

Residential Infill Project – Stakeholder Advisory Committee (SAC)

Meeting #13 Summary Minutes **APPROVED BY SAC**

Date: Tuesday, June 7, 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, Alan DeLaTorre, Jim Gorter, John Hasenberg, Marshall Johnson, Emily Kemper, Douglas MacLeod, Mary Kyle McCurdy, Maggie McGann, Rod Merrick, Mike Mitchoff, Michael Molinaro, Danell Norby, Vic Remmers, Teresa St. Martin, Barbara Strunk, David Sweet, Eric Thompson, Garlynn Woodsong, Tatiana Xenelis-Mendoza

SAC Members NOT in Attendance: Rick Michaelson, Douglas Reed, Eli Spevak

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 (EnviroIssues), Kristin Cooper (BDS)

Others in Attendance: Jeff Cole, Doug Klotz, Julie Swensen, Ovid Boyd, Kurt Nordback, David Schollhamer, Constance Beaumont, Jennifer Furniss, Allan Owens, Jeff Hilber, Beth Moore, Richard Lishner, Susan Lindsay, Sam Noble, Jim Brown, Mary Ann Schwab

Meeting Objectives:

- Refine draft SAC report
- Shared understanding of public engagement plan and comment methods
- Shared understanding of BPS draft proposal
- Provide opportunity to reflect on process

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. She asked if any members had comments on the summary minutes from SAC Meeting #12 (May 3rd, 2016) or any other questions. None were indicated.

DRAFT SAC REPORT

Anne presented edits to the draft SAC Report, a document requested by SAC members to document their work. The report offers a succinct and accurate overview of the SAC's parameters and process, and reflecting key SAC discussions observed by the project team. Additional SAC comments could be added to the document's appendices.

SAC edits to the original draft report are reflected by underlines (proposed additions) and strike outs (proposed deletions). Areas highlighted in yellow indicated where more direction from SAC members is needed. SAC members should indicate their willingness to live with an area with a thumbs up. An inability to live with should be represented by a thumbs down.

The two general areas of direction are referred to in the draft SAC Report as the "housing diversity group" and "neighborhood context group."

Q: Has the composition of the SAC changed since the group began?

R: Yes. The 26-member group dropped in members. Young Sun Song (Immigrant and Refugee Committee Organization) resigned from the group in early February. Brandon Spencer-Hartle (Restore Oregon) followed soon afterwards after accepting a position with the Bureau of Planning and Sustainability.

C: Douglas Reed (East Portland Neighborhood Office) has not attended a SAC event in a long time [since the January 2016 SAC Charrette].

R: As a result, the SAC is now at about 23 members.

Anne asked SAC members to send her additional comments as soon as possible so that the project team could promptly get another revised draft of the SAC Report out.

The context on how the SAC was formed was the first of three areas highlighted in yellow where the project team needs more direction from SAC members.

C: There is concern that after many SAC members spent significant time over the previous weekend reviewing the draft SAC Report, that dedicating additional meeting time to doing so would result in less time to review the draft Staff Proposal.

Anne acknowledged and thanked SAC members for their efforts in closely reviewing the draft SAC Report. She indicated that it will need to be completed regardless of the draft Staff Proposal and that this time is needed to reach general consensus on three outstanding issues.

C: Start with the draft staff proposal. The draft SAC Report can be revisited at the end of the meeting.

R: Please consider taking five minutes to discuss the changes to the draft SAC Report at this time.

C: Opinions on the draft SAC Report might be influenced by the outcome of the draft Staff Proposal.

C: The draft SAC Report is in relatively good shape. The public would probably prefer that the SAC spends its limited remaining time on the draft Staff Proposal.

C: Many SAC members support moving onto the draft Staff Proposal.

C: Good job on the draft SAC Report.

Q: Is it critical that the SAC resolve the highlighted areas in the draft SAC Report at this moment?

R: The intent of the draft Staff Proposal agenda item is for the project team to communicate its contents and answer any clarifying questions.

C: Demolitions and tree removal were not part of the original charge of the SAC. Mentioning it in the draft SAC Report may be confusing to some members of the public.

C: We should keep this wording, but add further clarification to it.

C: That's fine; so long as the SAC's role is clear.

C: There are some numbers identified in the report that might need be agreed upon by all members.

R: The two groups can hone these numbers and indicate the level of agreement on them. The project team did not want to make assumptions on the extent of agreement.

R: These concerns are why the project team wanted to discuss the draft SAC report first. As it will go to print this coming Friday, it's important to discuss now and get closer to agreement.

C: Let's keep moving on it!

Post-Meeting Clarification: It was decided to move on to the draft Staff Proposal and come back to the draft SAC report.

PRESENTATION: DRAFT STAFF PROPOSAL

Project Manager Morgan Tracy (BPS) presented the draft Staff Proposal that will be presented to the public June 15th through August 15th, 2016. This proposal is greatly informed by past SAC discussions. Hard copies of a booklet containing the draft Staff Proposal was made available to all SAC members.

Link to Residential Infill Project Booklet of Draft Proposals:

<http://www.portlandoregon.gov/bps/article/580581>

Key Take Aways:

- The structure of the draft Staff Proposal includes an introduction with description of project objectives, zoning in Portland’s single-dwelling zones and the guiding draft Comprehensive Plan and City Council directives.
- The draft Staff Proposal keeps the format of the three major themes: scale of houses, housing types and historically narrow lots.
- There are eight proposed concepts: three each for scale of houses and housing types, and two for historically narrow lots. Each concept has bulleted details. The proposed concepts include:
 1. Limit the size of houses while maintaining flexibility in form.
 2. Lower the house roofline to better relate height to the street.
 3. Make front setbacks consistent with setbacks on existing, immediately adjacent homes.
 4. Allow more units within the same form as a house.
 5. Allow cottage clusters on large lots with a streamlined review and potential for bonus units.
 6. Establish a minimum unit requirement for R2.5 zoned lots.
 7. Allow new houses on historically narrow lots near Centers and Corridors within the R5 zone.
 8. Do not require on-site parking and do not allow front-loaded garages for houses on narrow lots.

Post-Meeting Clarification: The final wording of the proposed concepts was changed in the final version based on SAC feedback and the need for further clarity and accuracy.

- The report concludes with a two page description of the project’s public involvement, including a description of the SAC events, public survey/questionnaire and upcoming open houses.

Q: Does the draft Staff Proposal omit the current “1.2 times the width” rule for houses on new narrow lots?

R: Yes.

Post-Meeting Clarification: Per current code (33.110.215.B.2.a), exceptions to height, “R10-R5 zones: The maximum height for all structures on new narrow lots in the R10 to R5 zones is 1.2 times the width of the structure, up to the maximum [30 foot] height limit.”

Q: Would there be a new maximum building height for houses on new narrow lots in the R2.5 zone?

R: Yes, it would change from the current 35 foot maximum to 30 feet.

C: That is not shown.

Q: Do the proposed concepts shown on Page 9 (Scale of Houses – Height) apply to all zones?

R: Yes, in regards to height.

Q: Are there any differences in proposed maximum height based on zones?

R: No. Doing so would result in a complicated concept.

Q: Do proposed housing type changes only apply in areas within the near Centers and Corridors boundary [page 13]?

R: No. See page 14.

Post-Meeting Clarification: The proposed concept for cottage clusters would apply to large lots citywide. Similarly, minimum unit requirements would apply to any applicable R2.5 zoned lot within the city, regardless of the near Centers and Corridors boundary. The boundary shows areas where two ADU’s, duplexes, and triplexes on corners would be allowed.

Q: For the proposed concept for cottage clusters, what is considered a “large lot”?

R: Lots at least 15,000 square feet.

Q: Would any bonuses be allowed outside of the near Centers and Corridors boundary?

R: Only for cottage clusters.

Post-Meeting Clarification: The draft Staff Proposal was revised since SAC Meeting #13 to allow additional bonus units for cottage clusters on lots larger than 10,000 square feet for providing affordable units, accessible units or for retaining the existing house on a site.

Q: How does the 'a' overlay relate to this draft Staff Proposal? It could be made much clearer. It's difficult to determine the differences between R5 and R2.5.

R: There's not much in the 'a' overlay that's still applicable today. This question demands going into much more detail than project staff intends to go when communicating to the public.

Q: Why are attached houses being required over detached houses in the draft Staff Proposal?

R: Attached houses are only required when replacing an existing house that straddles more than one narrow lot. It's a form issue. The one house form resulting from two attached houses on a standard lot is generally reflective of the width of the house that is being replaced and similar to configurations of existing houses on a block.

Post-Meeting Clarification: This question relates to draft Staff Proposal Concept #7, which states:

- 7. Allow new houses on historically narrow lots near Centers and Corridors within the R5 zone.*
- Allow new houses on historically narrow lots located near Centers and Corridors.*
 - Do not allow new houses on historically narrow lots outside of areas near Centers and Corridors.*
 - Require units to be attached on lots where an existing house was removed.*
 - Allow tandem houses (flag lots) when retaining an existing house.*

Q: Did this concept result from SAC discussion?

R: Yes, when the SAC discussed maintaining the rhythm of a block.

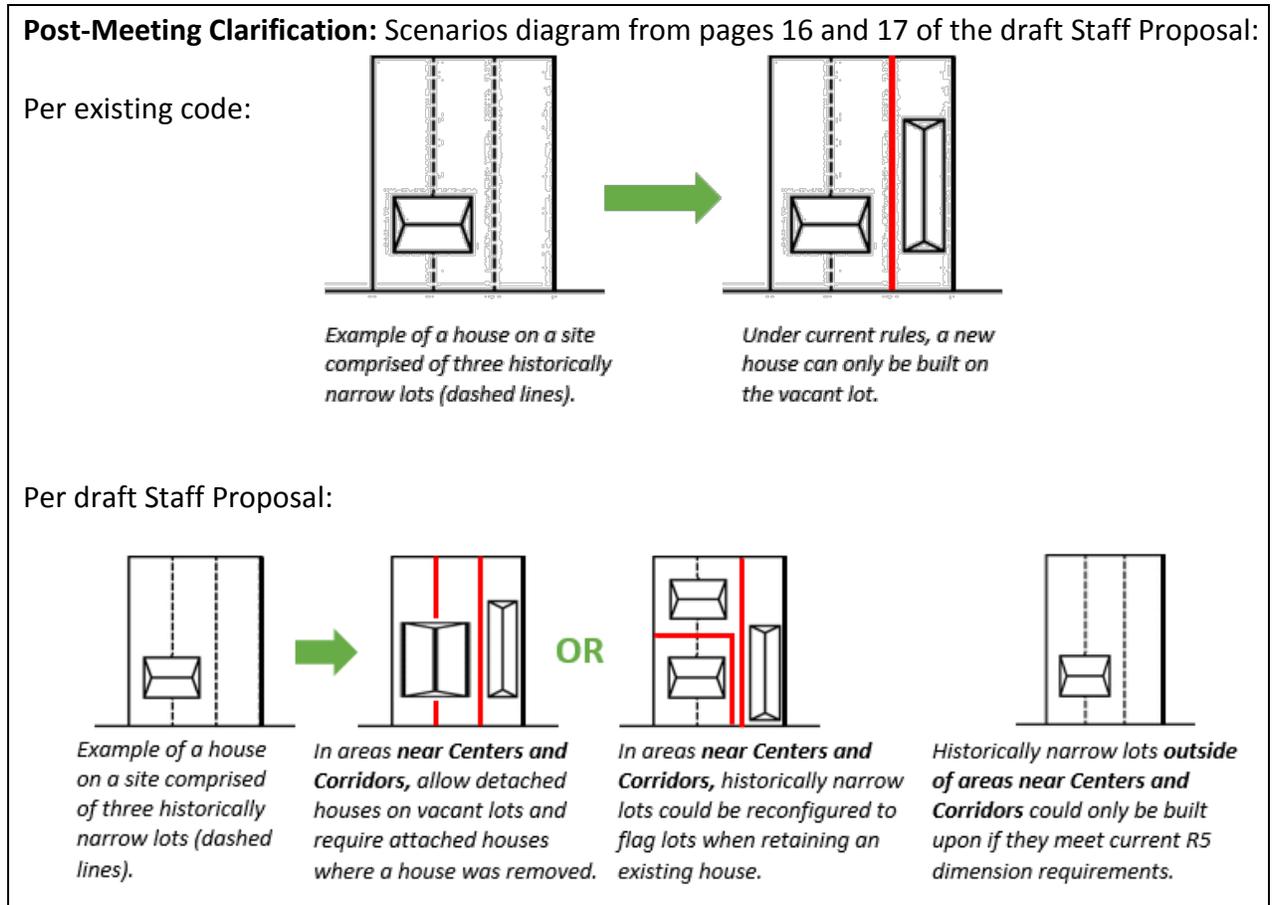
C/Q: There seem to be other proposed SAC recommendations that are not addressed in the draft SAC Report. Were some recommendations ignored/deleted, or just simplified?

Q: Does the draft Staff Proposal not reflect majority opinions from the SAC Report?

R: Correct. The draft Staff Proposal includes many of the code concepts developed by the SAC, but not all of them. Other SAC concepts remain in the draft Staff Proposal but may have been modified to some extent.

Q: Does the incentive for attached houses replace the 'vacancy' rule?

R: If an existing house is demolished on a lot that is near Centers and Corridors and contains historically narrow lots, it must be replaced with an attached house or configured with two house on a flag lot.



Q: Would the vacancy rule still apply?

R: No. Inside the centers and corridors boundary, lots would not need to be vacant. Outside those boundaries, narrow lots would not be able to be built on (unless combined to meet minimum lot size/width)

Q: Per draft Staff Proposal, would the vacancy rule ever apply?

R: No. The vacancy rule would no longer be an option.

Post-Meeting Clarification: To 'confirm' an R5 lot with underlying lot lines – a process distinct from a land division – the lot must be vacant for at least five years and meet other development standards.

Post-Meeting Clarification: More information on lot confirmation requirements: <https://www.portlandoregon.gov/bps/article/554303> (SAC Meeting #4a - November 17th, 2015) and <http://www.portlandoregon.gov/BDS/article/115434>.

Q/C: Were historically narrow lots outside of areas near Centers and Corridors ever discussed by the SAC? There was consensus amongst the majority of SAC members that development on narrow lots citywide be allowed.

C/Q: Agreed. Why was this missing from the draft Staff Proposal?

C: This was the majority SAC opinion, not the full SAC opinion.

R: The project team heard a lot from the SAC. There were often conflicting viewpoints regardless of whether or not it was from the 'majority' or 'minority' opinion. As the project progressed, City Council provided more explicit direction on where middle housing types should be allowed.

Q: How is the majority opinion reflected in the draft Staff Proposal?

C: The SAC was not a voting group, just an advisory group.

Q: What were the guiding principles that the project team used for developing the draft Staff Proposal?

R: It is reflective of the Centers and Corridors/amenity-rich areas focus in the 2035 Comprehensive Plan.

Q: While understandable, Portland's current housing affordability crisis will not be addressed as effectively as it could if the project proposes only a modest increase of opportunities to increase housing supply. In addition, there are many purple areas [historically narrow R5 lots outside of areas near Centers and Corridors] just on the outer edge of the near Centers and Corridors boundary but within the same vicinity as pink areas [historically narrow R5 lots near Centers and Corridors].

R: The near Centers and Corridors map in the draft Staff Proposal is very conceptual. Future fine tweaking will occur as the boundary gets examined more closely.

Post-Meeting Clarification: City Council gave direction to modify the boundary via the Middle Housing provision (Policy 5.6 and previously known as amendment #P45) to the 2035 Comprehensive Plan, which states [bold added for clarity]:

*Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. **Where appropriate**, apply zoning that would allow this within a quarter mile of designated centers, corridors with frequent service transit, high capacity transit stations, and within the Inner Ring around the Central City.*

Q: How many units are allowed in the cottage cluster concept?

R: This has not yet been determined.

C: It's concerning that all of East Portland is not near Centers and Corridors, and thus, unable to take advantage of cottage cluster allowances that could offer more affordable housing opportunities there.

R: Look at the zoning in East Portland. There is significant opportunity for more affordable housing opportunities throughout East Portland given extensive multi-dwelling zoning.

C: The proposed boundary is a reasonable first step. If this model proves successful in creating more opportunities for increased housing affordability, the boundary can be expanded further. Until that time, this boundary should remain to limit increased density to only some single-dwelling areas.

C: It's unfortunate that more housing affordability information within the draft Staff Proposal could not be put into tables.

R: The project team's economic planner is currently developing a scope of work for the consultant.

Q: What's the timeframe on having this data?

R: Project staff is aiming to have by the first open house.

Post-Meeting Clarification: Upon consulting with our economic planner (Tyler Bump), the project team determined that the economic analysis should be conducted after we have a more clear direction from the open houses. The discussion at the open houses has been for the Draft Concept, and the Residential Infill Project team will take feedback from these to inform the Recommended Draft. The Draft Concept that is being discussed at the open houses is more big picture thinking to facilitate community level brainstorming before the legislative process and the Recommended Draft.

C: It'll be very valuable to have.

C: Kudos to the project team for consolidating information into a very good draft that will allow for an effective discussion with the public. This was a "pleasant surprise."

R: Thank you. The SAC really helped hone the messages in the draft Staff Proposal.

C: The project team did a great job on the Scale of Houses section, especially in regards to garages/parking and height. This should have remarkable results towards reducing the scale of new housing.

C: As cottage clusters would only allowed on lots greater than 15,000 square feet and the number of allowed units is yet determined, it's difficult for SAC members to effectively assess the strength of the cottage clusters concept.

R: The project team acknowledges the lack of detail in the proposal for cottage clusters.

C: The draft Staff Proposal needs some sort of well-developed solution.

C: Agreed. Many single-dwelling areas are lacking housing options. This part of the draft proposal should go much further as cottage clusters have much more potential.

Q: In this proposal, could a fourplex ever be developed on a corner lot?

R: Yes, it would be allowed on a corner lot if near Centers and Corridors meeting the requirements for a density bonus if providing an affordable unit, an accessible unit or internally converting an existing house.

Q: What does the dark area on the maps [on pages 13 and 17] represent?

R: They're outside of areas near Centers and Corridors.

C: There are some good things in the draft Staff Proposal. Still, there needs to be flexibility for FARs [floor area ratios, which would limit the size of houses while maintaining flexibility in form] as the maximum house sizes proposed might be too big or too large, depending on the neighborhood. In addition, the near Centers and Corridors boundary should be discussed with neighborhoods – especially ones near frequent transit corridors.

R: Consultation with neighborhoods regarding the near Centers and Corridors boundary was directed in City Council's middle housing Comprehensive Plan amendment.

C: Change the minimum lot square feet required for cottage clusters from 15,000 to 10,000.

Post-Meeting Clarification: In the version that the SAC reviewed, the lot size was not specified. Staff mentioned 15,000 square feet as a starting place. The draft Staff Proposal now proposes a 10,000 square foot minimum lot size for cottage clusters (Proposal #5)

C: What building heights are proposed in the draft Staff Proposal?

Post-Meeting Clarification: All single-dwelling zone houses would have a height maximum of 30 feet (pitched roofs) or 25 feet (flat roofs).

C: Proposal #4 on page 15 (Allow more units within the same form as a house...) should apply only near Centers and Corridors.

R: This was a project team error and will be changed.

Post-Meeting Clarification: The language for Proposal #4 now reads: "Allow more units within the same form as a house near Centers and Corridors."

Q: Has BPS staff considered writing a code specific to cottage clusters?

Q: And could this code have allowances for bonus units in cottage cluster developments?

R: The code permits these types of developments through the general flexibility afforded in the Planned Development review. However, no additional density is allowed, and the criteria are not specifically for creating "cottage clusters"

C: The 15,000 minimum lot square feet required for cottage clusters is too large. Change to 10,000.

Post-Meeting Clarification: The draft Staff Proposal was since revised to reflect this concern (see above).

C: Incentivize cottage cluster development in East Portland, where the City needs have a greater focus on developing walkable neighborhoods.

C: Reduce the draft proposed minimum 15,000 square feet lot requirement for cottage clusters to 5,000 square feet to incentivize creativity in arranging houses on a lot. To better ensure that more cottage clusters get built, train one BPS staff member to specifically focus on cottage clusters and work closely with builders and developers to overcome barriers.

Post-Meeting Clarification: The draft Staff Proposal was since revised to a 10,000 square foot lot minimum for cottage clusters (see above).

C: While there's some uncertainty on how unit bonuses (draft Staff Proposal) would apply, but limiting the conversion of very large houses is a missed opportunity. Is there a better way to encourage the preservation of existing houses? The draft Staff Proposal is a disservice to residents not near Centers and Corridors.

C: Use "outside of" [Centers and Corridors] instead of "not near." There needs to be a greater contrast between areas near and outside of Centers and Corridors.
Project Manager Morgan Tracy (BPS) asked whether SAC members agree that advancing cottage clusters is a good idea.

C: Cottage clusters are a popular idea but incredibly hard to do.

C: The SAC never discussed how best building height should be determined. Height should be measured from the average or native grade on a lot. The draft proposed concept for height might have little effect on the scale of houses. Garage issues must be better addressed too.

C: The draft Staff Proposal should include a sliding scale FAR [floor area ratio]. In addition, a maximum main entrance height is lacking from this proposal.

C: The draft proposed 25 foot height limit for flat roofs would make it difficult for a house to include a garage.

Q: What changes are the project team anticipating from the draft Staff Proposal?

R: BPS staff will be evaluating the specific impacts of the proposed code changes.

Project Manager Morgan Tracy (BPS) noted that the SAC has one remaining meeting later in the year. It's tentatively scheduled for October 4, 2016. Confirmation of the final meeting will be provided in August.

Q: What is the best way for SAC members to get clarification on items in the draft Staff Proposal?

R: Email or call Project Manager Morgan Tracy (BPS):
morgan.tracy@portlandoregon.gov / 503-823-6879

C: There are so many opportunities to increase equity through incentivizing the creation of more housing units in Portland. The draft Staff Proposal could do a lot more towards this goal.

C: While understanding the need to direct future growth, the near Centers and Corridors boundary deepens current demographic disparities.

Q: Are there any FAR [(floor area ratio)] or height bonuses in the draft Staff Proposal?

R: There are square foot bonuses for detached ADUs but no bonuses for height.

Post-Meeting Clarification: Per the draft Staff Proposal, basements, non-habitable attics and detached structures are excluded from draft proposed size limits. To encourage detached garages and accessory dwelling units (ADUs), an additional 800 square feet of building area would be allowed on a lot.

C: Per the draft Staff Proposal, a triplex on a standard 50 foot by 100 foot corner lot could only be up to 2,500 square feet in size. This is not enough. FAR and height bonuses are needed, even if only in R2.5 zones.

Q/C: Who [amongst the project team] is the lot grade 'guru'? The 20-foot height limit for houses with flat roofs on narrow lots is not sufficient and not realistically buildable.

C: Agreed. Earth Advantage [(a Portland-based non-profit that has a certification for green/energy-efficient homes)] demands even more space between ceiling and roof. 22 feet (vs. 20 feet flat roofs) and 25 feet (vs. 23 feet pitched roofs) are more desirable height maximums.

C: There will be major consequences to establishing too low of a maximum allowed building height.

Q: Can a dormer ever have a flat roof? Could more height be allowed if a second story is set back?

C: The draft Staff Proposal has a bias against modern architecture.

DRAFT SAC REPORT (REVISED)

Facilitator Anne Pressentin (EnviroIssues) asked SAC members if there were any areas of agreement, as shown in the draft SAC Report (page 5, line 25).

Q: Are these areas of agreement by all or most SAC members?

R: These are areas of consensus by all SAC members.

C: Some SAC members still disagree on some of these items.

C: At minimum, delete the first two bullets [(lines 29, 30 and 31)].

R: The draft SAC Report would be stronger if it includes any areas of agreement.

C: Areas of agreement are very limited.

C: SAC members were willing to agree with one another as part of a 'grand bargain' where house scale would be reduced in exchange for increasing the number of units allowed.

C: Some SAC members object to the notion of a grand bargain.

C: The SAC achieved near consensus (less than five SAC members were not in agreement) on numerous ideas to advance alternative housing, yet much of this is absent from the SAC Report. This is very frustrating.

C: It would be great to identify areas of SAC agreement for the draft SAC Report, some of which were at the foundation on which the committee was based. The public expects the SAC to have reached some levels of consensus. The SAC should acknowledge this expectation.

C: Only advancing one item without compromising on others is problematic.

R: The project team is not seeing a good path forward.

R: Is the SAC suggesting that areas of agreement be more honed?

C: At minimum, the SAC illustrate its agreement on larger issues [like project principles]. If it's possible to agree on any details, all the better.

Q: What does it even matter what the draft SAC Report says is all that the public will be looking at is the draft Staff Proposal?

R: The draft SAC Report provides a valuable tool for discussing effective solutions with members of the public.

Facilitator Anne Pressentin (EnviroIssues) suggested moving ahead from areas of agreement in the draft SAC Report and asked SAC members to contact her with any new ideas on how to communicate any consensus.

C: The public should be presented with a series of scenarios, showing existing code and changes proposed by the project team, as well as the SAC majority and minority proposals.

C: The draft SAC Report should accurately communicate the work of the SAC. Use of the terms 'majority' and 'minority' are irrelevant.

R: Do SAC members have ideas on how best to do this?

C: Some SAC members really object to the 'majority/minority' labels.

C: There was never any intention to have voting as part of the SAC process.

C: Disagreed.

C: The SAC was never voting on anything.

R: Some SAC members want to remove 'majority/minority' labels from the draft SAC Report. Others want it. Is there a path forward from this current impasse?

C: Creative ideas that advance housing diversity was one idea that all SAC members agreed on.

C: While 'majority/minority' labels truly reflect SAC opinions, the draft SAC Report should also further define the differences of these two opposing sides.

C: Some SAC members also object to the 'pre-cooked majority' label. It's important to highlight that SAC members who support more housing diversity include not just members of the development community, but also many advocates.

C: Agreed.

C: Agreed. All SAC members came to the table to learn more about residential infill and wanting to advocate for increased housing diversity.

C: We support growth in a responsible way.

C: Do not refer to SAC members as majority or minority.

C: These are not negative terms, they just best reflect the levels of difference between two opposing positions. It is a disservice to not reflect what dominant SAC priorities. SAC members did not fall into 'majority' or 'minority' on every issue, but there was a common majority for most discussions.

C: Use majority/minority.

R: Five or six SAC members disagree.

C: Then communicate in other words.

Facilitator Anne Pressentin (EnvirolIssues) again asked SAC members if they any ideas for moving forward.

C: The minority lost their political battle, and that's just the facts of the case. It's unprofessional and unfair to not recognize the magnitude in the difference of opinion.

R: There is very clear disagreement.

C: When developing SAC groups for future projects, recognize that project complexities may result in some SAC members not speaking openly in groups. Group outcomes should not be assumed as majority or minority.

Facilitator Anne Pressentin (Envirolssues) suggested holding off on the planned SAC member discussion on the draft SAC Report section on housing diversity.

Post-Meeting Clarification: The SAC Summary Report was completed and accepted by the SAC with a number of subsequent revisions to capture and respond to the concerns identified above. The summary report is available here:
<https://www.portlandoregon.gov/bps/article/581953>

PUBLIC OUTREACH

Public Involvement Lead Julia Gisler (BPS) discussed planned public outreach activities to help inform the public of the Residential Infill Project, present the draft Staff Proposal and SAC Report, listen to resident concerns and accept public feedback.

Key Take Aways:

- Extensive public dialog on the Residential Infill Project will be encouraged during the eight-week public involvement period (June 15th thru August 15th, 2016).
- A series of public open houses are being planned in different areas of the city. All will have identical formats and agendas.
- An online open house will complement the public open houses, containing project information identical to the public open houses.
- The online open house will include a questionnaire with opportunity for public comment. Printed questionnaires will also be available at all project events during the public outreach period.
- The project team will present the draft Staff Proposal and answer questions at forums hosted by Neighborhood Coalition and other groups like Anti-displacement PDX and the Oregon Opportunity Network. Project staff will also join City district liaisons at scheduled public 2035 Comprehensive Plan planner drop-in events throughout Portland to answer questions specific to the Residential Infill Project.
- Blog/social media posts and press releases will be part of the outreach communication.

C: It's frustrating that no public outreach information is available by SAC Meeting #13.

Q: Is June 6th, 2016 the scheduled launch date for public outreach?

R: The questionnaire will be available concurrently with the online open house, which is scheduled to launch on June 15th, 2016.

Q: Could SAC members receive a paper version of the questionnaire?

Link to Summer 2016 Questionnaire: <https://www.portlandoregon.gov/bps/article/581576>

Q: Will the project outreach materials be translated into other languages like Spanish or Russian?

R: There were mixed results when translating the Winter 2015/2016 Questionnaire. Only three non-English speakers (out of over 7,000 questionnaire respondents) completed it. Thus, the project team does not see enough value in translating the Summer 2016 Questionnaire, particularly given the technical language used in the draft Staff Proposal.

Q: Will any language interpretation be made available at public events?

Post-Meeting Clarification: The statement below is included in all public outreach material for the Residential Infill Project.

The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 1-800-735-2900.

Q/C: Will all public meetings for the Residential Infill Project be advertised online? Where and when?

R: Yes. Everything will be posted online by June 15th, 2016.

Link to the updated City of Portland, Bureau of Planning and Sustainability webpage of the Residential Infill Project: <https://www.portlandoregon.gov/bps/67728>

Link to the online open house of the Residential Infill Project:
<http://residentialinfill.participate.online/>

Q: Can SAC members receive multiple copies of the Residential Infill Project Booklet of Draft Proposals?

R: Given the cost (\$4 each), BPS staff will be unable to provide many additional prints.

C: Posting the booklet online would at least be helpful.

R: The Booklet of Draft Proposals will be posted online.

Q: Will the project team be reaching out specifically to renters, first-time home buyers and people who want to buy a home in Portland but cannot afford to?

R: Yes, the project team is aiming to do so.

C: It's important to do so as these are voices that are not well-represented on the SAC but are an increasing demographic in Portland.

C: This should be the focus of one of the project team's outreach meetings.

Q: How will the project team follow up with people who provide feedback?

R: Qualitative data from the questionnaire will be reviewed, summarized and communicated in a manner similar to the Winter 2015/2016 Questionnaire.

Q/C: Could you follow up with each person who submits feedback online so they know if and how their comments are being addressed? People want to know if/how their feedback is being used by BPS staff.

Post-Meeting Clarification: Given limited resources, BPS staff is unable to individually respond to each questionnaire comment received.

C: On July 8th, 2016, there is an opportunity for the project team to meet with the Portland Commission on Disability.

Post-Meeting Clarification: The meeting with the Portland Commission on Disability will engage older adults and people with disabilities in an inclusive and accessible manner. It will occur on Wednesday, July 20th from 4-6pm at Portland State University's Urban Center (506 SW Mill St., 2nd floor Parsons Gallery). Co-hosts include Portland State University's Institute on Aging, Age-Friendly Portland and possibly others.

C: BPS staff should do widespread outreach to local advocacy groups by sending hard copies of the Residential Infill Project Booklet of Draft Proposals to executive directors and following up with them.

R: Please note the Oregon Opportunity Network public forums included in the list of outreach events. This umbrella group includes many key organizations that the Residential Infill Project team seeks feedback from.

PUBLIC COMMENTS

Facilitator Anne Pressentin (Envirolssues) thanked SAC members again and asked that they listen to public comments prior to final remarks.

Robin Harman: [Robin was absent but asked the project team to read her statement aloud – see ‘Written Public Comments’ below].

Doug Klotz: It’s good to see the project team’s progress on housing types/ allowing more units within the same form as a house near centers and corridors. There is concern about the small size limits (2,500 square feet on 5,000 square foot lots) for triplexes. Accessory dwelling units (ADUs) should be allowed to be rented out with unique addresses. Cottage clusters should be allowed on lots 10,000 square feet and larger. R2.5 should be a zone that allows a step up in height from other single-dwelling zones to higher density residential and commercial zones; a reduction to the 35-foot height limit [the draft Staff Proposal reduces height from 35 to 30 feet and 25 feet for flat roof houses] will take away this transition. R2.5 should have more allowances than other single-dwelling zones.

Mary Ann Schwab: Thanks to Project Manager Morgan Tracy and BPS colleagues on their work on the draft Staff Proposal. Code enforcement mechanisms are missing. Residents do not have the funds to take the SE Peacock Lane debate to the Oregon Land Use Board of Appeals (LUBA). There is concern that Portland is allowing building to occur too fast and with materials of too little quality; “We are building tomorrow’s slums.” What kind of houses are we building?

David Schollhamer: David is Chair of the Sellwood-Moreland Neighborhood Association. Parking is a major concern. Under the draft Staff Proposal, where will people park? The magnitude of change happening in neighborhoods is also concerning. What will happen if the draft Staff Proposal gets fully implemented? The extent of change, extending from the Willamette River to SE McLoughlin Boulevard, is also alarming. At full buildout, will all single-dwelling neighborhoods change to multi-dwelling?

Susan Lindsay: Susan had never attended a Residential Infill Project SAC meeting before and is incredibly disturbed seeing people on the committee who may directly benefit from committee decisions. New, smaller multi-dwelling units being built are having the opposite effect on affordability, resulting in haphazard development and a loss of affordable houses. There’s no certainty that neighborhoods would benefit from additional density. Therefore, the burdens of density should be shared citywide, not focused on only certain inner ring neighborhoods. Why should these neighborhoods suffer? Increase density allowances citywide!

Sam Noble: Sam echoes the need to increase density allowances citywide, not just in select areas. He owns property in an inner ring neighborhood and has concern about changing the height measurement and its impact on his gently-sloping lot, as well as the new limits making his house non-conforming. The draft Staff Proposal will make it difficult to build reasonable additions. Earth Advantage homes, which demand about 2 feet of insulation, will also be impacted by the draft proposed code.

Jennifer Furniss: How will schools be affected? They will feel pressures. Increased developer fees could assist. BPS staff should outreach to parents and community advocates for kids. How will Portland deal with what could become a very large infrastructure problem?

FINAL REFLECTIONS

Chief Planner Joe Zehnder (BPS) thanked all SAC members for their many months of participation. The thinking that went into the draft Staff Proposal and draft SAC Report reflects what the project team has absorbed and learned from the committee. Work on the Residential Infill Project is just beginning. The SAC is needed to “get people’s heads around big issues” related to growth and Portland’s future. Similarly, Portland’s elected officials will need to be continually reminded of SAC’s well-informed ideas and opinions developed through its dialog. Thanks again to all SAC members for adding significant value to this project and getting the project team to this point.

WRITTEN PUBLIC COMMENTS

Provided by Robin Harman on 6/7/16:

Dear RIPSAC members and staff,

As a concerned citizen I have attended the majority of meetings and observed the actions of the committee over the last 10 months.

I am voicing my concerns here regarding the appearance of lack of public openness to the process, which is mandated by state law.

For example, no notes for the first 5 months of meetings were posted until I brought it to staff's attention. As of today, it does not seem that many of the meeting notes are readily available on the website. In fact, despite my interest in finding them, most of the important meeting notes seem to be buried.

Many of the citizens who attended meetings and signed up to receive updates seemed to have been curiously deleted from the email list and have not been receiving any updates.

Open Houses : There does not appear to be an adequate plan for press to get the word out about the Open Houses. Will it be posted in the Oregonian ? A staff member at the Oregonian indicated that the City routinely "Hides" public notices in the Daily Journal of Commerce because is cheap and so few people read it (circulation is 3000, vs 165,000 for the Oregonian). The entire list of Open Houses doesn't seem to be easily found on the website. Nor is information regarding the forthcoming on line forum. These should be posted prominently, not hidden behind multiple drop down menus.

Also, the meetings themselves, instead of being a really open forum for discussion, have the appearance of staff leading the committee to fulfill an agenda of those in higher offices. I have heard quite a number of SAC members express that they feel like they are being led to a pre-determined conclusion.

The use of the term "Middle Housing" seems to be an excuse to end the rights of homeowners in neighborhoods zoned for single family.

Are we going to allow our entire city to be effectively re-zoned without going through the zoning process ?

And do you really believe that the builders who are knocking down livable, affordable homes are really interested in affordability ? They are jumping on the bandwagon to build most anything, anywhere to make a dollar.

If the committee is actually interested in public input into the draft proposals, then you should exhaust all possibilities for press releases and notices to encourage attendance.

Sincerely,

END OF SUMMARY MINUTES