



City of Portland Residential Infill Project

**Public Comments on the
Draft Proposal**

June 15 – Aug. 15

Stakeholder Advisory Committee Meeting

Oct. 18, 2016

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Public Comment Period Overview

- **545** people attended the six in-person open houses
- **8,604** people visited the online open house
- **More than 200** people attended additional meetings where staff presented the draft proposal
- **2,375** respondents submitted feedback via the questionnaire
- **1,562** comments received from questionnaires, comment forms, flip chart notes, emails and letters

House Size

Scale of houses

Portland's zoning allowances use measurable standards such as limits for height, lot coverage, setbacks, and yard area to define a building envelope that limits how large a single family house can be on a lot. While the building envelope allowance has remained relatively unchanged, the size of houses built has increased steadily as a nationwide trend. Larger homes can result in loss of space for yard, gardens or trees; more shading on adjacent lots; greater energy and material consumption; and less neighborhood compatibility.

What is currently allowed

Building coverage regulations and height limits currently control house size. On a 5,000 square foot lot for example, the maximum building coverage is 2,250 square feet and the maximum height is 30 feet.

Comparison of house sizes on 5,000 square foot lots				
Rules			Results	
Maximum building coverage allowed (square feet)	Maximum height (feet)	Maximum house size allowed (square feet)	Average house built in 2013 (square feet)	Largest house built in 2013 (square feet)



Methodology

- A questionnaire was available via the online open house and in hard copy form at the in-person open houses
 - 19 questions:
 - 10 related to specific recommendations in draft proposal
 - 8 demographic questions
 - 1 open-ended question
 - IP addresses reviewed – no evidence of multiple submissions was found
 - Where possible, closed-ended questions were compared across demographic groups
- All comments (1,562) were reviewed and “tagged” by project topics as well as common themes and sub-topics₃

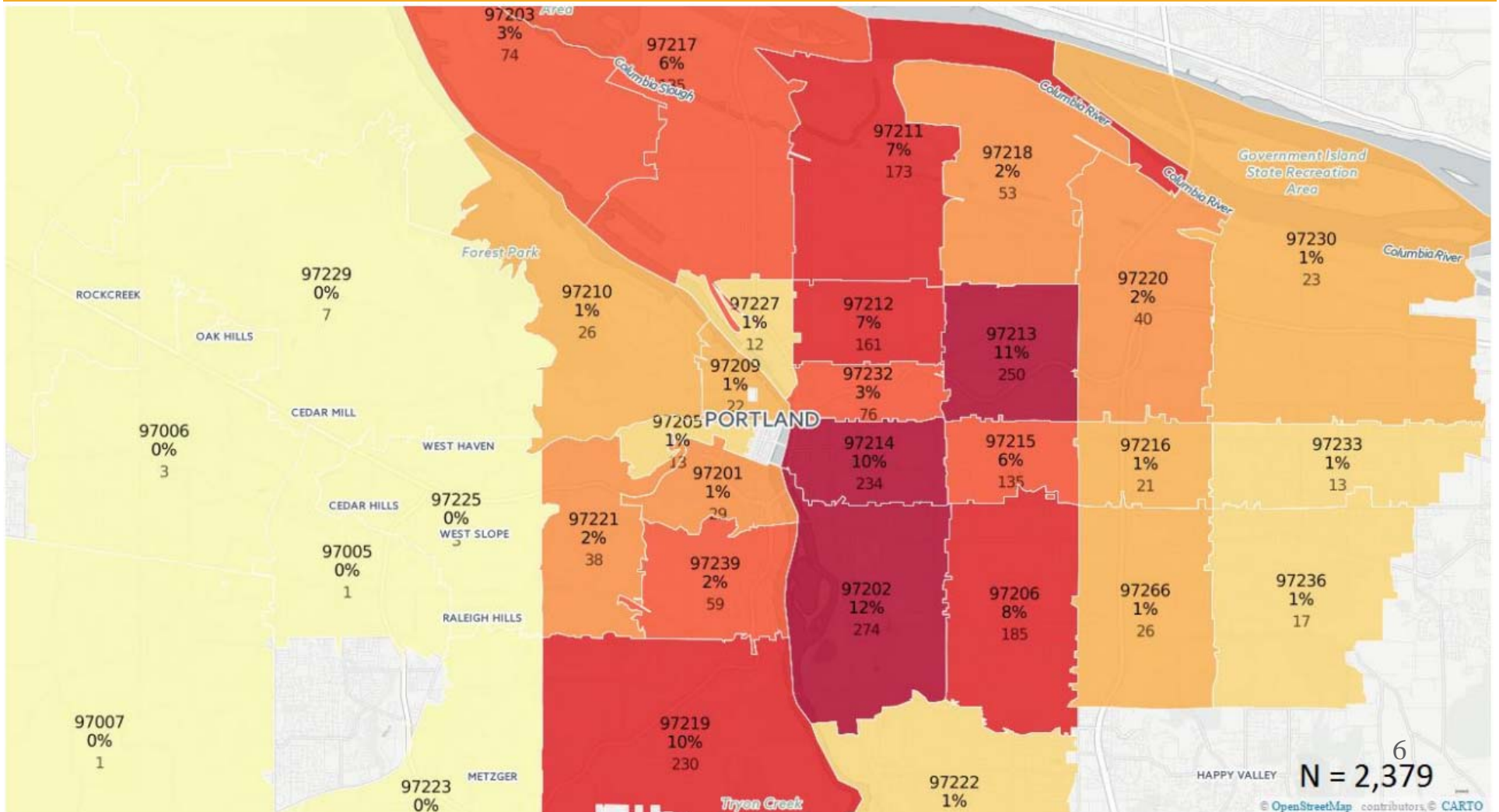
Questionnaire response rate

- 2,500 people started the questionnaire
- 2,375 answered at least one non-demographic question
- 610 completed every question
- 1,213 answered the open-ended question

Questionnaire respondent profile

- Most questionnaire respondents:
 - Are homeowners (85%)
 - Are 45 years old or older (56%)
 - Have a household income greater than \$75,000 (55%)
 - Have lived in Portland for 10 years or more (71%)
 - Identify as white/Caucasian (89%)
 - Live in a single or two-person household (62%)

Zip codes



N = 2,379⁶

Key findings

- A **majority of questionnaire respondents** think the BPS proposal will be “**very effective**” or “**somewhat effective**” at meeting almost all of the project’s key objectives
- While there are some differences between demographic groups, the general consensus is that the proposal is moving in the **right direction**

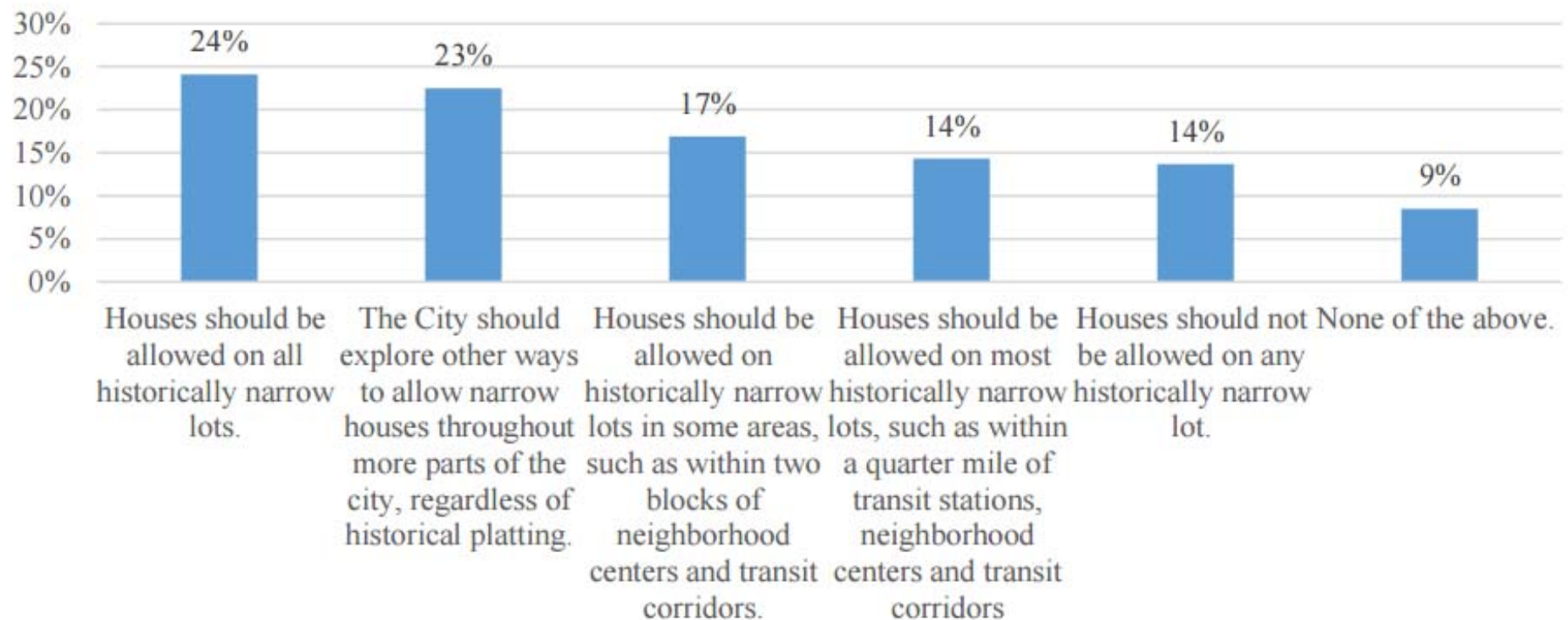
Key findings

- There is more agreement around recommendations related to **housing scale** than the recommendations related to **housing types** and **narrow lots**
- There is disagreement on **where** new housing types and development on historically narrow lots should occur

Where should new housing types be focused?



Where should housing be allowed on historically narrow lots?



Key findings: Open-ended comment analysis

- **Affordability** was mentioned in almost a third of all public comments by individuals and over three quarters of letters from organizations
- Concerns related to **new housing types** and **narrow lot development** are mostly tied to **demolition, density and parking**



Thank you

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