

Residential Infill Project – Stakeholder Advisory Committee

Meeting #8 Summary Minutes **APPROVED BY SAC**

Date: Tuesday, March 1, 2016

Time: 6:00 p.m. to 8:30 p.m.

Location: 1900 SW 4th Avenue, Portland, 2nd Floor – Room 2500

SAC Members in Attendance: Linda Bauer, Sarah Cantine, Jim Gorter, John Hasenberg, Marshall Johnson, Emily Kemper, Douglas MacLeod, Mary Kyle McCurdy, Maggie McGann, Rod Merrick, Rick Michaelson, Mike Mitchoff, Michael Molinaro, Danell Norby, Vic Remmers, Eli Spevak, Teresa St. Martin, Barbara Strunk, David Sweet, Eric Thompson, Garlynn Woodsong, Tatiana Xenelis-Mendoza

SAC Members NOT in Attendance: Alan DeLaTorre, Douglas Reed

Note: Brandon Spencer-Hartle stepped down as a SAC member prior to this meeting.

Staff/Consultants in Attendance: Joe Zehnder (BPS), Sandra Wood (BPS), Morgan Tracy (BPS), Julia Gisler (BPS), Todd Borkowitz (BPS), Mark Raggett (BPS), Pei Wang (BPS), Anne Pressentin (Envirolssues), Camille Trummer (Office of Mayor Hales), Nick Kobel (BPS)

Others in Attendance: Robin Harman, Kurt Nordback, Robert Lennox, Roger Zumwalt, Allan Owens, Margaret Davis

Meeting Objectives:

- Discuss the revised project schedule and objectives
- Reflect on the SAC Charrette for direction on addressing scale of houses
- Gain additional understanding about term-sheets and how guiding principles are used
- Discuss three possible scenarios to address scale of houses on standard lots

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

Post-Meeting Clarifications or Links



WELCOME AND MEETING INTRODUCTION

Facilitator Anne Pressentin (Envirolssues) thanked SAC members for their attendance, identified the meeting objectives (see above) and highlighted the meeting agenda. SAC members were informed that they may be asked to move to a different table to better mix up interests at each of the six tables they were seated at. While not specifically listed on the meeting agenda, advancing the draft guiding principles will occur throughout the meeting.

Q: Would you please elaborate on advancing the draft guiding principles?

R: The project team applied them to the scenarios they will be presenting; SAC members could react to the draft guiding principles at that time.

Q: Will the SAC have an opportunity circle back on the draft guiding principles at that time.

R: Yes.

REVISED PROJECT SCHEDULE

Project Manager Morgan Tracy (BPS) gave an overview of the revised project schedule per the SAC Meeting #7 discussion with Mayor Hales. The feedback received was thoughtful and convinced Mayor Hales to advance all three project topics by the end of 2016, not just one as he originally proposed. Housing affordability remains a top mayoral priority and Mayor Hales seeks to have meaningful Residential Infill Project outcomes by the time he leaves office.

To achieve this, BPS staff proposed completing 'term sheets' by the year's end that provide detailed proposals for code amendments without the lengthy process required to draft, test and adopt complete code language. The schedule illustrates that the SAC will meet twice per month for the next two months (SAC #9 on 3/15/16; SAC #10 on 4/5/16; SAC #11 on 4/19/16 and SAC #12 on 5/3/16). The SAC will also have a meeting (#13) to prepare for the legislative process in July.

SAC Meeting #8 will focus discussion on scenarios for 'scale of standard lots'. In this meeting and upcoming meetings, the SAC will review scenarios for each topic one at a time. At SAC Meeting #12 (5/3/16) the scenarios will be analyzed as a package or packages to be presented to the general public.

Beyond July 2016 and after the public engagement period, the SAC will convene only occasionally through code drafting and legislative process. The length of time that this latter process takes depends on the complexity of the recommended package.

Q: What will be the SAC's role in public outreach?

R: The SAC's role could include advising on effective outreach and communication to different groups of people.

Q: How do the draft guiding principles align with the goals in the draft Portland Comprehensive Plan update?

R: This linkage was discussed in SAC Meeting #5 (January 5, 2016).

R: There are also copies of the draft guiding principles with relevant goals of the Draft Comprehensive Plan and other documents available at the sign-in table.

Link to Meeting #5 Summary Minutes: <https://www.portlandoregon.gov/bps/article/565214>

Q: Are the guiding principles still in draft form?

R: Yes.

Q: Through what process will they be adopted by the SAC?

R: The project team heard from SAC members that the draft principles should be temporarily accepted as imperfect as they were abstract until they could be applied to scenarios. They also observed that the draft principles were not well-reflected in the SAC's charrette discussions. Today's exercise – where SAC members will assess scenarios with the draft guiding principles – provides opportunity to continue whether the principles remain valid or need revision.

Q: What about adding other guiding principles? What about ranking them?

R: SAC members should indicate whether and how to do so in their small group discussions. All the guiding principles are taken from and informed by the Comprehensive Plan. SAC members should look to how scenarios can advance Comprehensive Plan goals.

C: Some skepticism remains.

R: This discussion can be revisited later in the meeting.

Facilitator Anne Pressentin (Envirolssues) asked if SAC members had additional questions. None were indicated.

SCALE OF STANDARD HOUSES

Scenarios Generation

Project Manager Morgan Tracy (BPS) highlighted some key takeaways on scale of standard houses from the SAC Charrette (SAC Meeting #6 on 1/21/16). While 100% SAC unanimity was not observed by the Project Team on any 'ingredients', SAC members did agree on 'ingredients' that should NOT be advanced.

Link to Morgan's presentation: <https://www.portlandoregon.gov/bps/article/568695>

The takeaways were used to inform the Project Team in the development of bundles, or 'thematic scenarios' for scale of standard houses. Vetted scenarios will then inform the development of term sheets, or bullet-point documents outlining the materials and conditions of agreement on code language that will be adopted by City Council in December 2016.

Presentation of Scenarios

Urban Design Studio Lead Mark Raggett (BPS) presented the maximum application of Portland's current code and then introduced three alternative scenarios that address scale of standard houses. For simplicity, the scenarios compared maximum buildouts of houses on typical 50-foot by 100-foot lots in the R-5 single-dwelling zone. Each illustrates potential outcomes resulting from key "big moves" defined in each scenario. They also assume a preference for houses that are smaller than Portland's current code.

Scenario 1 – 'Revise the Standards' minimizes the limits for height, setbacks and building coverages and increases the minimum outdoor area requirements. It also changes how height is measured.

Q: Does this scenario propose measuring height to the peak of all roofs?

R: Yes.

Q: Where did the idea of a larger minimum outdoor area come from?

R: It was mentioned at the SAC Charrette.

C: There is some disagreement on this.

Q: How was the method of measuring roof height achieved? Is there a way for developers to cheat this?

R: The Project Team did not explore all loop holes to each scenario component, just the concepts.

C/Q: There are quite a few loopholes to this move. What happens, for example, when a roof is a ‘shed roof’ style?

R: It must be maximum 30-foot in height or lower.

Q: If reducing the maximum lot coverage requirements, what will the rest of the lot now be used for?

R: It could be used for accessory structures, parking, outdoor area, etc.

R: Note that we’re talking about minimums and maximums; most developments are not built to maximum allowed limits.

R: The concepts still require a minimum continuous outdoor area.

Q: Do the proposed scenarios still allow side yards to be included in the minimum outdoor areas?

R: Yes; that is the case for both current code and the three scenarios proposed.

Scenario 2 – ‘Introduce new floor area ratio (FAR)’ deploys a tool that allocates building square footage in proportion to the building’s lot square footage to better promote design flexibility, incentivize desired building features and deemphasize undesired building features. While more commonly used for commercial buildings (including in Portland), FAR is gaining attention for use in residential development in other cities. The scenario proposes an FAR of 0.5:1 for houses on typical 50-foot by 100-foot lots in the R-5 single-dwelling zone, but different FARs could be applied to different lot sizes and/or pattern areas. The 0.5 FAR proposed in this scenario would allow a maximum of 2,500 square feet of building on a 5,000 square foot lot; current limits to building heights and lot coverage would not change.

Q: How would this scenario apply to smaller lots?

R: This scenario’s application on narrow lots will be discussed in the next SAC’s meeting (SAC Meeting #9 on 3/15/16).

Q: Would it apply across zones?

R: Yes.

Q: What single-dwelling zone FARs do other cities have?

R: Oakland, CA uses 0.5:1.

R: Other cities generally range between 0.35:1 and 0.6:1.

C: Please clarify whether this scenario applies to larger lots, or only standard lots.

R: All three scenarios are modeled on typical 50-foot by 100-foot lots in the R-5 single-dwelling zone.

Q: Will smaller lots will be addressed at a later time?

R: Yes. We're applying only to 50-foot by 100-foot standard lots at this time.

C: This scenario may not work well on substandard lots, like 40-foot by 100-foot lots.

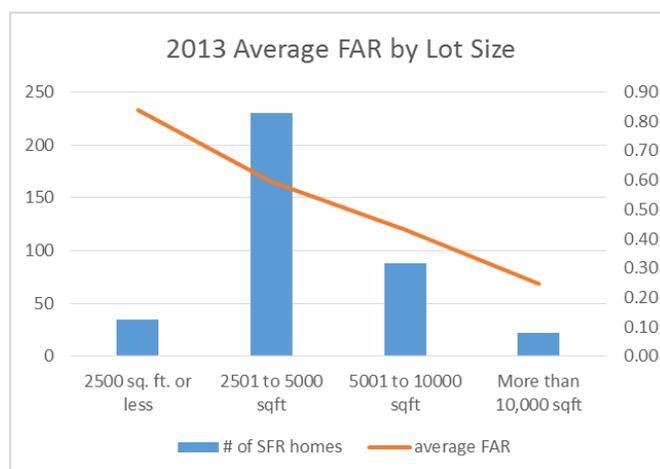
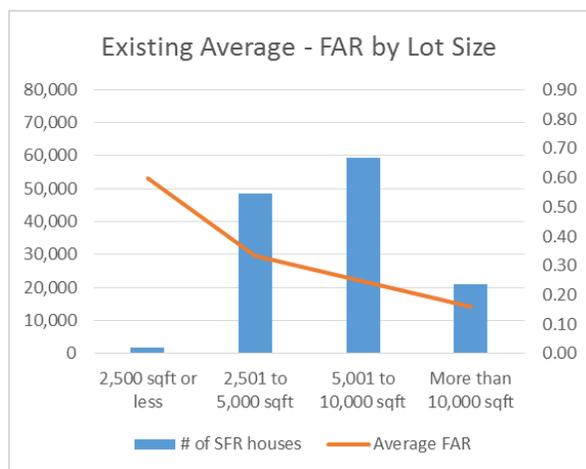
Q: Has BPS staff determined current FAR distribution across Portland?

R: Yes. This will be shown later in this presentation.

Q: Is this included in the SAC handouts?

R: Yes. A printout of this PowerPoint presentation is part of the SAC handouts. Single-dwelling zone FARs have been increasing in Portland; it is currently about 0.3:1.

C: Please explain the two graphs of 'average FAR per lot size' for existing and 2013.



R: The chart above (left) illustrates that most existing homes citywide are on lots between 2,501 to 10,000 square feet, while few are on lots larger than 10,000 square feet and those on less than 2,500 square feet. FARs for existing homes

citywide are highest for lots less than 2,500 square feet (over 0.6:1) and generally decreases for larger lots – the lowest being about 0.15 for lots more than 10,000 square feet.

R: The chart above (right) illustrates that most new homes citywide (built in 2013) are on lots between 2,501 to 5,000 square feet, while fewer are built on lots between 5,001 and 10,000 square feet, fewer still on lots larger than 10,000 square feet and the smallest number on lots less than 2,500 square feet. FARs for new homes citywide (built in 2013) are highest for lots less than 2,500 square feet (over 0.85:1) and decreases for larger lots – the lowest being about 0.25 for lots more than 10,000 square feet.

Takeaway: new houses are generally bigger than the existing stock of houses and have higher FARs (citywide average for all lots sizes, about 0.53:1 for new versus 0.34:1 for existing).

Q: How do the FARs in the charts account for basements?

R: The FARs are based on finished living space, which sometime include basements, based on Multnomah County tax information.

R: The Project Team has not yet resolved how best to specifically address basements and other spaces like attics, garages, stairs and closets, but will be refining scenarios based on SAC feedback.

C: This is too much information to graph.

C/Q: There is a wide spectrum of lot sizes in Portland. Does the Project Team have any more fine-grained information on FARs in Portland?

Q: Do the lot sizes include lot remnants?

Q: What is the FAR of standard, 50-foot by 100-foot lots in the R5 zone?

R: The Project Team did not break the numbers into such fine detail; it would take significant staff time to do so.

Q: What is the FAR when no changes are made?

R: Existing FAR is shown in the chart above (left).

Scenario 3 – ‘Combination’ employs a number of changes to the development standards, including adding new regulations, changing measurement methods and modifying other existing regulations. Key changes include:

- Utilizing a new height measurement method
- Tying maximum front setbacks to adjacent houses
- Tying increasing in side setback to increases in respective side wall size
- Increasing rear minimum setback to 15 feet
- Increasing minimum outdoor area
- Tying building coverage to building height

Scenario 3 is the most ambitious of the three scenarios. While it offers context-based requirements and greater flexibility in house siting, it also has challenges such as:

- Being untried and untested
- Being difficult to quantify building coverage to height
- Potentially making many existing homes non-conforming

Q: Is there a choice in measuring building height from an adjacent curb or property corner?

R: This can be highlighted in small group discussions. The Project Team did not include this in any of the scenarios.

Q/C: Did the project team consider tying front setbacks beyond just adjacent houses? It may be a more sensible approach than just measuring to immediately adjacent houses.

R: This can be highlighted in small group discussions.

Q: Would proposed setback minimums also apply where adjacent development was in a different zone (like commercial or multi-dwelling)?

R: Good catch. This could be an issue. It seems that it should only include adjacent development that is within a single dwelling zone.

Q: What if the adjacent development is not single dwelling zoned, but only has a house on it?

R: There are many nuances for the Project Team to work out in each scenario.

Q: Are there examples where the 'sliding scale side yard (wall height or area)' tool is effectively used?

R: The wall size to setback ratio is currently applied to structures in the city's multi-dwelling zones. The sliding scale building height to lot coverage tool was influenced by the building-volume ratio.

Post-Meeting Clarification: A concept that the Project Team has not seen applied in other cities, a building-volume ratio (BVR) expands on floor-area ratio (FAR) by adding a vertical measurement to more accurately assess three-dimensional building mass. It measures cubic feet (not just square feet) to capture volume of vaulted ceilings and other spaces not accurately captured by FAR.

Q: Do these three scenarios address only construction of new houses, or both new houses and remodels of existing houses?

R: In the SAC Charrette, there was some discussion of new houses and remodels of existing houses having different development tracks.

C: These scenarios have the potential to have a huge impact. A lot of existing houses could not be remodeled. The Project Team must be extremely careful when drafting new code language.

R: The code currently allows remodels on non-conforming development to expand or modify structures in a way that does not increase the degree of non-conformity. For example, houses that are too tall can be extended, so long as their height is not increased.

Post-Meeting Clarification: More details can be found in *Title 33, Planning and Zoning*, Chapter 33.258 Nonconforming Situations: <http://www.portlandoregon.gov/bps/article/53318>

In addition to the three scenarios, the SAC may advise the Project Team on additional 'add-ons', such as: increasing the existing 500-foot transit buffer where garages are not required; adding eaves, projections and wall articulations; reducing height or steepness of main entrance stairs, creating an alternative development path that allows for buildings to fit context of nearby larger buildings, etc.

Measuring Scenarios against Guiding Principles

Project Manager Morgan Tracy (BPS) highlighted the seven draft guiding principles that the SAC agreed to temporarily accept as imperfect for use at the January charrette to compare options. As staff members began applying them to the Scale scenarios, they found that one draft guiding principle ('provide diverse housing opportunities that are adaptable over time') was better used as two ('provide diverse housing opportunities' and 'be adaptable over time'). Staff then assessed each principle qualitatively against existing code and the three scenarios to demonstrate how they would be applied and to provide the SAC with an opportunity to review staff's findings.

Guiding Principles	Existing Code	Scenario 1 Revise Tools	Scenario 2 Add FAR	Scenario 3 Combo
Fit context	●	△	△	△
Provide diverse housing	○	—	—	—
Adaptable houses over time	●	▽	▽	▽
Privacy, Sunlight, Open Space, Natural Features	●	△	△	△
Resource efficient	●	△	△	△
Housing affordability	○	—	—	—
Economically feasible	●	▽	▽	▽
Clear rules for development	●	—	△	▽

Key: Existing Code ● Supports, ● Allows ○ Does not support
Scenario ▲ Improves △ Slight Improvement — No change ▽ Slight reduction ▼ Reduction

Q: Is making a smaller house an efficient use of land?

R: This can be highlighted in small group discussions.

C: Making a smaller house may be more energy efficient, but is not a more efficient use of land.

R: Please highlight this discrepancy in small group discussions. Maybe a recommendation is be to create additional guiding principles.

C: It's good that this matrix highlights that none of the scenarios increases housing affordability.

Q: If someone wants to build a larger house, should the City actually prevent them from doing so?

C: There are other issues in the Draft Comprehensive Plan to address, such as compatibility versus development flexibility.

Q: In some scenarios, two different ingredients were adjusted. They are no longer coupled and could be subject to refinement.

R: Correct.

C: The SAC should be looking at individual pieces on the matrix.

R: The Project Team tried to get SAC members to do this at the SAC Charrette. However, SAC members indicated that this would be too difficult.

C/Q: Is SAC Meeting #8 the only opportunity to discuss, revise and propose scenarios for the scale of standard houses?

R: The Project Team needs SAC guidance on the best three or four (or less) scenarios to take to the general public. The scenarios are apt to change as a result of talking to the public, and through the public hearings process.

C: The SAC is not worried about creating a perfect set of guiding principles, but whether or not scenarios will have unintended consequences.

C: There is also some SAC concern that discussing scale first with having a full conversation on alternative housing options. Doing so, the SAC is missing an opportunity to advance an option that improves housing affordability.

R: There is an option to default to the current code. However, there is an impetus to create a code that is more contextual.

Q: How many individual SAC proposals have been made?

C: Many SAC members do not want to see one large house but would generally be okay if the large house accommodated more housing units.

R: The SAC will be convening in May (SAC Meeting #12 on 5/3/16) where the scenarios packages covering all three project topics can be evaluated to see how they overall best address the project's guiding principles.

Q: Can the SAC focus at the moment only on scenarios addressing the scale of standard lot, single-dwelling homes?

C: The "elephant in the room" is how best to adapt code to different Portland neighborhoods and conditions to best respond to the Draft Comprehensive Plan statement that 'one size does not fit all.'

Small Group SAC Exercise

Facilitator Anne Pressentin (EnviroIssues) instructed six SAC member tables (A thru F) will each be assigned one of the three scenarios to assess so that two tables will assess each scenario. When each small group reports the findings of their discussions to the larger SAC, they will critique the Project Team's assessment of the three scenarios to the draft guiding principles and recommend revisions to them.

Q: Should the SAC discussions include the "extras and add-ons"?

R: Yes, small groups should consider them and other scenarios when the assessment of their assigned scenario is complete.

The small groups should respond to the following:

1. Apply the eight draft guiding principles to your scenario compared to staff's initial assessment. Provide a rationale for why the same or different from staff.
2. Are there adjustments to the scenario components (development standards) that should be made? How should pattern area differences be recognized?

SAC Table Responses

Table A (Scenario 1): Michael Molinaro, Mike Mitchoff, Rick Michaelson, David Sweet:

- Maximum height allowances should not be determined by averaging.
- Fits neighborhood context.
- No difference in houses becoming more adaptable over time, more affordable, more economically feasible or resulting in clearer rules for development.
- Lot coverage bonuses should be given to developments that include ADUs.
- Basements 4-feet below grade should be excluded from FAR calculations.
- 40 to 45 percent building coverage limits suffice; also test 30 and 35 percent.

Table B (assigned Scenario 1 but assessed Scenario 2): Eric Thompson, Garlynn Woodsong, Emily Kemper:

- Do not advance scenarios 1 or 3.
- Create larger FARs; up to 0.75 in urban areas and 0.5 in suburban areas.
- Exclude attics, basements and ADUs from FAR calculations.
- Create better tool for measuring building height.
- Eliminate long flights of stairs to the main entry.
- On lots smaller than a standard 50-foot by 100-foot, FAR allowances should be greater.
- Use FAR bonuses to incentivize good development (i.e. street improvements, solar access and/or energy efficiency).

Table C (Scenario 2): Sarah Cantine, Danell Norby, Linda Bauer:

- There is not a linkage of FAR and neighborhood context (only site context).
- Interrelated with Scenario 3; both scenarios 2 and 3 could restrict options for alternative housing.
- Scenario 3 does well in promoting privacy and sunlight; the wall height/setback tool is a good concept
- Is resource efficient as it reduces building size and bulk, but does little to otherwise improve resource efficiency.
- Does not affect housing affordability.
- Does not affect clear rules for development; could increase land prices.

Sarah C.

1. ADJUSTMENTS

2. TEST PRINCIPLES - CHANGE SCORE

2. Apply the eight draft guiding principles to your scenario compared to staff's initial assessment.
Provide a rationale for why the same or different from staff.

Guiding Principles	Existing Code	Scenario 1 Revise Tools	Scenario 2 Add FAR	Scenario 3 Combo
① Fit context	●	△	▲	▲
② Provide diverse housing	○	—	—	—
③ Adaptable houses over time	●	▽	▽	▽
④ Privacy, Sunlight, Open Space, Natural Features	●	▲	△	▲
⑤ Resource efficient	●	△	△	△
⑥ Housing affordability	○	—	—	—
⑦ Economically feasible	●	▽	▽	▽
⑧ Clear rules for development	●	—	△	▽

Key: Existing Code ● Supports, ○ Allows ○ Does not support
Scenario ▲ Improves △ Slight improvement — No change ▽ Slight reduction ▼ Reduction

① ~~AVGAGING~~ ~~REAS~~ TO FIT CONTEXT
• INCREASE OUTDOORS SPACE.
• COULD TIE FAR TO CONTEXT BUT MAINLY SITE CONTEXT.

② • OPTIONS FOR PARTICULAR ADA OR AGING IN PLACE
• MAY RESTRICT OPTION FOR AET HOUSING DUE TO LOT COVERAGE

③ • SEE ABOVE. ONLY ALLOW INTERNAL CONVERSIONS IF MAX. LOT COV. IS REACHED

④ • SETBACK INCREASE WOULD IMPROVE THIS FOR TOWER STRUCTURES.
ADD WALL AREA FROM #3 SCENARIO

Last 10 minutes:

A. Prepare your report out on your assigned scenario:

- Identify areas of agreement on adjustments to the scenario
- Provide your group's reflection on the scenario relative to the guiding principles
- List the varying opinions and perspectives of your table for areas where there wasn't agreement

⑤ DOESN'T SEEM LIKE A GREAT IMPROVEMENT, BUT DOES LIMIT SIZE?

⑥ NO IMPACT. ~~WILL~~ ~~SMALLER~~ ~~HOUSE~~ ~~KEEP~~ ~~R.O.I.~~ ~~LOWER~~ ~~LAND~~ COSTS LESS & ENCOURAGE RENOVATION/USE OF EXISTING WHICH ~~GETS~~

⑦ ONLY BY CONSTRAINING SIZE. WE STILL MARKET WILL SURVIVE.

* DOES NOT RELATED DIRECTLY TO CONTEXT

Table C (scenario 2) notes

Table D (assigned Scenario 2 but did not assess it): Rod Merrick, Vic Remmers, Eli Spevak, Barbara Strunk:

- One SAC member was alone in preferring Scenario 3; would also favor an FAR tool (Scenario 2); struggled with criteria and principles.
- One SAC member favored the scenario that results in the smallest houses; is not clear if the FAR tool (Scenario 2) achieves smaller houses.

- One SAC member indicated that Scenario 2 is quite “livable”; could be scaled for small lots; what is included/excluded in the FAR is critical
- Another SAC member preferred Scenario 2, but acknowledged that there would be issues on the 1/3 of applicable lots that are smaller than standard sized lots; none of the scenarios are “that great”.

Table E (Scenario 3): Tatiana Xenelis-Mendoza, Jim Gorter, Teresa St. Martin, Maggie McGann:

- Best advances neighborhood context.
- Does not advance diverse housing.
- Adaptability over time is dependent on how one defines the principle.
- No change to resource efficiency.
- Does not advance housing affordability.
- Does not advance economic feasibility.
- Too complicated to advance clear rules for development.
- Also:
 - Most of the group seeks to allow required parking in the front setback.
 - Keep measuring height to the midpoint of the roof (as done currently)
 - It’s easier to measure bulk via FAR, especially for normal lot sizes, but can still be “tricky”

Table F (assigned Scenario 3): Marshall Johnson, Douglas MacLeod, John Hasenberg, Mary Kyle McCurdy:

- Wholesale change is not needed; none of the three scenarios are ideal.
- Extras/add-ons to advance: height, scale and alternative development options.
- Current setbacks are sufficient.
- Side setbacks should have flexibility through setback averaging.
- Remove parking requirements in all single-dwelling zones.
- Dis-incentivize garages in single-dwelling zones.

3.1.16 RIP SAC Mtg #8

GUIDING PRINCIPLES

	SCENARIO 1			SCENARIO 2			SCENARIO 3		
	Staff	Table A	Table B	Staff	Table C	Table D	Staff	Table E	Table F
Fit Context	△	△ △	-	△	-		△	△	△
Provide Diverse Housing	-	- - -		-	-		-	▽	-
Adaptable Houses over time	▽	- ▽ ▽		▽	▽		▽	▽ / -	▽
Privacy, Sunlight, OS, Nat. Feat.	△	△ △ △		△	△		△	△	△
Resource Efficient	△	△ - -		△	△		△	▽ / -	▽
Housing Affordability	-	- - -		-	-		-	- ▽	-
Economically Feasible	▽	- - -		▽	-		▽	- ▽	-
Clear Rules	-	- - -		△	△		▽	-	▽
		HEIGHT TYP COVERAGE %Track					▽	▽	▽

Recap of Small Group SAC Exercise

Facilitator Anne Pressentin (EnvirolIssues) asked SAC members how the ‘scale of houses on standard lots’ scenarios exercise went.

- C: Working in small groups went well, but it is unfortunate that the SAC does not have an opportunity to develop and assess other scenarios.
- C: A SAC vote on the scenarios would be helpful.
- C: SAC members should have an opportunity to gather in another group after the first exercise to perform it again.
- C: Discussing FAR is challenging given the scale and complexity of the topic.

Facilitator Anne Pressentin (EnvirolIssues) then asked SAC members how well the draft guiding principles informed or were informed by the exercise.

- C: It is really difficult connecting the exercise with the draft guiding principles.
- C: The exercise is a bad test of the guiding principles since it only focused on scale of houses. Do not omit any of the draft guiding principles based on this exercise.

C: Density was a common topic of SAC discussion, yet is not sufficiently addressed in the draft guiding principles.

C: The issue of context was lost in this conversation. It lost its importance but should be prioritized as a focus of all SAC discussion.

C: Resource efficiency and land efficiency mean two different things; the 'be resource efficient' draft guiding principle should be split.

Facilitator Anne Pressentin (EnvirolIssues) then asked SAC members how they would recommend editing the draft guiding principles.

C: A one sentence description of each would be helpful; adding a weight to each draft guiding principle would aid the SAC too.

C: Agreed that a one sentence description of each would be helpful; disagreed that adding a weight to each draft guiding principle would aid the SAC.

C: The SAC does not have a full grasp on exactly what the draft guiding principles mean.

C: There is not enough time given to shape the draft guiding principles.

C: "If we don't know where we're going, how will we know when we get there?"

C: It is really difficult to apply the draft guiding principles to the exercise. While they look good in the abstract on paper, the draft guiding principles lack description and context.

Facilitator Anne Pressentin (EnvirolIssues) then asked SAC members whether the 'be resource efficient' draft guiding principles should be split into two.

C: Resource efficiency and land efficiency are not the same.

C: This goes directly back to earlier comments.

C: If adding additional draft guiding principles, more context-specific categories are needed.

Facilitator Anne Pressentin (EnvirolIssues) then asked SAC members to contact the Project Team via phone call or email with any additional comments on the draft guiding principles.

Post-Meeting Clarification: Staff sent an email to the SAC on March 2 asking for specific feedback on the principles by March 7th. One SAC member responded with the following thoughts:

“On the Guiding Principles: I think they are fine as-is, and I don't think we should spend the precious little meeting time that we have discussing them much more. I think some RIPSAC members wish to place the Principles in priority order, but I don't think we should do this.

If we as a group were to place a high degree of importance on anything, we should look at the survey results, which told us that most Portlanders are concerned about the lack of affordable housing. "Fit Neighborhood Context" also showed up in survey results, however, I am not sure that everyone who wishes to preserve neighborhood context fully comprehends the amount of population growth that we are expecting over the next 15 years.

We can address growth and affordability by accepting that density will need to be a part of the equation; for this reason, I think that something like "Density in Urban Zones" should be added as its own Principle or woven into an existing one. I think if we do our jobs right, we could meet the needs of affordable housing while keeping neighborhood context in the forefront.”

PUBLIC COMMENTS

Roger Zumwalt: Thanks to the SAC and the Project Team for their continued dedication to this project. The recent survey results indicate that long-term Portland residents generally favor character, while short-term residents generally favor affordability. The public has some significant concern that a good balance may not exist that effectively addresses both density and pattern areas. All of the project goals do not easily meet the needs of existing neighborhoods. Still, neighborhood context does matter.

Robert Lennox: Robert was impressed by the work from Table B. It has a lot of people with great ideas and experience with residential infill issues; it's good that they have an opportunity to apply their strengths. BPS staff did a big disservice to these individuals by creating the three presented scenarios, as doing so risks biasing SAC opinions.

Robin Harman: Robin was impressed with the tables that thought outside of the box. There needs to be more open discussion. During the SAC charrette, 55 minutes was not sufficient to address scale with different focus topics. Only five SAC members, for example, were responsible for focusing on maximum building heights. The views of some people are not weighing equally. Those who will lose economically are most aggressive; “nice, polite people” were quieter. The Project Team must hear every voice. The project process must allow more time to involve the neighborhoods or risk failure.

Q: What residents is the commenter referring to?

Robin Harman: Current residents. They do not have great representation.

C: As a diversity of people want to live in Portland, the SAC is trying to address bigger issues.

C: But not enough to inconvenience current residents.

Margaret Davis: Margaret is with Anti-Displacement PDX. All of the draft guiding principles fit into the anti-demolition context. 87 years is the average age of houses in Portland. Maintaining privacy and trees is critical for smaller homes. A recent Oregon Department of Environmental Quality study concludes that 'living small' is the best thing an individual can do to reduce their carbon footprint. Renovation needs to be a more affordable option – it even creates more jobs than new construction. Allowing developers to build bigger buildings will limit renovations. Houses should be built more creatively and at a higher quality.

Link: 'A Life Cycle Approach to Prioritizing Methods of Preventing Waste from the Residential Construction Sector in the State of Oregon', Phase 2 Report – State of Oregon, Department of Environmental Quality. September 28, 2010:

<http://www.deq.state.or.us/lq/sw/wasteprevention/greenbuilding.htm>

Link: 'Another Reason to Stop Building New Homes: Job Creation' by Emily Badger in The Atlantic Citylab, November 8, 2011: <http://www.citylab.com/housing/2011/11/another-reason-stop-building-new-homes-jobs/447/>

WRITTEN PUBLIC COMMENTS

Provided by Margaret Davis via public comment form on 3/1/16:

"Draft principles read like an anti-demolition manifesto. Our "old growth" homes provide diverse housing ops adaptable over time (average of homes being demolished in one neighborhood over 2 years – 87 years old), are affordable, financially fit (b/c they made up neighborhood context), maintain privacy, sunlight & open space, use less energy b/c generally smaller, and so on. Yet we allow 300+ of these homes annually. Unless we commit to this manifesto, then forget the philosophizing & start fixing the real problems."

Provided by Robin Harman on 3/1/16:

*Submitted March 1, 2016
SAC*

Dear Morgan Tracy,

I must express my gravest concern regarding the process and direction of the SAC, and specifically the January 21st Charrette. Let us all remember that the primary goal as initially stated was to protect treasured neighborhoods from incompatible infill, while accommodating new residents.

Despite the flag-waving by staff of "we are staying on schedule !!" , I fear that that builders are hijacking the process to their own advantage.

The now wide ranging Draft Principles (many in direct conflict) have allowed the SAC to lose sight of their primary goal. **These principles must be order ranked to make this work.** Otherwise, how can you possibly regulate all 3 of these:

- 1.) Produce building forms consistent with physical qualities common within specific neighborhoods, and
- 2.) Allow "reasonable " return for builder/homeowner - Who decides what is "reasonable" Builders have grown used to the huge profits made possible by code and market conditions – that they are fighting tooth and nail to keep every penny.
- 3.) Provide clear rules for development. As it now stands, a builder pulls out approved Plan 14, and sticks it on lot 28, without respect to context of site or neighborhood. Yes, they are going to have to do a little more work to respect current residents.

Scale

By my reckoning, after intro and table reports, only 50 minutes was devoted to a hurried discussion of scale. And each table had one emphasis (height, setbacks, bulk, etc).

So that means that 1 table, of only 6 people did most of the work on height ? Is that right ? These "results" have little hope of addressing the issue of compatibility.

The discussions appeared to me like a wrestling match, with the louder, stronger builders speaking most of the time and driving home their points. Those with quick and strong debating skills got their way, and it seemed that the moderators were not able to engage the quieter members of the group.

This was not on any sense of the word a through "group" discussion.

At table 1, two builders spoke 85 % of the time and spun ~~off~~ discussion to Principle # 7 (clear rules for development), not maintaining Neighborhood character.

The rest of the table seemed bull dozed by the builders strong positions, and not once did I hear "and how would this protect neighborhood character ? How would this serve existing residents. "

Builders fought for doing away with garages.

Why ? People pay more for living space. I can show you photos of 100 homes with single garages that work for that site.

From Robin Harman, Page 1.

How can you expect builders to give honest answers when it is taking profit from their pocket ? They are like children, threatening to stop building if they are not allowed to do as they please, regardless of what is best for the neighborhood or city.

Can we build basements ? Builder: Oh no too expensive. That's not what buyers want.
Untrue: 70 yr old well designed homes with basements are selling like hotcakes on our neighborhood.

Can we build smaller houses ? Builder: We build what people want.

Untrue: Local folks would love to buy existing homes but are often outbid by developers with the money taken from the last neighborhood they ravaged.

Most people don't enjoy conflict, and it takes a lot of strength to stand up to these builders.

Current residents are not well represented, and pretty well out of the process.

Your initial charter mentions meeting at least twice a month. I encourage you to maintain your allegiance to the original SAC purpose even if it takes another month or two to complete. My hope is that you will not heavily weight the rushed and unclear "conclusions" reported in the charrette.

When would be the appropriate time for real public input ? When there is more than the very brief 10 minutes allowed ?

I look forward to hearing from you.

Robin Harman

From Robin Harman, Page 2.

CLOSING COMMENTS FROM SAC MEMBERS

Q: Can the Project Team provide the SAC with an update on deconstruction?

Post-Meeting Clarifications: Staff provided a short summary in a follow up email to the SAC on 3/2/16. Here is a link to (and text from) a 2/27/16 City of Portland press release on a deconstruction resolution from Portland City Council:

<https://www.portlandoregon.gov/bps/article/565337>

'BPS News: Portland City Council takes step to increase deconstruction activity in Portland'

Portland, ORE – Today, Portland City Council approved a resolution that directs the Bureau of Planning and Sustainability to develop code language that requires projects seeking a demolition permit of a house or duplex to fully deconstruct that structure if it was built before 1916 or is a designated historic resource.

“Today Portland became the first city in the country to ensure that the act of taking down the homes of our past has the least amount of impact on the environment and the surrounding neighbors,” said Portland Mayor Charlie Hales. “Keeping valuable materials out of the landfill reduces carbon emissions and gives people affordable options for fixing up their homes.”

In Portland, more than 300 single-family homes are demolished each year. This produces thousands of tons of waste — a majority of which could be salvaged for reuse. Deconstruction is a way to remove structures that keeps valuable materials out of the landfill, protects health, creates pathways to construction careers and generates affordable reusable building materials. Currently, less than 10 percent of houses that are removed use deconstruction.

After the code changes take effect on October 31, 2016, approximately 33 percent of single-family demolitions would be subject to the deconstruction requirement. Increased deconstruction will:

- Divert 8 million pounds (4,000 tons) of materials for reuse (annually).
- Create job opportunities that act as a pathway for construction careers.
- Increase the likelihood of discovering materials containing lead and asbestos for safe removal and disposal.

For the past several years, the City of Portland Bureau of Planning and Sustainability (BPS) has been working to increase deconstruction activity through outreach, education and grants. Since April 2015, BPS has worked with a Deconstruction Advisory Group (DAG) that includes representatives from the community, development firms, builders, demolition contractors, historic preservation agencies and the salvage industry.

For more information about deconstruction in Portland, visit www.exploredacon.com.

Facilitator Anne Pressentin (Envirolssues) then asked SAC members to do a brief straw poll on scenarios they liked. Members could vote for more than one. The results include: four hands for Scenario 3; seven hands Scenario 2; four hands for Scenario 1 and five hands for maintaining Portland’s existing code but modifying with some add-ons.

Q: Are there different approaches for controlling bulk?

R: Yes.

C: There is clearly a purpose to the scenarios. It seems like the first is trying to limit the size/shape of the house, the second is trying to address the proportion of the house to the lot, and the third is trying to be more contextual. It might be helpful to others to describe them this way.

Q: Will the SAC be revisiting the discussion on scenario add-ons?

R: Yes, let's plan to come back to as there were more SAC concerns about the add-ons.

C: Limiting first floors to four feet above grade was one of the more important add-ons.

C: Dealing with add-ons to Portland's existing code was more important than advancing any of the three scenarios.

C: Existing rules can be changed modestly to address tear downs. Scenario 3 is similar to Lake Oswego's zoning code – "which is a horrible code" that does not result in smaller houses. Just tweak the existing code.

Post-Meeting Clarification: Staff sent an email to the SAC on March 2 asking for specific additional feedback on the scenarios. One SAC member responded with the following thoughts:

- 1 All of the proposals set too large a minimum. These do not protect the smaller homes, scale and affordability in smaller scale neighborhoods.
2. These [do] not address neighborhood character adequately. The proposals are not responsive to existing neighborhoods and goals envisioned by residents of those neighborhoods. It still looks like one scale applies to everything from St Johns to the Clackamas County line. Have I missed something?
3. When we had our charrette, Michael Dyett, stopped by our table and talked about FAR and, I believe, his preference for that. Have you had any detailed conversations with him regarding FAR?
4. When we [spoke], we mentioned our conference call with Nore Winter. He is producing plans for Los Angeles that reflect neighborhood character. I believe he has twelve scenarios. You indicated you might like to talk with him. Would you like us to pursue another conference call with specific topics for discussion?

Facilitator Anne Presentin (Envirolssues) asked whether the SAC Charrette meeting summaries (#6 on 1/21/16 and #7 on 2/2/16) were okay.

C: SAC members should email comments on meeting summaries.

Post-Meeting Clarification: Staff sent an email to the SAC on March 2 asking for specific feedback on the meeting #6 and #7 summaries by March 7th. No corrections were received.

END OF SUMMARY MINUTES