



ReCode
PORTLAND

ReCode Committee
June 24, 2019

What is ReCode Portland?

The first rewriting of the Land Use Code in over half a century.



VOL. CVII..No. 36,414. © 1957, by The New York Times Company. NEW YORK, SATURDAY, OCTOBER 5, 1957. FIVE CENTS

SOVIET FIRES EARTH SATELLITE INTO SPACE; IT IS CIRCLING THE GLOBE AT 18,000 M. P. H.; SPHERE TRACKED IN 4 CROSSINGS OVER U. S.

HOFFA IS ELECTED TEAMSTERS HEAD; WARNS OF BATTLE

Defeats Two Foes 3 to 1
—Says Union Will Fight
‘With Every Ounce’

Text of the Hoffa address
is printed on Page 6.

By A. H. RASKIN
Special to The New York Times.

MIAMI BEACH, Oct. 4.—The scandal-ridden International Brotherhood of Teamsters elected James R. Hoffa as its president today.

He won by a margin of nearly 3 to 1 over the combined vote of two rivals who campaigned on pledges to clean up the nation's biggest union.

Senate racketeers investigators and Hoffa critics in the union rank-and-file immediately opened actions to strip the 44-year-old former warehouseman from Detroit of his election victory.

COURSE RECORDED

Navy Picks Up Radio Signals—4 Report Sighting Device

By WALTER SULLIVAN
Special to The New York Times.

WASHINGTON, Saturday, Oct. 5.—The Naval Research Laboratory announced early today that it had recorded four crossings of the Soviet earth satellite over the United States.

It said that one had passed near Washington. Two crossings were farther to the west. The location of the fourth was not made available immediately.

It added that tracking would be continued in an attempt to pin down the orbit sufficiently to obtain scientific information of the type sought in the International Geophysical Year.

[Four visual sightings, one of which was in conjunction with a radio contact, were reported by early Saturday morning. Two sightings were made at Columbus, Ohio, and one each from Terre Haute, Ind., and Whittier, Calif.]

IN TOKEN OF VICTORY: Dave Beck, retiring head of the Teamsters Union, raises hand of James R. Hoffa upon his election as union's president. At right is Mrs. Hoffa.

The approximate orbit of the Russian earth satellite is shown by black line. The rotation of the earth will bring the United States under the orbit of Soviet-made moon.

660 MILES HIGH

Visible With Simple Binoculars, Moscow Statement Says

Text of Test announcement appears on Page 3.

By WILLIAM J. JORDEN
Special to The New York Times.

MOSCOW, Saturday, Oct. 5.—The Soviet Union announced this morning that it successfully launched a man-made earth satellite into space yesterday.

The Russians calculated the satellite's orbit at a maximum of 660 miles above the earth and its speed at 18,000 miles an hour.

The official Soviet news agency Tass said the artificial moon, with a diameter of twenty-two inches and a weight of 164 pounds, was circling the earth once every hour and thirty-five minutes. This means more than fifteen times a day.

Two radio transmitters, Tass said, are sending signals continuously on frequencies of

Device Is 8 Times Heavier Than One Planned by U.S.

What is ReCode Portland?

Anatomy of the Code

- Administration
- Definitions
- Nonconformities
- Zones
- Use Standards
- Dimensional Standards
- Overlay Zones
- Shoreland Zone
- Flood Plain Management
- Site Plan Standards
- Subdivision Standards
- Impact Fees
- Historic Preservation
- Housing
- Parking
- Signs
- Alternative Energy
- Public Art
- Home Occupations
- Accessory Dwelling Units



Why ReCode?

1 Streamline and simplify code

A well-organized new Code will increase predictability and clarity for the development review process.

2 Create consistency across the code

The ReCode process is an opportunity to ensure there's no outdated, unclear or duplicative language in the Code.

3 Introduce graphics to improve legibility

An increased use of tables and illustrative graphics will make the next iteration of the Code a more accessible document for all.

4 Align the code with Portland's Plan

The ReCode will help ensure our regulations align with our aspirations.

ReCode Phase I

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Implementing Portland's Plan 2030



-  Working Waterfront
-  Housing Diversity, Affordability, Security
-  Transportation Choice
-  Nodes, Corridors, Connections
-  Creative Economy
-  Healthy City
-  Complete Neighborhoods
-  Strong Downtown
-  Climate Resiliency

Definitions

Consolidates definitions

Aligns defined terms with uses & use categories

Eliminates duplicates (Lot is defined 3x)

Fills in omissions (Lot coverage, for example)

Substantive changes to following categories:

1. Lodging
2. Places of Assembly
3. Family Definition
4. Group homes and related

cultural exchange, training programs and workshops, neighborhood meetings or gatherings. As part of these functions and activities, it shall be permissible to serve food, subject to other applicable codes and ordinances. In the R-6 residential zone only, the building can also be used for a farmer's market pursuant to chapter 21 of this code and the requirements set forth therein.

Community living arrangements. A state approved, authorized, certified or licensed group home for eight or fewer mentally handicapped or developmentally disabled persons.

Congregate care facility. A residential development which provides individual living or dwelling units with support services which provide assistance to residents. Services to be provided shall include:

- a) Transportation for essential support activities. This service shall be included in the base rent.
- b) Provision of at least one meal per day.
- c) Programmed social activities which are facilitated by staff. This service shall be included in the base rent.
- d) Provision of personal care services, including, but not limited to, housekeeping, laundry, and minimal health monitoring; and
- e) Installation of emergency call buttons or systems in each congregate care living unit.

The population of a congregate care facility shall consist of persons 55 years of age or older and their spouses and/or disabled persons and their spouses.

Customarily. More often than an average of one calendar week during any calendar month of operation.

Day care facility. A facility which provides a regular program of care and protection for children under the age of 16, for consideration, for any part of the day.

Drinking establishment. Means and includes any establishment required to be licensed to sell alcoholic beverages for on-premises consumption, which is not regularly used for the purpose of providing full-course meals, as defined in Title 26-A of the Maine Revised Statutes, on the premises.

Drive-through facility. A commercial facility which provides a service directly to a motor vehicle occupant and where the customer drives a motor vehicle on the premises and to a window or mechanical drive-through or by which the customer's service is with or without exiting the vehicle or drive-through. It does not include major or minor maintenance service stations.

Drive-through features. Features associated with drive-through facilities including but not limited to design, signage, travel or stacking lanes, intercom systems, menu boards, service windows, kiosks, mechanical devices, etc.

Dwelling. A building or portion thereof used exclusively for residential occupancy, including single-family, two-family and multi-family dwellings, but not including hotels, lodging houses, sheltered care group homes or tourist homes. Occupancy of dwellings for periods of less than 30 days are subject to the requirements of Portland City Code Chapter 6, Article VI.

Dwelling unit. One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit.

Dwelling, multi-family. A building or portion thereof containing three or more dwelling units.

Dwelling, single-family. A detached building used exclusively for occupancy by one family.

Dwelling, two-family. A single building containing two dwelling units used exclusively for occupancy by two families living independently of each other.

CITY OF PORTLAND UNIFIED DEVELOPMENT CODE | 3

Imp. A building used for more or less temporary occupancy of individuals, who are lodged with or without meals, having ten but not more than 50 rooms. Guest rooms shall not contain separate kitchen facilities.

Intermediate care facility. A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or extended care facility is designed to provide but who, because of their mental or physical condition, require such care and services above the level of room and board. Said facility must be licensed as a board care, residential care facility or equivalent pursuant to the regulations promulgated by the State of Maine Department of Health and Human Services.

Kitchen facilities. Facilities used for the preparation of meals, including refrigerators and devices used for the cooking or preparation of food.

Light manufacturing. The fully used assembly or fabrication of materials but excluding the processes such as smelting, refining, casting, forging, brewing, and similar processes involving converting raw materials to a finished or semi-finished product.

Living Unit. An independent self-contained dwelling unit that does not include full kitchen facilities.

Lodging house. A house, building or portion thereof containing two or more rooming units and providing such units, with or without meals, to individuals on not less than a weekly or monthly basis for compensation. A lodging house, except for lodging houses located in the IR-2, IR-3 and I-B zones, shall contain common areas for use by all residents, including a kitchen. A kitchen need not be available as part of the common areas where all meals are provided on a daily basis.

Long term or extended care facility. An institution or a distinct part of an institution that is licensed or approved to provide full-time convalescent or chronic care, or health care under medical supervision for 24 or more consecutive hours, to nine or more individuals who, by reason of advanced age, illness, or infirmity are unable to care for themselves, and who are not related to the governing authority by marriage, blood, or adoption.

Lot. A parcel or portion of land that is designated as an individual unit for development or ownership that is either a) a lot or record, recorded in the Cumberland County Registry of Deeds; or b) a contiguous subdivision of such lots of record under common ownership; or c) a newly established parcel meeting all the dimensional requirements of the zone in which it is located.

Lot area. The area of land enclosed within the boundary lines of a lot.

Lot coverage.

Lot width. The distance parallel to the front of the building measured between side lot lines through that part of the principal building where the lot is narrowest.

Low Impact Industrial uses. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from previously prepared material, including but not limited to the following: bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, precision instruments, watchmakers, musical instruments, toys and sporting goods, pottery and ceramics using only previously pulverized clay, wood products, jewelry, assembly of electrical components, carter services, tool and die shops, and the packaging of foods. Low impact industrial uses do not include the processing of raw materials or salvaging operations. Low impact industrial uses are compatible, due to their size and nature of impact, with residential, commercial and other low impact industrial uses because of the level of traffic.

6 | CITY OF PORTLAND UNIFIED DEVELOPMENT CODE



A large house advertised as for sale in California. Should zoning ordinances restrict what kind of functional family can inhabit this house? // Ben Margot/AP

PERSPECTIVE

Why Are Zoning Laws Defining What Constitutes a Family?

THE UPSHOT | Cities Start to Question an American Ideal: A House With a Yard on Every Lot
By EMILY BADGER and QUOCTRUNG BUI | JUNE 18, 2019

Cities Start to Question an American Ideal: A House With a Yard on Every Lot

Townhomes, duplexes and apartments are effectively banned in many neighborhoods. Now some communities regret it.

Residential land zoned for: ■ detached single-family homes ■ other housing

City	Percentage of Land Zoned for Detached Single-Family Homes
Washington	36%
Minneapolis	70%
Los Angeles	75%
Portland, Ore.	77%

STATE OF MAINE HOUSE OF REPRESENTATIVES 129TH LEGISLATURE FIRST REGULAR SESSION

AMENDMENT " " to H.P. 279, L.D. 353, Bill, "An Act To Residences as One-family Dwellings for the Purposes of the Fire

by striking out the title and substituting the following:

"the Safety of Recovery Residences"

Amend the bill by striking out everything after the enacting clause and inserting the following:

Definitions – Manufactured Housing

Title 30-A M.R.S.A. Section 4358: *Municipalities may not prohibit manufactured housing.*

Existing:

- *Manufactured Housing*
- *Manufactured Housing Parks*
- *Multiple-component manufactured housing*

Proposed: Simplify categories, eliminate “manufactured housing parks” and permit manufactured housing as single family dwelling units.



Definitions - Family

Family: *Not more than **16** individuals living together in a dwelling unit as a single nonprofit housekeeping unit. A group occupying a hotel, fraternity house or sorority house shall not be considered as a family. The family may include necessary servants.*

Family definition is intertwined with other Residential Use Categories, dwelling unit definitions. For ex., Dwelling Unit, Single Family, Two-Family, Multi-family, Sheltered Care Group Homes.

Definitions – Sheltered Care Group Home

Sheltered care group home: *A facility which, in addition to providing food and shelter to a defined population, provides guidance or counseling services....*

Residential Conditional Use requirements:

- up to **12** individuals + staff
- Not handicapped persons, parolees, persons in correctional prerelease programs, or current illegal drug users
- Not within 500 feet of another
- Other: Restrictions on open outside stairways, requirements for staffing, building maintenance, lighting, fencing, security, screening, compatibility of the architectural character, limitation on the duration of a sheltered care group home permit.

Definitions – Potential Changes

- Changes to *Family* definition. Fewer than 16 people, no reference to servants.
- Simplify review standards for *Group Homes*.
- Add language to Land Use Code about making all reasonable accommodations to meet Fair Housing Act.

Considerations:

- ❖ Focus on impacts, equal treatment.
- ❖ *Group Homes* serve protected class, review cannot be unequal or more arduous than for other residential uses.
- ❖ *Family* cannot be so narrowly defined as to rule out households not related by blood or marriage.

Parking



- National research indicates broad bias towards oversupply, overreliance on ITE
- Incremental approach over past decade
- Opportunity to look more broadly
 - Consistency & continuity across zones/uses
 - Alignment with Portland's Plan & other recent planning work

Parking Policy Questions

- Will a 1 space/dwelling unit requirement help us achieve our land use and transportation goals?
- Will extending broad, zone-based exemptions from off-street parking requirements in non-residential zones do the same?
- Or would a requirement based on parking analysis in these zones be more appropriate?
- Should fee-in-lieu and joint use provisions be more widely available?

Policy Issue	Current Policy	Potential Policy	Case Studies
Residential parking requirement	2 spaces/DU, except: <ul style="list-style-type: none"> - 1/DU in B-2/B-2b/B-2c - 1/DU in R-6/R-6a - 1/DU on-peninsula and blanket exceptions for the IR-3 and first three units in R-6 & IS-FBC - 1/DU for changes of use 	1 space/DU citywide, with exemption for first three units in R-6 and IS-FBC, ADUs	<ul style="list-style-type: none"> - Portsmouth, NH - .5 – 1.3/DU depending on unit size (with 1 guest space required for each 5 units) - Montpelier, VT – 1/DU - Providence, RI – 1/DU - Albany, NY – 1/DU - Scranton, PA – 1/DU - Minneapolis, MN – 1/DU - Chicago, IL - .6/DU (.4 in CBD) - Portland, OR - .2 - .33/DU for multi-family
Off-street parking exemptions	No off-street parking required in B-5 zone, IR-3 zone	Extend exemption to B-1/B-1b, B-2/B-2b/B-2c, and B-3 (where no parking is currently required for change of use)	<ul style="list-style-type: none"> - Buffalo, NY – no off-street parking for projects < 5,000 SF - Hartford, CT – no off-street parking for residential - Lexington, KY – no off-street parking for specific business districts - Cincinnati, OH – no off-street parking in specific districts
Parking requirement based on parking study	Eligible/required in B-6, B-7, USM Overlay, MMC Overlay, site plans > 50KSF	Expand parking study method to other scales of development in all zones	<ul style="list-style-type: none"> - Eugene, OR – Allowed city-wide - San Jose, CA – Required city-wide
Peninsula fee-in-lieu of parking	Any development located in a non-residential zone on the peninsula or the IS-FBC zone eligible for fee in lieu of providing off-street parking	Any development [anywhere or near transit] eligible for fee-in lieu	<ul style="list-style-type: none"> - Northampton, MA - \$2,000/space in CBD - Albany, NY – with approval of Planning Board - Lake Forest, IL - Jackson, WY - Bend, OR
Joint use allowance	Permitted by ZBA or PB based on analysis for residential uses in B-1, B-1b, B-2, B-2c, and B-3 which propose joint use with non-residential	Permitted based on analysis for all uses in all mixed-use zones	<ul style="list-style-type: none"> - Portland, OR – Allows joint use anywhere - Waltham, MA – Allows joint use anywhere - Marlborough, MA - Allows joint use anywhere

Accessory Dwelling Units (ADU)

What is an ADU? An additional residence, either within a single or two-family home, within an accessory structure such as a garage, or as a small free-standing cottage.

Why do they matter? ADU's are an important element of Portland's approach to creating a well-rounded housing supply and an organic way to allow neighborhoods to retain their character as they grow. They increase supply and diversity of housing, provide flexibility for property owners, and allow for the adaptation of existing housing and infrastructure.

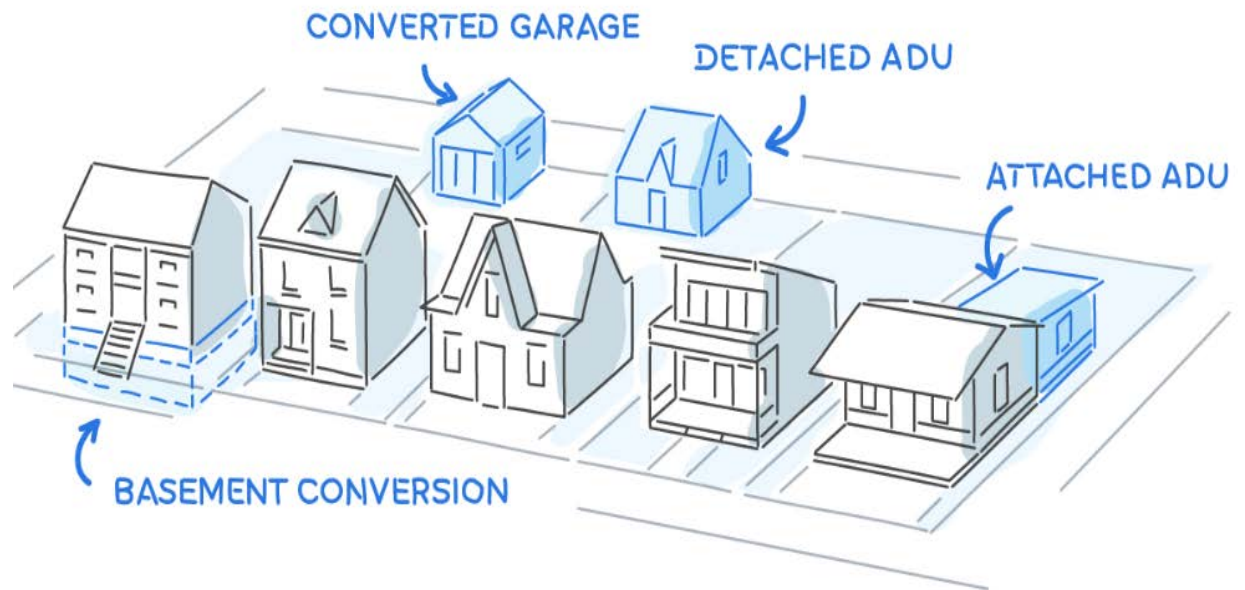
The Status of Existing Regulations. At present, some form of accessory dwelling unit is permitted within most of Portland's residential zoning districts. Terms, requirements, review standards, and process varies.

Goal. Create a clear unified approach city-wide that permits and encourages contextual ADUs in Portland's neighborhoods.



Draft ADU Framework

- ADU Form
- Use Category
- Submission Requirements
- Design Standards
- Development/Dimensional Exemptions
- Unit Size



ADU Policy Questions

- Are three forms of ADU - attached, detached and cottage - acceptable?
- Should ADUs be permitted in all zones where single- and two-family dwellings are legally non-conforming use?
- Are the dimensional/development regulations appropriate?
 - No required parking
 - Not counted towards residential unit density requirements
 - Permitted so long as dimensional non-conformities are not exacerbated
- Unit size:
 - Attached/Detached = 800 SF or $< 1/3$ of total floor area of the principal unit, whichever is less.
 - Cottage = 600 SF or $< 1/3^{\text{rd}}$ of total floor area of the principal unit, which ever is less.



ReCode PORTLAND

Accessory Dwelling Units (ADUs)



POLICY GOAL
Establish a uniform definition and set of easily accessible city-wide requirements that would facilitate the development of ADUs as a means of expanding housing choice, supporting aging-in-place, increasing density, and encouraging year-round communities on Portland's islands.

CURRENT POLICY
In all zones, ADUs are identified as conditional uses, subject to additional standards and increased oversight by either the Zoning Board of Appeals or Planning Board, case depending.
While permitted as a conditional use within almost every residential zone, existing ADU standards differ from zone to zone. For example, the R-1, R-2 and R-3 permit ADUs so long as the total floor area does not exceed 30%, whereas in the IR-1 and IR-2, the limit is 35%.
ADUs are limited in form to those found within a principal residential structure, or within an attached addition to that structure. ADUs within detached accessory structure and/or stand-alone tiny homes are not permitted.

PROPOSED POLICY

- Permitted use city-wide
- Allow on lawfully conforming and legally non-conforming one- and two-family properties
- Expand permissible form to include detached accessory structures and tiny homes
- Eliminate parking requirement
- Regulate unit size, tenancy periods, site design standards and ownership requirements

CASE STUDIES

PORTLAND, OR	PORTSMOUTH, NH
MONTPELIER, VT	CAMBRIDGE, MA

What is an ADU?
An ADU is an additional living quarter that is independent of and wholly contained within a principal building or attached detached accessory structure (such as garage) on property where a single or two-family dwelling unit is the principal use. ADUs are equipped with kitchen and bathroom facilities and are typically subject to standards relating to placement, orientation, design, and size. An ADU within a single family home is distinguished from a duplex, for example, because the ADU is intended to be clearly subordinate in scale and placement in relation to the primary residence.

Where can I find more information?
<https://www.recodeportland.meh/accessory-dwelling-units>
<https://www.planning.org/knowledgebase/accessory-dwellings/>

www.recode.portlandmaine.gov | recode@portlandmaine.gov



14 October 2026

0% Homeless Rate

in Portland Maine

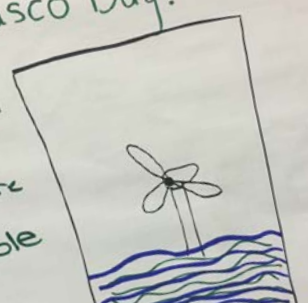
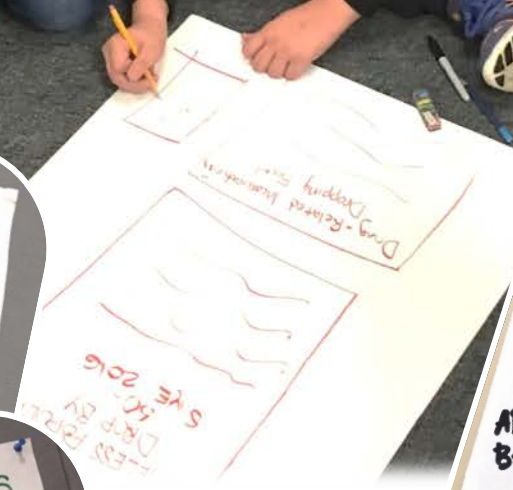
"I grew up here, its an amazing city!"
- President Talia Cosole
#Bless up

Portland has done a Fantastic job at building new houses

"Started From the bott-

Climate Change no Longer Threatens Casco Bay!

- no cars allowed on Peninsula
- 70% Citizens are Vegan
- Compostable Fish

MAYOR HINCK SAYS "I LOVE IT HERE" AND "AM THRILLED TO BE ALIVE!"

DOWNTOWN PORTLAND, ME IS CAR FREE AND THRIVING!



ENERGY EFFICIENCY REACHES ALL TIME HIGH.

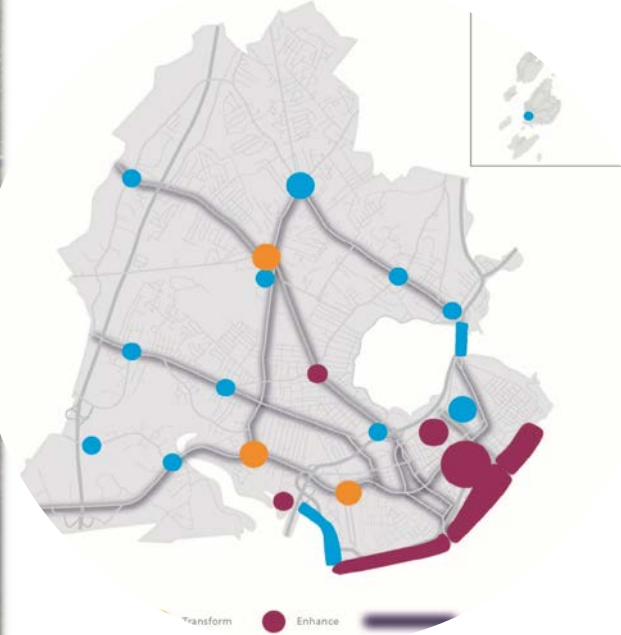
Smallest city to have a Subway system fueled by garbage

Weather 64° and sunny

Patriots win Superbowl

Cover Story - All about the new system, how it was made and the process. How garbage is fueling the Subway System.

Quotes
Mayor, City Planner on how innovative it is. Introducing the Subway System.



NORTH DEERING
9/13/17

TOOLS ^{with} ZONING REVIEW?

^{SF homes} KIDS/FAMILIES INTERNAL
STRENGTHS

TRAILS ^{need more user-friendly map}
ACCESS TO QUALITY TREES!
SAFE
WALKABILITY
NICE RES. NEIGHBORHOODS
LIBS - BUSINESSES
NO MORE B-2?

9A - TRANSIT
9B - LACK OF DENSITY

^{cost prohibitive to local businesses?}
SITE PLAN SIDS

WEAKNESSES

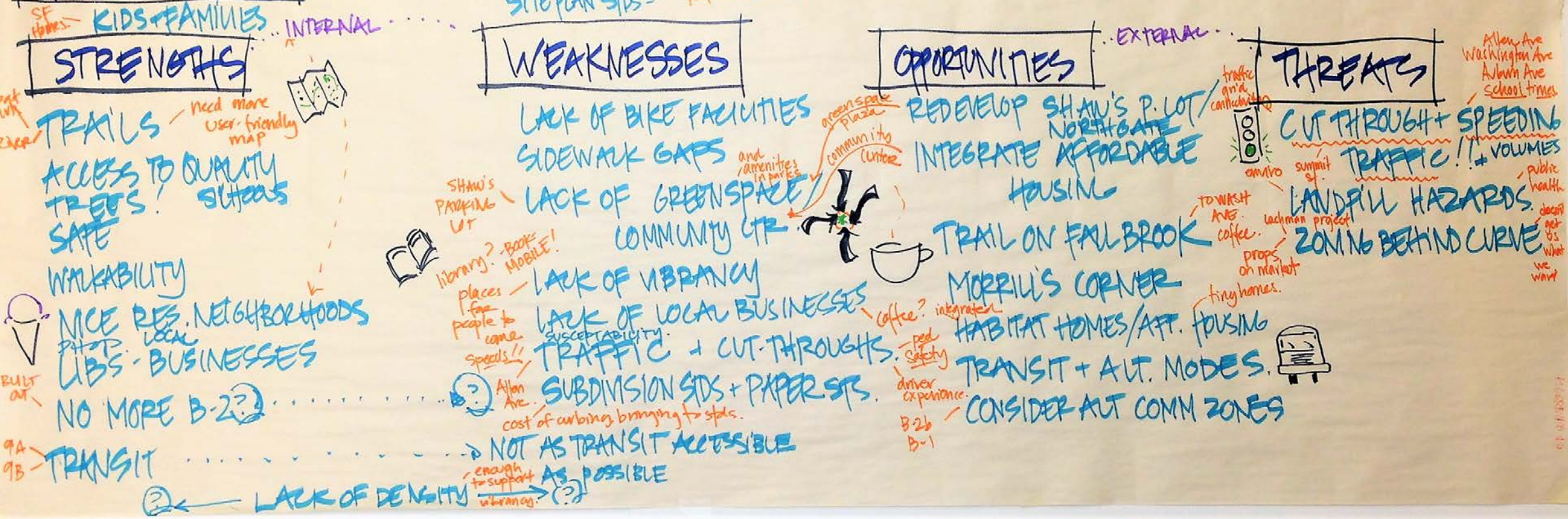
LACK OF BIKE FACILITIES
SIDEWALK GAPS
LACK OF GREENSPACE
COMMUNITY CTR.
LACK OF VIBRANCY
LACK OF LOCAL BUSINESSES
TRAFFIC + CUT-THROUGHS
SUBDIVISION SIDS + PAPER SIDS

^{EXTERNAL}
OPPORTUNITIES

REDEVELOP SHAW'S P. LOT / NORTHGATE
INTEGRATE AFFORDABLE HOUSING
TRAIL ON FALL BROOK
MORRILL'S CORNER
HABITAT HOMES/AFF. HOUSING
TRANSIT + ALT. MODES
CONSIDER ALT COMM ZONES

THREATS

CUT THROUGH + SPEEDING TRAFFIC!! + VOLUMES
LANDFILL HAZARDS
ZONING BEHIND CURVE



Allen Ave
Washington Ave
Arling Ave
school times
public health
doesn't get us what we want

09-01-18-17

PARKSIDE



STRENGTHS

- Neighborhood events - flower power day - community dinners
- City helps immigrants
- NBHD Assn - problem solving + connectivity
- Community policing - coordination - strong communication - 510 Cumberland
- Diversity + Immigrants
- Convenient location - MMC, state + merril - ice arena - Hadlock - TP
- Access to schools - King, Reiche, PHS, BA
- Access to healthcare
- Public transportation
- Faith groups
- YMCA
- Open space - Deering Oaks, Congress Sq



WEAKNESSES

- Congestion
- Lack of parking
- Pedestrian safety + barriers - State + High - rivers of traffic
- Maintenance + age
- Lack of activity?
- Absentee landlords - not knowing needs
- Lack of transparency (service providers) halfway houses, lack of regulation
- Lack of sidewalk lighting in key spots - Grant St
- Snow removal - sight lines, enforcement issues
- Immigrant access to housing + services + information/ integration - language barrier - can't attend meeting times



OPPORTUNITIES

- Youth + mixing cultures
- Homeownership + turnover
- Aging in place + complete nbhds
- Potential for additional services - Joes perfect spot - Mellen St Market
- Parking lot
- Communication ReCapital
- Projects + timeline for addressing issues - fix it (accountability)
- State + High 2-way - how to create momentum
- Lack of public toilets, trash
- Invite immigrants to bring culture/ experience to city - city hall, info sports, new harmony



THREATS

- Building height + form
- Rising rents + affordability - threat to long term residency
- Transparency + lack of long term investment
- History + perception - data on vacancies - dangerous - "parkside the darkside"
- City's lack of system/approach to affordable/ subsidized housing
- Highway through the neighborhood
- Code does not support compatible design
- Immigrants leave - integrate promoting participation - create plan for retention + physical disbursement - motivation? Cultural identities celebrated
- Loss of OA as a hub - 510 Cumberland, how to recreate?

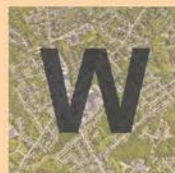
NEIGHBORHOOD SWOT ANALYSIS

NORTH DEERING



STRENGTHS

- Kids + Families - SF homes
- Trails - river, need more user friendly map
- Access to quality schools
- Trees
- Walkability
- Nice residential neighborhoods
- Shop local
- Libraries
- Businesses
- No more B-2? built out
- Transit - 9A 9B



WEAKNESSES

- Lack of bike infrastructure
- Sidewalk gaps
- Lack of green space + amenities in parks - greenspace plaza, community center, Shaws parking lot
- Lack of vibrancy - places for people to come
- Lack of businesses - coffee?
- Traffic susceptibility + cut throughs - pedestrian safety, driver experience
- Subdivision SIDS + paper streets - cost of curbing bringing to stds?
- Not as transit accessible as possible
- Lack of density - enough to support vibrancy



OPPORTUNITIES

- Redevelop Shaw's parking lot/northgate - greenspace plaza
- Integrate affordable housing
- Trail on fall brook - to Washington Ave coffee
- Morrill's corner
- Habitat homes/ affordable housing - tiny homes
- Transit + alternative modes
- Consider alternative comm zones - B2b B1



THREATS

- Cut through + speeding - Allen Ave, Washington Ave, Auburn Ave, Summit St, school times
- Traffic + volumes
- Landfill hazards - public health - environment
- Zoning behind curve - properties on market - doesn't get us what we want - Lachman project

NEIGHBORHOOD SWOT ANALYSIS

DEERING CENTER

Deering center



STRENGTHS

- Big old trees
- Authenticity
- Architecture
- Community Garden
- Desirability
- Schools - walkable, UNE, street facing
- Variety of businesses - BID, local
- Library - Burbank
- Community of people, families
- Green spaces + Evergreen Cemetery
- Clear edges + center - Forest Ave, Stevens, Mother House
- Age diversity - schools, businesses
- Churches
- B-1 working



WEAKNESSES

- Lack of diversity - ethnic, housing, SES
- Lack of affordability
- Lack of SW + SW maintenance - safety issue - traffic calming
- Code doesn't match existing form - impact on ability to stay - front yard setbacks - can't add decks/ additions
- Longfellow playground - needs upgrade, basketball court
- Car reliance - idling - drop off at Longfellow
- Brentwood/ Stevens - Siano's lot
- Lack of coordination between businesses



OPPORTUNITIES

- More activity not more traffic - alternative transportation
- NBHD as little downtown
- Walkable drug store
- Accessory dwelling units - density provisions, R3/R5
- Integrate UNE - educational opportunities, community meeting rooms, connect physically
- More traffic calming
- New buildings + pocket park
- School campus - Deering + Longfellow - stormwater, fields
- Another playground?
- B-1 vet center - Siano's
- B-1D - lighting - self assessment, benches for uniform improvements, trash receptacles, paving, sewer, vocabulary



THREATS

- Local/ regional traffic - UNE, Mother House, walkability
- Mismatch zoning + character
- UNE
- Cut through traffic - Brentwood, Wlow, Pleasant, see speed bumps on Stevens
- Access/ connections to other neighborhoods - train tracks - Forest Ave - nodes as antidote

NEIGHBORHOOD SWOT ANALYSIS

Deering center

INDIA STREET



STRENGTHS

- Food - restaurants, groceries
- Walkability
- Arts - Merrill
- History - landmarks
- Access to waterfront
- Healthcare - pharmacy
- Worship
- Transportation - free parking, ferry
- Culture
- Tourism - foot traffic, people working
- Diversity of business - people
- Access to services



WEAKNESSES

- Parking concerns
- Construction impacts
- Strategic pedestrian safety - adequate stop signs - speed - crosswalk
- Lack of street lighting on India
- Fixing sidewalks - Federal st
- Trash - lack of city maintenance, response times
- Insufficient green space - need more pocket parks
- Lack of moped/ motorcycle parking
- ADA compliance/ access to services - conflict with outdoor seating
- Access to parks + open space - unfriendly spaces
- Loitering in general and certain locations (rite-aid alleyway) homeless problem worsening
- Appropriate parking durations



OPPORTUNITIES

- Tourism - cruiseships - some businesses benefit greatly
- Rising property values
- Beautifying India St - reinvestment in properties
- Traffic calming on India/ Middle, Fore St/ Hancock - stop sign
- More decorative lighting - finding resources, improve safety
- Greater access to cemetery
- Increasing greenspace
- Integrating NBHDS
- BID parks
- Community partnerships
- More bike infrastructure
- Pump station open space design
- Plastic trash containers to prevent litter
- Designing safer spaces



THREATS

- Losing tourism to other communities
- Less economic diversity
- Rising costs - affordability
- Rate of change
- Losing neighborhood character to development
- Limited parking worsened by development
- Losing aesthetic of buildings
- Street safety issues (milestones)
- Fire sprinkler + parking requirements excessive for small projects

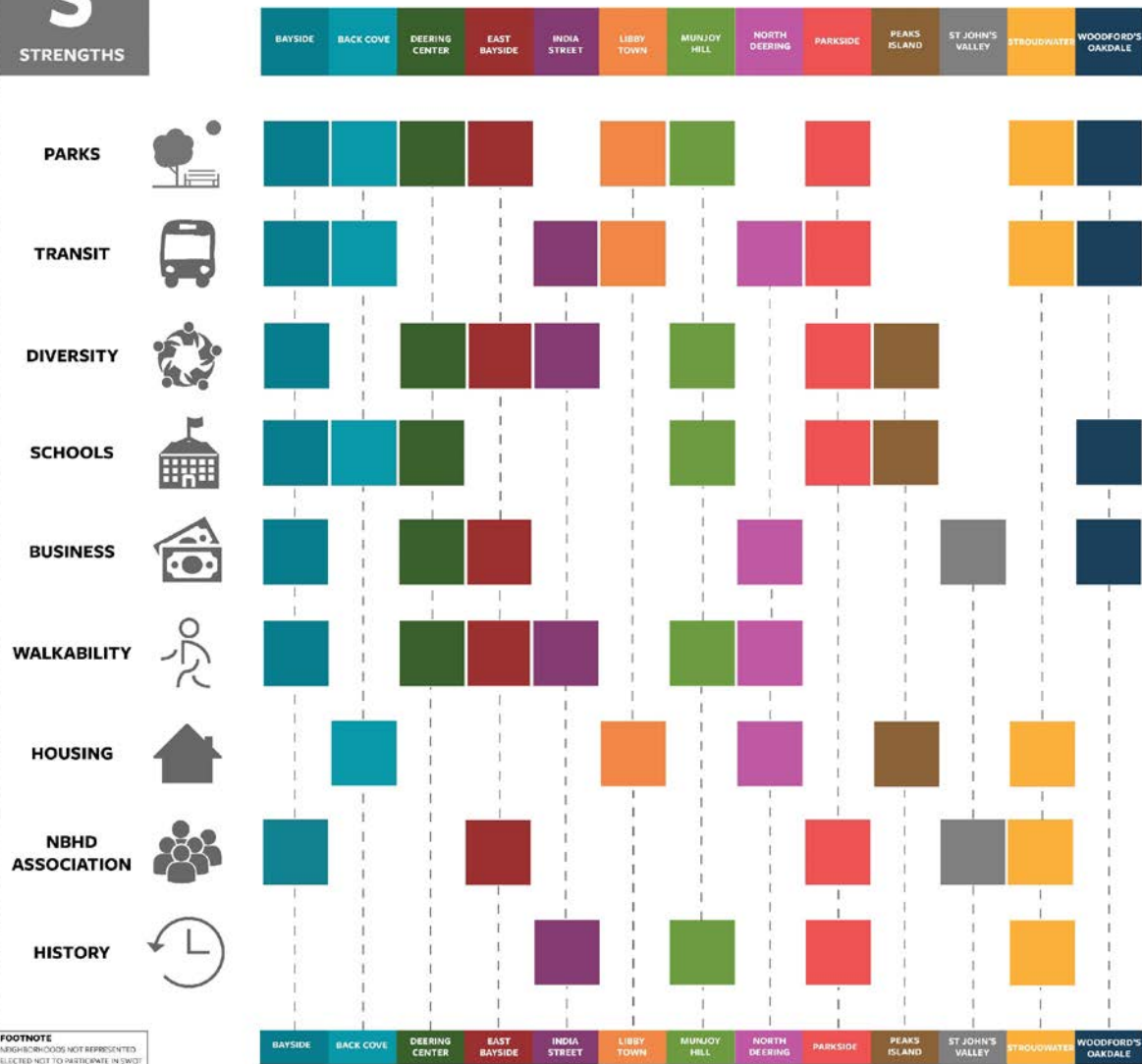
NEIGHBORHOOD SWOT ANALYSIS

India Street

S

STRENGTHS

COMMUNITY CONVERSATIONS 2017

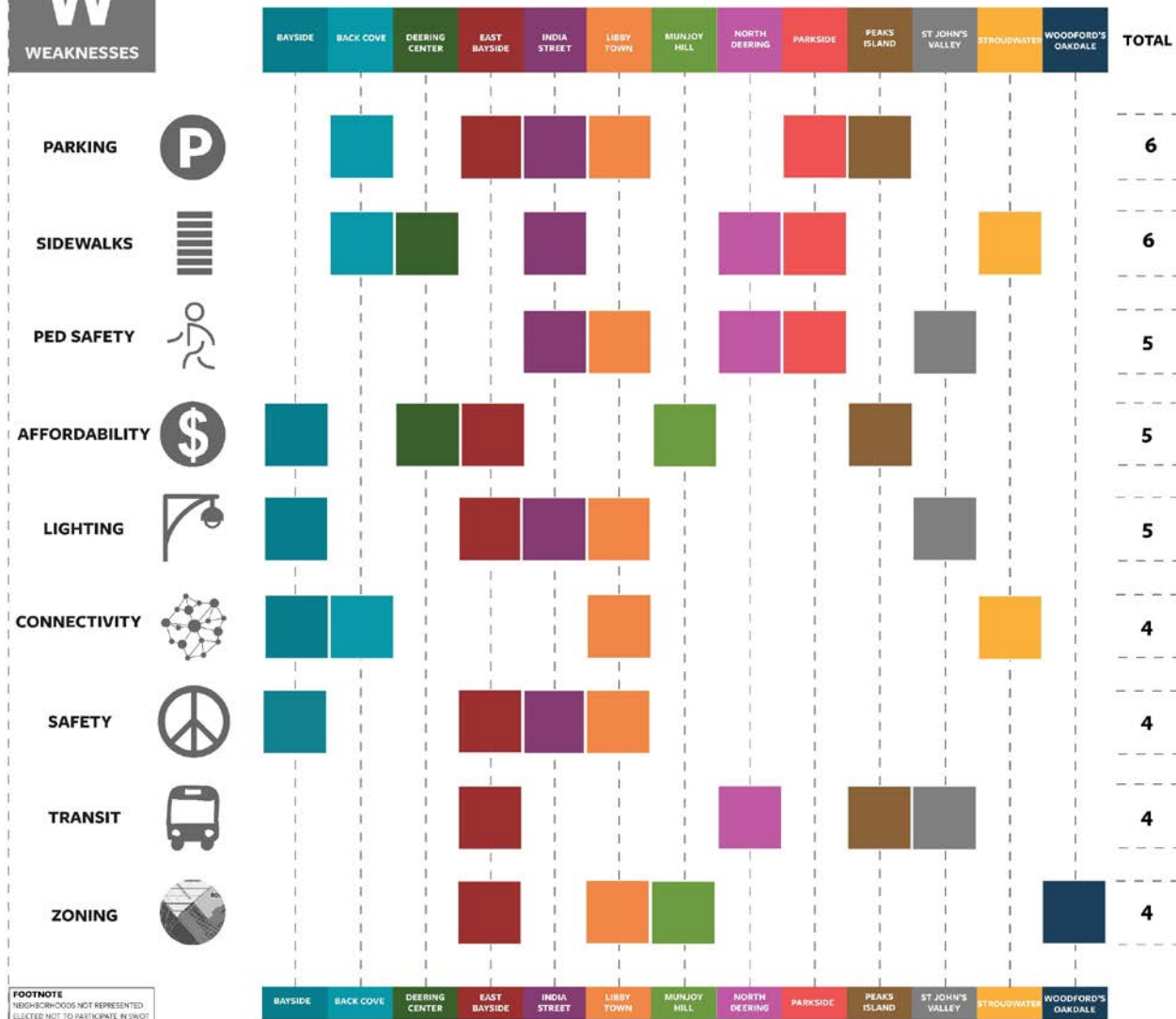


FOOTNOTE
NEIGHBORHOODS NOT REPRESENTED
SELECTED NOT TO PARTICIPATE IN SWOT
EXERCISE

W

WEAKNESSES

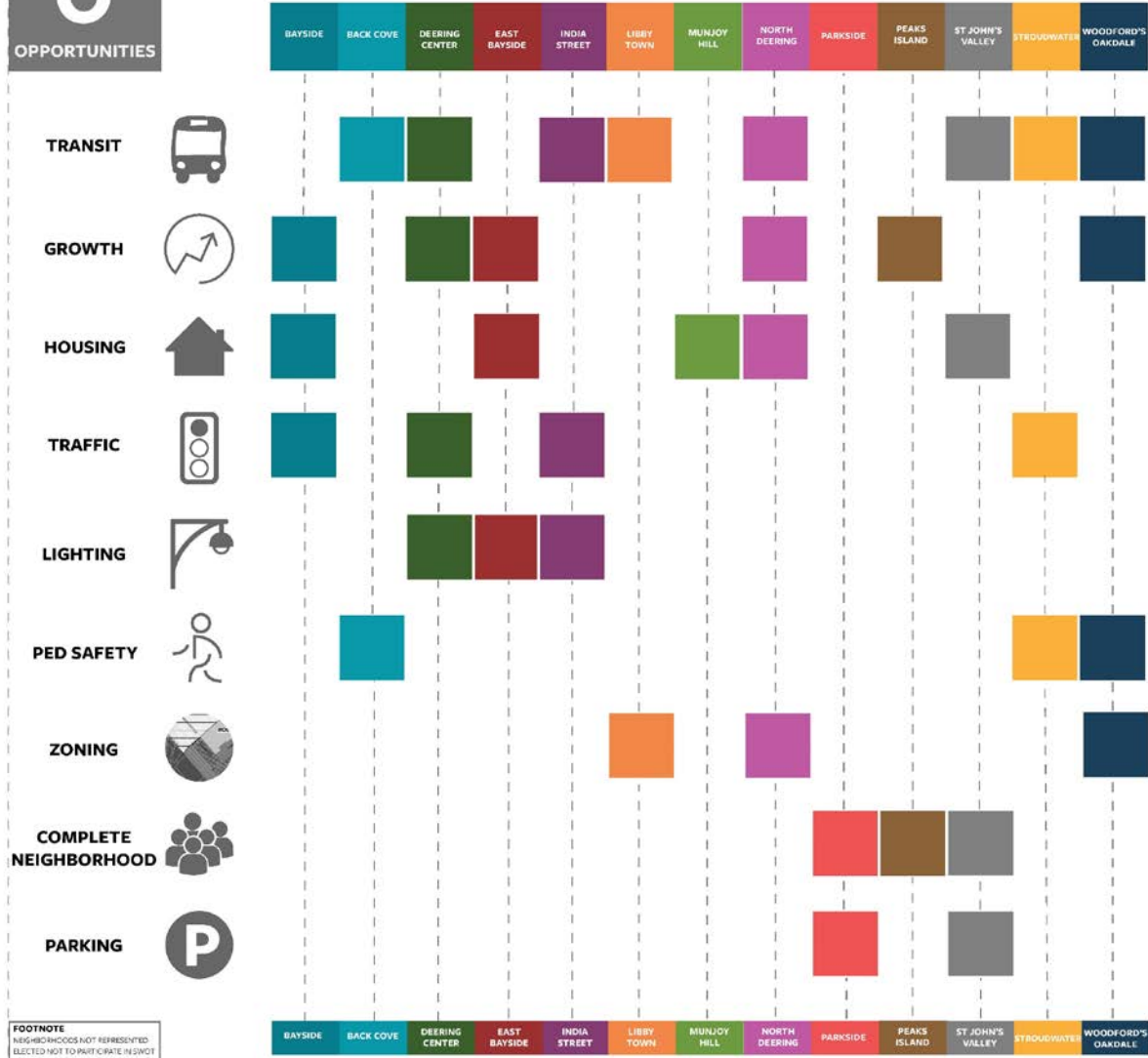
COMMUNITY CONVERSATIONS 2017



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EXERCISE

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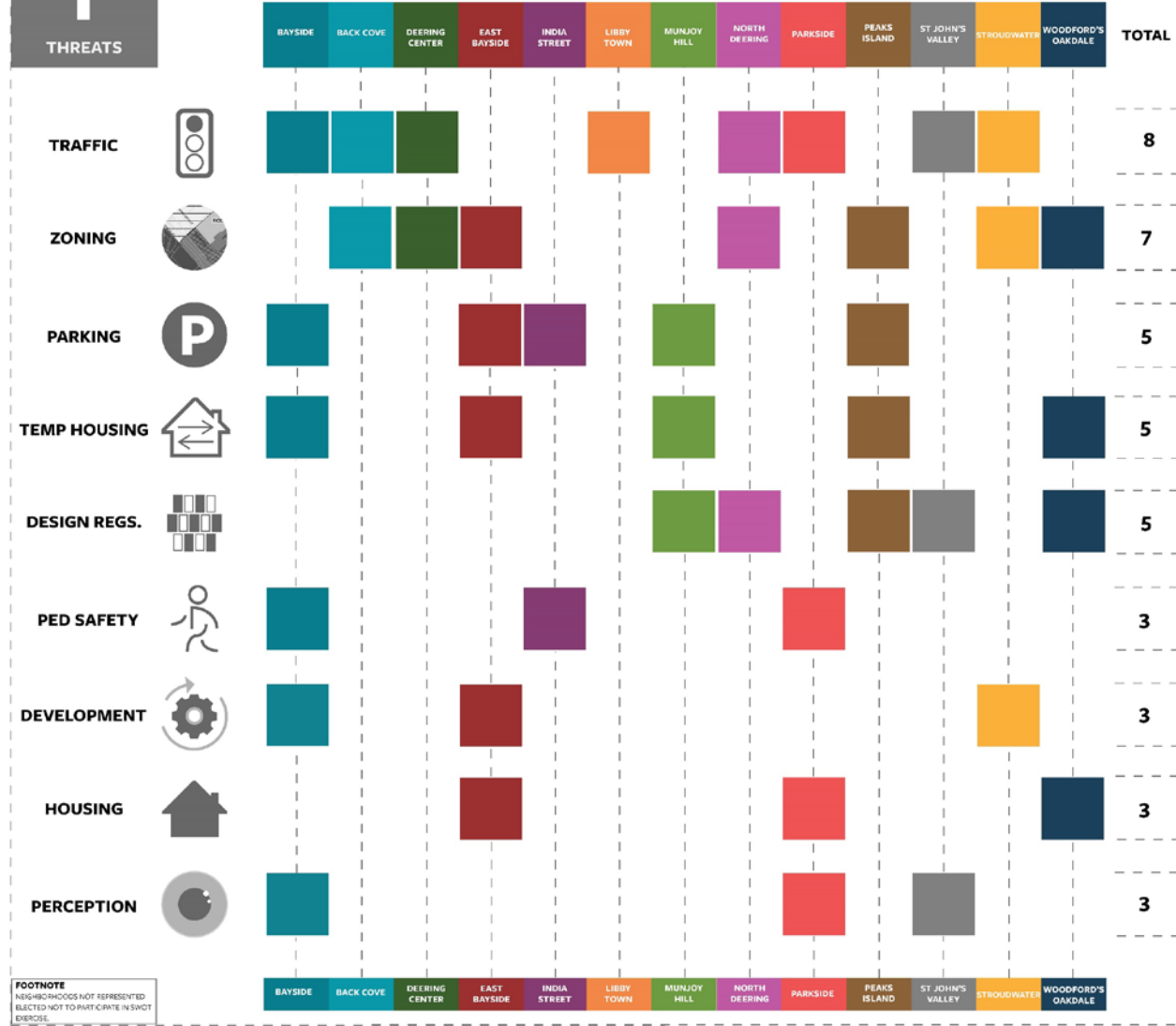
COMMUNITY CONVERSATIONS 2017



FOOTNOTE
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EXERCISE

T THREATS

COMMUNITY CONVERSATIONS 2017



FOOTNOTE
NEIGHBORHOODS NOT REPRESENTED
ELECTED NOT TO PARTICIPATE IN SWOT
EXERCISE



The ReCode Process



COMMUNITY CONVERSATIONS (PHASE I)

The City held a series of community conversations to hear what works in the current code, what needs to be improved, and how the code could better meet the vision of Portland's Plan in Fall 2017 and



RESTRUCTURE

Based on public input, an analysis of the existing code, and best practices, the City will reorganize the existing code to streamline and simplify it.



CONVERSATIONS (PHASE II)

Following the initial restructuring, the City will hold a second round of community conversations to gather public input on substantive changes to the code.



REWRITE

Ultimately, the City will rewrite elements of the code to better align with Portland's Plan and address substantive issues raised by public input and technical analysis.

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