

Subject: FW: DRAC and Demo's

Notification of Demolition

1. Install a voluntary pilot program to be exercised by the building community regarding demolitions submitted at the time of building permit submittal for a new structure, and at the end of 6 months re-evaluate the program, on how the program is working and make adjustments as may be needed.
2. Participants in this voluntary program would notify residents in the following ways:
 - A. Take a DRAC final accepted version of the 'Rough Draft' door hanger notice, and place on neighborhood doors within 150 feet of subject property.
 - B. Send a letter or copy of the door hanger to the local neighborhood association with the same information as on the door hanger, partially to ensure that notification gets property done by the builder. *coalition?*
 - C. This process to be done during the plan check process for the new structure, to avoid the 35 demolition delay provisions of 24.55.200.
3. Add wording that removes the current interpretation that only a home for a home can be replaced, with wording that any structure can replace a demolished structure as long as the newly proposed structure meets the current zoning or comprehensive planning designation for the site.
4. Remove the 120 day demolition delay extension appeal period as long as the new proposed structure meets the current zoning or comprehensive plan. The 120 day delay extension period would remain for historic districts and Portland Historic Resources Inventory.

Recognize by meeting minutes that this process is attempting to meet the needs of legitimate neighbor concerns included but not limited to: the of the 'shock' of coming home to see a missing structure in the neighborhood, possible noise and dust concerns, safety of animals and children, and other direct concerns. It is not a 'tool' to be used as a process to stop construction because certain parties don't like change in their neighborhood.

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