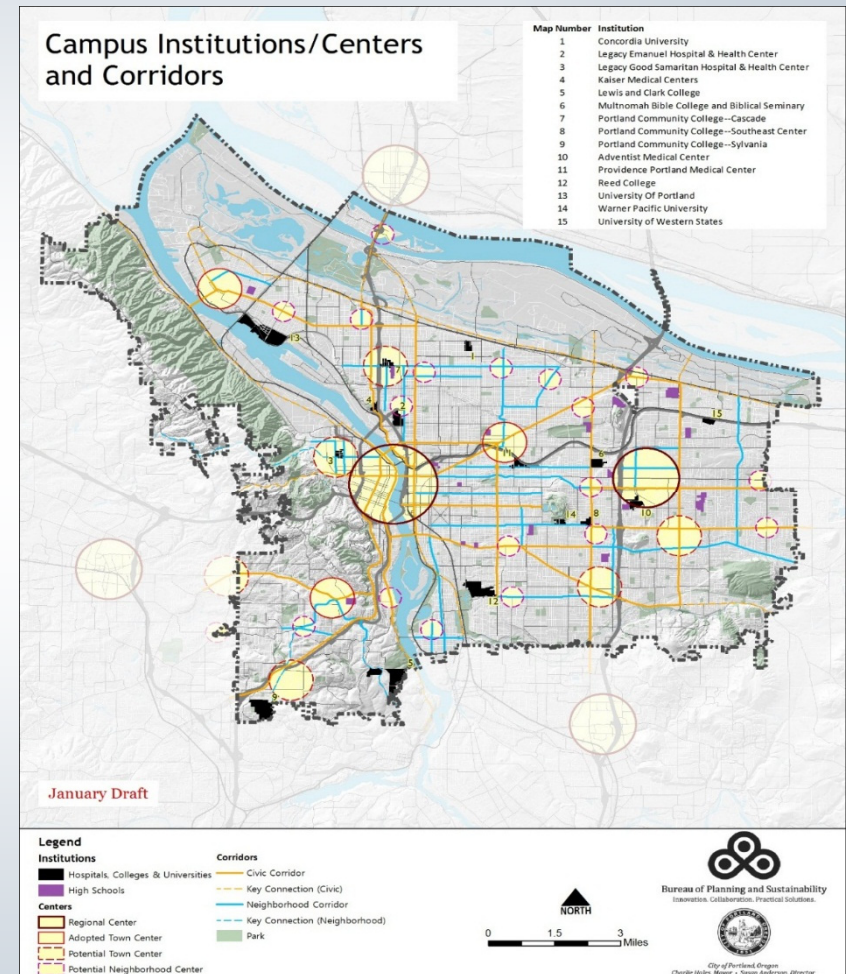
1. Designate 15 college and hospitals as Institutional Campus (IC) on the Comprehensive Plan Map
2. Create two new “Campus Institution” zones
3. Individual institutions may apply to rezone their existing campuses to a Campus Institution zone as an alternative to updating their existing master plan. “Intent to transition”



Campus Institution Zoning Project

Two Base Zones

1. CI-1: Urban Campus
Hospitals, PCC Cascade, PCC SE
2. CI-2: Residential Campus
Reed, University of Portland, others



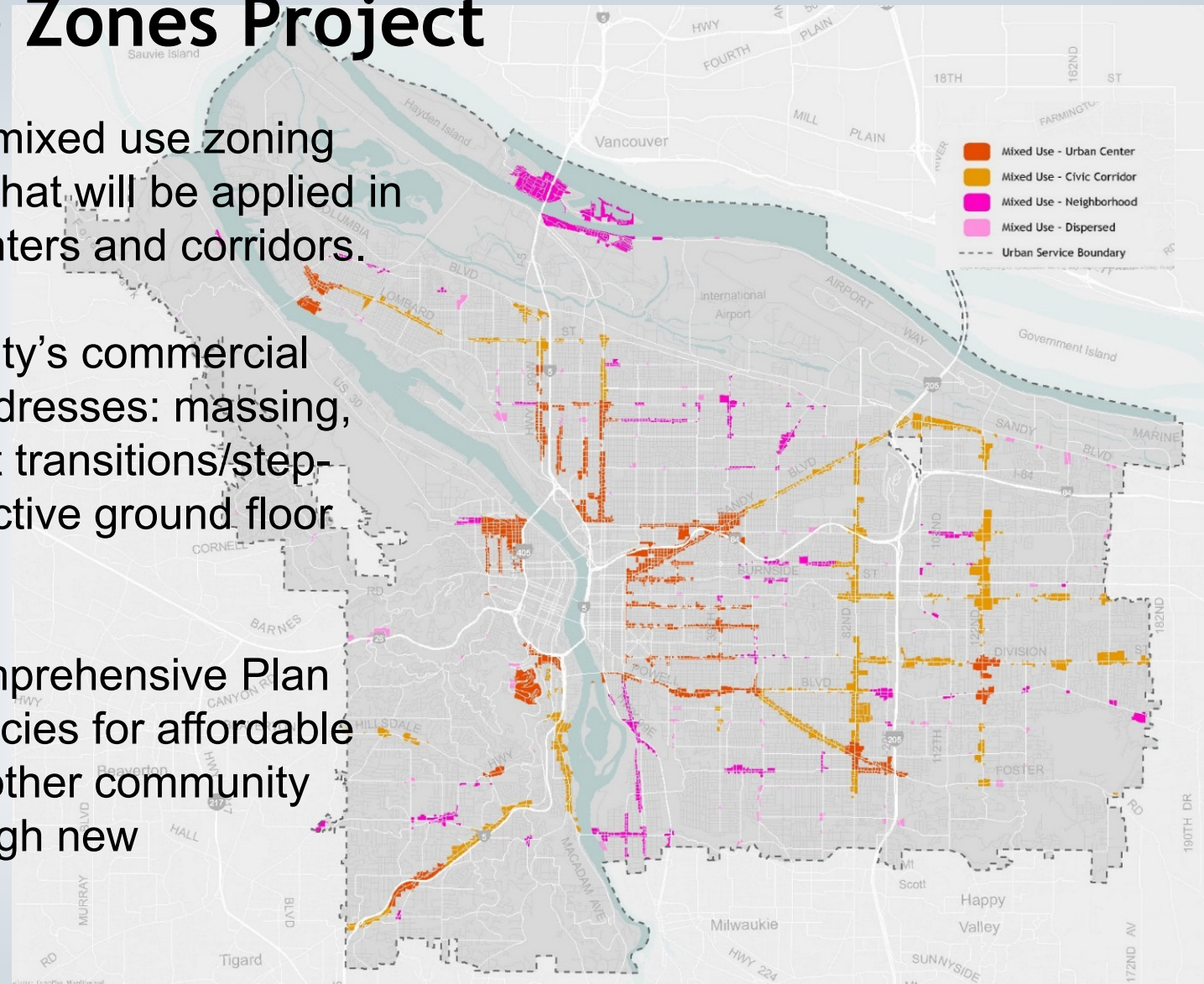
Mixed Use Zones Project

Revises Portland's Commercial and Central Employment zoning codes currently applied in "centers" and "corridors" outside of the Central City. The current zones were created over 20 years ago when auto-oriented and low intensity commercial uses were more common.



Mixed Use Zones Project

- Creates new mixed use zoning designations that will be applied in Portland's centers and corridors.
- Revises the city's commercial zones and addresses: massing, design, height transitions/step-downs, and active ground floor uses.
- Supports Comprehensive Plan goals and policies for affordable housing and other community benefits through new development.



Project Highlights

- Four new zones: CM1, CM2, CM3, and CE replace existing C and EX zones outside of central city.
- Floor area ratios – now include all uses in calculations.
- Performance bonuses for Affordable Housing, Green Features, Public/Private Plazas, Affordable Commercial and Historic Preservation.
- Development and design standards address building mass and bulk; provide height transitions to R-zones; and require private open areas.
- Design overlay for town centers & inner ring areas
- New “Centers Main Street” overlay applied to create an enhanced main street.
- Master plan with community benefit agreement option for large sites provides height and design flexibility.



Transportation System Plan

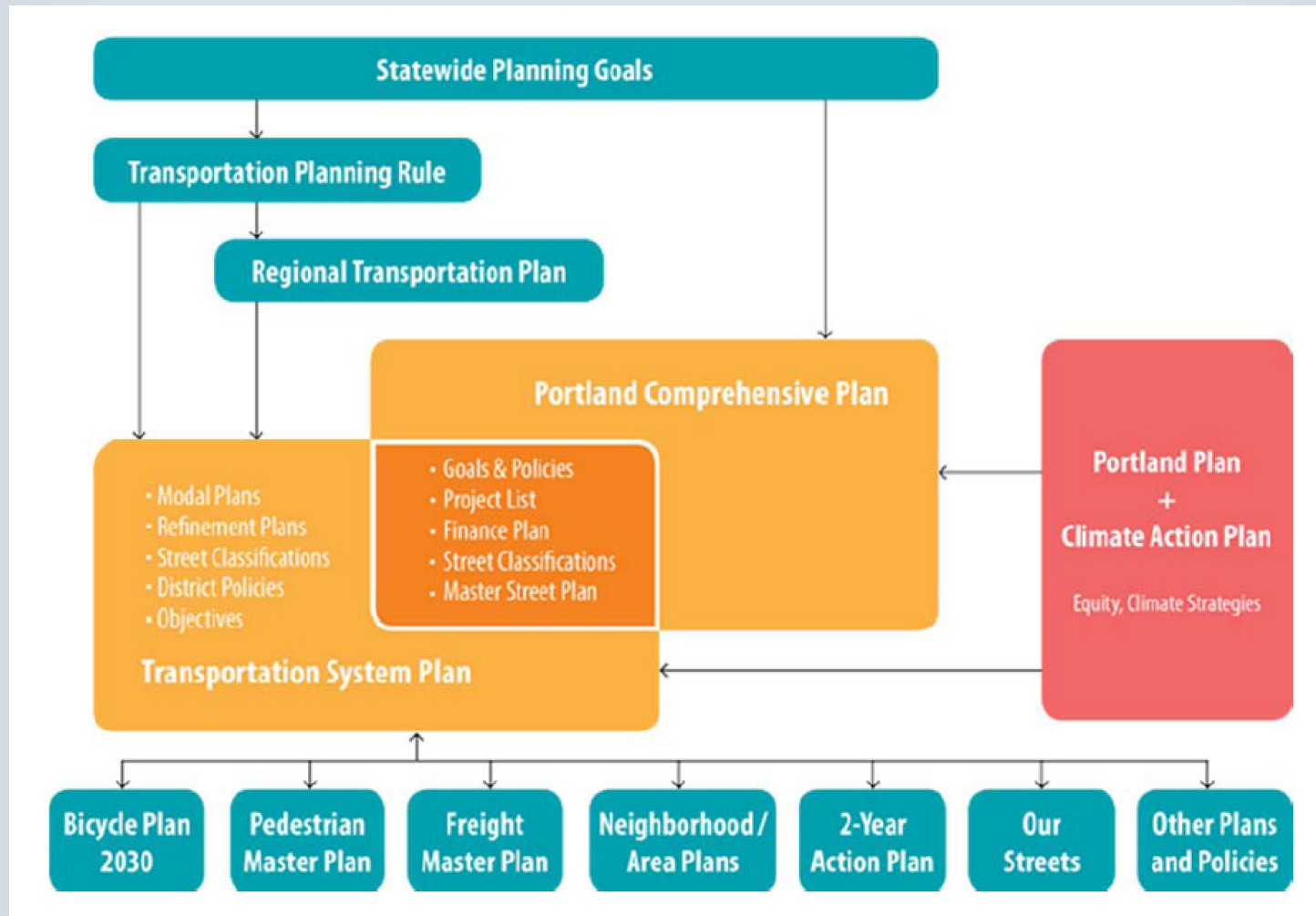
Addresses local transportation needs for cost-effective pedestrian, bicycle, transit, freight, and street improvements. The plan will refine the list of major transportation projects, update the street classifications and propose changes to city code to implement the new Comprehensive Plan.



Image Source: TriMet 1/29/15



Transportation System Plan



Transportation System Plan

Next Components of the TSP include:

- New Introduction
- Additional objectives and sub-policies
- Performance measures
- Community involvement section
- Plans: master street plans and modal plans
- Street classifications
- Refinement plans and studies
- TDM and parking implementation
- Street vacation regulations



Zoning Map Update

In addition to zoning map amendments proposed as part of the Mixed Use Zones and Employment Zoning projects, a limited number of residential and open space zone map changes are proposed.



Zoning Map Update

1. Match newly applied Comprehensive Plan map designations (e.g., where residential densities were decreased because of natural hazards or drainage constraints, or increased because of proximity to enhanced transit)
2. Reduce residential densities in the David Douglas School District, until adequate school capacity can accommodate new enrollment
3. Increase zoning potential where infrastructure and services can now support Comprehensive Plan map designations applied in 1980. Additionally, the Open Space zone is proposed to acknowledge current or future open space use on publicly-owned land.



Community Involvement Program

This project includes four components to implement Chapter 2, Community Involvement, of the Comprehensive Plan Goals and Policies:

- **Legislative process requirements** for land use and transportation decisions (open meeting rules, required public notification, and others). Requirements are currently included in City Code (Titles 3 and 33).
- A new **Community Engagement Workbook**. This will provide guidance to City staff on how to put Chapter 2 policies into practice. The Workbook will cover community engagement practices for legislative land use and transportation processes, from project scoping through decision making.



Community Involvement Program

This project includes four components to implement Chapter 2, Community Involvement, of the Comprehensive Plan Goals and Policies:

- A proposed **charge and scope for a new Community Involvement Committee**. This new advisory body will provide oversight for community involvement that falls under the umbrella of the Comprehensive Plan. The group will also serve as keeper of the Community Engagement Workbook to ensure it is periodically updated to reflect lessons learned.
- **Programmatic commitments** by the Bureau of Planning and Sustainability (BPS) and Portland Bureau of Transportation (PBOT) to carry out effective, inclusive and meaningful engagement practices for legislative land use and transportation processes.



Housekeeping Amendments Project

- Bring the Zoning Code into conformance with the newly adopted Comprehensive Plan
- Address required changes not included in larger Early Implementation projects
- Examples:
 - no-net-loss housing approval criteria
 - consider allowing nurseries as a conditional use
 - include David Douglas School District as a service provider for zone changes and land divisions



Inter-Governmental Agreements

The State of Oregon requires all cities to have urban service agreements that assign responsibilities for urban service provision and coordination. The City needs to update these agreements to comply with current state statutes and rules with all urban service providers within Portland's urban service boundary. This project will develop, amend and adopt agreements with partner agencies, jurisdictions and school districts.



Next Steps

- PSC Hearings for Early Implementation Projects
- Council Hearings
- State Acknowledgement
- All take effect with Comprehensive Plan in 2017





Questions?

Comments?



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