

Residential Infill Project – Stakeholder Advisory Committee (SAC)

Meeting #12 Summary Minutes **APPROVED BY SAC**

Date: Tuesday, May 3, 2016

Time: 6:00 p.m. to 9:00 p.m.

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

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

SAC Members NOT in Attendance: Rick Michaelson, Danell Norby, Douglas Reed

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

Others in Attendance: Renate Powell, Vikki DeGaa, Terry Griffiths, Kol Peterson, Beth Moore, Elaine McDonald, Miriam Erb

Meeting Objectives:

- Shared understanding of history related to lot remnants and option for consideration
- Shared understanding of BPS revised proposal to address scale of houses on standard and narrow lots
- Advise staff on proposal(s) for public review

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

Post-Meeting Clarifications or Links



WELCOME AND MEETING INTRODUCTION

Facilitator Anne Pressentin (EnvirolIssues) thanked SAC members for their attendance, identified the meeting objectives (see above) and highlighted the meeting agenda. This will be the last meeting where the SAC will provide input on shaping proposed scenarios going out to the general public. The project team will be presenting the history of lot remnants and revised 'scale of houses' scenarios, facilitating three small group SAC discussions, then end with a round robin/group discussion about any issues related to the Residential Infill Project and the Stakeholder Advisory Committee process. Included with other information at the materials table are copies of four SAC member responses to the project team's proposed scenarios.

Review of Past SAC Summary Minutes:

Facilitator Anne Pressentin (EnvirolIssues) indicates that the project team was unable to complete draft summary minutes for SAC Meeting #11 (April 19, 2016), but SAC members should provide any comments on them to Morgan Tracy (BPS) – morgan.tracy@portlandoregon.gov – by 5:00pm on Friday, May 13th.

PRESENTATION: CITY POLICY HISTORY RELATED TO LOT REMNANTS

Planning Manager Sandra Wood (BPS) provided to SAC members the City's policy history related to lot remnants, with an intent on "closing the loop" on SAC questions regarding this issue.

Link to Sandra's Presentation on City Policy History Related to Lot Remnants:

<https://www.portlandoregon.gov/bps/article/576823>

Key Take Aways:

- BPS policy on adjusted lots versus lot remnants is to distinguish between lots that remained in-tact and unmodified from lots that had lot lines moved over the years, we define these newly-configured lots as 'adjusted lots.'
- The idea behind defining adjusted lots (a lot that has a lot area that more than 50 percent of the original lot area) and 'lot remnants' (a portion of a lot that is 50 percent or less of the original lot area) was to clarify which piece of land retained the development rights.
- Lot remnants are not developable, unless they meet minimum lot size and dimensions on its own – currently 3,000 square feet and 36 feet wide in the R5 zone.
- Lot remnant history (R5 zone):
 - 1959–1983: Lot size minimum: 4,000 square feet (40 feet by 80 feet).
 - 1983–1991: Lot size minimum: 3,750 square feet (35 feet by 80 feet).
 - 1991–2002: Whole lots could be confirmed regardless of size.
 - 2006: Oregon Land Use Board of Appeals (LUBA) says portions of lots are confirmable per City code.

- 2006-2010: All lot remnants were developable.
- 2010: Lot remnants are buildable if they are big enough (3,000 square feet /36 feet wide).
- BPS Staff draft proposal: no changes for lot remnants, but skinny lots (25' wide/2400 s.f.) would be developable ¼ mile from designated areas without having to be vacant.
 - Greatest predictability – Zoning. Largely understood, and information readily accessible
 - Less predictable – Historic Platted lots. Some areas of the city are at the intersection of land values/economics and underlying 25 by 100 platting pattern. They do not match density or lot size requirements of the R5 zone, but can be researched by looking at historic plats and legal descriptions.
 - Least predictable – Remnants of whole lots. The county assessor's maps shows dashed lines that may represent either a former platted lot line, a previous property line adjustment, a vacated right of way, or other lot line history. To confirm if a dashed line represents a true "lot remnant" a chain of title history from 1979 is required. This means most residents would be unable to predict what development potential is within their area.
- A 'more flexible' alternative to be brought to the general public: 25-foot wide lot remnants will be incorporated given concerns heard from some SAC members.
 - On the spectrum of being more flexible: lot remnants that are in the R5 zone, are vacant, 25 feet wide and are at least 2,400 square feet in area would be buildable.

Q: Will you please recap the last point made?

R: Yes. Map 'R5 and R2.5 Tax Parcels with 25x100 or 33x100 Underlying Plats' illustrates where lots will be allowed to be confirmed by right – ¼ mile from centers and ½ mile from transit stations – matching the extents proposed for alternative housing options. BPS must determine whether or not to rezone these lots.

Q/C: Why is predictability a primary criteria? It suggests that a piece of land is set aside as-is forever. The city changes – it has changed and will change. Why cast the land in a manner where this change cannot occur? This does not make sense.

R: The City regulates land use through zoning.

C: Remnant single-family housing still exists downtown, a product of a prior era.

C: Predictability is not an important goal of the SAC.

R: Clear regulations are a goal of the SAC.

Post Meeting Clarification: 'Provide Clear Rules for Development' is one of the SAC's draft guiding principles.

R: 'Intentional and transparent' may be more appropriate and accurate than 'predictable'.

C: It seems like there are different types of lot remnants. They can come into fruition through a variety of ways. Some should not be developed for good reason. Others offer good development opportunities.

C: Predictability and intentionality are important. Yet, the project is not going in this direction. It is moving away from zoning standards. Lot density should be determined by a lot's zone designation.

C: The presentation should have indicated that most lot remnants do not have houses. A property line adjustment could often be easily done to create a wider lot. Also - aligning per a centers-focused approach is a step in the right direction. Yet, limiting it only to these areas kills affordability.

Post Meeting Clarification: Due to the need to research the chain of title for each parcel to confirm whether a dashed line on a tax map is a lot remnant, and then if it is a lot remnant, accurately survey the property to ascertain if a house sits on the remnant it is infeasible to determine whether "most" lot remnants are vacant.

Q: Will BPS staff report a more flexible spectrum of options to the public?

R: In SAC Meeting #11 (April 19, 2016), the project team heard feedback from two spectrums, 'more flexible' and 'more restrictive'.

Q/C: Why? SAC consensus on lot remnants was strong.

R: There was not consensus. Amongst SAC members.

C: This is not accurate! 15 SAC members supported allowing development on lot remnants; four SAC members opposed it.

R: The public must be able to understand the proposed scenario. A spectrum of proposals make understanding the project more difficult. We need to identify 'the where' so that they can concretely visualize the change and its scale.

R: Does this make sense to SAC members?

C: No. This does not accurately reflect SAC discussion.

R: The project team aims to present only one proposal to the public.

C: Staff is playing politics.

C: There is a difference of opinion in the room.

C: Presenting a scenario to the public in this manner is intended by BPS staff to achieve support for its preferred concept. It presents a 'warm' proposal alongside 'cold' and 'hot' proposals so that a moderate concept will be selected. Given this, the public advisory process is a waste of time.

C: There is no SAC support for the BPS proposed scenario.

C: BPS staff is aiming to advance one scenario, not equally present three. Is the SAC not making itself clear enough to BPS staff? This project needs to effectively address Portland's housing affordability crisis. Four SAC opinions should not weigh equally with the advice of the rest of the committee – particularly as it does not address housing affordability. More lots are needed, most of which are currently vacant. A proposed scenario will not result in immediate change as much as a more flexible concept would. The proposed scenario presented to the public must reflect the city's housing affordability needs.

C: Let City Council do the politics.

R: Should the scenario propose allowing development on lot remnants that are vacant?

C: Portland has a serious problem. The scenario must be more aggressive.

Q: Will the project team please clarify if the discussion on lot remnants refers to unlocking them to allow development if measuring at least 25 foot by 100 foot?

R: Yes.

C: If true, allow lot remnants to be built on. Doing so responds to both equity and supply and demand. As lots are citywide, equity can be effectively achieved.

R: Essentially rezoning all of Portland to R2.5 would be the result of doing so.

C: Presenting three scenarios to the public is a great idea. If it's decided that only one will be presented, the costs to the public should be clearly identified and communicated. Upzoning will cost money. Bigger pipes will be needed. Impacts on parks and other public resources will result. Changes will be paid disproportionately by the public than by housing developers.

C: All lot remnants were developable from 2006 to 2010. Predictability was not the reason why larger lot remnants remained buildable since 2010 through the lot confirmation process. Now in 2016, Portland faces a housing affordability crisis and changes are now again needed to how lot remnants are recognized by the City to address this.

C: Effectively communicating to the public will not be achieved by presenting multiple scenarios. Three options are too many. BPS staff has a bold instruction to address some key problems. The people of Portland should decide the best approaches. The SAC is proposing the bold moves needed to best address these significant problems.

C: Transparency is more important than predictability. Policy preference should not depend on when someone purchased their home.

R: The proposed scenario is not reflective of when someone purchased his or her home.

C: Intentionality is not important.

R: Since 1956, Portland had a minimum lot size aside from the 4-years gap when all lots, regardless of size, were developable. In this short period, there was complete unpredictability as remnants as small as two or three feet wide were technically developable.

C: 25-foot lots should be developable. While important for Portland's immediate housing crisis, these lots also present a needed long-term solution towards housing affordability.

R: Skinny houses are already laid out unfairly – more in some areas than in others. Developing lot remnants will not advance Portland's equity goals.

C: Clear and simple proposals are more equitable. The time needed to review complex proposals disproportionately benefit long-term homeowners who have the means to meticulously review them.

C: In response to how lot remnants become developed, a solution is to do away with density limits and control form, adding bonuses for development closer to centers to allow lot remnants to become more affordable. It's time to get rid of Portland's racist, auto-oriented 1950s zoning code.

Q: What happened in 2006 that resulted in the Oregon Land Use Board of Appeals (LUBA) decision that all lot remnants could be developable?

R: Someone applied for a lot confirmation. They had a 45-foot lot (not meeting the minimum requirement) and was denied.

Post Meeting Clarification: See the Land Use Board of Appeals opinion (Jackson v. City of Portland) here: <https://www.oregon.gov/LUBA/docs/opinions/2007/04-07/06214.pdf>

C: Use skinny lots and be more creative. Increase density closer to centers. Current policy is not working; more supply is needed.

C/Q: The staff report is a red herring. There should be one scenario taken to the public that represents SAC advice. How will BPS staff convey the SAC's preferences? Is the time the SAC put in all a waste?

R: BPS staff was aiming to take one scenario to the public. A lot of the SAC wants one scenario; others want one or two options, as BPS staff is now proposing.

C: There exists a strong majority of SAC members with a clear consensus. BPS staff is undermining the SAC's process and viewpoints.

R: BPS staff will communicate SAC discussions to the public as best as they can, highlighting the tradeoffs of the different proposals.

Q: What has the best chance of being embraced by the public?

R: One solution for each of the three topics.

R: Why acknowledge old lot lines? They're vestiges of what once existed. What is the right approach? Portland has not cracked the solutions to demolitions or affordability. These are not the only challenges that the City is trying to resolve. BPS staff needs the SAC's help with talking about issues of the size and scale of infill.

Facilitator Anne Pressentin (EnviroIssues) asked SAC members what they would recommend to BPS staff.

C: One report.

R: That is the staff-proposed scenario.

C: Yes, but BPS staff is being unfaithful with what they are proposing to take to the public.

C: Some SAC members like the staff-proposed scenario.

C: In this room are mostly SAC members who work in development.

R: That's not true.

C: The SAC is a very diverse group. A majority of its members are "seeing the light."

R: What is important to remember is that the SAC is a large group formulating opinion. There is not one voice informing BPS staff, but a spectrum of voices. BPS is trying to put forward a scenario that represents a middle ground.

C: The staff-proposed scenario is not equivalent to the middle ground of SAC discussion.

C: The SAC found a great deal of common ground. It should reconvene discussion to see where commonality exists. While disagreement within the SAC does exist, the group generally agrees on residential density. It's easy to say that everyone is disagreeing, but that is not the case.

Facilitator Anne Pressentin (Envirolssues) thanked SAC members for "sticking with it" and staying engaged. SAC members are welcome to send additional comments to BPS staff via email.

PRESENTATION: REVISED STAFF-PROPOSED SCENARIO FOR SCALE OF HOUSES

Project Manager Morgan Tracy (BPS) presented to SAC members the Revised Staff-Proposed Scenario for Scale of Houses.

Link to Morgan's Presentation on the Revised Staff-Proposed Scenario for Scale of Houses
<https://www.portlandoregon.gov/bps/article/576825>

Key Take Aways:

- **Revision: Measuring building height from the low side base point.** For lots that slope up from the street, what is perceived from the street will match the measured height (effectively limiting building height to 30 feet.) This makes it more difficult to circumvent the building height limit, as raising the low point requires fill around the entire structure, not just one corner.
- **Revision: Dormers.** Dormers are generally not counted in building height. Height is currently measured to the midpoint of the roof gable. The proposed concept is to include dormers in height measurement unless they meet specified limits. This would not affect dormers that are below the maximum building height.

- **Revision: Building heights on standard lots.** In the R2.5 zone, building height would be reduced to be consistent with all other single dwelling zones. For standard lots, the height for flat roofs is proposed to be reduced from 30 feet to 25 feet. Pitched roofs would continue to be measured at the midpoint.
- **Revision: Building heights on narrow lots.** A single height standard for narrow and skinny lots. 23 feet for pitched roofs and 20 feet for flat roofs. This is a change from the two sets of standards (25 foot-wide narrow lots = 1.2 times the house width [18 feet]; 25 foot-wide skinny lots = 1.5 times the house width [22.5 feet]).
- **Revision: Building heights for attached houses.** Attached Houses would be treated the same as standard lots.
- **Revision: Match front Setbacks.** Setbacks are tied to the adjacent houses, but does not need to be further than 25 feet.
- **Revision: Floor area ratio (FAR).** Current building coverage limits would be retained; basements and low ceiling attics would not count against FAR; allowances for detached accessory structures to encourage accessory dwelling units (ADUs) and detached garages; attached houses would receive 0.2 bonus FAR. A proposed 'bent line FAR' proposes that as lots get bigger, the FAR decreases, and conversely, as lots get smaller, FAR increases (similar to how building coverage is applied) and ensures that small lots retain a reasonable unit size.
- Building coverage, height limits and setbacks determines a 'box' size. Floor area ratio (FAR) controls "how much of the box can be filled."
- **Revision: Garages on narrow lots and for attached houses.** Street facing garages would not be allowed on narrow lots. Parking would not be required. For attached houses, garages are okay if they meet certain design standards (tuck under, combined driveway and for use of pavers); a planned development (PD) process would not be required.

Q: Would it still be possible to build to three stories with a 23 foot building height limit?

R: No. Only two stories.

Q: What will the impact be on accessory dwelling units (ADUs)?

R: Detached accessory structures, including accessory dwelling units (ADUs), will not count against floor area ratio (FAR) to a given square footage (up to 400 square feet on lots less than 5,000 square feet; up to 800 square feet on lots 5,000 square or more). Low attics and basements will also not count against FAR.

Q: What is the maximum floor area ratio (FAR) allowed if bonuses are used in the R2.5 zone?

R: 0.9:1

Q: Was the 'bent line' floor area ratio (FAR) done for simplicity's sake?

R: Yes.

Q: There are ranges for floor area ratio (FAR)?

R: Yes.

Q: Are garages on attached houses allowed only if all three conditions (tuck-under garages, combined driveways and pavers) are met?

R: Yes.

Q: Where did the idea for pavers come from?

R: Pavers aid in stormwater management, and help to visually break up the appearance of large driveways. It is a common requirement for common courtyard projects.

Q: Why not require pavers on all homes? Whose agenda is this?

Q: What is considered 'tuck under'?

R: As proposed, three feet below finished grade.

Post Meeting Clarification: To be considered a tuck under garage, the floor of the garage would need to be three feet minimum below the average grade of the sidewalk.

Q: Would 'pavers' include any permeable pavers?

R: Yes.

Q: Is there an intent to limit the impact of cars?

R: Yes - to reduce the impact of cars and the interruption of curb cuts to the streetscape.

Q/C: Will the staff-proposed scenario still require parking for houses on other non-narrow lots? The impact is still the same – it's just amplified on narrow lots. Garages result in large houses.

R: The added scale impact of garages is one justification for an incentive for detached garages.

Q: Will parking pads in back/side yards be incentivized like detached garages?

R: BPS staff has observed that houses on narrow lots are typically long, creating long distances to back up a car. Case studies are showing that where shared driveways are present, often the majority of the rear yard is paved to create room for a turnaround.

SMALL GROUP SAC EXERCISE AND DISCUSSION

Facilitator Anne Pressentin (EnvirolIssues) handed out a worksheet on scale of houses for each SAC member to complete and hand in at the end of the meeting.

Q: Would BPS staff please explain the red boxes that surround floor area ratio (FAR) numbers in the term sheet on scale of houses?

Post Meeting Clarification: Below is a chart shown containing proposed FAR limits for houses on standard lots:

Size of lot (s.f.)		R2.5		R5		R7		R10, R20, RF			
min	max	FAR	house max s.f.	FAR	house max s.f.	FAR	house max s.f.	Building Coverage (s.f.+%)	house max s.f.	(effective max FAR)	
0	2999	0.70	2,100	0.60	1,800	0.55	1,650	0	50.0%	4,499	1.50
3000	4999	0.70	2,500	0.60	2,500	0.50	2,500	1,500	37.5%	6,749	1.35
5000	11999	0.50	3,600	0.50	3,600	0.50	4,800	2,250	15.0%	9,900	0.83
12000	19999	0.30	6,000	0.30	4,000	0.40	5,000	2,250	15.0%	13,500	0.68
20000		0.30	-	0.20	-	0.25	-	4,500	7.5%	>13,500	<0.68

R: Numbers within the red box represent house sizes most commonly seen in each of the single-dwelling zones.

Q: What takes precedence, house size or floor area ratio (FAR)?

R: The house size increases in proportion to the lot size as directed by the FAR. But at a certain point, the size of the house is capped until the next FAR standard applies.

Post Meeting Clarification: For example, on a 3,572 square foot lot, the FAR is 0.7 and the resulting house is 2,500 s.f. lot. Even as the lot size increases toward 5,000 s.f. the house size is capped at 2,500 s.f.

Each SAC member is asked to spend a few minutes reviewing the staff-proposed scenario and evaluating whether these changes are on target or how they might be improved. Then as a small group, SAC members is asked to discuss:

- Where does your group agree with BPS proposal?
- What does your group agree needs to change? And why
- What can't you live with? Is another distinct option needed that is more flexible than current or less flexible than BPS?

After discussing potential refinements to the proposed development standards, the three groups of SAC members are asked to contemplate:

- How should the standards be applied? Citywide, varied by pattern area, differentiate for centers? Specifically, what should vary? What is the basis for the differences?
- Should there be qualifying bonuses for additional floor area or bulk? (e.g. for multi-units, attached houses, existing houses)? Why or why not?
- How would these new standards impact remodels and new construction?

Upon completion, the groups will report out their results to all meeting attendees.

Report Out

SAC Group #1: Eli Spevak, Tatiana Xenelis-Mendoza, John Hasenberg, Teresa St. Martin, Jim Gorter, Linda Bauer, Michael Molinaro, Douglas MacLeod (Anne Pressentin - EnviroIssues and Kristin Cooper - BDS)

- Height: No consensus was reached.
- Setbacks: Prevent one house from moving too far up.
- Bulk: There is interest in floor area ratio (FAR), possibly higher or lower than proposed. A higher FAR should be applied in R2.5.
- Consider FAR bonuses for remodels, historic homes and attached houses.
- Garages: Discourage or prohibit. Incentivize rear garages for standard houses.
- Prohibiting on-site parking: No consensus was reached.
- How do proposed rules apply to existing houses? Houses should be allowed to evolve over time without the added financial costs for adjustments.
- Housing should meet the demands for households that want to stay in place as families evolve.

Q: Did SAC Group #1 discuss parking in setbacks?

R: No.

C: Proposed is a percent FAR increase for remodels.

R: A 0.5:1 bonus is too small for most houses.

SAC Group #2: Vic Remmers, Sarah Cantine, Alan DeLaTorre, Marshall Johnson, Barbara Strunk, Rod Merrick (Morgan Tracy and Todd Borkowitz - BPS)

- Eaves: There was some consensus on allowing them to encroach into the setback, as proposed.
- Houses in the R7 zone should have larger side setbacks but be allowed to average them.

- Height: 30 feet limit is okay. 23 feet limit will affect accessory dwelling units (ADUs) so allow height bonus for ADUs.
- Do not encourage one architectural style (ie modern, traditional, craftsman, etc.) over another.
- Explore options to better regulate houses through technology applications.

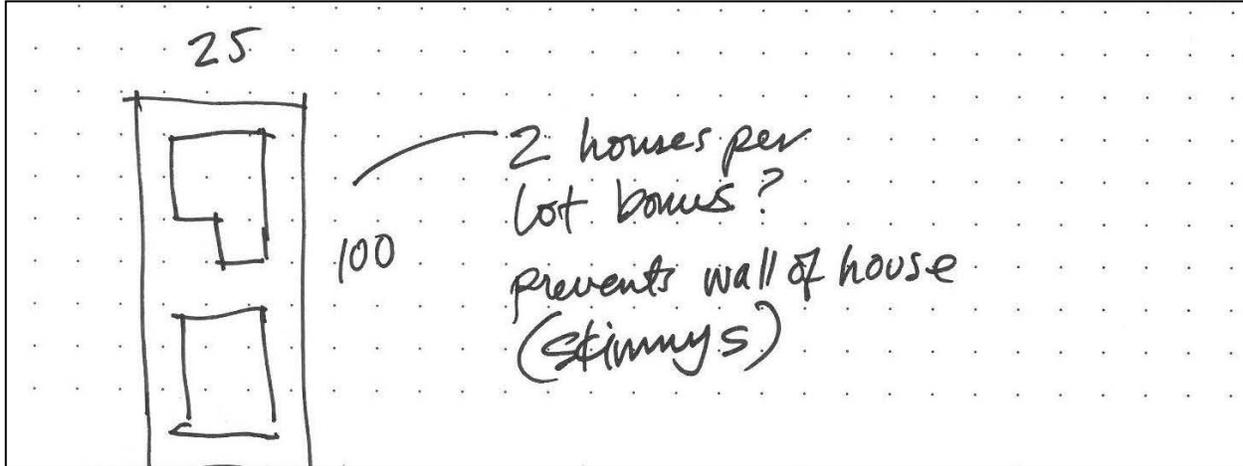


Diagram drawn by a SAC member from SAC Group #2.

SAC Group #3: Emily Kemper, Mary Kyle McCurdy, Maggie McGann, Mike Mitchoff, David Sweet, Eric Thompson, Garlynn Woodson (Sandra Wood and Julia Gisler - BPS)

- Height: 30 foot limit is okay. 35 foot limit is okay in the R2.5 zone if two dwelling units are built. Two stories should be allowed by right. Measuring from the low point is a good solution.
- Penthouses should be allowed if they cannot be seen from the street.
- Setbacks: 10 to 18 foot maximum range; 18-foot minimum garage setback.
- Bulk: Maximum 0.6:1 floor area ratio (FAR) for standard houses; SAC Group #3 did not discuss bonuses (building coverage and FAR should incentivize bonuses).

Q: Would height be measured from the lowest point five feet from the house?

C: If floor area ratio (FAR) governs bulk, then height limits are less relevant.

C: Keeping building lot coverage requirements makes the solution overly complex.

C: Should there be no height limit?

C: Height limits are less important in the context of floor area ratio (FAR).

C: Height limits should be applied for sloping lots.

Q: Once these rules become code, how is success measured and how is the code revisited?

R: This is done through the City's Regulatory Improvement Code Amendment Package (RIPCAP) process.

Post Meeting Clarification: Information on RICAP can be found at <http://www.portlandoregon.gov/bps/62880>: "The Regulatory Improvement Program is charged with developing projects that continually update and improve its building and land use regulations to foster desirable development. Suggestions for improving the City's development codes may be entered into the Regulatory Improvement Requests (RIR) database."

C: Most SAC groups did not address the scale of attached houses. On 50-foot by 50-foot corner lots, many of the rules being discussed would not work.

Facilitator Anne Pressentin (EnviroIssues) thanked SAC members for their discussion and asked that they complete worksheets provided by the project team on the scale of standard, narrow and attached houses.

TRANSITION TO NEXT PHASE OF PROJECT / ROUND ROBIN DISCUSSION

Facilitator Anne Pressentin (EnviroIssues) asked SAC members to share any final thoughts on topics discussed, the project process and the upcoming public involvement phase.

C: In the 1970s, Saudi Arabia cut off the supply of its oil, leading to an energy crisis. While it was assumed that the crisis would end once this decision was reversed, it did not. Today's housing crisis has some similarities. It's an ongoing issue that must be dealt with into the future and is not just a short-term hurdle that society needs to get past.

C: Eight years ago, residential development in Portland was very different. Conditions are cyclical and will not always be the way they are today. More housing types is good for neighborhoods.

C/Q: There is an increasing trend of people moving to urban areas and cities must continually adapt. How do we cycle out housing? How will existing structures be dealt with in the future? How will garages be limited?

C: New construction is increasingly expensive, yet is also increasingly energy efficient as it moves towards 'net zero.' New houses are different from older ones. Walls are thicker, basements and roofs are constructed differently. Older houses raise many concerns. Many are unsafe and unhealthy. How should we be proactively removing these houses from the current supply?

C: The City of Portland is going through “growing pains” as it moves from a “teen to an adult.” Staff should challenge themselves to grow up and embrace the potential that exists. After seeing the transformations in areas like SE Division Street and N Mississippi Avenue, City planners and decision makers will “miss the boat” if they are not bold in their approaches. The city is at risk of “flaming out” and many not become the great metropolis it has the potential to become.

C: Mayor Hales showed concern for old neighborhoods, resulting in the commencement of the Residential Infill Project. Maintaining the same standards is “not going to fly.” Residents are continually asking ‘What will this mean for my neighborhood?’ New standards must reflect pattern areas and be variable by location.

Q: What can the SAC expect from the upcoming public outreach? What assurances do SAC members have that proposed scenarios will be vetted with them? Will SAC members have an opportunity to even see the proposed scenarios and influence them prior to them being shown to the public?

R: The proposed scenarios will be presented at the next SAC meeting.

Post Meeting Clarification: SAC Meeting #13 will take place on June 7th, 2016 from 6:00pm to 8:30pm, 1900 SW 4th Avenue, Portland, 2nd Floor – Room 2500.

R: There will be other future opportunities for SAC members to make their opinions known at public open houses and Portland Planning and Sustainability Commission (PSC) hearings.

Post Meeting Clarification: As previously shared with the SAC, Portland Planning and Sustainability Commission (PSC) hearings on the term sheets for the Residential Infill Project are not currently anticipated in 2016. The term sheets are scheduled to be before the PSC for a briefing and hearings are planned for City Council near the end of 2016.

Q: How long will SAC Meeting #13 (June 7th, 2016) be?

Post Meeting Clarification: As indicated above, SAC Meeting #13 is scheduled to last 2-1/2 hours. BPS staff will be presenting the final and revised scenarios based on SAC feedback, but will not be soliciting additional SAC comments on the scenarios.

C: The number one (and number two and three) goals for this project is housing affordability. The number four goal is the preservation of existing buildings. This should be the lens the proposed scenarios are looked through [the SAC member then read a quote about today’s housing crisis].

C: In three to five years, Portland will see its biggest changes ever to its single-dwelling zones. Accessibility will be a hugely important criteria.

C: The City has a goal of increasing density near centers. Density is currently not even being maximized in centers. The City should be careful about how it expands density beyond centers and should work with neighborhood groups so as not to lose control of the city.

C: According to a poll, 1/3 of San Franciscans are so dissatisfied with local housing prices and congestion that they are ready to leave the city. The housing crisis will not just go away. Is the City being bold enough in its proposed scenarios? It's not being bold enough to prevent increasing unaffordability. Are we making bad choices?

C: [A SAC member informed the group that he will be out-of-town during June's SAC meeting #13]. The project team is missing an opportunity for a "grand compromise" that will fix needed changes to the allowable building envelope and free up developable lots.

C: Boldness is needed to effectively address affordability. Increased supply is the only route to doing so – otherwise, things will only get worse.

C: Unlock the lot remnants and be flexible. Allow their development to occur everywhere. Treat all 25-foot by 100-foot lots equally. Promote different housing types in all neighborhoods everywhere.

R: Adding onto one SAC member's sense of optimism, recent shifts have occurred that resulted in a new paradigm in the City's approach to housing. This is just the beginning of a lasting change.

WRAP UP

Facilitator Anne Pressentin (Envirolssues) thanked SAC members again and asked that they submit worksheets to project staff.

Link to worksheet responses from SAC members:

<https://www.portlandoregon.gov/bps/article/577016>

PUBLIC COMMENTS

(None provided)

END OF SUMMARY MINUTES