



Bureau of Planning and Sustainability  
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## Residential Infill Project – Stakeholder Advisory Committee (SAC)

### Meeting #1 Summary **APPROVED BY SAC**

**Date:** Tuesday, September 15, 2015

**Time:** 6:00 p.m. to 8:00 p.m.

**Location:** 1900 SW 4<sup>th</sup> Avenue, Portland, 2<sup>nd</sup> Floor – Room 2500A

**SAC Members in Attendance:** Linda Bauer, Sarah Cantine, Alan DeLaTorre, Jim Gorter, Marshall Johnson, Emily Kemper, Mary Kyle McCurdy, Maggie McGann, Rod Merrick, Mike Mitchoff, Michael Molinaro, Douglas Reed, Vic Remmers, Brandon Spencer-Hartle, Eli Spevak, Barbara Strunk, Teresa St. Martin, David Sweet, Eric Thompson, Garlynn Woodsong, Tatiana Xenelis-Mendoza

**SAC Members NOT in Attendance:** John Hasenberg, Douglas MacLeod, Rick Michaelson, Danell Norby, Young Sun Song

**Staff/Consultants in Attendance:** Mayor Charlie Hales, Joe Zender (BPS), Sandra Wood (BPS), Morgan Tracy (BPS), Julia Gisler (BPS), Todd Borkowitz (BPS), Kristin Cooper (BDS), Camille Trummer (Office of Mayor Charlie Hales), Anne Presentin (EnviroIssues)

**Others in Attendance:** Rob Humphrey, Catherine Garvin, Brian Symes, Kerry Steinmetz, Tim Davis, Richard Larson, Ellen Bun, Terry Sidhu, Allan Owens, Margaret Vining, Jen Lorentzen, Bob Marshall, Paul Steele, Margaret Davis

**Media in Attendance:** KGW

**Meeting Goals:** Introduce project, project team and SAC members; discuss logistic; identify goals, expectations and visions; thank SAC members.

**Abbreviations:** Q = Question; C = Comment; R = Response (staff)



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## **Opening Remarks**

BPS Chief Planner Joe Zender shared that 20,000 additional households are projected in Portland over the next twenty years. While 80 percent of this increase will likely occur in multi-dwelling zones, the remaining will be in single-family zones – where minimal vacant land exists. The SAC, in its role in the Residential Infill Project, will be a valuable resource in helping shape the form and minimizing impacts of this projected growth.

## **Welcome by Mayor Hales**

Portland Mayor Charlie Hales, who oversees BPS, indicated that the Residential Infill Project is a priority. Given continuing trends in urban preferences, the question is not whether the growth will occur, but how. The importance of promptly and proactively addressing this growth, coupled with the significant attention residential infill issues are being given in Portland, was the primary motivation for his decision to commence a highly skilled and diverse advisory committee to guide the Residential Infill Project and its impacts in years to come.

The Mayor also highlighted a recent statement by local economist Joe Cortright, who indicated that “the U.S. has a city shortage,” which explains why many U.S. cities are experiencing such extensive and rapid growth, and why urban infill issues are garnering significant attention. The cities active pursuing innovative growth management solutions provide a valuable resource as Portland assesses its own preferred approaches.

Mayor Hales indicated that Camille Trummer will represent his office at future SAC events.

## **Introduction of Project Team**

Supervising BPS Planner Sandra Wood introduced herself and the other BPS planning staff who are shepherding the Residential Infill Project, including Morgan Tracy (Project Manager), Julia Gisler (Public Involvement), Mark Raggett (Urban Design Liaison), Tyler Bump (Economic Feasibility Liaison) and Todd Borkowitz. In addition, Kristin Cooper represents the City of Portland’s Bureau of Development Services (BDS) and Heather St. Claire represents the City Attorney’s Office. Morgan and Todd are dedicated full-time to the Residential Infill Project.

Three consultant teams will be engaged at strategic times throughout the Residential Infill Project process. They include Eviroissues (led by Facilitator Anne Pressentin, Dyett & Bhatia (Urban Design) and a yet-to-be-selected economic feasibility consultant. Deca Architecture, Inc. will be a project subconsultant.

## Project Overview

BPS Planner Morgan Tracy provided a project overview presentation. Key highlights include the project's three primary (but interrelated) topics of discussion (scale of houses, narrow lot development and alternative housing options) and four phases (research/analysis, alternatives development, evaluation and draft code creation) and associated ongoing City efforts (such as the Comprehensive Plan Update and Mixed Use Zones Project).

Link to Morgan's presentation: <https://www.portlandoregon.gov/bps/article/545267>

Resources will be posted to the project website on an ongoing basis. Anne ([apressentin@enviroissues.com](mailto:apressentin@enviroissues.com) / 503.-248-9500), will answer questions about the Residential Infill Project process. Morgan ([morgan.tracy@portlandoregon.gov](mailto:morgan.tracy@portlandoregon.gov) / 503-823-6879) or Julia ([julia.gisler@portlandoregon.gov](mailto:julia.gisler@portlandoregon.gov) / 503-823-7624) can answer all additional questions about the project.

## SAC Exercise

Facilitator Anne Pressentin asked SAC members to think about 2035 – when the Residential Infill Project is long complete. She asked SAC members, “What do you see? Hear? What are people saying to you as a participant in this process?” For two minutes, she also asked SAC members to share with the SAC his or her name and organization represented, and one reason that spoke to the passion of why he or she sought to be part of the SAC.

## SAC Verbal Responses (in order of responding)

**Mike (Mitchoff):** Is a lifelong resident of Portland; has a wife and two kids; lives in West Moreland in the house he grew up in; hopes that home ownership will be available to all; is a local builder who has remodeled houses for a long time.

**Maggie :** Is a lifelong resident of Portland; lives in the Sunnyside neighborhood where she grew up; believes in the need to pay attention to who the city is being developed for.

**Teresa:** Is a member of the City of Portland's Planning and Sustainability Commission and a real estate agent; has 15 years of experience in Seattle and Portland; has worked across the world and hopes this experience can add value to the SAC.

**Michael (Molinaro):** Is an architect; lives in Southeast; lived in suburban Chicago until moving to Portland three years ago; was involved in the Vista Bridge restoration; lives in an infill home in Sunnyside designed by Rod Merrick (where neighbors originally opposed his home but now generally support it); 'compatibility'; believes that current infill is the continuation of a long history of infill development in Portland.

**Sarah:** Is an architect and a graduate of the University of Oregon; born in Canada; believes that Portland should maintain its original character.

**Emily:** Is an architect and building scientist; works in downtown Portland; believes in energy efficiency; lives in inner Southwest in a 1906 Victorian home.

**Mary:** Represents 100 Friends of Oregon; at different times, has lived in three of Portland's five quadrants since 1981 (lives in Southeast now); has a passion for inclusivity.

**Marshall:** Represents the Energy Trust of Oregon; has lived in Southeast the past eight years and has been in Portland for 12 years; began work as a remodeling contractor in 2008; maintains a passion for community and homes and lives the city's mix of development and development ideas; concerned about the accommodation of pets in urban areas.

**Barbara:** Represents United Neighborhoods for Reform; is a native Portlander who grew up in Woodstock and has been living in Beaumont since 1976; believes home ownership should be viable and affordable for all and that new developments should fit in to existing neighborhoods.

**Eric:** Is a fourth-generation Oregonian and a local builder (at a two-person company) of single-family homes and townhomes for 10 years; acknowledges that there is a lot of demand to come to Portland and wonders how best Portland can accommodate newcomers in balance with maintaining diversity and livability.

**Brandon:** Represents Restore Oregon, where he manages its advocacy; aims to make historic preservation a viable option for more homeowners; has a passion for highlighting and changing Oregon law that unlike other states in the US only allows historic designation of a property if the owner of the property consents; has been a renter for 10 years.

**Eli:** Has been a developer (Orange Splot) for seven or eight years; grew up in a rowhouse in Washington D.C.; seeks to change the rules of the game to allow innovative residential development; fears that Portland is becoming too unaffordable; has optimism that smaller homes can maintain Portland's residential character.

**Rod:** Grew up in a rowhouse in Washington D.C.; he lived in Portland for 35 years and raised two children in the city; has been an architect on a variety of projects for the past 40 years but has focused on Eastside attached infill homes for the past 10 years; is on the City of Portland's Pedestrian Advisory Committee and Cochairman of the East Moreland Neighborhood Association; is a "lifelong urban hiker and student of urban evolution"; is a proponent of affordable housing; is interested in addressing 'truth of zoning' issues, clarity from current confusion, increased neighborhood planning (something he believes that the City of Portland has moved away from), where development must receive neighborhood buy-in; believes that Portland's zoning code needs to be reformed.

**Doug (Reed):** Represents the East Portland Neighborhood Office; lives in Portland just a few blocks away from his childhood home; has been a realtor for the past 12 years and has worked with builders; has a passion for becoming a voice for East Portland (which he believes is often forgotten about).

**David:** Has lived in Portland for 48 years; has worked for the City of Portland's Bureau of Buildings; lives in the Cully neighborhood (in one of Orange Splot's developments); believes that as a result of the revitalization of Northeast, his children cannot afford to live there.

**Jim:** Represents the Southwest Neighborhood Coalition; is a Portland native who grew up in West Moreland; has a goal of being able to close his eyes and opening them anywhere in Portland while recognizing where he is based on a neighborhood's unique character; seeks increased respect for Portlanders who have invested in houses and communities.

**Tatiana:** Represents the North Portland Neighborhood Association; is a real estate agent who focuses on the Peninsula neighborhood; moved to Portland in 2004 and has since developed a lot of connections; is concerned about how Portland is growing; owns a home in New Columbia and an ADU second home; believes in maintaining open spaces for gardening; worked for Proud Ground for 10 years and hopes to replicate some if the organizations work.

**Garlynn:** Lives in Concordia; spent 12 years in California before moving to Portland in 2012; represents the Northeast Coalition of Neighborhoods; is a planner who heads a small startup company focusing on new real estate solutions.

**Linda:** Represents the East Portland Action Plan

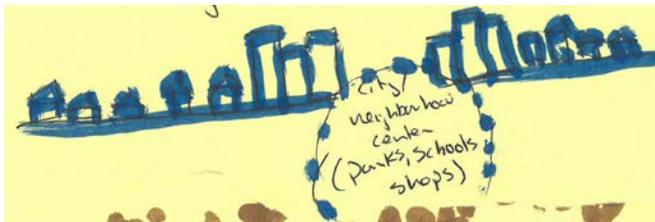
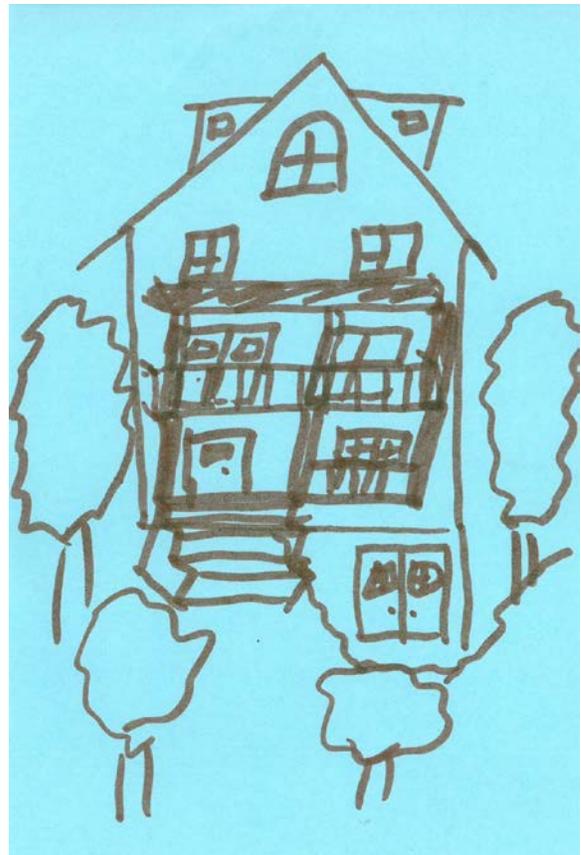
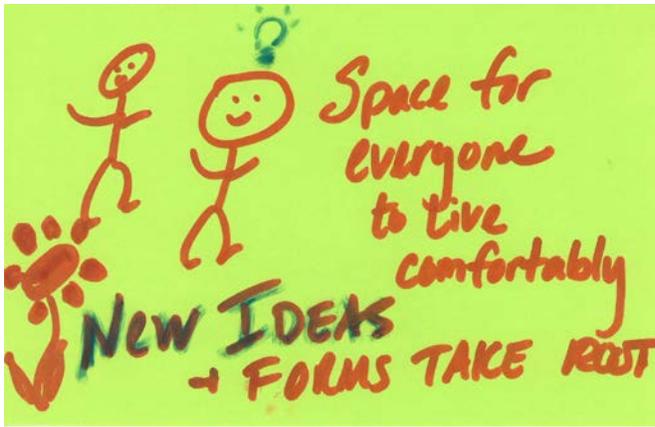
**Alan:** Is a self-described 'urban gerontologist'; believes we make 'Peter Pan housing' that assumes people are never going to grow old; indicated that by 2035, one-half of residential units will be occupied by people 65 and older; owns a townhome in Northeast and has a baby.

**Vic:** Was born in Southwest and lived in Oregon most of his life; is a real estate developer with Everett Custom Homes; cares about Portland and is excited to see its renewed vibrancy; likes the changes on SE Division Street; in 2035, hopes for more vibrancy, diversity and density.

### **Transcribed SAC Written Responses (in random order)**

Agenda: "SAC members will introduce themselves, the groups they are representing and/or perspective they bring, and explain the reason they are passionate about joining the SAC. SAC members will also articulate their goals, expectations, and vision for this project."

"A city that is vibrant, diverse with more density."



A few of the SAC written responses included pictures as well.

“PDX traditional residential neighborhoods are intact + retain their recognizable character + respect current (unreadable).”

“Intergenerational activity; We FINALLY have housing that meets needs across the life course; Social connectivity.”

“Approved: neighborhood plans reflecting community goals; truth in zoning; a reformed zoning code supporting distinctive walking scale complete neighborhood.”

“Open spaces/gardens; affordable single family options; (unreadable) scale; access to amenities >1 mile; connection; transp.; businesses.”

“Comfortable; well planned.”

“VISION 2025: Distinct, complete neighborhoods; retention of quality housing as the baseline for character.”

“Preservation of neighborhood character that works for residents of all family sizes across income levels.”

“Residents of all incomes can live in places with outstanding access to transit and services.”

“More affordable + cozy homes, attached and clustered, in vibrant, ped-friendly neighborhoods.”

“Compatibility.”

“That housing ownership is available to everyone that wants to own a home and raise their family here.”

“Balance of needs and values of all residents. New and old exist together.”

“Portland viewed as a leader for urban city planning. Population centered around transportation, schools, parks and neighborhood centers. Density also centered around such areas. A wide variety of housing options & styles maintain Portland’s diversity that the city prides itself in.”

“LIVABLE neighborhoods + diverse income & social equity. Low energy intensity. Variety of vintages. Space for animals.”

“Space for everyone to live comfortably. New IDEAS & FORMS TAKE ROOT.”

“Sustainable. Density. Livability. Affordability. Inclusivity. Diversity.”

“Organic & diverse. Unrecognizable as a sweeping policy change.”

“Walking in any neighborhood in Portland, I see + hear people of all ages, backgrounds, colors + income talking with one another because they live near one another & know each other. Buses + bicycles go by.”

### **Summary of SAC Verbal and Written Responses**

Facilitator Anne Pressentin indicated that ‘legacy’ was a common theme there and that a love and passion for Portland really came through as a common theme. BPS Planner Morgan Tracy indicated that while responses represented the SAC’s wide range of interests and backgrounds, many common themes emerged. These themes, he believes, will guide future implementation.

## **SAC Logistics**

BPS Planner Morgan Tracy asked the SAC to complete the Doodle poll he recently sent out to identify a regular monthly meeting time; SAC members can also call or email him directly. He also asked for a short bio and photo from each SAC member (BPS will edit/format to create a common voice and ensure brevity).

BPS Planner Julia Gisler indicated that she will be organizing neighborhood walks in Inner West and East neighborhoods (two walking tours on two different days) to see development first-hand and discuss as groups the infill development occurring. She asked SAC members to share positive and negative examples of new single-dwelling homes, developments on narrow or skinny lots and alternative housing approaches, and that SAC members specifically identify what they see as the good and bad elements in their examples. The tours will be a great opportunity for architects, builders and developers to show off their projects and share how they were influenced or impacted by various zoning regulations. Morgan indicated that the tours will provide a factual foundation to help with future SAC discussion.

Julia will send an email to SAC members instructing what to specifically submit; from there, BPS will create an inventory database that will inform the location of the walks. The walking tours are tentatively scheduled for Saturday, October 24<sup>th</sup> (West and Inner East) and Saturday, November 7<sup>th</sup> (Northeast and Outer East). Julia indicated that BPS hopes that each SAC member will be able to attend for at least one of the two days (although attending both is preferred).

**Q:** Should examples be infill or 'refill'?

**R:** Both.

**Q:** Should SAC members send photographs of their examples?

**R:** Yes, but BPS staff will also do so.

In addition to the walking tours, Julia indicated that BPS staff will also be doing research on permitting in Portland to explain why developments are the way that they are, and will present all applicable findings to the SAC.

Facilitator Anne Pressentin indicated that she will be touching base via telephone with each SAC member for 15-30 minutes before the next meeting. Her intent is for her to learn more about each SAC member and identify how he or she can best outreach to their representative organizations and the general public.

Mayor Hales reiterated that the SAC's work is extremely important. He encourages SAC members to identify any resources for BPS staff to locate or create to aid the SAC in making its recommendations.

**Q:** It seems apparent that the SAC will be tasked with generating ideas for creating a form-based code. As such, can SAC members look at existing codes and contrast it with best practice form-based building codes from elsewhere?

**A:** The City of Portland's Regulatory ReThink project (created a few years back) did just that. It concluded that form-based codes have advantages, but that Portland's 'hybrid' code functions like one without the needed clarity (the urban design consultant team hired for the Residential Infill Project, it was noted, are the same ones utilized for the Regulatory ReThink project). Denver was cited as a good example of a code that has this clarity.

**C:** Metro will be hosting a pertinent discussion on the San Francisco Bay Area's Housing Crisis on September 18<sup>th</sup> as part of its Regional Snapshot Housing discussion series (<http://www.oregonmetro.gov/event/averting-housing-crisis-portland-next-bay-area/2015-09-18>).

**Q:** What are the SAC's parameters? Exactly what is the extent of what they can do?

**A:** While there is housing developed in all base zones except I and OS, the Residential Infill Project will focus only on the City of Portland's single-dwelling zones.

**Q:** Can SAC work influence new housing types?

**A:** Yes. If important housing attributes can be defined, then what happens inside (# of units) may be less important.

**C:** Form-based code is important. Ideas should also be tested in 3-D. Photos will elicit responses and help to visualize 'truth of zoning' issues. A disconnect exists between Portland's Comprehensive Plan and its zoning code.

**Q:** Will area parking for future SAC meetings be a problem once Portland State University's fall term begins?

**A:** BPS offers complimentary TriMet transit tickets to SAC members but cannot validate parking. BPS will follow up with SAC members on parking ideas.

**Q:** There is a lot of code. What is the extent of code that the SAC can influence?

**A:** BPS staff will identify 'the box' of issues and will share these with Anne and the SAC.

**C:** SAC ideas could be freely maintained in an editable Google spreadsheet.

**A:** This could be a good idea; however BPS staff will need to follow up with logistics.

**Q:** Who are the consultants on the Residential Infill Project?

**A:** Enviroissues is tasked with facilitating. Dyett & Bhatia and Deca Architecture, Inc. (subconsultant) are tasked with urban design. A yet-to-be-selected consultant will perform economic feasibility and assess market conditions for SAC concepts.

**Q:** How much can be asked by the SAC of BPS staff?

**A:** BPS staff will see how the process is working and will adjust accordingly. Morgan and Todd will be dedicated full-time to the Residential Infill Project; Julia will be part-time on it. Outside research performed by SAC members is welcome.

**Q:** Can the SAC add to or revise the project's three primary topics of discussion (scale of houses, narrow lot development and alternative housing options)?

**A:** No. BPS is specifically tasked to deliver responses to only the three topics. The SAC can still broadly identify other general ideas for code revisions, but none will replace the core focus. Where there are other projects that may be working on those ideas, staff will identify those.

**Q:** In addition to SAC member profiles, have there been BPS requests for neighborhood profiles?

**A:** No. BPS staff is not requesting this. However, the SAC may benefit through a better understanding of their neighborhoods as we try and identify attributes that make infill development "complementary".

**Q:** Is someone working on similar work for other base zones?

**A:** BPS has a request for Metro funding on multi-dwelling zones. It should be known in about one month. BPS is currently wrapping up similar work on the Mixed-Use Zones project.

**C:** Neighborhood character means different things to different people.

## **Wrap Up**

### **SAC will:**

- Respond to Doodle poll (or notify Morgan via phone or email) regarding preferred future SAC meeting time by Monday, September 20 (Morgan will notify SAC members of the preferred ongoing meeting date and confirm the date and time of the next meeting)
- Provide a digital bio and photograph to Morgan as soon as possible
- Send ideas for walking tours to Julia as soon as possible
- Share best practices by other cities with Morgan as soon as possible

***BPS staff will:***

- Provide parking information to SAC members
- Share information on the City of Portland's Regulatory ReThink project to SAC members
- Confirm how the SAC should address issues that do not fall within the parameters of the Residential Infill Project process

**End of Minutes**