

KATE SNYDER (MAYOR)
ANNA TREVORROW (1)
VICTORIA L. PELLETIER (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)



MARK N. DION (5)
APRIL FOURNIER (A/L)
PIOUS ALI (A/L)
ROBERTO RODRÍGUEZ (A/L)

CITY COUNCIL WORKSHOP

Planning & Urban Developmen Overview of Housing/Zoning Approach and Current Initiatives

November 29, 2022 at 5:00 PM in Council Chambers

REMOTE PARTICIPATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall. The public may attend the meeting in person, however space in Council Chambers is limited. The public is therefore strongly encouraged to participate remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85195717474?pwd=ZStndGFMcnhQR005VEJKS3hNRHILUT09>
Passcode: 479842

Or Telephone: US: +1 309 205 3325 or +1 312 626 6799
Webinar ID: 851 9571 7474
Passcode: 479842

AGENDA ITEMS:

Staff Presentation

Council Q&A

ADJOURNMENT:

Memorandum
Planning and Urban Development Department



To: Mayor Snyder & Members of the City Council
From: Christine Grimando, Director, Department of Planning & Urban Development
Kevin Kraft, Deputy Director
Nell Donaldson, Director of Special Projects
Date: November 28, 2022
Re: Council Workshop: Overview of Land Use Policy Framework
Meeting Date: November 29, 2022

On November 29, 2022, staff from the Department of Planning & Urban Development will provide the City Council with an overview of the city's current land use policy framework, particularly as it informs the evaluation of changes to the City of Portland Land Use Code. The Department's presentation will include background on our current zoning approach, a review of the city's land use goals as established in *Portland's Plan*, and a look forward at potential land use changes under ReCode Portland.

CITY OF PORTLAND LAND USE POLICY FRAMEWORK

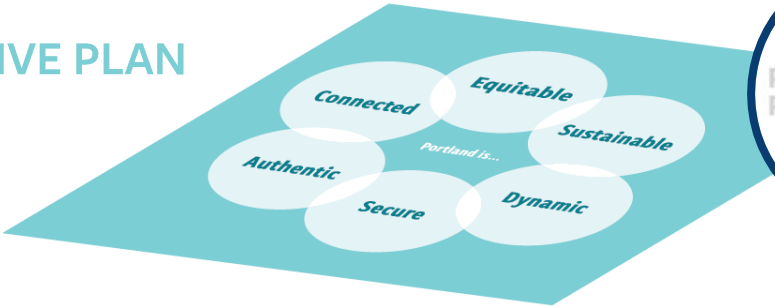
Council Workshop 11/29/22



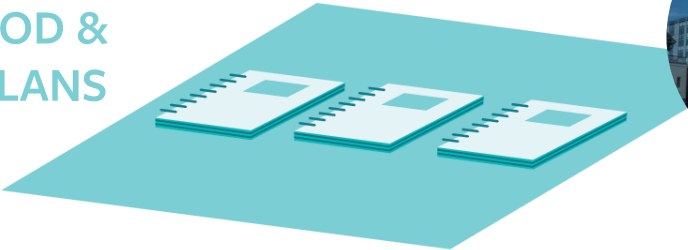
planning
& urban
development

BASIS FOR ZONING: CITY PLANS

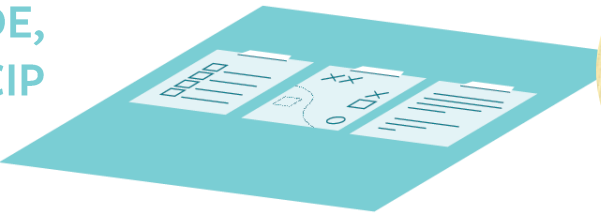
COMPREHENSIVE PLAN



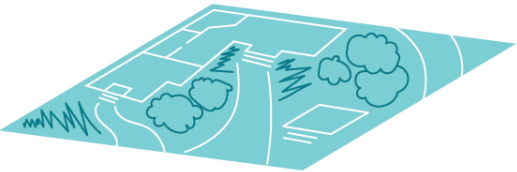
NEIGHBORHOOD & SUBJECT AREA PLANS



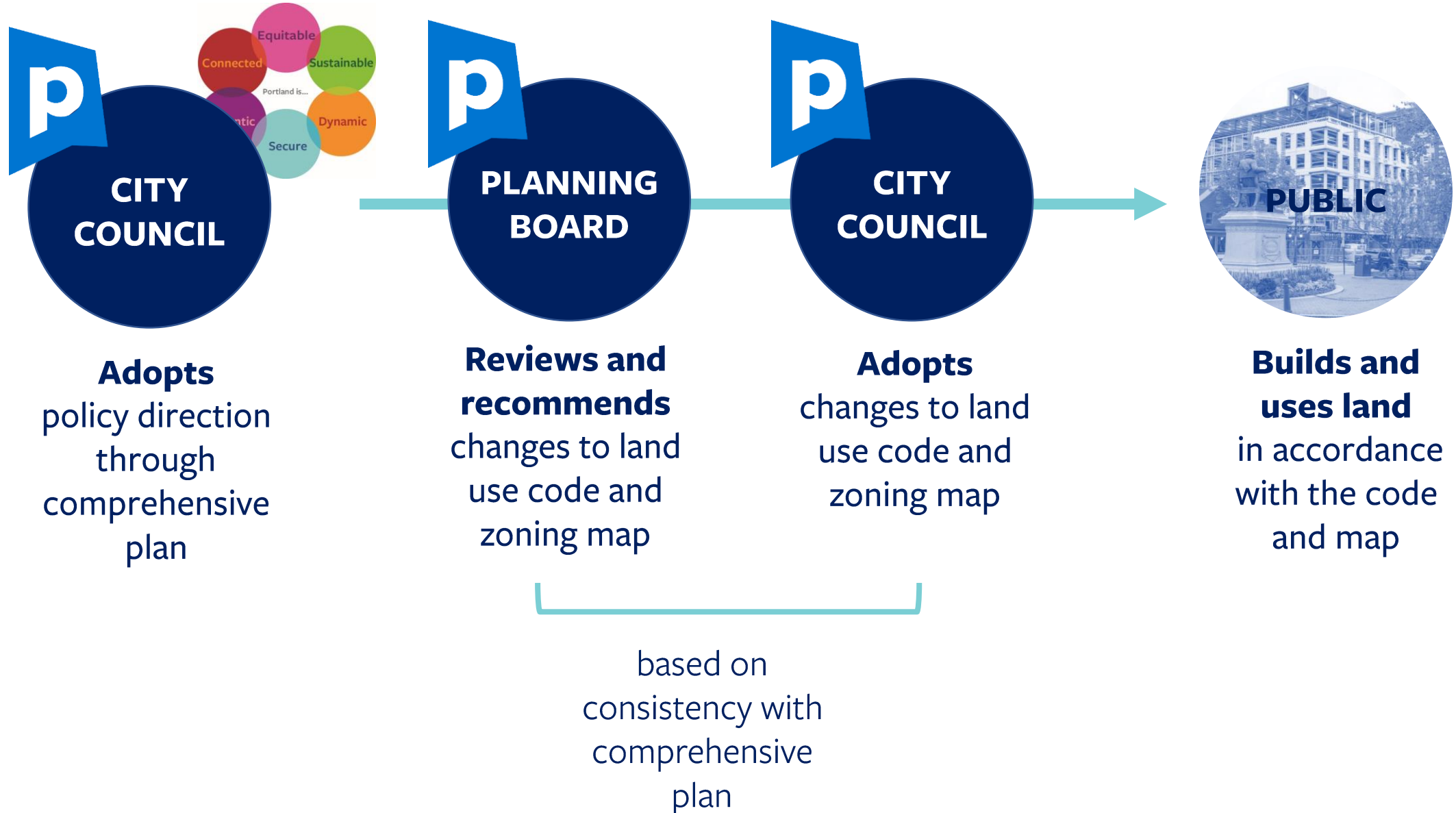
CITY CODE, REGULATIONS, CIP



DEVELOPMENT REVIEW & PUBLIC INVESTMENT



HOW IS ZONING DEVELOPED?



CITY OF PORTLAND LAND USE CODE

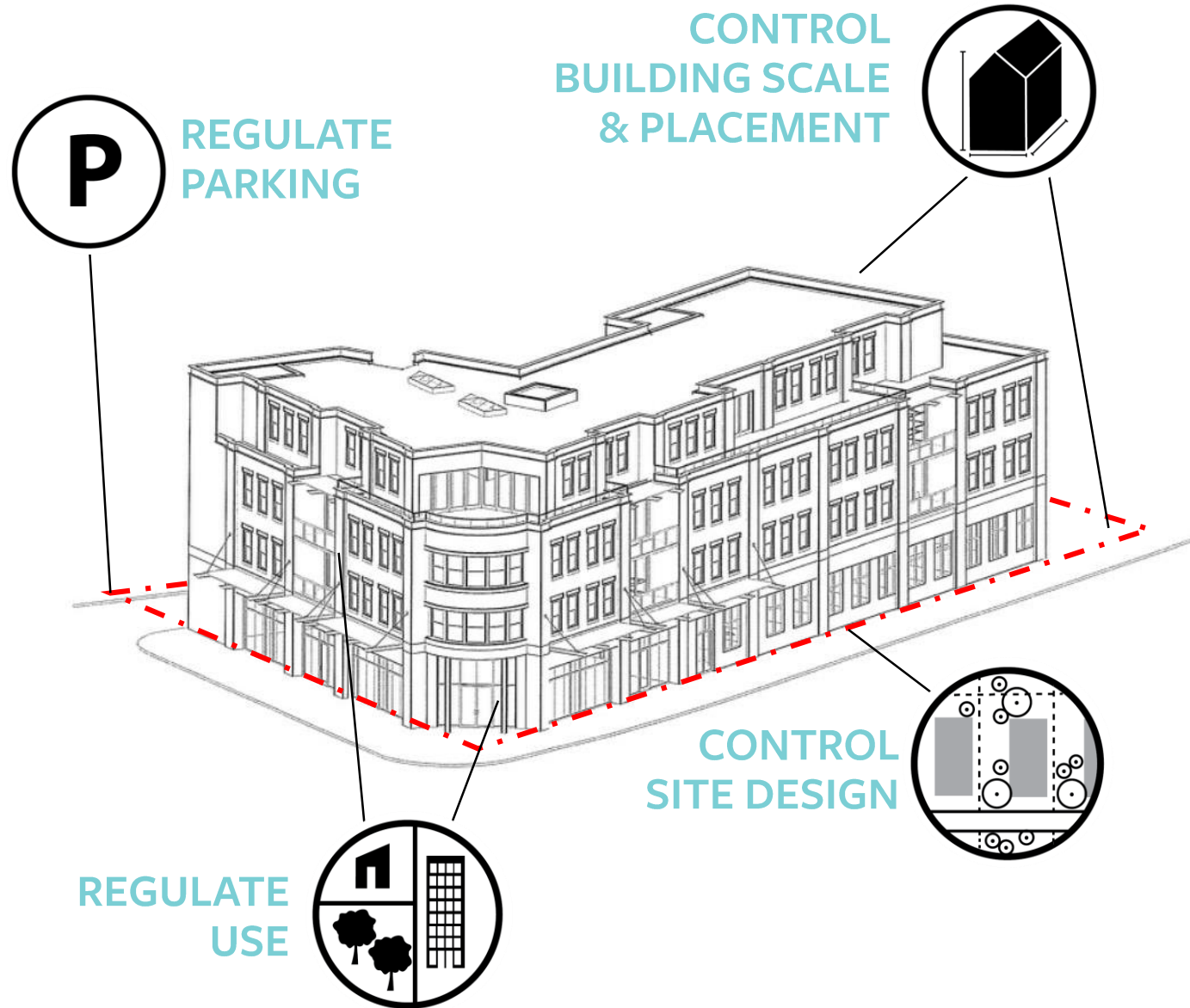


6/22/22

Section 1.3

The intent of the Land Use Code is to **protect the health, safety, and general welfare** of the residents of Portland, **consistent with the City's Comprehensive Plan**, through standards that govern the orderly and compatible **use of land**, the **form and mass of buildings**, and the **relationship of development to the public realm, Portland's open spaces, and the environment.**

ZONING DOES...



ZONING DOES NOT...

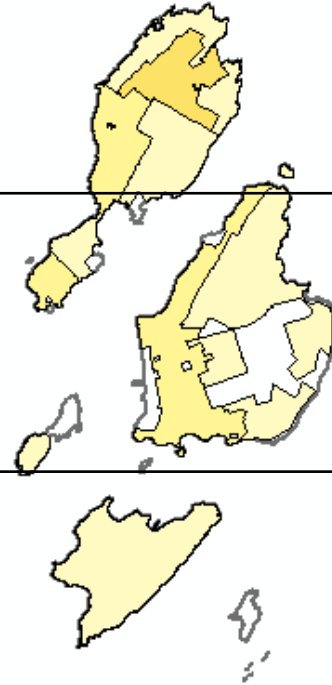
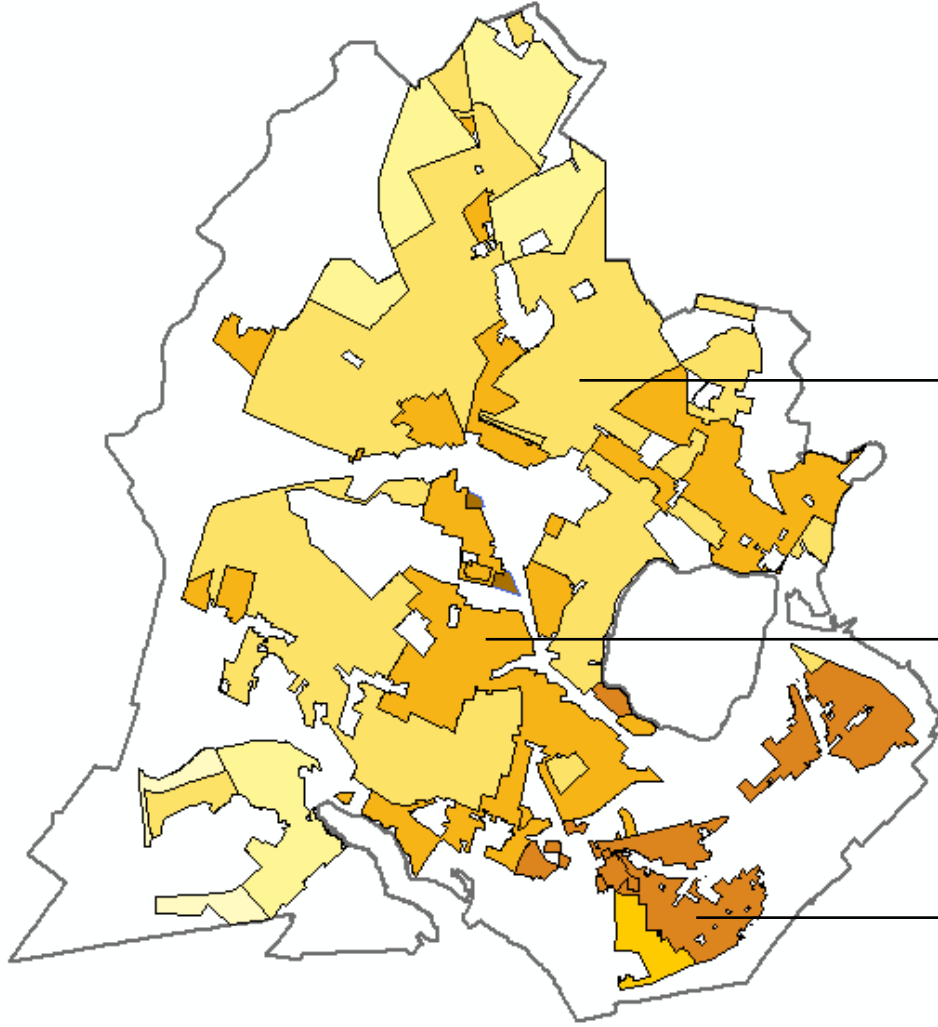
- **REQUIRE** the construction of new buildings
- **REQUIRE** the establishment of new uses
- **CREATE** new buildings where there is no market demand
- **INCLUDE** life safety/building code requirements

RESIDENTIAL POLICY DIRECTION

**INCREASE SUPPLY CITY-WIDE
ENCOURAGE DIVERSITY & AFFORDABILITY
ENCOURAGE DENSITY IN & NEAR CENTERS & TRANSIT**

RESIDENTIAL ZONING

56% of total city land area

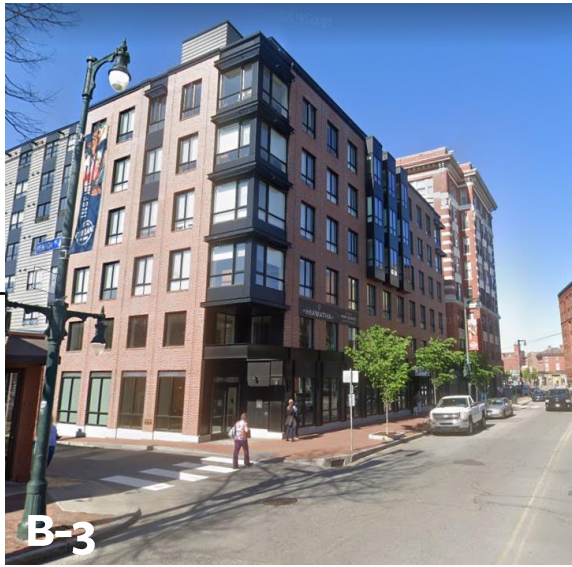
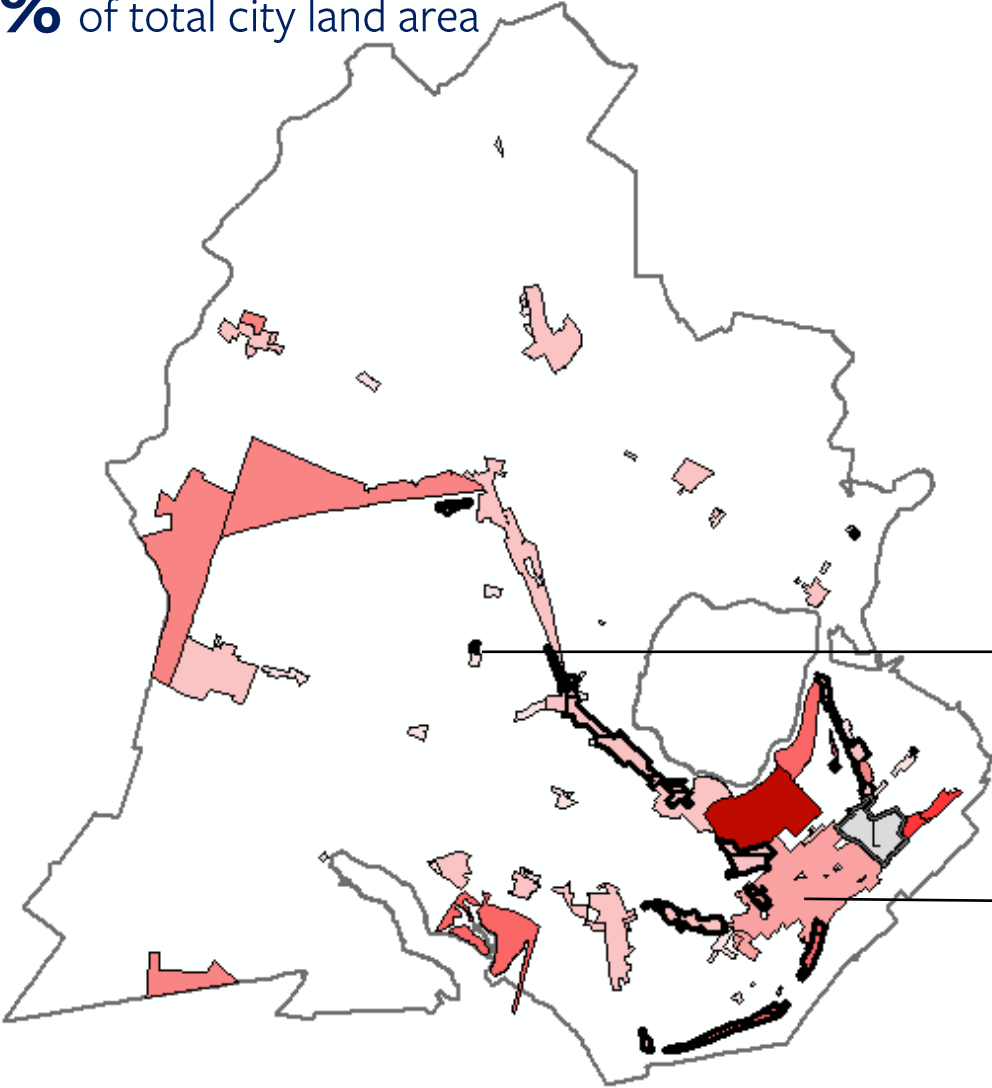


MIXED USE POLICY DIRECTION

**SUPPORT COMPLETE NEIGHBORHOODS
ENCOURAGE COLOCATION OF HOUSING, JOBS, & SERVICES
ENCOURAGE WALKABLE, TRANSIT-ORIENTED DEVELOPMENT**

MIXED USE ZONING

11% of total city land area



WATERFRONT POLICY DIRECTION

**REINFORCE WATERFRONT AS ECONOMIC DRIVER
BALANCE TRADITIONAL AND EMERGING INDUSTRIES
WITH TOURISM & RECREATION**

WATERFRONT ZONING

2% of total city land area

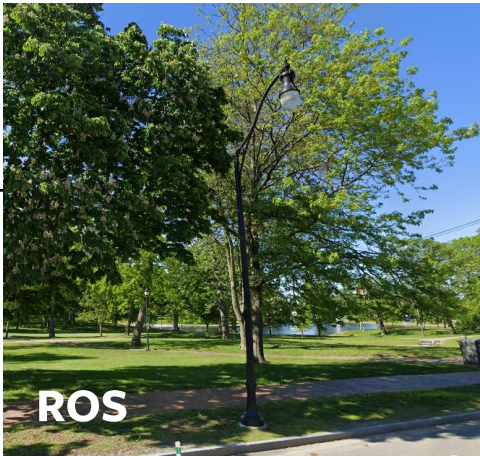
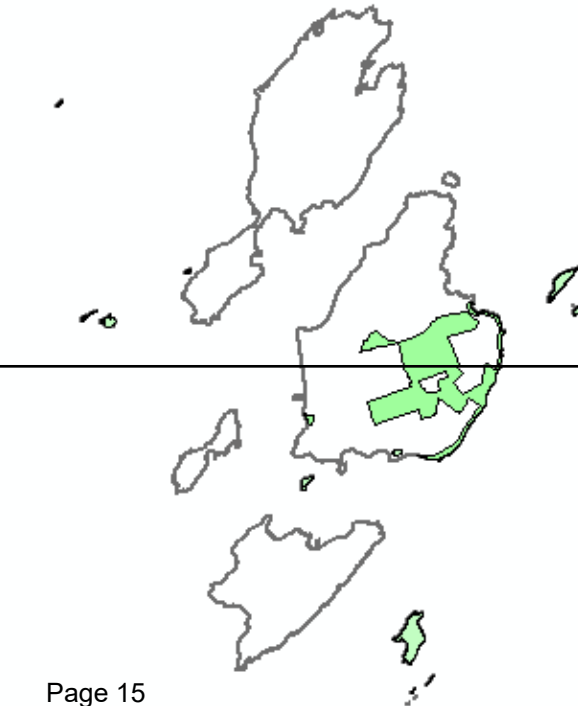
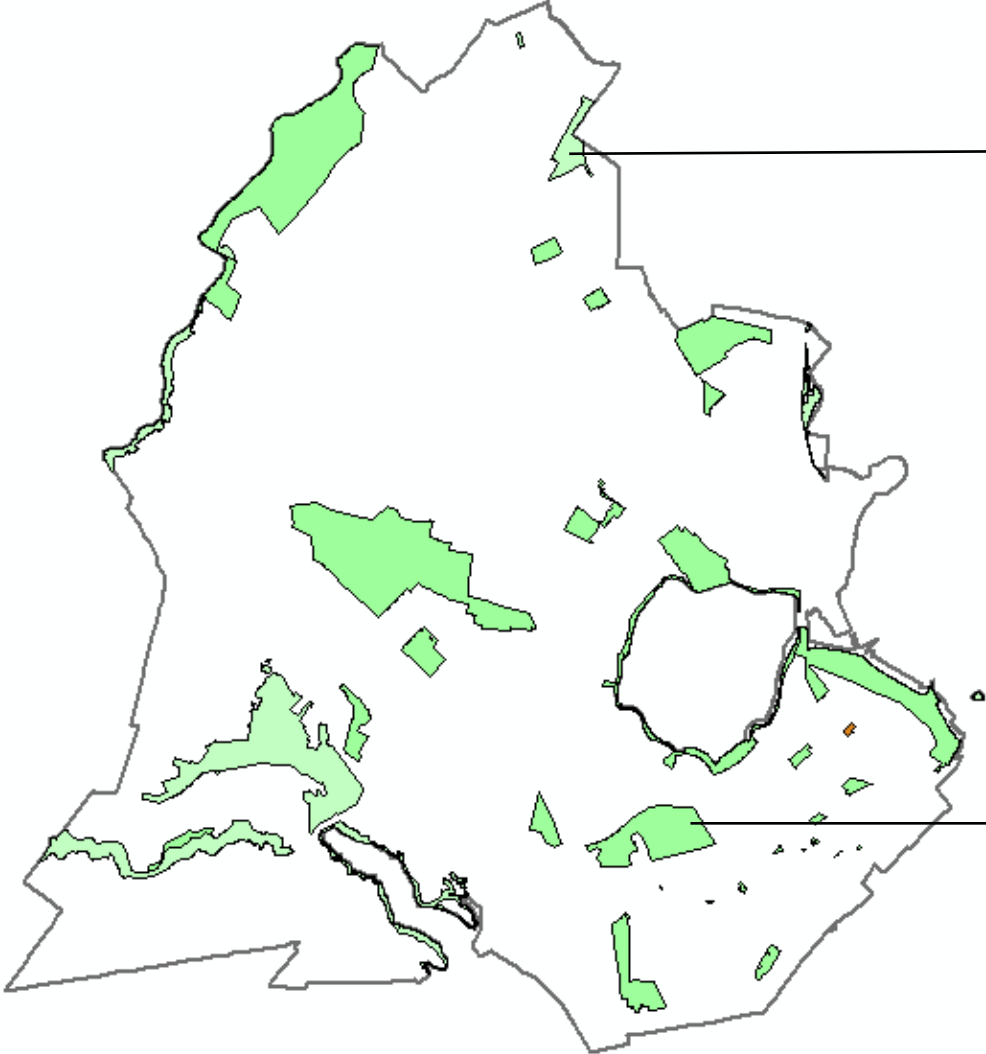


OPEN SPACE POLICY DIRECTION

**PROVIDE HIGH-QUALITY PARKS ACCESSIBLE TO ALL
IDENTIFY & PROTECT CRITICAL NATURAL RESOURCES**

OPEN SPACE ZONING

13% of total city land area

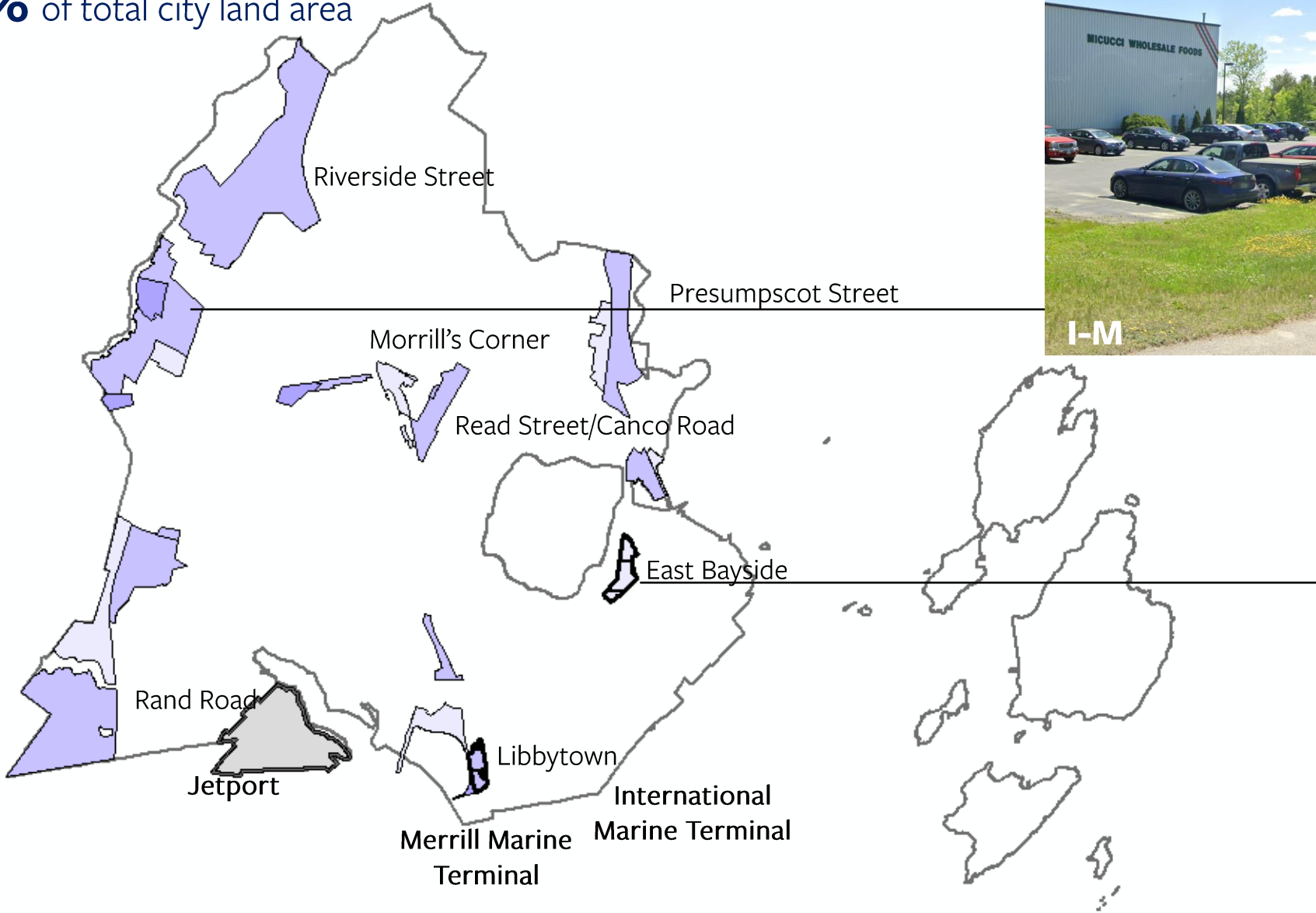


INDUSTRIAL POLICY DIRECTION

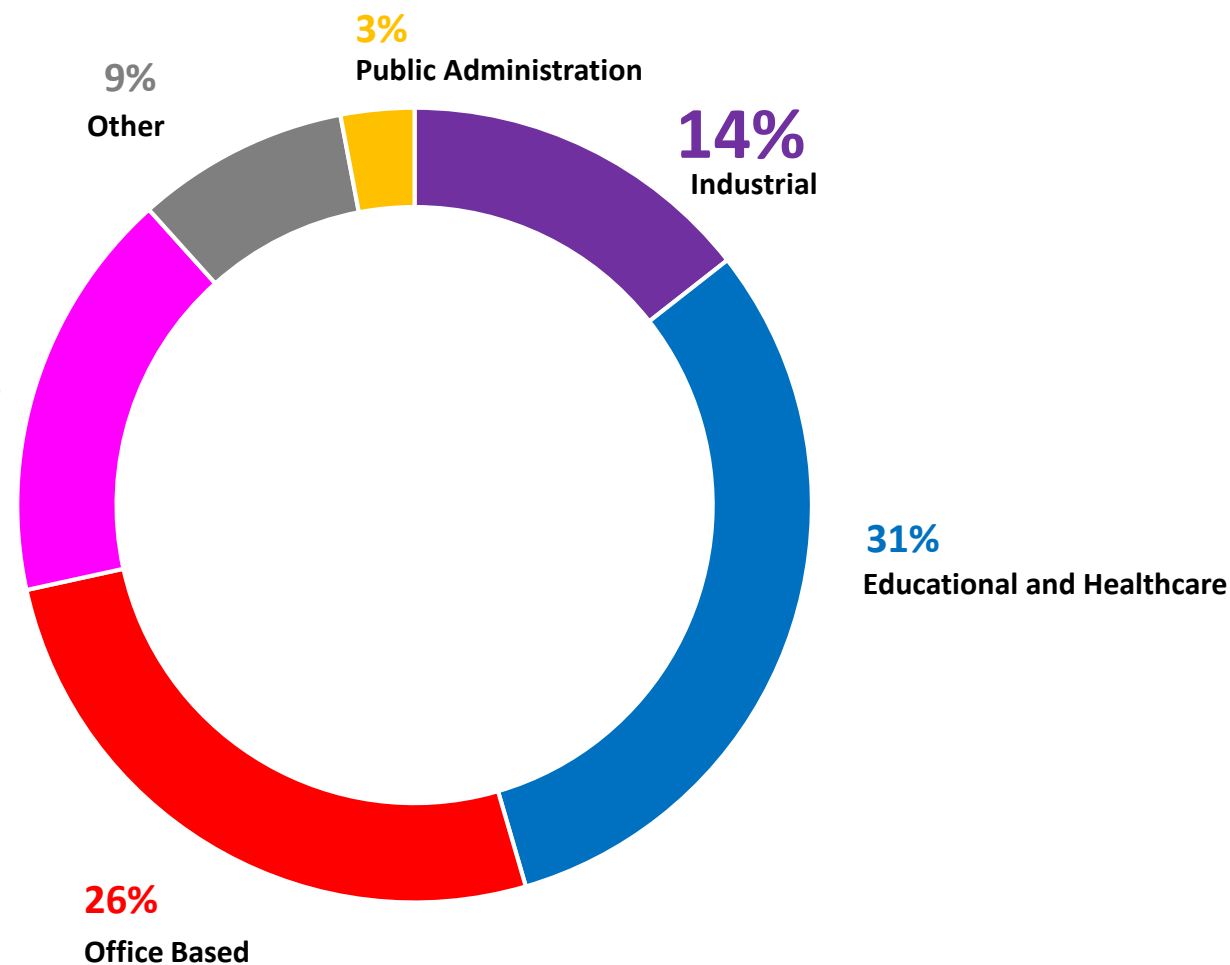
**CREATE PROSPERITY BY GROWING TAX AND EMPLOYMENT BASE
VALUE INNOVATION AND CREATIVITY
VALUE & NURTURE PORTLAND-BASED BUSINESSES
SUPPORT INDUSTRIES WITH HIGH-GROWTH/HIGH-VALUE
POTENTIAL**

INDUSTRIAL ZONING

14% of total city land area

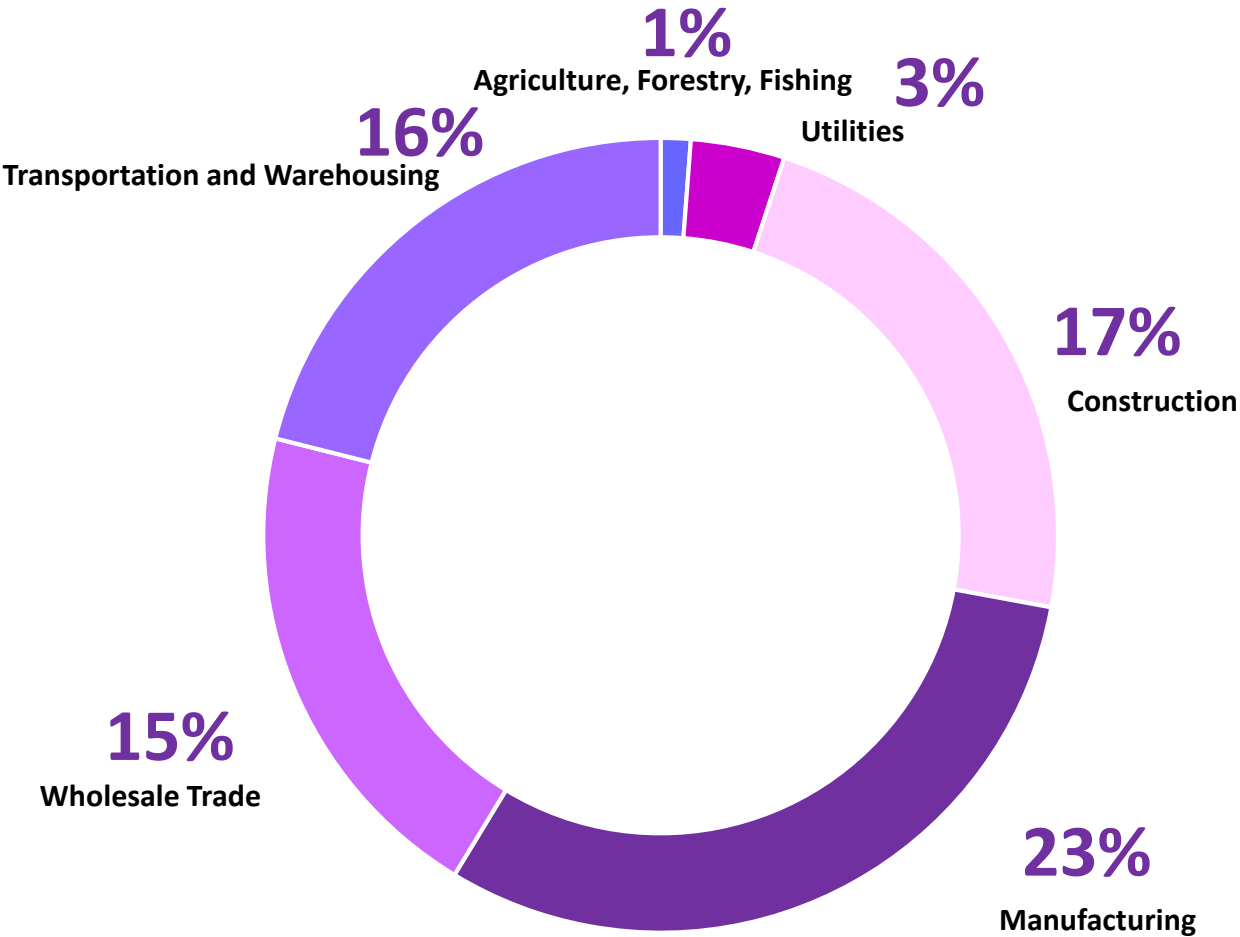


PORTLAND EMPLOYMENT (2021)



- ~ 70,000 jobs in diverse sectors
- Over 50% of employment Educational, Healthcare, Office
- 14% of employment being industrial jobs, such as manufacturing, wholesale trade, construction, warehousing, transportation.

PORTLAND INDUSTRIAL EMPLOYMENT (2021)



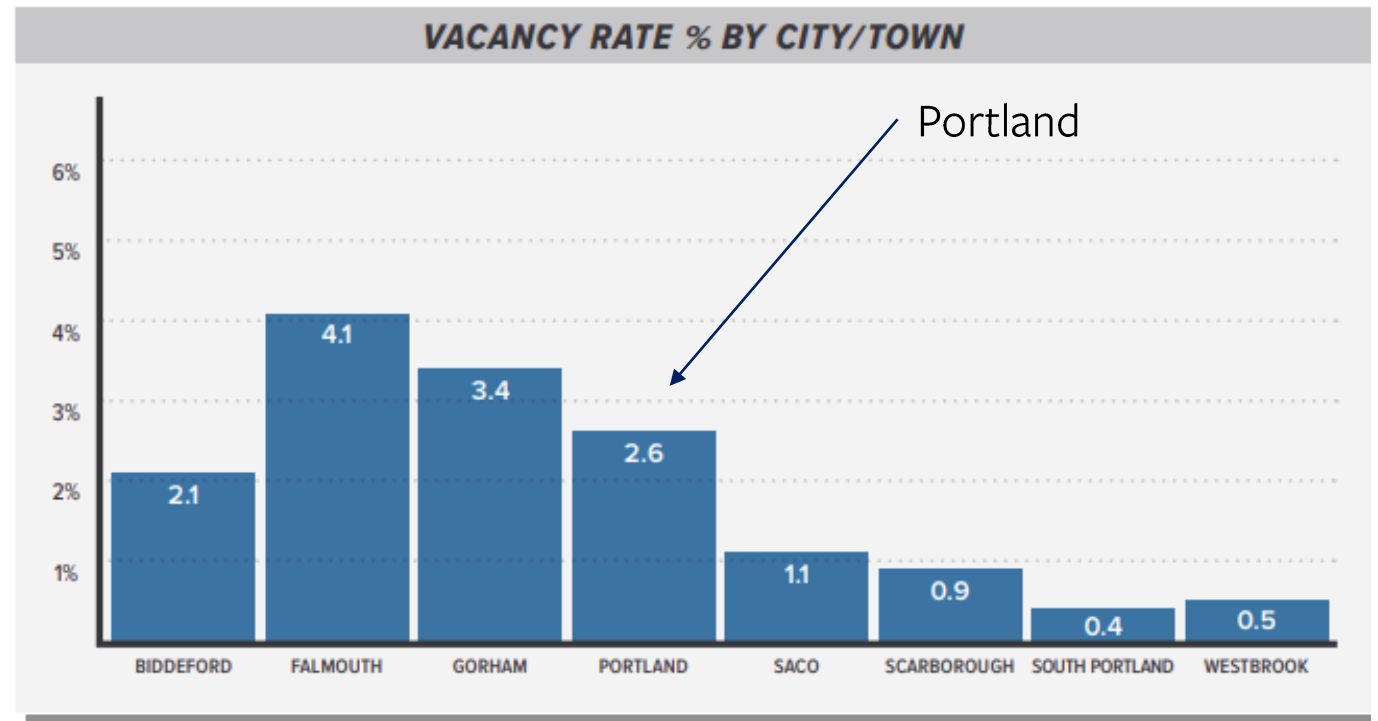
- ~ 10,000 jobs in diverse sectors
- Over 50% in transportation and warehousing, construction, wholesale trade, and manufacturing
- Permitted uses in Industrial Zones
- Average weekly wage of \$1,283



Allagash Brewery

INDUSTRIAL VACANCY TRENDS

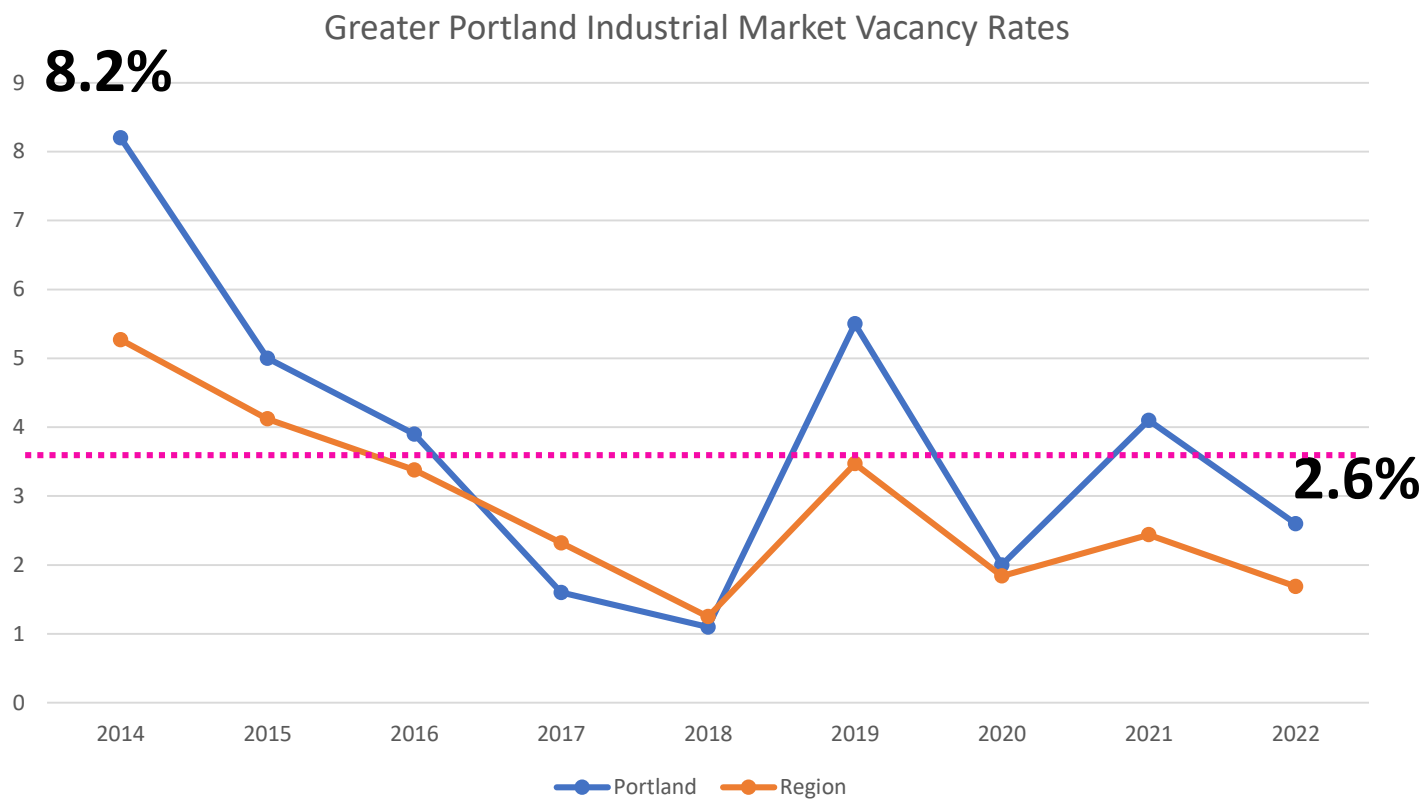
- Greater Portland Region overall vacancy rate: **1.69%**
- **Lowest overall vacancy rate** in history of report
- Portland's **vacancy rate fell** from 4.1% in 2021 to 2.60%
- Portland 5th lowest vacancy rate
- Critical lack of larger buildings >50,000 SF
- Expect low vacancy trend to continue



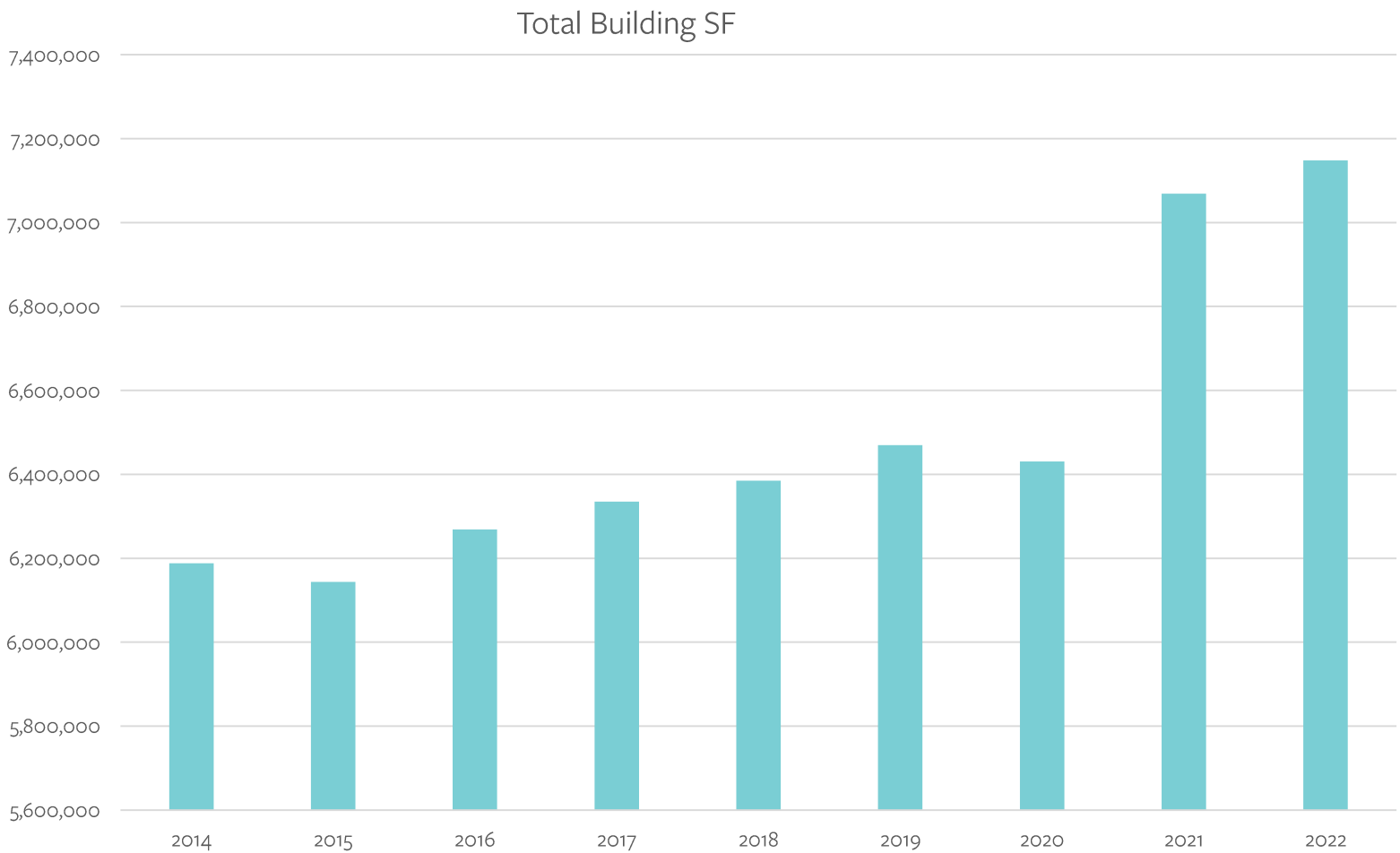
INDUSTRIAL VACANCY TRENDS

- Portland average vacancy rate ~3.5%
- Greater Portland Region average ~2.86%
- Portland’s vacancy rate below 6% since 2015

Portland Average Vacancy Rate



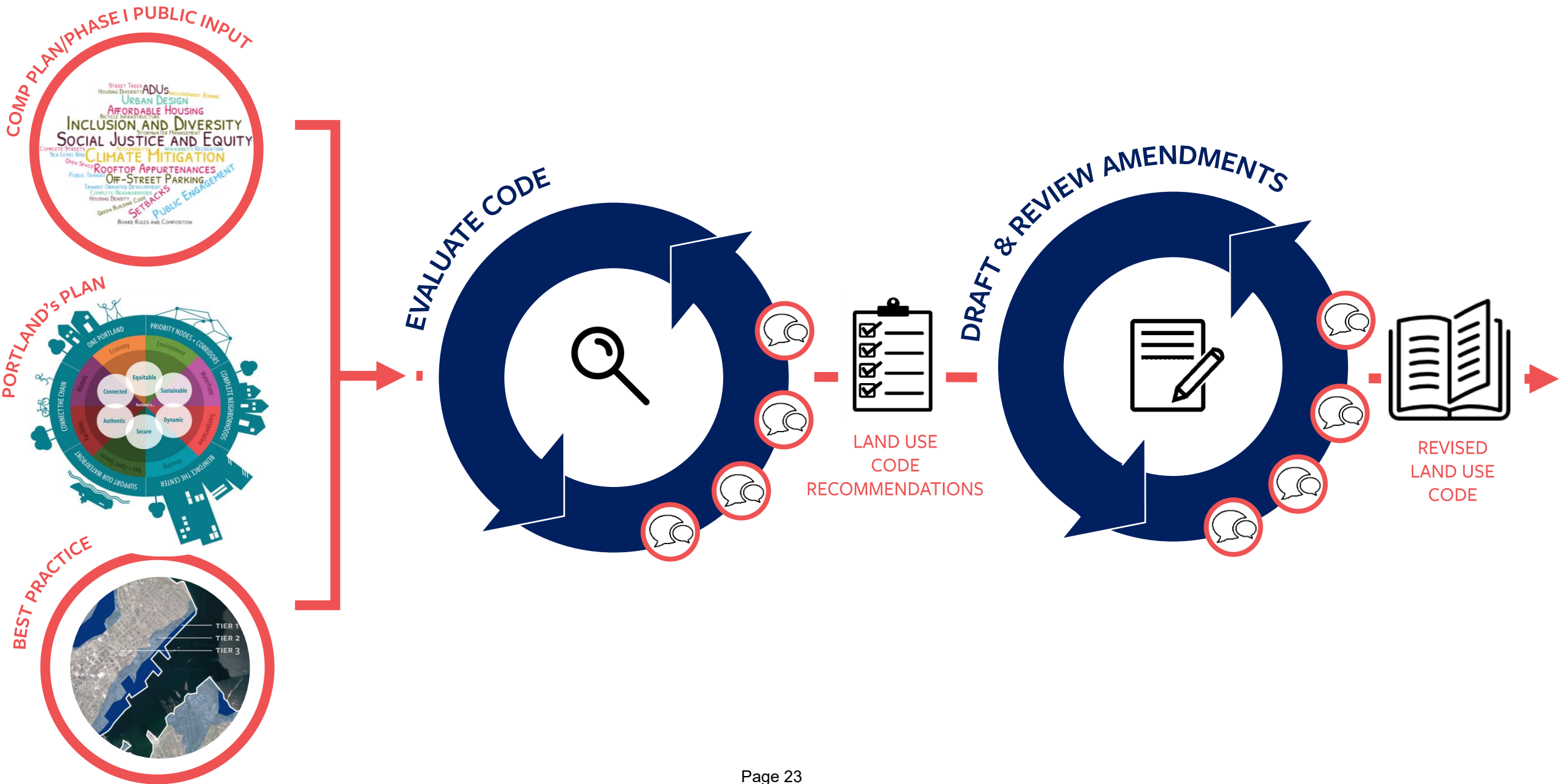
INDUSTRIAL BUILDING TRENDS



- Portland 2022 total building SF 7,148,344
- 16% increase in building SF since 2014
- Allagash rezoning; 1772 Westbrook rezoning
- New warehouse buildings (Read St./Industrial Way)

Source: Dunham Group Greater Portland Industrial Market Survey. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

RECODE PHASE II



EXISTING HOUSING POLICIES & PROGRAMS

Policies

Base zone changes

Inclusionary zoning

Hotel inclusionary zoning

Accessory Dwelling Units

Housing replacement

Affordable housing density/height bonuses

Affordable housing expedited review and fee reductions

Parking policy

Programs

Housing Trust Fund

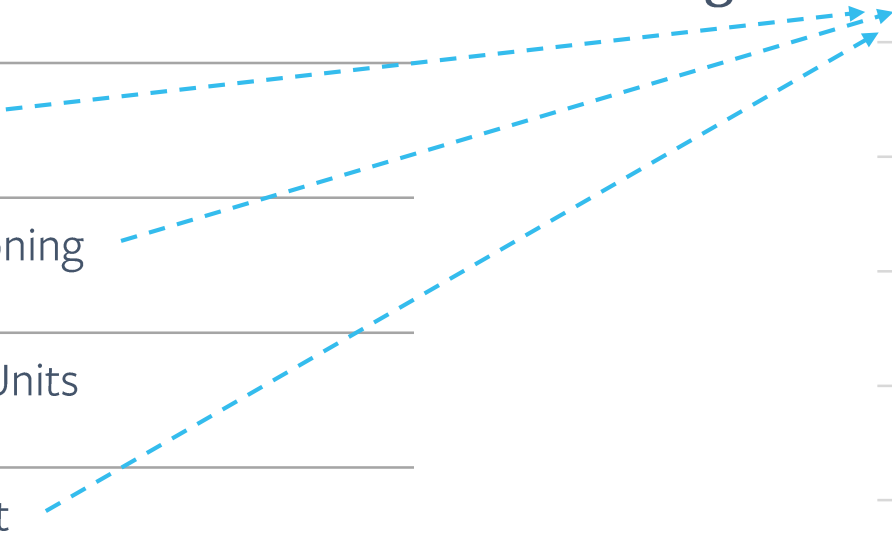
Affordable Housing TIFs

HOME/CDBG funds

Disposition of City land

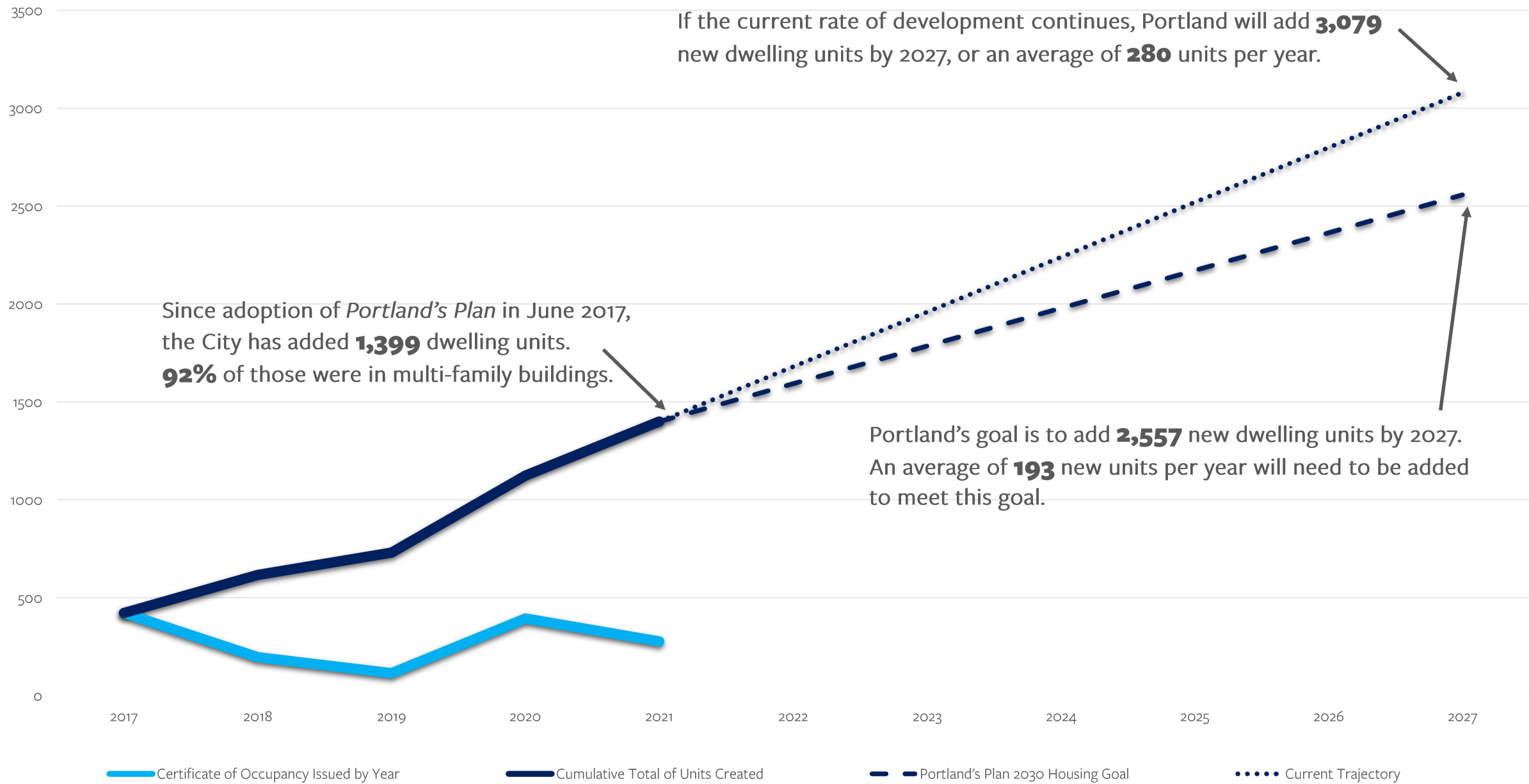
Rental assistance

Lead safe housing

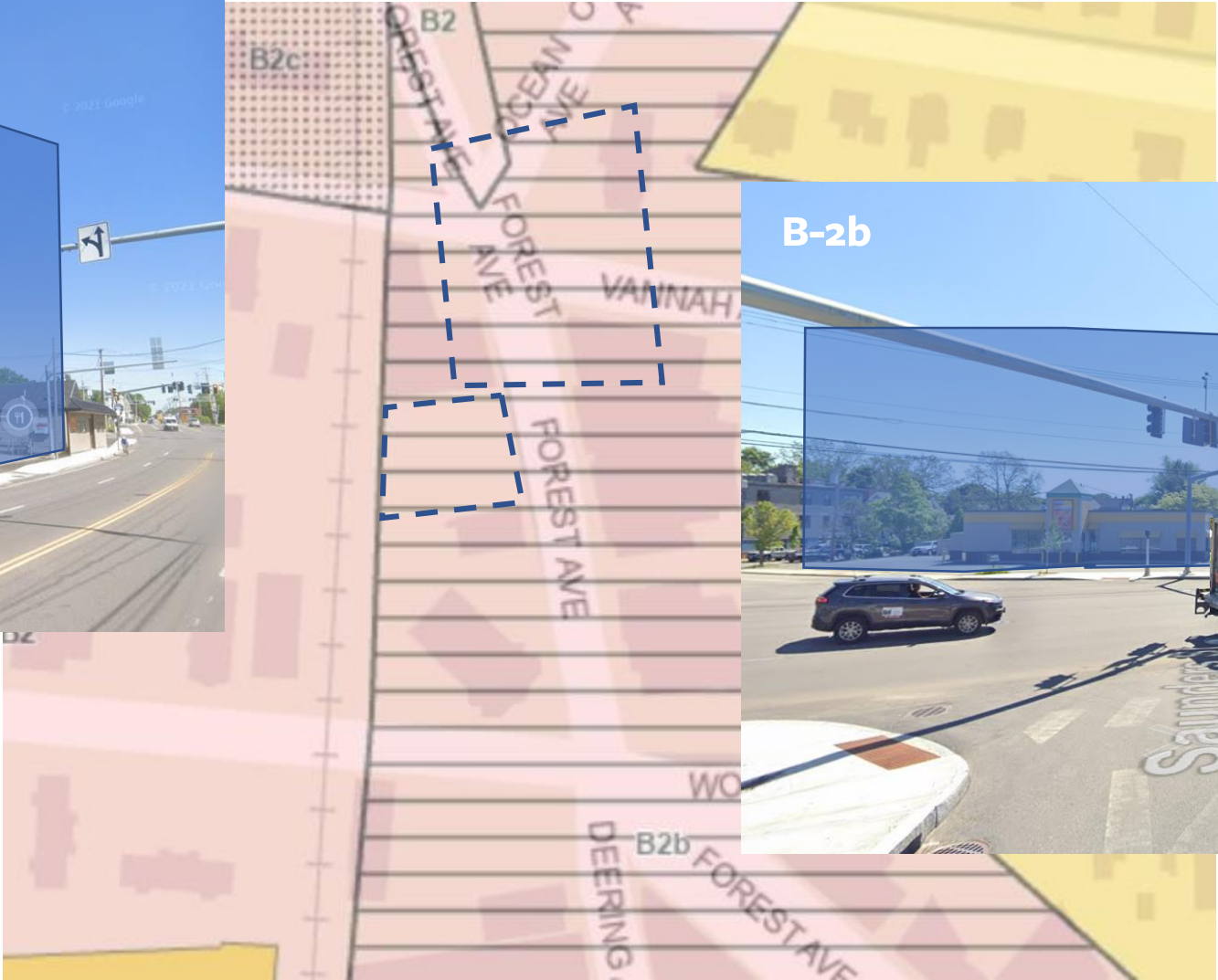


HOUSING PRODUCTION BY CERTIFICATE OF OCCUPANCY ISSUED (2017-2021)

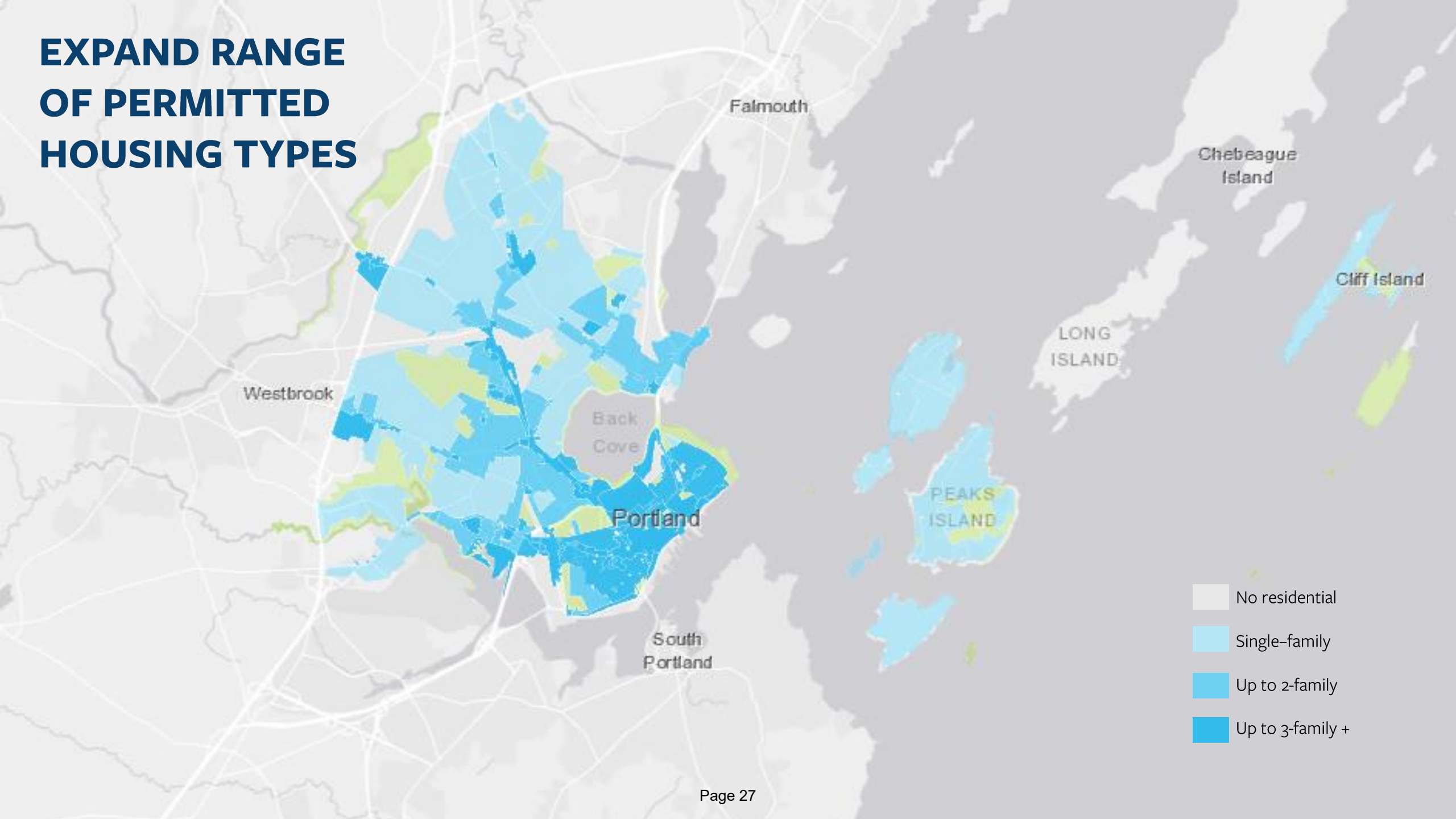
Source: COP building permit data



EXISTING POTENTIAL: WOODFORD'S CORNER



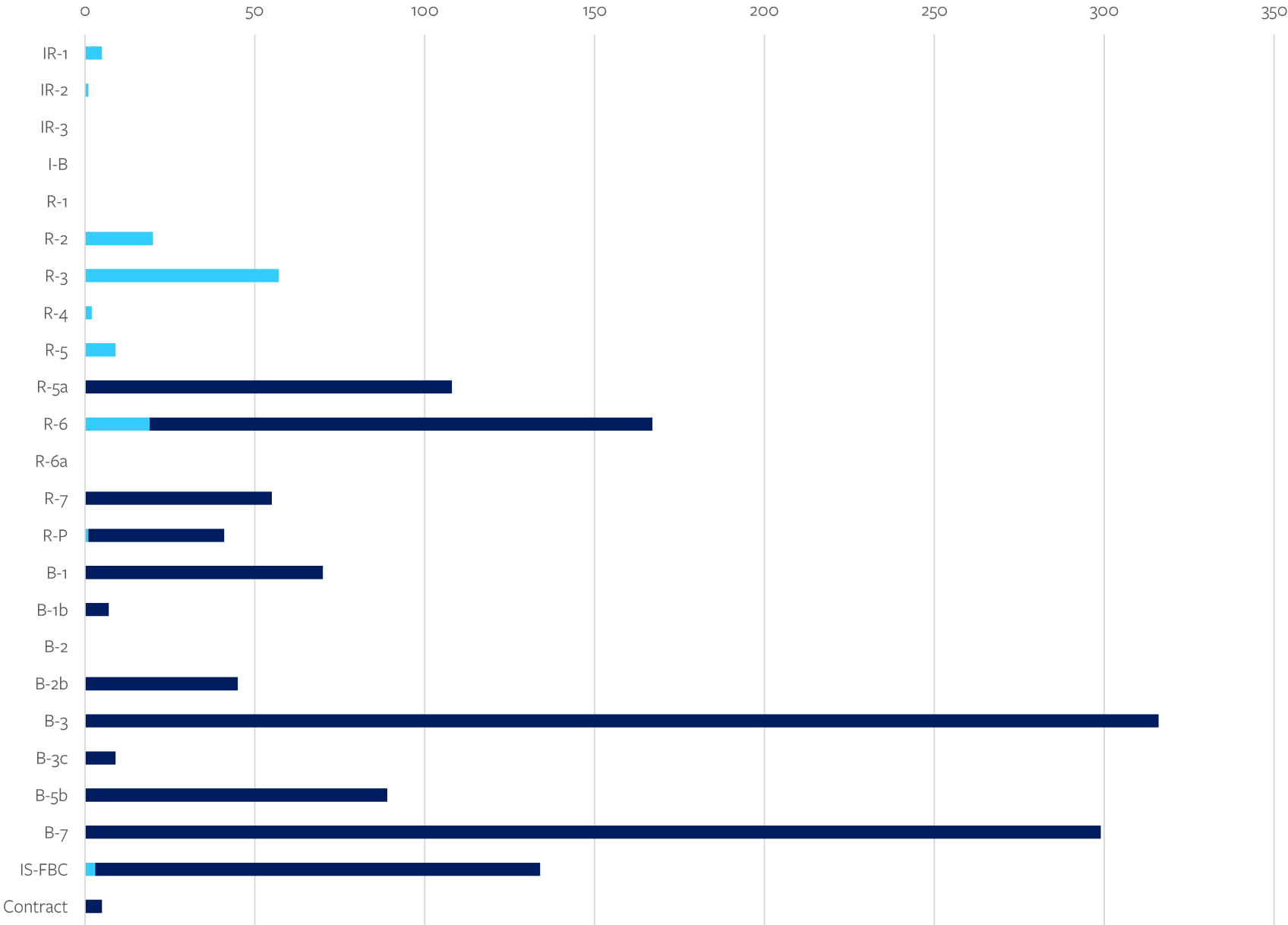
EXPAND RANGE OF PERMITTED HOUSING TYPES



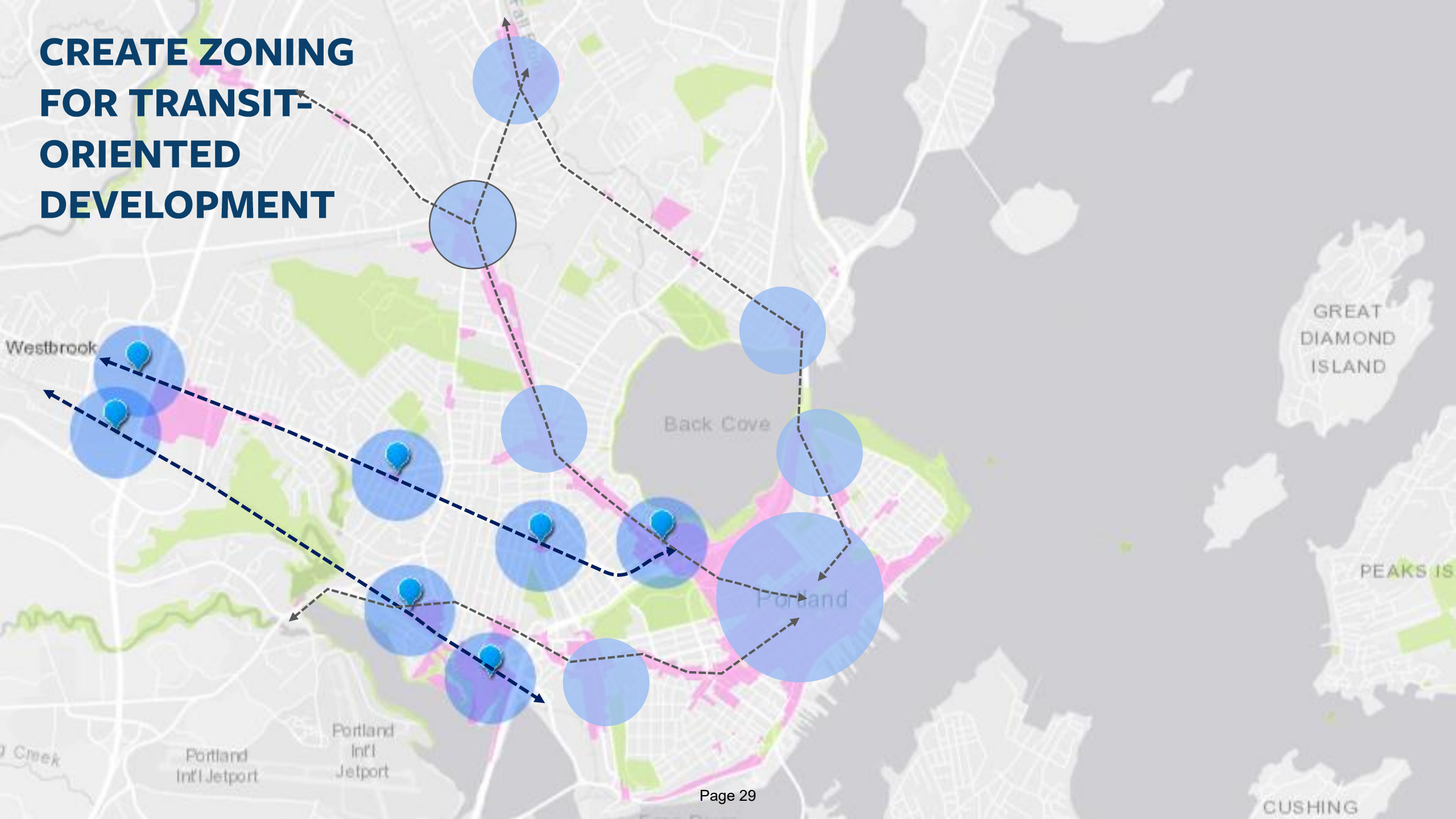
EXPAND MOST PRODUCTIVE ZONES

HOUSING PRODUCTION BY ZONE (2017-2021)

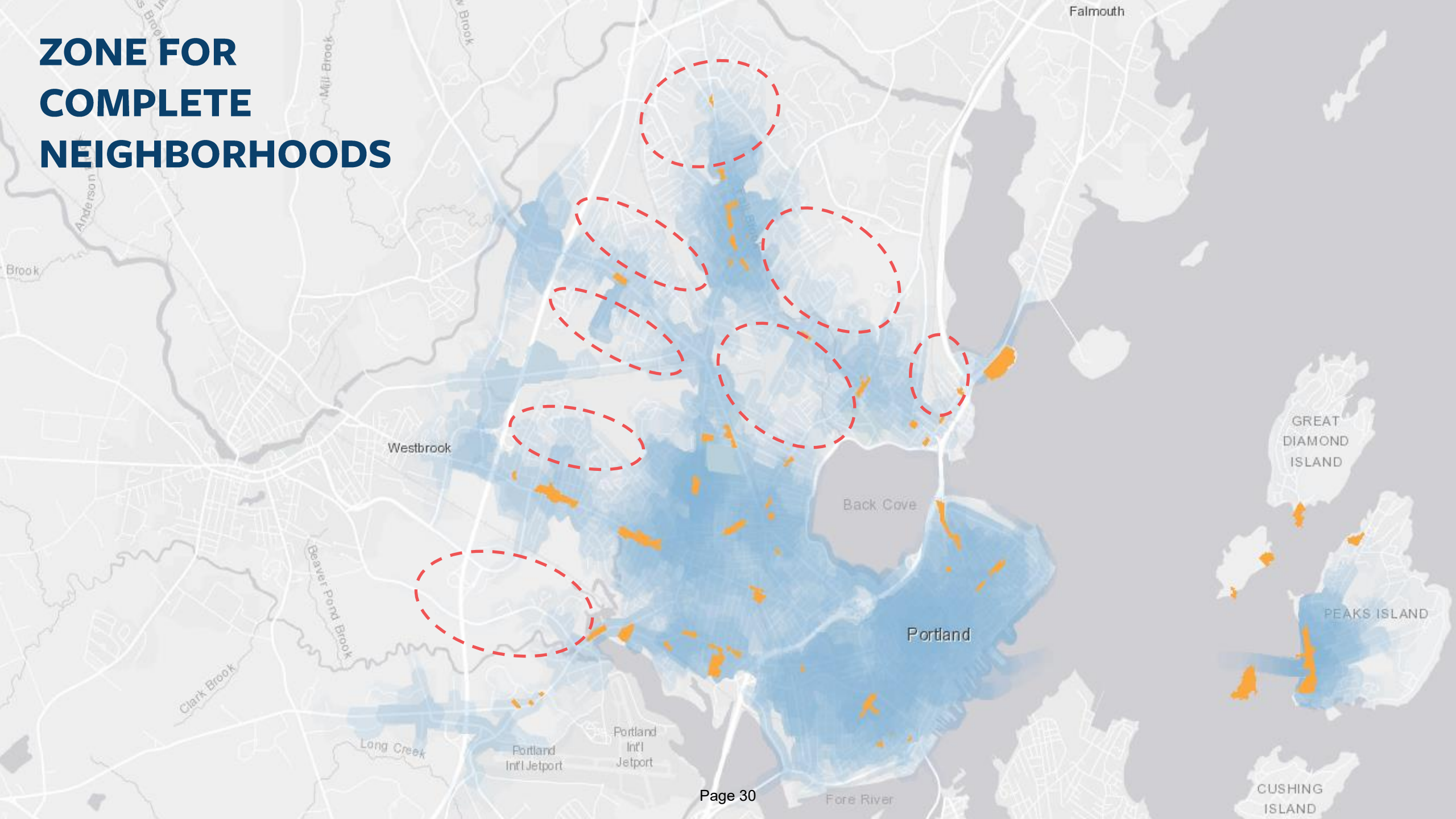
Source: COP building permit data



**CREATE ZONING
FOR TRANSIT-
ORIENTED
DEVELOPMENT**



**ZONE FOR
COMPLETE
NEIGHBORHOODS**





ENGAGEMENT

Land Use Code Evaluation

Table of Contents Page 27 of 82 PortlandPlanning Comment Drag

Click anywhere in the document to add a comment

Hide Comments

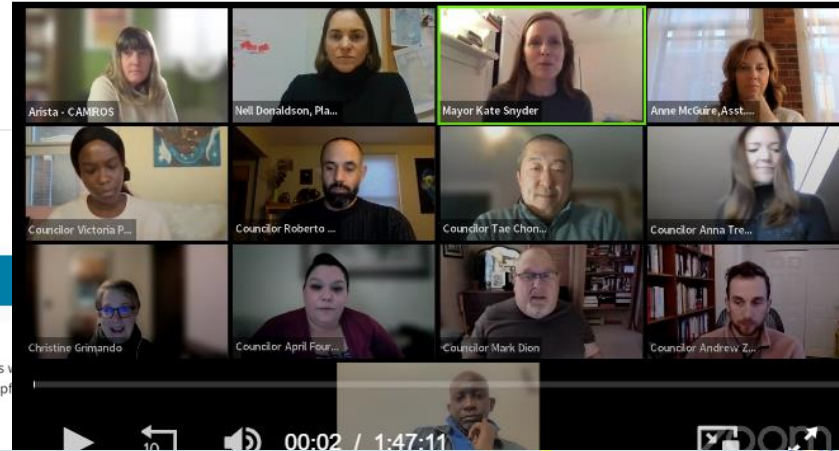
The Land Use Code currently allows for multiple forms of solar energy systems, including those integrated into and mounted on structures, as well as stand-alone solar installations as a principal use of land, splitting such systems into "solar energy system (minor)" and "solar energy system (major)" based upon a threshold of 9,999 square feet. In sum, it appears that the current Code is quite permissive of these types of systems. Moving through the Code revision process, however, opportunities to expand access to renewable energy systems should be evaluated and carefully considered, either

Consolidation and Article

Tim Wells Jan 14 2022 at 11:59PM Content
what are the potential undesirable uses? More specifics would be helpful. Could the City expand FBC?? It would be helpful to adopt City wide.

While this is a common approach to form-based coding, it does leave open the possibility for undesirable uses because "no one thought of that." Because the current use approach is so flexible, the City may want to consider bringing the form-based code into a global use matrix to avoid

© 2022 Konveio Site Terms & Conditions Privacy Policy Login Register Contact Us
Powered by Konveio



WE NEED YOUR INPUT!

on our

LAND USE CODE EVALUATION SURVEY

TAKE THE SURVEY HERE

PUBLIC FORUM

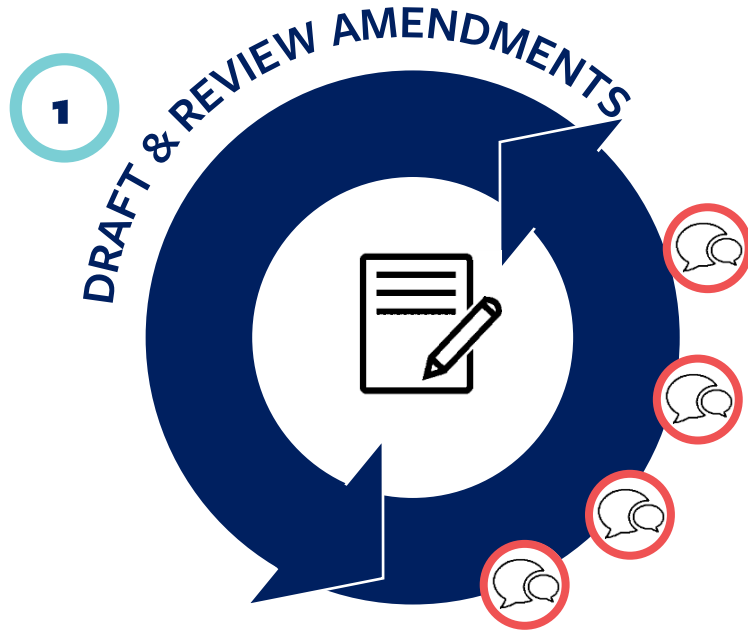
on the
LAND USE CODE
EVALUATION

TUESDAY, MARCH 1

ReCode
PORTLAND



WHERE ARE WE NOW?



1. ZONES
2. USES
3. DIMENSIONAL STANDARDS
4. DEFINITIONS
- ...
5. PARKING, GENERAL STANDARDS, OTHER
6. SHORELAND, CLIMATE RESILIENCY

2 INTERNAL REVIEW (Zoning, Corporation Counsel, others)

3 MORE PUBLIC ENGAGEMENT!

4 PLANNING BOARD/COUNCIL REVIEW

CITY OF PORTLAND LAND USE POLICY FRAMEWORK

Council Workshop 11/29/22



planning
& urban
development