

Portland Comprehensive Plan Update

Residential Development and Compatibility Policy Expert Group

The Residential Development & Compatibility PEG will consider policies related to the design and compatibility of new residential development in areas generally outside of centers and corridors. Potential policies will be considered within the context of the “five Portlands,” recognizing that for many issues one size does not fit all. This PEG may explore issues related to the size and scale of infill development, multi-dwelling development, and transitions between centers, corridors and residential areas.

Policy Issues to be Addressed (Draft)

Residential Design/Compatibility Issues

- Design and compatibility of single and multi-dwelling development
- Design quality and compatibility in design and conservation districts
- Site design for large or irregularly-shaped multi-dwelling lots
- Form of multi-dwelling development; on-site open areas

Transition Issues

- Scale transitions between high intensity and low intensity areas
- Impacts between residential and non-residential uses

Residential Density/Development Issues

- Additional density allowances in single-dwelling areas
- Location and extent of multi-dwelling areas
- Minimum densities for multi-dwelling areas

PEG Membership

1. Matt Davis, Multnomah County Health
2. Tamara DeRidder
3. John Gibbon
4. Anyeley Hallova, Comprehensive Plan CIC
5. Michael Hayes
6. Gabe Headrick
7. Rodney Jennings, Bureau of Transportation
8. Gordon Jones
9. James McGrath
10. Rod Merrick
11. Erika Palmer
12. Stan Penkin, Comprehensive Plan CIC
13. Samuel Rodriguez
14. Emily Sandy, Bureau of Development Services
15. Eli Spevak
16. Justin Wood
17. Irma Valdez, Planning and Sustainability Commission

Facilitator: Deb Meihoff, Communitas LLC

Bureau of Planning & Sustainability Staff: Barry Manning, 503-823-7965

2012 Meeting schedule

- First Meeting: June 28, 2012, 4:00-6:00 PM
- Regular Meetings: 2nd Thursday of the month, 4:00-6:00 PM, starting July 12, 2012

General meeting format:

- Reflections: simmering thoughts/insights from previous meeting
- Presentation, with key questions identified
- Facilitated discussion
- Public comment period
- Wrap up: summarize general agreements and divergent opinions

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TENTATIVE 2012 Meeting Schedule

First Meeting: June 28, 2012, 4:00-6:00 PM

Regular Meetings: 2nd Thursday of each month from 4:00-6:00 pm

Mtg #	Date	Topics to be addressed (for meeting #2 and beyond, the sequence may shift based on priorities of the group)
1	June 28	Orientation/Background: <ul style="list-style-type: none"> ▪ Get to know each other ▪ Overview of context, background and issues ▪ Identify what issues are important to group members ▪ Identify what is beyond the scope of the group ▪ Review upcoming agendas; any issues missing?
2	July 12	Residential Design/Compatibility Issues (Wickstrom, Frederiksen) <ul style="list-style-type: none"> ▪ Design compatibility in single-dwelling and multi-dwelling areas throughout Portland; design approach in Design and Conservation districts ▪ Present issues, possible policy approaches, discuss and gather feedback ▪ Next Steps
3	August 9	Transition Issues (Bischoff, Manning) <ul style="list-style-type: none"> • Scale transitions between high intensity and low intensity areas; impacts between residential and non-residential uses • Present issues, possible policy approaches, discuss and gather feedback • Next Steps
4	September 13	Residential Design/Compatibility Issues (Scarzello) <ul style="list-style-type: none"> • Site planning/design for large/irregular multi-dwelling lots; on site open areas; development form • Present issues, possible policy approaches, discuss and gather feedback • Next Steps
5	October 11	Residential Density/Development Issues (Manning) <ul style="list-style-type: none"> • Additional density/development allowances in single-dwelling areas; location and extent of multi-dwelling areas; minimum densities for high density multi-dwelling areas • Present issues, possible policy approaches, discuss and gather feedback • Next Steps
<i>60% Discussion Draft is published</i>		
6	November 8	Review Discussion Draft Elements <ul style="list-style-type: none"> ▪ Review of Discussion Draft element(s) ▪ Next Steps
6	December 13	Cross-PEG Reporting (tentative) <ul style="list-style-type: none"> ▪ Possible work with Neighborhood Centers and Infrastructure Equity PEG