

As you may already know, next Wednesday evening, the City Council will be considering Base Zone Design Standards for new residential development in Portland's neighborhoods. I welcome you and encourage you to come to City Hall to testify in support of this effort to preserve the character of our neighborhoods. The hearing will begin at 6:00 pm next Wednesday, June 30th. This will be our first evening hearing designed to allow for more citizen input.

Although the recommended Base Zone Design Standards are not as detailed as I would like, they are significant, and an essential first step. The standards focus on maintaining an attractive "public realm" and promoting unity among neighborhoods. The standards will improve the faces of our houses as viewed from the street - the side we see of our neighbors' homes, and the side of our homes that our neighbors see.

This is a vital opportunity to recognize the significance of the relationship between homes, neighbors, and the surrounding communities. I hope you will join other community members and myself, next Wednesday evening.

With warm regards,

Vera Katz
Mayor

Neighborhood Associations

173593

- 1) Will Stevens 284-4538 (Beaumont-Wilshire)
4806 NE 39th Ave.
Portland, OR 97211
- 2) Walter Valenta 285-2644 (Bridgeton)
c/o 4173 N. Bridgeton Rd.
Portland, OR 97217
FAX: 240-2996 I sent + faxed these people
the attached letter on 6/25
- 3) Steve Rogers (Eliot)
533 NE Brazee
Portland, OR 97217 -Brunil
- 4) Jean Estey Hoops 283-6935 (Friends of Cathedral Park)
PO BOX 83013
Portland, OR 97283
FAX: 285-8836
- 5) John Wolz 335-3464 (Irrington)
2009 NE 16th Ave.
Portland, OR 97212
- 6) Judy Welch 771-4667 (Lents)
c/o Lents Neighborhood Association
PO BOX 90833
Portland, OR 97290
FAX: 771-5095
- 7) Judy Chown 252-0633 (Madison)
4002 NE Rocky Butte
Portland, OR 97220



173593

City of Portland
Vera Katz
Mayor

June 25, 1999

Dear Community Member:

As you may already know, next Wednesday evening, the City Council will be considering Base Zone Design Standards for new residential development in Portland's neighborhoods. I welcome you and encourage you to come to City Hall to testify in support of this effort to preserve the character of our neighborhoods. The hearing will begin at 6:00 pm next Wednesday, June 30th. This will be our first evening hearing designed to allow for more citizen input.

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This is a vital opportunity to recognize the significance of the relationship between homes, neighbors, and the surrounding communities. I hope you will join other community members and myself, next Wednesday evening.

With warm regards,

Mayor Vera Katz
City of Portland

VK: bes



MYTEMP1, Mayor

From: Katz, Mayor
Sent: Tuesday, June 29, 1999 2:17 PM
To: MYTEMP1, Mayor
Subject: FW: Base Zone Design Standards

from ngb

-----Original Message-----

From: Jevebaker@aol.com [mailto:Jevebaker@aol.com]
Sent: Tuesday, June 29, 1999 12:14 PM
To: mayorkatz@ci.portland.or.us; jfrancesconi@ci.portland.or.us;
chales@ci.portland.or.us; dsaltzman@ci.portland.or.us;
esten@ci.portland.or.us
Subject: Base Zone Design Standards

Dear Mayor and Commissioners:

Having been a resident and homeowner in the Hazelwood Community for the last forty years, I have seen the incredible changes that have taken place. More often than not we took those changes with the knowledge that things could not remain static.

When the higher densities were imposed during the adoption of the Outer Southeast Community Plan, we were heartened by the fact that in the Gateway Plan District we had Design Review. After implementation began, we knew something was wrong and even scheduled a bus tour of our area to show you the good, the bad and the really ugly. We tried really hard to let you know that most of the time density was not the real issue if the design was good and the developments had some amenities.

The Planning Commission's recommendations are pretty limited but they are a badly needed first step if we are serious about good design in the higher density zones.

I urge your support of the Commission's recommendations for the betterment and stability of our neighborhoods.

Sincerely,

Jane E. Baker
1885 S.E. 104th Avenue
Portland, Oregon 97216

252-7386

MYTEMP1, Mayor

From: Katz, Mayor
Sent: Tuesday, June 29, 1999 11:11 AM
To: MYTEMP1, Mayor
Subject: FW: Testimony in Favor of Adoption of Base Zone Standards

from ngb

-----Original Message-----

From: Krogh, David [mailto:Krogh@ci.gresham.or.us]
 Sent: Tuesday, June 29, 1999 9:29 AM
 To: 'mayorkatz@ci.portland.or.us'; 'chales@ci.portland.or.us';
 'jfrancesconi@ci.portland.or.us'; 'erik@ci.portland.or.us';
 'dsaltzman@ci.portland.or.us'
 Cc: 'Bookin@srgpartnership.com'; 'leedl@europa.com'
 Subject: RE: Testimony in Favor of Adoption of Base Zone Standards

Dear Mayor and Council Members:

I am in favor of the proposed Base Zone Standards and encourage you to vote in favor of these.

I am extremely irritated at the "schlock" I see being built as residential infill in southeast Portland, where I live. The "snout" houses, houses with no front porches, houses that are all "garage doors" fronting the streets, houses with no landscaping, etc., all serve to conflict with existing residential building styles and neighborhood character. In my neighborhood of craftsman style homes and bungalows with small yards, houses such as I listed above stick out like a sore thumb.

The Oregonian editorial Monday was ridiculous and misleading. The opinion article today is right on. Too many builders today are already using cheap, stock plans and pay no attention to existing neighborhood styles. If they were to incorporate features such as proposed by the Base Zone Standards, they would end up with a more valuable and marketable product, while receiving neighborhood support in the process.

The City of Gresham is already using standards such as you are now considering for Portland. Gresham's standards (called the Safe Neighborhood Performance Design Standards) have been in effect since December of 1996, and, home builders within the community actually inputted into their development and adoption. Gresham home builders are routinely and willingly following these standards at present, to the benefits of neighborhood residential safety and character, and, housing values. Gresham's standards are superior to Portland's in that there are more standards, and builders are offered a choice. Maybe Portland should consider an option choice to make the standards more palatable to builders while providing even more variety of style.

Failure to adopt these standards would doom Portland neighborhoods to infill by stock house plans that care nothing for existing house styles or neighborhood character and safety. You have already disappointed many residents in southeast by canceling the Inner Southeast Community Plan while at the same time bowing to Metro's desires to increase residential densities. Livability declines as density increases. Therefore, please don't further diminish our livability by allowing conflicting house styles to invade our neighborhoods. Please consider what is best for the residents of Portland and not allow yourselves to be manipulated by home builder lobbyists. Please adopt the Base Zone Standards.

One requested modification I'd also appreciate you consider. Both the current standards and proposed Base Zone Standards allow uncovered staircases to extend all of the way to the front property line (see Pages 23 and 39 of the May 19 staff report). This standard is currently being abused. What happens if a house has a ground floor entry and a 2nd floor entry both? This section, as it is poorly worded, would allow a 2nd floor

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staircase to extend all the way to the public sidewalk, even with a ground floor front door! An example of staircase abuse is already existing in 2 new skinny rental houses located on SE 43rd at the corner of SE Clay. These have 2 front doors, one ground level and one at a 2nd story level, each fed by a 15 foot high staircase extending 25 feet to the street! These staircases are monstrosities!

As an alternative to 2nd story staircases extending to the street, please change the phrase (on Page 39) "Stairways and wheelchair ramps that lead to the front door of a building" to read:

"Stairways and wheelchair ramps that lead to the front door of the floor closest to ground level of a building."

Thanks for your consideration.

Sincerely,

David Krogh
Richmond Neighborhood Resident/Activist
1720 SE 44th Ave.
Portland, OR 97215

Bill Wagner
4916 SE Tibbetts St
Portland OR 97206
(503) 771-6706

RECEIVED
CITY OF PORTLAND OFFICE
95 JUN 29 11 9:37
173593

June 27, 1999

Mayor Vera Katz
1221 S.W. 4th Ave. Rm. 340
Portland, OR 97204

Dear Mayor Katz,

Though I favor "infill" housing and neighborhood improvement through rebuilding, I do NOT want to see just any old thing put up here in Southeast Portland. I don't want to see more of these "garage houses" popping up here. (These are those houses that look as if they were designed for cars to live in, not people.) They are ugly, they prevent human interaction, and they prevent residents from seeing out the fronts of their own houses because their garage is blocking their view.

Simply put, we need new houses built in Southeast, but we need them to conform to the housing style that surrounds them – namely, one with windows and doors and porches on the front and garages on side or rear. Rebuilding is good, but it is more important that we have high standards for our community.

Please vote for the "Base Zone Design Standards for New Houses, Attached Houses and Duplexes."

Sincerely,

Bill Wagner

Bill Wagner

BA



CITY OF PORTLAND, OREGON

BUREAU OF PLANNING

June 17, 1999

Mayor Katz and City Commissioners
 Portland City Council
 City Hall
 Portland, Oregon 97204

Re: The Base Zone Design Standards

Dear Mayor Katz and City Commissioners:

Thank you for the opportunity to voice our support for the Base Zone Design Standards project. The Design Commission is particularly interested in the adoption of these standards because they address issues of infill development and new residential design that we, as a commission, have heard a great deal about for a long time. It is paramount that as the city grows, new development must contribute to the livability of existing neighborhoods.

We support the recommended base zone design standards for the following reasons:

1. **The standards, although limited in scope, address major concerns we have heard about infill development and new residential development.** A common problem voiced is that new housing does not have a connection to the surrounding neighborhood. Often the living area is hidden behind an attached garage. The base zone design standards address this concern with a minimum level of design regulation that focuses on only three design elements:
 - a) Main entrances that are clearly identifiable from the street,
 - b) Street-facing facades that have windows, and
 - c) Garages that do not dominate the street-facing façade.

In our opinion the base zone design standard are not asking anyone to do anything unreasonable. The standards reflect the concepts of the community design standards that are used for special projects that require design review, and appropriately modify them for use citywide.

2. **The standards are flexible**—they do not prescribe a particular architectural style or building type. It was very important to us—and the design community in general—that these standards did not result in cookie-cutter houses and that design creativity was not stifled. We feel the standards have achieved this and allow a wide range of design solutions that are appropriate for different neighborhoods.

3. **And finally, new residential development which is added to an existing neighborhood should reinforce the positive character of the neighborhood.** They should contribute to the safety and livability of the neighborhood. The urban design concept of “eyes on the street”, which was coined in the 1960s by Jane Jacobs, is a good community goal that results in safer and more community-oriented neighborhoods.

In closing, we caution that the base zone design standards will not solve all the problems associated with infill development, but they will address the worst offenses. It is clear to us that the standards are a step in the right direction. We also hope that in the future the City is able to turn its attention to other design-related issues that affect the livability of our neighborhoods, such as the design of multi-dwelling buildings.

Thank you for your consideration,



John Spencer, Chair
Portland Design Commission
For the Portland Design Commissioners:

Charlie Sax, Vice Chair
Brigid Flanigan
Chris Kopca
Mike McCulloch
Nancy Merryman
Linda Wisner

submitted by Planning
6-30-99

173593



Home Ownership a Street at a Time

■ **HOST Development, Inc.**
1818 N.E. Martin Luther King Jr. Blvd.
Portland, Oregon 97212-4541
(503) 331-1752 FAX: (503) 280-2135

April 22, 1999

RECEIVED BY

APR 23 1999

**COMMISSIONER
DAN SALTZMAN**

Commissioner Dan Saltzman
City of Portland
1221 SW 5th Ave.
Portland, OR 97204

Re: Base Zone Design Standards

Dear Commissioner Saltzman:

We at HOST Development are quite concerned about the cost ramifications of the proposed porch and garage design standards that are currently under consideration. As you are aware, HOST's mission is to provide affordable home ownership opportunities for Portland's less than median income families. The proposed design standard will add to our costs, PERIOD. How much it will add really shouldn't be the issue. In the last 3 years HOST has built over 70 houses none of which would meet these new standards. All of which have been approved by the neighborhoods in which they were built. In all cases, we have some porch area. You are also aware of how hard it has become to keep the costs of the houses down as much as we have. Increased land costs, city fees have increased (ie: water meters), along with materials and labor that have increased.

In most of the neighborhoods that we work in, we are buying land that has been zoned for higher density than in most other areas of Portland. We are building single family detached homes on less than 2,500 square foot lots. The lot is only 25' wide; that means the house is only 15' wide!! We need the ability to remain creative in our designs, to work with the neighborhoods in building attractive and complementary housing.

We request that you give serious thought to adding another layer of control and bureaucracy to the city planning bureau. Additional design review will add time to the already lengthy process which adds to overall costs. Please reject these design proposals.

Along the same lines, you are considering a Tree Preservation and Planting regulation. Again, it will add to our costs. You already require street trees, now you want bigger street trees. WHY? Trees and plants add to the marketability of houses. But let us determine, within your current guidelines, what we are going to spend for trees on our projects. It is my understanding that some of the larger trees cannot be planted throughout the year. Lenders will not close mortgages without occupancy permits, which could delay closing and add to our holding costs such as interest, utilities, insurance, and security.

Saltzman
Page 2

Please, consider the ramifications to these regulations and again we strongly request that you reject the proposal.

If you need additional clarification on any of my comments, I will be happy to discuss them with you. Please feel free to call me at 331-1752.

Thank you for your consideration of our requests.

Sincerely,



Brianna D. Conrow
Operations/Construction Manager

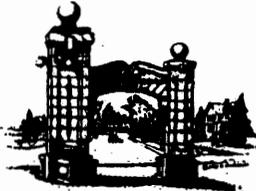


Howard M. Nolte
Executive Director

cc: Commissioner Francesconi
Commissioner Hales
Commissioner Sten

Jane Leo
Governmental Affairs Director
Portland Metropolitan Assoc. of Realtors

173593



Laurelhurst

Neighborhood Association

June 29, 1999

Portland City Council
1120 SW 5th
Portland, Oregon 97204-1966
Fax (503) 823.5884

Re: Base Zone Design Standards

Dear City Council:

As President of the Laurelhurst Neighborhood Association, I am writing to request that you approve the proposed Base Zone Design Standards. In a meeting on June 29, 1999, our neighborhood board members voted in favor of supporting approval of these standards.

It is our belief that these standards will help preserve the unique character and livability that our neighborhood, and other older neighborhoods like it possess.

In addition, we feel that this is a step in the right direction for the City as a whole.

Sincerely,



Chuck Lundeen

LNA-Lundeen-Base-Des

173593



Laurelhurst

Neighborhood Association

June 29, 1999

Portland City Council
1120 SW 5th
Portland, Oregon 97204-1966
Fax (503) 823.5884

Re: Base Zone Design Standards

Dear City Council:

As Land-Use Representative for the Laurelhurst Neighborhood Association, I am writing to request that you approve the proposed Base Zone Design Standards.

These standards should be approved for the following reasons:

- They will help create neighborhoods with a fair and reasonable balance between the car and the pedestrian.
- They will help preserve the unique character that many of our older neighborhoods possess.
- The Design Standards will encourage a sense of connection between the home and the street that is often missing from neighborhoods in which large garages dominate the streetscape.
- This increased connection to the street is likely to result in a greater awareness of activity in the neighborhood, and thus a reduction in crime.
- In the Visual Preference Study that the City of Portland conducted a few years ago, the "Snout House" design with the large garage at the street edge was found to be the *least* desirable design. In contrast to this, homes in which the entry and the front porch are emphasized and the garage is de-emphasized were found to be the *most* desirable. The proposed design standards will encourage this more desirable type of neighborhood.
- The proposed design standards will still allow a tremendous amount of design flexibility.
- With a little design creativity, these standards can be met with little or no increase in construction costs.

The City of Portland is known as a national leader when it comes to planning and design issues, and your approval of the Base Zone Design Standards will help strengthen this image.

Sincerely,

Tracy F. Nichols

Cc: Chuck Lundeen

173593

PC ✓

RECEIVED
JUN 29 1999
BY: _____



• LEWIS RIVER DESIGN •

City of Portland Bureau of Planning
1120 SW 5th. Ave., Room 1002
Portland, OR 97204

To the base Zone Design Standard Committee,

Please accept this letter as a comment from one who has been in the business of residential design for over 34 years. Much of my work both personally and for other firms has been in the City of Portland. Naturally we "old timers" in the business are concerned for this real of perceived loss of respect based on the competency of our designs. We have had decision after decision removed from our profession over the years. The erosion of our responsibilities as Professional Building designers continues to mount.

Most of you who are now working for the City do not realized how the code books have grown from approximately a 1/2 inch thick volume to filling well over two large loose leaf binders. The improvements of life and safety for dwellers in many cases have been warranted and has resulted in the saving of lives - i.e., smoke detectors, adequate railing design etc.,etc. This is not the issue here.

We are now entering into the realm of governing "Beauty is in the eye of the beholder". The beholder seems to be the select few City of Portland "servants" who have now taken on this new mantle. Before this gets out of hand, I for one would like to go on record as squashing this act before it takes a cancerous hold on design ethics that should be left to we professionals who are working for our clients. Are designs to be formulated by the "many" in the design profession or the "few" practicing through governmental authority? That seems to be the real question.

Sincerely,

Jim Gola AIBD CPBD
Lewis River Design
Woodland, WA
(Offices in Portland for over 25 years of practice)

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RECEIVED
PLANNING BUREAU
1999 JUN 30 A 10:50

HAZELWOOD NEIGHBORHOOD ASSOCIATION

June 29, 1999

City of Portland
Bureau of Planning
1120 SW Fifth Avenue, Room 1002
Portland, OR 97204

Att: BASE ZONE DESIGN STANDARDS PROJECT, MAY 1999 REVISION

The Hazelwood Neighborhood Association supports these revised standards. Without these standards, you have a glut of "SNOUT HOUSES" jammed into any and all available lots without regard for the character of the existing neighborhood, livability of the area or the safety of residents.

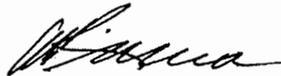
This present version:

1. More clearly meets the design of houses in the mid-county area.
2. Allows more flexibility in the placement of the garage, particularly with the garage as a percentage of the building mass rather than a specific wall length.

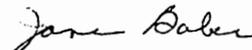
However, we also believe that similar standards need to be applied to multi-family dwellings. At the present time, the design standards for multifamily units are minimal. For the most part, particularly along the light rail corridor, the end results of these "NON-STANDARDS" have been ugly, ungainly and expensive. The only contribution these units are making is adding to the glut of housing for a transitory population of renters.

We must have good design standards. Therefore, we urge City Council to past these standards and direct the Planning Bureau to look next at multifamily units.

Sincerely,
HAZELWOOD NEIGHBORHOOD ASSOCIATION



Arlene M. Kimura
Co-Land Use Chair
112 NE 133rd Avenue
Portland, OR 97230



Jane Baker
Co-Land Use Chair
1885 SE 104th Avenue
Portland, OR 97216

cc: K. Collier, Chair

173593

June 30, 1999

RE: Base Zone Design Standards

Dear Commissioner Charlie Hales:

We keep hearing it over and over, from local citizens to lauded urban designers and policy-makers: *it is not the density of new development that people oppose so much as the design.* In fact, the Visual Preference Survey conducted in Portland in the early 1990's reinforces this concept. New development which is compatible with its surroundings contributes to the delight and pride we all want to experience in our neighborhoods and commercial areas. Unfortunately, most new residential development gives neighbors no reason to rejoice. This is a grave state of affairs for Portland, given that public policy and real estate values promote the development of infill parcels and denser development.

It is because we know that well-designed development is the only way Portlanders will tolerate increased density that the Base Zone Design Standards must be approved. These standards neither champion or condemn any particular architectural style; they merely govern the relationship of certain elements of the house, townhouse or duplex. Therefore, these standards in no way limit choice in housing style. In fact, my husband and I own a vacant lot near our home. As of yet, we are uncertain what style of house we will design for ourselves on this lot, but we do not consider these new standards limiting.

Builders have stated that these standards will raise the cost of construction of new homes. How can this be when there are tens of thousands of house plans on the market, many of which we know meet these standards? The cost to acquire new plans is nominal, according to a study undertaken by Portland Community Design entitled *A Report of Estimated Financial Impacts of the Proposed Base Zone Design Standards.* Moreover, it is common for builders to have to amend their existing plans anyway to fit unusual site configurations, topography, CC& Rs or other constraints. As infill lots are usually difficult to develop due to such constraints, necessary customization is not uncommon. For developers of below-market housing, the nominal cost of amending existing or purchasing new plans can be offset by offering simpler or smaller houses, shared driveways, or driveways consisting of two concrete "strips" instead of a concrete pad.

For the most part, the Planning Commission did an excellent job amending the standards to correct flaws in the original draft, based on testimony received, and to strike a balance between the desires of supporters and the concerns of opponents. The result is a superior document which should be adopted as proposed.

The *Oregonian* editorial on Monday called for you to consider incentives instead of adopting these regulations. While incentives are theoretically more desirable than regulation, we must be honest. What kind of incentives are practical? I can't think of any incentive which the city can practically utilize to assure the kind of new residential development many of us wish to see. Fast tracking permits and reducing development fees are unfair in their application. Density bonuses will or decreases in development standards may be unpopular with neighbors; some

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already feel that the city's minimum development standards are too minimal. Additional density through accessory dwelling units are already allowed in many zoning districts. If we want to see changes in the type of new residential development which is occurring we must commit to regulating the elements which we find most offensive. If you are not ready to adopt these standards as proposed by the Planning Commission, then please direct staff to develop amendments or options for your consideration rather than wholesale reject the concept of regulatory standards.

Thank you for your time and consideration.

Sincerely,



Sara King
Richmond Neighborhood resident
1932 SE 35th Ave.
Portland, OR 97214

Hartnett, Susan

From: Ames, Betsy
Sent: Wednesday, June 30, 1999 1:36 PM
To: Stein, Deborah; Hartnett, Susan
Subject: FW: Base Zone Issue

173593



Base Zone Marcy
McInelly respo...



ATT06449.txt

FYI

-----Original Message-----

From: Mike Houck [mailto:houckm@teleport.com]

Sent: Wednesday, June 30, 1999 4:53 AM

To: esten@ci.portland.or.us; saltzman_d@aol.com; dsaltzman@ci.portland.or.us; jfrancesconi@ci.portland.or.us; pchapel@ci.portland.or.us; vkatz@ci.portland.or.us; bames@ci.portland.or.us; chales@ci.portland.or.us

Subject: Base Zone Issue

To: City Council
From: Mike Houck
Re: Base Zone Design Standards

Recent editorial pieces by Randy Gragg, John Spencer, and the letter below which was submitted by Marcy McInelly, offer even stronger arguments in favor of adoption of the Base Zone Design Guidelines have offered persuasive arguments for supporting the Base Zone Design Standards.

I was particularly struck with Ms McInelly's comment: "Late last year, members of the Homebuilders Association were invited to participate in a work session with City staff and Planning Commission to discuss such ideas. After the first session they refused to participate any further, on the grounds that they would not participate in the formation of regulations. No regulations whatsoever was their starting and ending point for discussion."

This is an all too familiar refrain when it comes to the irresponsible actions of the Homebuilders. They also refused to participate in Title 3 discussions at Metro, choosing instead to challenge Title 3 at LUBA. Frankly, I am fed up with the Homebuilders and others in the development community who refuse to participate in the process and the, at the last minute before an elected body or, worse, at LUBA, attempt to overturn the good faith work of others who have participated in the give and take of the administrative and legislative process.

I look forward to tonight's discussion with Council and hope we can count on your support for one of the city's most critical planning recommendations you have considered in recent years.

Sincerely,

Mike Houck

- MAINTENANCE
- LEASING
- FINANCING



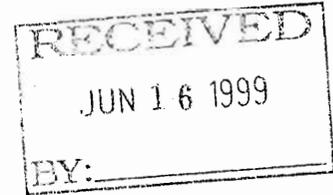
173593 COMMERCIAL
AND
INDUSTRIAL

FROM IDEAS TO MOVE IN, OR REMODEL TO NEW IDEAS
Registered Builder No. 01588

Home Builders Service Center INC.

8435 S.E. 17TH AVENUE
PORTLAND, OREGON 97202

Telephone: 233-4841
FAX AC 503-230-0292
June 14, 1999



Mr. Steve Abel, PRESIDENT,
PORTLAND PLANNING COMMISSION,
1120 S. W. 5th Ave., Room 1002,
Portland, Oregon, 97204-1966.

Subject: Base zone Design Standards for Houses, Attached Houses, and Duplexes,
dated May 19, 1999.

1. Due to medical surgery on May 14, 1999, I have delayed commenting on the above until today.
2. THIS REPORT SHOWS NO ECONOMIC IMPACT STATEMENT AS TO "MARKET NEEDS", OR "MARKET ABILITY TO SELL THE PROJECTED SCHEME" to the PUBLIC PURCHASOR.
3. This report clearly shows no person, or persons, in the planning bureau has solicited input in arriving at the determinations stated as "facts or planning need".
4. The planning process of 1998 in the Sellwood-Moreland Neighborhood Association clearly showed then, as this report shows now, no small business can plan ahead for their stability, i.e, the plan again shows no "economic impact" and with our firm created "store-front" with apartments overhead.
 - .A. This is purely "an assumption" based on planning thoughts as to mass transportation, when in fact mass transportation does not attract "market ability of store-fronts."

(1) This is further isolated economics in that the planning does not know what the markets will be, and assumes at "state direction" which in Europe and Russia has shown when you use planning to eliminate small businesses you are in fact creating a "state directed economic system."

(2) This current direction of (1) will erode the tax base of the City of Portland for ONLY THOSE RECEIVING PROPERTY TAX EXEMPTIONS AND OUTRIGHT PUBLIC GRANTS CAN AFFORD TO BUILD THE NECESSARY HOUSING FOR THE AVERAGE WAGE EARNER, AND POSITIVELY NOT THE "NEEDY".

(a), The current planning process in the City of Portland has a clear record in that we are between the second and first highest building cost in the entire United States. AS A PUBLIC BODY PLANNING, AND THE CITY COUNCIL MUST ACCEPT THIS FACT OF EXTREMELY HIGH COST.

Membership No. 62 - 0053 - 0000 Multi-Family Housing
Council of Oregon

BUILDING DIVISION — BRUMMELL CONSTRUCTION

Page Two. Portland Planning Commission: June 14, 1999.

The households in the City of Portland are being asked to pay a tax on the use of their streets wherein lays the water and sewer lines. This is approximately a 7 to 8% fixed cost passed daily into the meter user. Yet no where in your records do you show how this street tax results in higher homeownership.

5. This is shown that no "water conservation" is enforced on those in Public Housing or other low cost housing occupants. Neither is this shown on electrical conservation, recycling, or garbage control.

A. The Portland Water Meter user rates are being raised higher than the cost of inflation, as well for sewer, drainage, and public transportation.

B. This is the root of the problem why people are moving to the State of Washington and to other areas as Portland has developed a "high tax base" that is raising faster than the economic income of the homeowners but more especially the renters.

. We have been building 4 new duplex units as a result of planning direction and these cost for earthquake requirements has resulted in over \$7,000.00 per building. With interest rates continuing to rise, and with the other market direction of your office, we will have to stop as "market availability is TOO RISKY based on all cost factors of system development charges, and other related start up cost.

A. I spent 4 years on the Water Bureau Committee with former Commissioner Buck Grayson, and 8 years there with Mayor Bud Clark. I also spent 8 years on the Portland City Advisory Budget Committee and receive monthly reports from the Bureau of Finance and it is very clear the City of Portland cannot continue as it is operating today.

B. We, as a firm are also licensed Sewerman and Waterman, and have our own garbage service for our rental units. Unless we start converting garbage to electrical power to off set the current rate structure, we will have further inflation in this area for homeowners. No enforcement regulation exist to enforce recycling.

7. The reasoning that housing for the needy can be absorbed by the rest of we Builders by exempting that group from paying property taxes and other civic cost simply cannot continue. We are currently working with a minority group to construct housing for the elderly, but the cost of construction exceeds the ability of that group to pay the capital return on the investment. Sure it is property tax exempt, but requirments for landscaping, watering lawns, insurance cost, and other public required services defeats the cost. This means to us that the CITY OF PORTLAND WANTS TO OWN AND OPERATE ALL OF THIS TYPE OF HOUSING, WHICH, AGAIN, RAISES THE FACTS OF STATE DIRECTION OF OWNERSHIP, NOT FREE ENTERPRISE.

A. We would urge you to revolk the attitude of increasing prohibitive cost and re=arrange our zoning whereby we will not see more strawberry fields plowed up and people moving to areas outside our City.

Clyde V. Brummell, V.P.

Clyde V. Brummell

Bello, Mark

From: Teresa Huntsinger [teresa@friends.org]
Sent: Friday, June 25, 1999 2:52 PM
To: urbswrks@teleport.com
Cc: mbello@ci.portland.or.us
Subject: FYI: REACH CDC BZDS letter

173593

>Date: Fri, 25 Jun 1999 13:53:22 -0700 (PDT)
>X-Sender: pwseul@mail.teleport.com
>Mime-Version: 1.0
>To: teresa@friends.org
>From: Phillip Wong <phillip@seul123.org>
>Subject: Base Zone Design Standards
>Status:

>
>
>>From: Doug Glancy <dglancy@reachcdc.org>
>>To: "mayorkatz@ci.portland.or.us" <mayorkatz@ci.portland.or.us>,
>> "pchapel@ci.portland.or.us" <pchapel@ci.portland.or.us>,
>> "charles@ci.portland.or.us" <charles@ci.portland.or.us>,
>> "erik@ci.portland.or.us" <erik@ci.portland.or.us>,
>> "dsaltzman@ci.portland.or.us" <dsaltzman@ci.portland.or.us>
>>Cc: "Phillip Wong (E-mail)" <phillip@seul123.org>, Dee Walsh
>> <dwalsh@reachcdc.org>
>>Subject: Base Zone Design Standards
>>Date: Thu, 24 Jun 1999 09:00:18 -0700
>>MIME-Version: 1.0

>>Dear Mayor Katz and Members of Portland City Council:

>>I am writing on behalf of REACH Community Development in support of the Base
>>Zone Design Standards. REACH urges you to vote in favor.

>>I'm sure that you are familiar with the arguments for these standards, i.e.,
>>that they will promote safety and community interaction by deemphazing the
>>role of garages in our neighborhoods.

>>Kevin Kraus, REACH's Construction Manager, and I have followed the course of
>>the proposed standards from the original proposal, which was unwieldy and
>>overly prescriptive, to its current form, which is concise, direct and
>>clear. It is our belief that these standards will lead to better design,
>>both in terms of individual homes and in terms of whole neighborhoods. The
>>costs of meeting the standards will be minimal, and will be outweighed by
>>the benefits.

>>Thank you for your consideration of this matter.

>>Sincerely,

>>Doug Glancy
>>Housing Development Coordinator
>>REACH Community Development

Teresa Huntsinger
Assistant Coordinator
Coalition For A Livable Future
534 SW 3rd Ave. Suite 300
Portland, OR 97204
tel: (503) 294-2889 fax: (503) 223-0073
email: teresa@friends.org

ORIGINAL IN COLOR

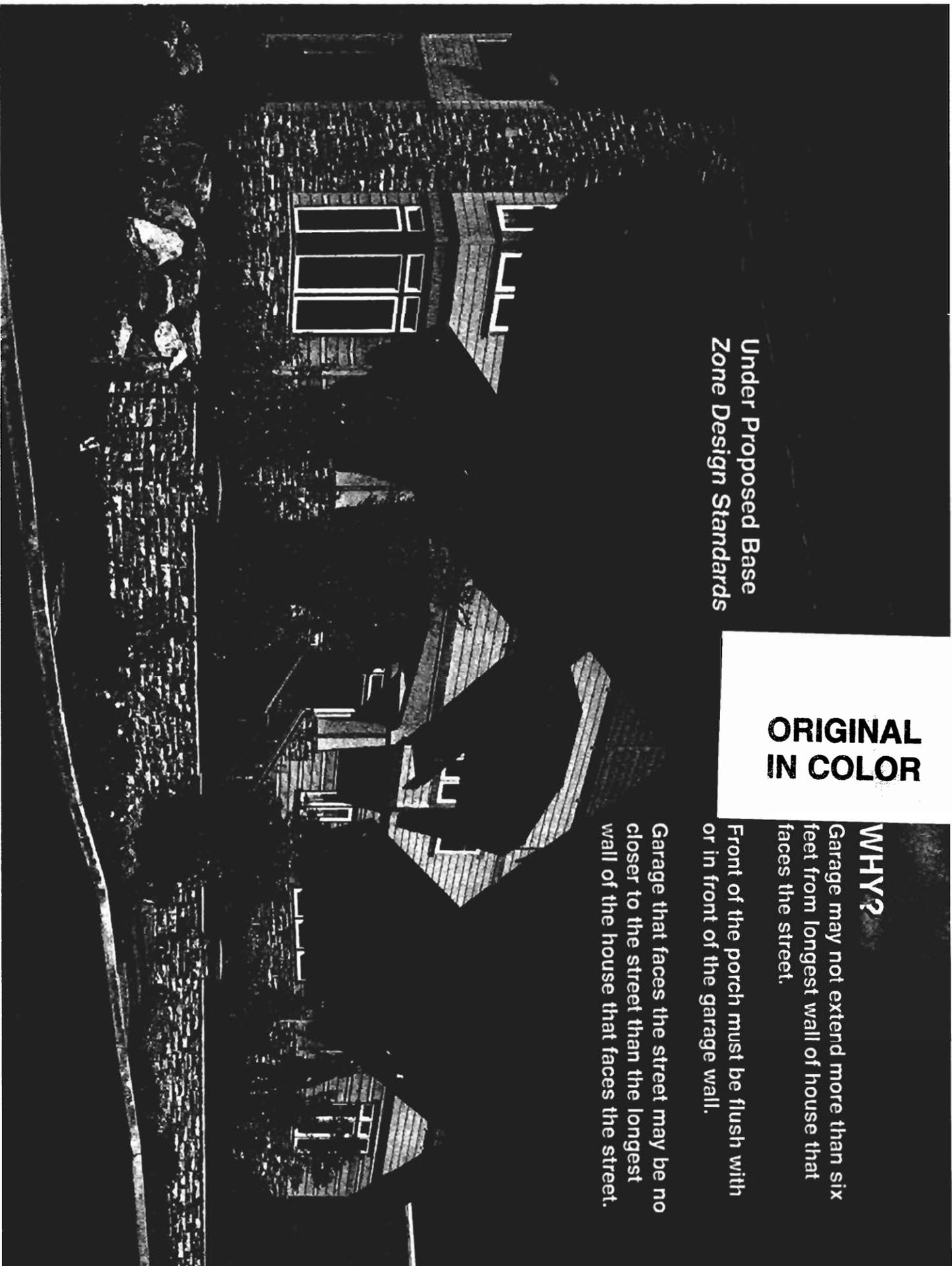
WHY?

Garage may not extend more than six feet from longest wall of house that faces the street.

Front of the porch must be flush with or in front of the garage wall.

Garage that faces the street may be no closer to the street than the longest wall of the house that faces the street.

Under Proposed Base
Zone Design Standards



**ORIGINAL
IN COLOR**

**Under Proposed Base
Zone Design Standards**

WHY?

Main entrance (front door) may be no farther than six feet behind the longest wall that faces the street.

Garage may not extend more than six feet from longest wall of house that faces the street.

Front of porch must be flush with or in front of the garage wall.

Garage that faces the street may be no closer to the street than the longest wall of the house that faces the street. This house must move back approx. eight more feet



**ORIGINAL
IN COLOR**

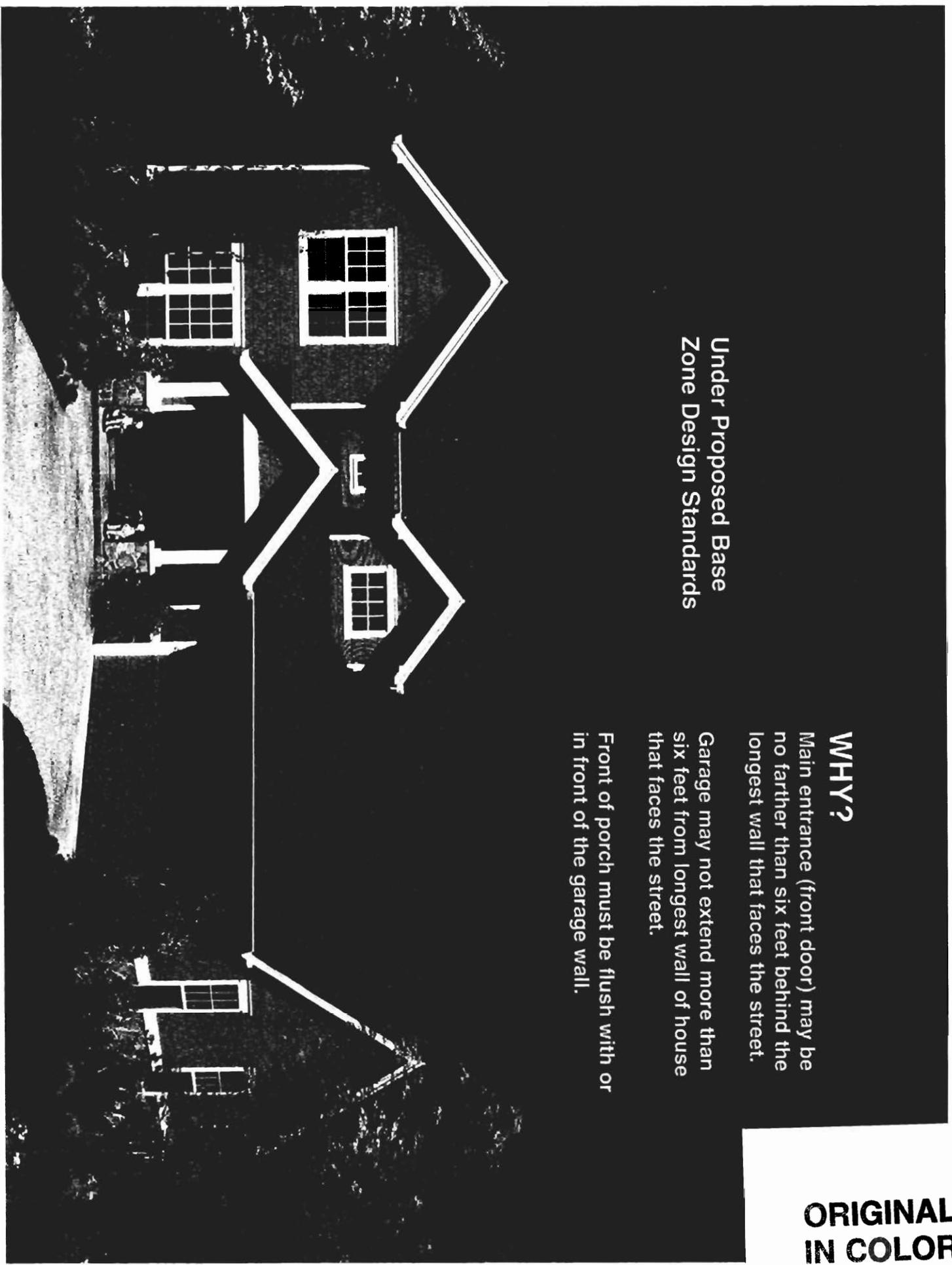
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**Under Proposed Base
Zone Design Standards**





Under Proposed Base
Zone Design Standards

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**ORIGINAL
IN COLOR**

WHY?

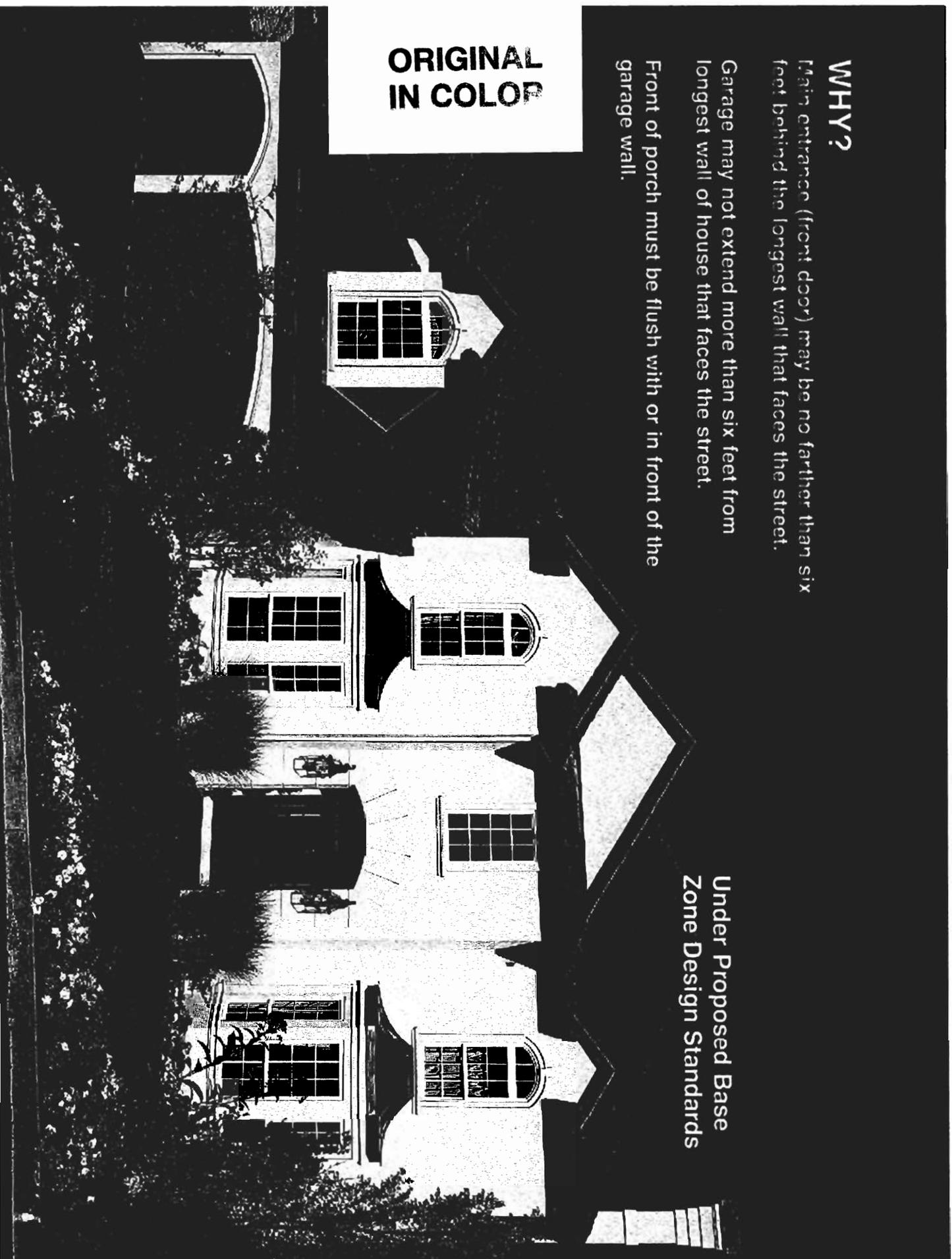
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Under Proposed Base
Zone Design Standards

ORIGINAL IN COLOR



WHY?

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Garage may not extend more than six feet from longest wall of house that faces the street.

Front of porch must be flush with or in front of the garage wall.

Under Proposed Base Zone Design Standards



ORIGINAL
IN COLOR

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**ORIGINAL
IN COLOR**

**Under Proposed Base
Zone Design Standards**

WHY?

Main entrance (front door) may be no farther than six feet behind the longest wall that faces the street.

Front porch must be a minimum of 25 square feet in area, and at least one entrance that faces the street.

Front of porch must be flush with or in front of the garage wall.



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HAZELWOOD NEIGHBORHOOD ASSOCIATION

June 29, 1999

City of Portland
Bureau of Planning
1120 SW Fifth Avenue, Room 1002
Portland, OR 97204

Att: BASE ZONE DESIGN STANDARDS PROJECT, MAY 1999 REVISION

The Hazelwood Neighborhood Association supports these revised standards. Without these standards, you have a glut of "SNOUT HOUSES" jammed into any and all available lots without regard for the character of the existing neighborhood, livability of the area or the safety of residents.

This present version:

1. More clearly meets the design of houses in the mid-county area.
2. Allows more flexibility in the placement of the garage, particularly with the garage as a percentage of the building mass rather than a specific wall length.

However, we also believe that similar standards need to be applied to multi-family dwellings. At the present time, the design standards for multifamily units are minimal. For the most part, particularly along the light rail corridor, the end results of these "NON-STANDARDS" have been ugly, ungainly and expensive. The only contribution these units are making is adding to the glut of housing for a transitory population of renters.

We must have good design standards. Therefore, we urge City Council to past these standards and direct the Planning Bureau to look next at multifamily units.

Sincerely,
HAZELWOOD NEIGHBORHOOD ASSOCIATION



Arlene M. Kimura
Co-Land Use Chair
112 NE 133rd Avenue
Portland, OR 97230

cc: K. Collier, Chair

Jane Baker
BY
Jane Baker
Co-Land Use Chair
1885 SE 104th Avenue
Portland, OR 97216

GARY BLACKMER, AUDITOR
CITY OF PORTLAND, OR

1999 JUN 30 P 12:20

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173593

Dixie Johnston
0550 SW Palatine Hill Rd.
Portland, OR 97219
636-0959
June 29, 1999

City Clerk
1221 SW 4th Ave, Rm 140
Portland, OR 97204

To the Members of the City Council:

I urge you to adopt the Base Zone Design standards proposed by the Planning Commission. They conform to the BOP's Comprehensive Plan Goals and Policies' Goal 12, Urban Design. Policies 12: 1, 2, 6, 7, and 8 address the need to preserve and enhance the unique characteristics of neighborhoods as well as design quality. I believe that the snout house trend is not in compliance with these policies. Yet home buyers argue that this design is the only one available in new reasonably-priced housing. For the same price, many buyers would prefer other designs.

I understand that many developers have argued that snout houses give home owners the privacy they desire. That is a smoke screen for laziness and conformity to trendiness. I live in a house with very large windows facing a busy street. Window treatments and shrubs give me the privacy I need. I understand, too, that snout houses are easy and inexpensive to build. Certainly developers can make profits building other than "butt ugly" housing.

As a community activist I have learned that 20 years ago the city promised design standards with increased density. Density is now being forced onto the citizenry without these standards. The BOP-Planning Commission proposal makes good sense and will not hinder the development community.

Sincerely,

Dixie Johnston

Dixie Johnston
Land Use Co-chair
Collins View Neighborhood

1999 JUN 30 P 12: 20
SARY BLACKMER, AUDITOR
CITY OF PORTLAND, OR

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6/28/99

Dear Mayor & Commissioners,

When I show customers homes available for purchase in the Portland Metropolitan area, they have clear ideas of what they seek. Sometimes its a small one level 50's style home, sometimes a contemporary on a large lot, perhaps a Victorian, or a 70's ranch. If you interrupt the movement of design and innovation, how does that meet the diverse appetites of home buyers now and in the future? It even feels a little arrogant to limit their choices, don't you think. Your "stupid and ugly" house is someone elses dream. Diversity works in home building, too. Sincerely, Diane Jette, Assoc Broker, The Pro Group.

Sincerely,
Diane Jette

TO THE
Portland City Council
Please!
For Wednesday 30th
meeting 6 pm

823-4571



#961

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UNIVERSITY OF OREGON JUN 28 1999 4:35
SCHOOL OF ARCHITECTURE AND ALLIED ARTS

GARY BLACKMER, AUDITOR
CITY OF PORTLAND, OR

BY _____

June 11, 1999

Portland City Council
City Hall
1221 SW Fourth Avenue
Portland, Oregon 97204

Re: **Base Zone Design Standards for Houses, Attached Houses, and Duplexes**

Councilors:

As you discuss the implementation of the Base Zone Design Standards, I hope that you will find the enclosed work of one of our graduate students, Aaron Venn, helpful in your decision-making process.

Looking over the proposed Standards, and listening to arguments on both sides about whether these guidelines would be very useful or a complete disaster, we realized that many of these arguments were being made without a lot of evidence. As often happens with planning policy discussions, everyone seems to argue from first principles, without trying to see what the actual, physical implications of these policies might be. Then when policies have been adopted, the built results usually turn out to be something that no one expected.

So to illuminate the issue somewhat, we decided to undertake the design of some prototype houses which meet these standards, and which also deal with the issues of typical lot size, house sizes, and house types considered desirable in the market. This analysis and design was undertaken as a research project by Aaron Venn, who has been a masters student here in our Portland Program for the past two years, and who has spent much of that time looking at residential design issues.

Aaron has approached the problem the way an architect would, which is perhaps different from how it would be approached by those in the homebuilding industry. Instead of trying to adapt pre-existing plans to comply with the Standards, he has produced new house designs which take the Standards into account as a given, and not as an afterthought. As you can see from his drawings, the houses are different from the typical houses being currently produced, but are in many ways comparable. These houses should have excellent living spaces, rooms, and yards, while still presenting a face to the street which enhances the public realm. The main point of his work is that it has tackled this problem and answered that question as to whether good, buildable, marketable houses can be produced under these standards.

We hope that these designs will be informative, and I'm sure Aaron would be happy to answer any questions you may have.

Sincerely yours,

Peter A. Keyes
Associate Professor
Director, Portland Programs

PORTLAND PROGRAMS OF THE DEPARTMENT OF ARCHITECTURE

University of Oregon Portland Center · 722 SW 2nd Avenue · Portland OR 97204-3127 · (503) 725-3682

Office: 503.725.8418 fax: 503.725.8740 pkeyes@darkwing.uoregon.edu

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Architectural Implications of the
Base Zone Design Standards for Houses

A report to the Portland City Council

June 29, 1999

Aaron Venn

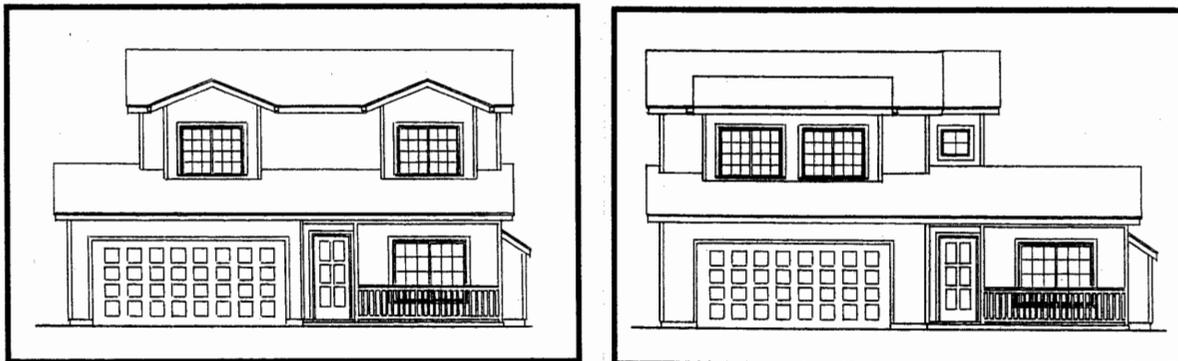
University of Oregon

Tel. (503) 916-4321

The intent of this paper is to share the results of my exploration of practicable architectural forms pertaining to the latest proposed Base Zone Design Standards for Houses. This exploration begins with the understanding that these standards are intended to reduce the potential negative impact one and two-car garage homes have on neighborhoods, attributable to the loss of visual and physical connections between living areas and the street. It is necessary to determine whether homes can be designed that both maintain these connections and conform to the proposed standards.

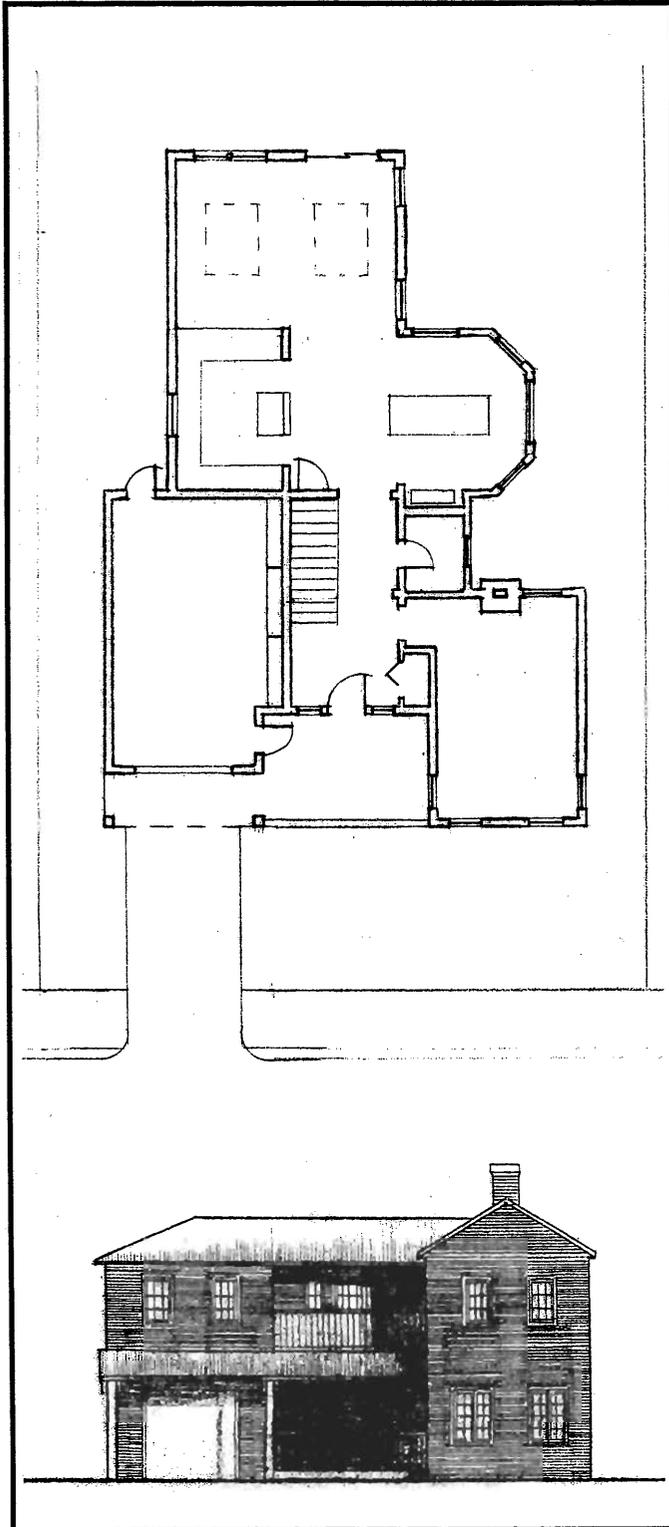
I have produced three designs which I believe successfully do this. They will be introduced on the proceeding pages. I encountered only four basic ways to diminish a garage's impact, although possibly more ways exist. I classify all four ways below as strategies, the first two of which are addressed in the standards:

- Strategy A: Position the garage further back on the site in comparison to the rest of the home.
- Strategy B: Lower the proportion of the garage to other portions of the house facing the street.
- Strategy C: Screen the garage behind architectural elements, such as an awning or a trellis.
- Strategy D: Integrate the garage into the facade. This is best illustrated by these two drawings. The house to the left ignores the garage. The house to the right uses the same architectural elements but begins to compose them in such a way that engages the garage.



For the sake of simplicity, a typical 50' x 100' lot size was assumed for each of the designs. The constraints imposed on smaller lot sizes require further investigation rather than mere adaptation. Each of the homes are of comparable size, and share the same handful of rooms expected in today's housing market. Second floor plans have not been provided; their layouts are each similar and are explained instead. For clarity, the elevations are without stylistic architectural features. All drawings are at 1/16" scale.

Design 1



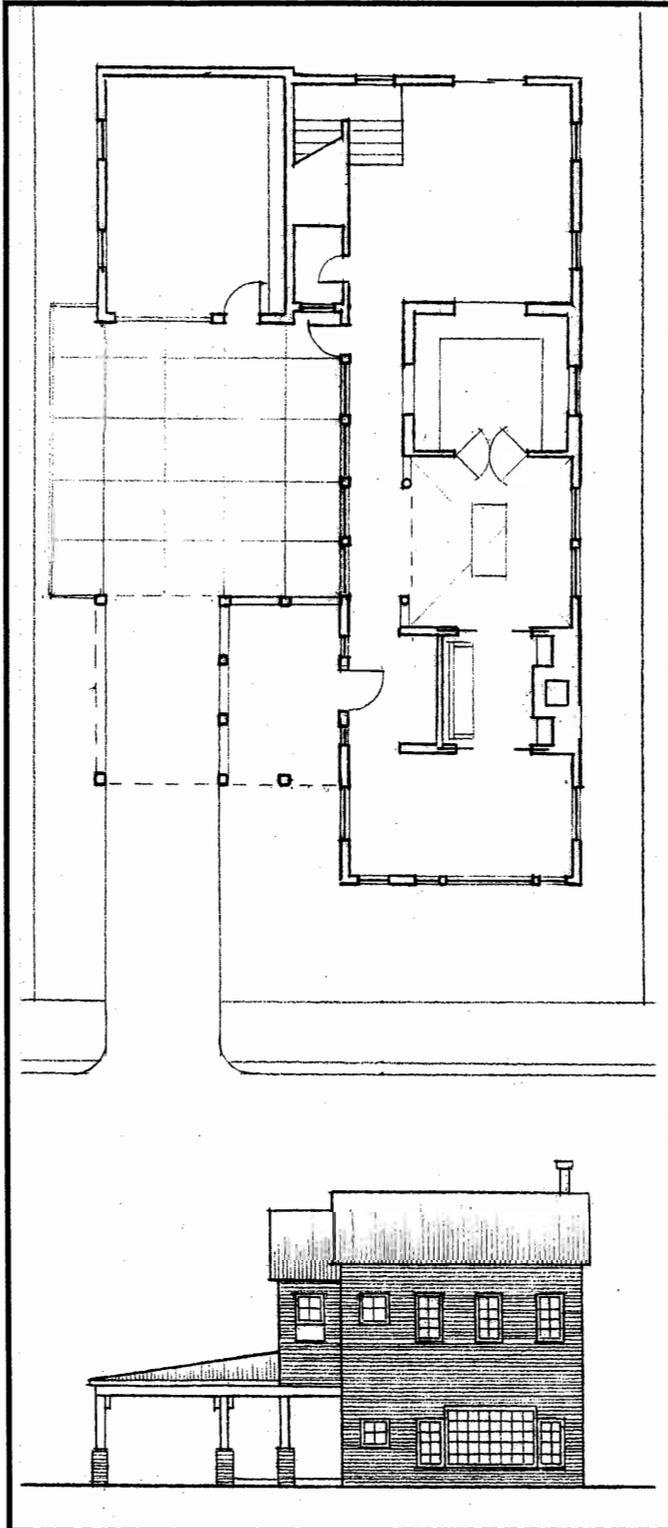
The first design explores a garage placement as close to the street as possible. Such positioning disallows strategy A, and makes the employment of B, C and D all the more necessary. The house is divided into three bays, each two stories in height (B). An awning above the entry wraps around the leftmost garage bay (C). Both side bays project symmetrically about the entry, promoting a unified composition (D).

Entry to the house occurs by way of a common porch, proportionally deep enough to ensure its usage. A street-oriented living room with fireplace and a half-bath are accessed from an entry hall. A dining room with bay windows is across from the kitchen. Both of these have a visual connection to the family room which has a pitched ceiling and backyard access.

The second floor can accommodate up to four bedrooms. A master bedroom with fireplace and bath occurs above the living room. Two bedrooms are above the garage. An area atop the dining room is suitable for either a den or another bedroom. A bath and laundry room coincide with the kitchen below.

The facade is designed to clearly articulate the three bays. Though a bit monumental in appearance, its simplicity evokes a bit of a farmhouse character.

Design 2



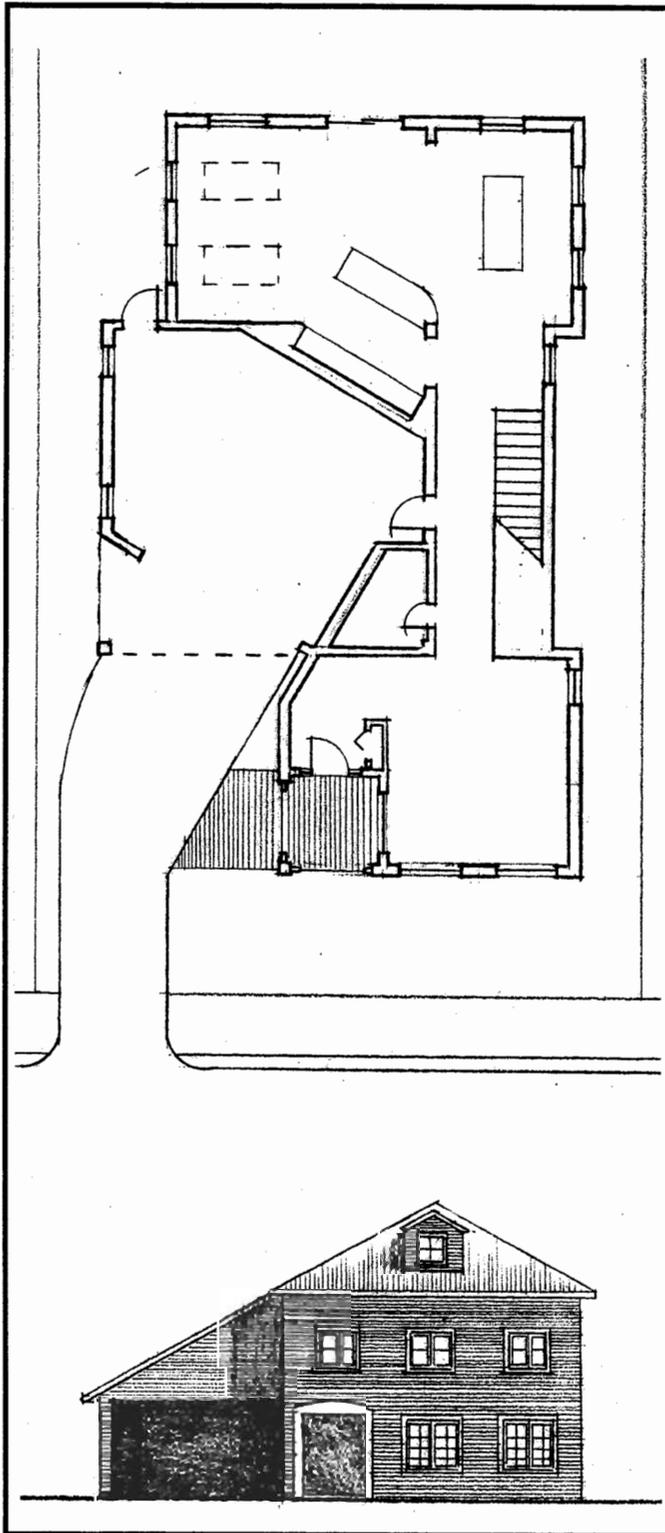
The second design utilizes a garage placed to the rear of the site (A). The lengthy drive required for this need not be an unsightly wasted space. Careful arrangement of building features can incorporate it as an outdoor room. An extension of the porch roof provides covered parking and buffers the space without causing visual disconnection from the street (C).

The porch provides entry to the house and its unifying gallery. The street oriented living room is partitioned from the dining room through a reading alcove with pocket doors. The kitchen divides these spaces from a family room having backyard access.

The second floor, accommodating between two and four bedrooms, is reached by way of stairs to the rear. A master bedroom with fireplace and bath (located above a portion of the porch) occurs above the living room. The rear of the floor includes a bedroom above the family room, while an additional bedroom or den could potentially be built above the garage. The space above the dining room has been drawn as double height, though this could just as easily be a third or fourth bedroom. The space above the kitchen includes a bath and laundry room.

The facade is designed to accentuate the diagrammatic nature of the house. The front gable runs parallel to the street, avoiding an overbearing scale.

Design 3



The third design endeavors the difficult task of responsibly incorporating a twenty foot wide two-car garage. Non-traditional design constraints often require unconventional solutions. The garage has been angled 30 degrees, reducing its exposure on the street face (B). This rotation is maintained within an orthogonal structural system.

Entry to the spacious street-oriented living room is by way of a porch and entry vestibule. A stair hall providing access to a half-bath and the garage leads to the dining room. An angled kitchen implies a separation from a family room with a pitched ceiling and backyard access.

The stairway leads to a second floor which accommodates up to four bedrooms. A master bedroom with bath (above the half-bath/garage) can comprise the entire front portion of the floor or can be partitioned to create a small bedroom or nursery above the living room. Two bedrooms are located at the rear of the house. A bath and laundry room are located above the kitchen/garage.

The facade is symmetrical with a central dormer window, echoing a simplicity found throughout Portland's neighborhoods.

Although I believe it is impossible to quantify respectable architecture, and it can just as well be built in the absence of regulations, the implementation of these standards should define a threshold for certain unrespectable architecture. Such architecture is rooted by ignorance and/or practicality. While ignorance is understandably subjective, practicality involves more weighable determinants - often a measure of quality and profit. During the course of my study two examples of questionable practicality were revealed to me:

The first involves the practice of not maximizing buildable lot area. Many builders are reluctant to place houses within one or two feet of the zoning setbacks because this requires that they hire surveyors to establish precise boundaries. This means that as much as twenty percent of usable living space cannot occur beside the garage. As an example, the living room within the demonstrated third design would have to be reduced by nearly seventy square feet to comply. This clearly renders some design solutions unfeasible. If maintaining street connections is critical, then this practice is questionable.

The second involves the unwillingness to update housing stock plans. Many builders resist adapting or developing new building stock plans because this may require that they employ an architect. Neighborhoods will continue to receive the same outdated housing. If maintaining the quality of housing within Portland is critical, then perhaps this unwillingness is questionable.

While this exploration and report has been academic in nature, I hope that these findings and designs can contribute in any manner necessary to improve future housing within this city.

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VIA FAX 1999 JUN 29 P 5:06
2 PAGESGARY BLACKMER, AUDITOR
CITY OF PORTLAND, OR

BY _____

June 29, 1999

Portland City Council
c/o City Clerk
1221 SW Fourth Avenue, Room 140
Portland, Oregon 97204**RE: PROPOSED BASE ZONE DESIGN STANDARDS**

Dear Council Members:

Our architectural firm has designed over 1,000 completed residential projects in the Portland area. Our work has been published nationally and we have received several awards, including an infill design award from City of Portland Development Review Team.

We oppose these standards. Effective standards can and should be written, but the proposed ones have too many problems to carry forward yet. True, as proposed they will stop some bad projects, but they will also make good projects worse, and cause severe problems for people who are trying to do the type of responsible and compatible infill development that Portland needs.

The standards that were brought before the Planning Commission were some of the most poorly considered regulations ever proposed. It was astounding—as one example of many problems--that the Planning Bureau did not notice that the proposed standards would have prohibited compatible development on Portland's many steep sites. Planning staff subsequently corrected many of the worst flaws, but more work is needed.

Here are a few very real problems that will be created if the standards are approved as proposed:

- houses that currently could incorporate side-wall bay windows and reasonable caves for compatibility with surrounding homes will be forced to be built with token caves and flat side walls with no bays
- trees that could now be preserved will have to be removed
- livable floor plans will be more difficult to achieve
- design solutions that allow use of front yards for outdoor living will be impeded
- designs of houses which place the living room at the front overlooking the street will be more difficult on some sites
- landscaping that screens bare foundation walls will need to be eliminated
- accessible, affordable and family-oriented infill housing will be more difficult to build

I don't think anybody could reasonably object to correcting these problems. Few people--including those who wrote the regulations--even know they exist, because they have not thought them through in terms of real-world applications. These are not hypothetical possibilities, but real problems that will occur over and over again because the standards need more work. Many of these problems will not be able to be solved through adjustments, because the adjustment approval

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criteria do not lend themselves to allowing exceptions in these types of cases. Worse yet, people will simply build compromised projects in order to avoid the expensive adjustment process, or just give up and build in Vancouver.

In a particularly insane example of what happens when zoning regulations are poorly written, I recently had to apply for an adjustment to *decrease* the minimum lot area for an existing lot whose area we were *increasing*. It was a waste of time for me and the Planning Bureau. It is irresponsible to approve more similarly flawed regulations when a bit more work would result in fair and effective ones.

Respectfully submitted,

Mackenzie & Dowd Architecture & Planning, Inc.



by: Michael Dowd, AIA, President

PS The following are only two examples of problems with the standards. My previous testimony lists many others.

Restrictions on side entries:

If there are other restrictions against "snout-houses", there is no need to restrict side entries. There are very few houses with side entries. When they occur, they are typically appropriate design responses to site conditions. On narrow houses, they allow living rooms to be placed at the front of the house overlooking the street. If a side entry's porch is required to have an access facing the street, that means you cannot fit foundation landscaping along the house on a narrow lot. **There is no compelling reason to restrict side entries in the absence of a "snout house" situation.**

Restrictions on length of street-facing garage walls:

The city should not regulate the interiors of private houses through design standards, but that's what is being done because the garage wall length is a measurement of what's inside the house. Furthermore, the Planning Bureau's is simply wrong in its Commentary that the regulation would allow a "standard 20' side-by-side double car garage". First, 20' is a minimal width, not standard. Second, with wall thicknesses, accounted for, the garage could not be 20' wide. Third, the regulation forces houses with two-car garages on typical lots to be built **exactly** 40' wide, with 5' setbacks. This leaves only 12" for eaves including gutters, a token amount, and no room for bays, chimneys or other projections that give character and interest to the sides of houses. If the standard were slightly relaxed to allow a standard two-car garage on a fifty-foot lot, with some room left for more-than-token eave and bay projections, it would eliminate these problems.



Date: May 26, 1999

To: Bureau of Planning

I ~~was~~ very happy to see the new design standards! It gives me hope that Portland is moving in the right direction with new housing development that encourages community and connectedness by having the front yards be socialization space for people. I have spoken with both Mark Bello and Julia Gisler about a few modifications and was encouraged to write this letter.

A year ago, Bureau of Planning approved a plan for an infill duplex on an corner lot with an alley located within the Piedmont Historic Conservation District. The approved plan did not utilize the alley for motor vehicle access but had two curb cuts – one on each street with a garage on each street facing facade. This is a pattern that exists no where in our 1889 neighborhood! King Neighborhood Association ended up in a land use appeal supported by Piedmont & Humboldt Neighborhood Associations and the Piedmont Historic Committee (composed of members of King, Humboldt, and Piedmont). After barely winning the appeal (3-2), we contacted Charlie Hales office both by letter and phone. We were told that access off alleys for parking was “common sense” and his office was ‘optimistic that new design standards would address some of the issues that neighborhoods were having with new development.’

Unfortunately, it hasn't addressed all the issues and rather than rely on the ‘common sense’ of a few individuals in Planning, I would like to make the following suggestions to amend/modify the standards:

- 1) “The main entrance be oriented towards the street and have a porch.” This clearly defines where the front door is from the street and also creates space for people to socialize in front.
- 2) “Where alleys exist, access for motor vehicles will occur off the alley, not street frontage.” This protects older neighborhoods from infill development that is not compatible and encourages development that doesn't evolve around automobiles.

I am optimistic that Portland will continue to move in a direction in building development that is not only more aesthetically appealing but even more important – healthy!! I have enclosed some information from the Oregon Lung Association's Healthier Home website. It is interesting to note that the significant increase in asthma we have had in the last 20 years corresponds with the advent of attached garages and improved home insulation. In promoting healthier communities, a detached garage is ideal!! Thanks much for your time.

Sincerely,

Jennifer Siebold
King District #1 Rep.
211 NE Jessup
Portland OR 97211

BY _____
GARY BLACKMER, AUDITOR
CITY OF PORTLAND, OR

1999 JUN -7 P 5:01

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Oregon's Healthier Home

A house featuring state-of-the-art technology to reduce indoor health hazards.

Oregon's Healthier Home is a house designed with innovative materials and construction techniques to reduce health hazards for allergy and asthma sufferers, as well as people desiring healthier indoor environments. The Home was built in Fairview Village, just east of Portland, by Cecil Smith Construction. Proceeds from the sale of the Home will benefit the American Lung Association of Oregon.



Dust, mold, pollens, gases, and chemicals inside our own homes can contribute to lung diseases, including asthma, allergies, lung cancer, and respiratory tract infections. Indoor air pollution can also contribute to heart disease, other types of cancer, and common complaints, such as fatigue and headaches.



The 2037 square foot home includes a great room, three bedrooms, an old fashioned front porch, and a versatile studio apartment (approximately 630 square feet) over a detached garage. The back of the Home overlooks a babbling brook. The home was built by Cecil Smith Construction, an experienced builder of homes for people with environmental sensitivities. The home plan from Columbia Design Group was designed by award-winning associate designers Steve Pollard and Brad Hosmar. Columbia Design Group publishes "A Guide to Planning, Building, & Maintaining a Healthier Home" and "Healthier Home Plans." The interior design was by Street of Dreams award winner Wendy Reiersen Design & Renovation.

Realtor: Jampa Lathsang, Century 21, Wright-Christie & Assoc., Inc., 4175 SW Cedar Hills Blvd., Beaverton, OR 97005, (503) 644-2560, ext. 229.

[Click Here](#) to view the FLOOR PLAN.

Oregon's Healthier Home will feature:

- a geothermal heat pump that produces no on-site pollutants. It provides efficient year-round heating and cooling from the earth and keeps the indoor air below 50% relative humidity to reduce mold, mildew, and dust mites.
- air-tight and well-insulated windows, walls, floors, and ceilings to eliminate cool spots where moisture can condense and support mold growth, and prevent radon gas from entering.
- an air-to-air heat exchanger and ventilation system, which provides fresh air ventilation and removes stale air and excess moisture from the house, without wasting energy.
- an air filtration system that includes a prefilter, an activated carbon filter that captures and reduces VOC's (Volatile Organic Compounds), and a high efficiency HEPA filter that removes particulates and dust mite allergens from the air.
- a sealed and balanced metal duct system with multiple return registers that keeps indoor air cleaner. There is no insulation inside the duct system that could collect dust, moisture, or mold or contaminate the air stream.
- a sealed combustion gas fireplace instead of a wood-burning fireplace that creates indoor

**ORIGINAL
IN COLOR**

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smoke or an unvented gas fireplace that can leave combustion byproducts indoors.

- an all electric kitchen that eliminates open flames and gas fumes.
- a central vacuum system that picks up particulates and vents them out of the living space into a filtered container in the garage. It eliminates the fine dust that escapes back into the air from typical portable vacuums.
- wood, tile, and linoleum flooring that is easy to clean and does not trap dust or dust mites the way wall-to-wall carpeting can.
- furnishings and window coverings selected to reduce dust, dust mites, and particulates.
- solvent-free, low-VOC interior paints, wood finishes, and adhesives.
- furnishings, cabinets, shelving, doors, moldings, and building materials made from solid wood and low-formaldehyde plywood, instead of particleboard that emits formaldehyde.
- a continuous plastic barrier laid over soil to block radon gas from entering the house.
- radon control procedures.
- foundation moisture blocking to reduce mold and mildew.
- a power ventilated crawl space sealed from the ground and the first floor to prevent radon soil gases, mold spores, and moisture from entering the house.
- a detached garage to prevent car exhaust from entering the house.
- a ventilation fan in the garage, started by the garage door opener, that exhausts car fumes out of the garage.
- a bedroom for a child with asthma, featuring washable bedding, curtains, and a throw rug over a hardwood floor, as well as no stuffed animals, to limit the accumulation of dust and dust mites, which can trigger asthma attacks.

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Base Zone Design Standards
 City Council testimony

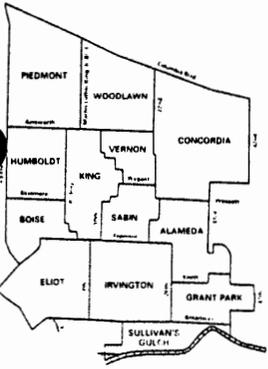
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6/29	Rose City	
6/29	Piedmont	May 17, 1999 June 29, 1999
6/29	John Woltz	June 11, 1999
6/29	NE Coalition	June 17, 1999
6/29	Rose CDC	June 18, 1999
	ATA (draft)	June 30, "
	HOST	Apr 22, 1999
Wa	David Knight	June 29, 1999
✓	Hazelwood	June 29
✓	Lambert	June 29 th
✓	Lewis River design	June 29 th - received
✓	Hazelwood	June
✓	Sara King	June 30
✓	DC	June 17, 1999
✓	Mike Hawk	June 30, 1999
✓	Clyde Bummel	June 14, 1999
✓	Reads	June 25, 1999
✓	Peter Keys	June 11
✓	Dixie Johnston	June 29
✓	Douglas Kelso	June 30
✓	Bridgeton	June 30

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Northeast Coalition of Neighborhoods, Inc.

4815 N.E. 7th Avenue • Portland, Oregon • 97211 • Office 823-4575 • Fax 823-3150

citizen participation • crime prevention • livability • youth gangs program

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**GARY BLACKMER, AUDITOR
CITY OF PORTLAND, OR**

BY _____

June 17, 1999

Mr. Mark Bello
City of Portland
Bureau of Planning
1120 S. W. 5th Avenue, Room 1002
Portland, OR 97204

Dear Mr. Bello:

Upon review of the new Base Zone Design Standards for Houses, Attached Houses and Duplexes, the Northeast Coalition of Neighborhoods, Inc., supports the City of Portland's proposed standards as an important step for neighborhoods that currently do not have design standards in place. However, in areas such as conservation or historic districts, we do not want to see these new standards replace existing, more stringent regulations.

Furthermore, we would like to request your presence or another representative from the Bureau of Planning at our upcoming Housing Conference on July 10, 1999, at Self Enhancement Inc. This forum is an excellent opportunity for the Bureau of Planning to relay information about the new design standards to citizens and developers in the Northeast Portland area.

If you have any questions please feel free to contact me at 253-7811.

Sincerely,

Willie Brown
President
Northeast Coalition of Neighborhoods, Inc.

WB:SM:glm

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Rose

Community Development

7211 SE 62nd Avenue
Portland, OR 97206
(503) 788-8052
F (503) 788-9197
rosecdc@teleport.com

PC ✓
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June 18, 1999

Portland Planning Commission
Steve Abel, President
1120 SW Fifth #1002
Portland, OR 97204-1966

To the Portland Planning Commission,

On behalf of ROSE Community Development, I am writing in favor of the Planning Bureau's proposed Base Zone Design Standards. ROSE is a nonprofit neighborhood revitalization organization serving outer Southeast Portland. I also speak as a life-long resident of Southeast Portland concerned about the impact of poor design on our neighborhoods and community life.

The Base Zone Design Standards are a worthy attempt at creating flexible, workable standards for good residential development. At ROSE, we like to say that we design homes for people, not cars. Features such as windows, porches and balconies add to the quality of life in our neighborhoods. Poorly designed "snout houses" produce short-term profits at the expense of long term livability.

Thank you for your efforts to improve Portland neighborhoods. I hope that you adopt these new standards.

Sincerely,

Nick Sauvie
Executive Director

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CITY OF PORTLAND, OR

BY _____

PIEDMONT

Neighborhood of the Year — 1991 Spirit of Portland Awards

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May 17, 1999

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Portland OR 97228

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1999 - 2000

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Gretchen Dennison
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Rosemont Land Use Review
Tom Markgraf, Chair
285-9549

Portland City Council
1220 SW Fifth Avenue
Portland, OR 97204

RE: BASE ZONE DESIGN STANDARDS

Dear Mayor Katz and Commissioners:

The Piedmont Neighborhood Association is calling for your support for each and every one of the Base Zone Design Standards recommended for your approval by the Planning Commission.

These standards are an important and critical first step in addressing our concerns about the quality of new infill construction occurring in our community. A windshield survey of the 12 new infill homes in the Piedmont Neighborhood within the last few years revealed construction that lacked most - and sometimes, any - of the design features typical of our community, resulting in a spare starkness that contrasts sharply with surrounding homes. The most noticeable difference between new and existing homes are street facing facades dominated by attached garages.

The recommended Design Standards are effective in turning a stark design into compatible infill even at highly affordable home prices. One look at the attached photos is proof enough. While home #2 flunks the design compatibility test, homes #1 and #3 come much closer to meeting community preferences. Yet all the homes were listed at the highly affordable price of \$129,900 - a price very close to the average sales price in Piedmont.

Other design standards are needed to improve new infill development beyond public realm features. We urge you to approve the recommended Base Zone Design Standards and direct staff to continue their efforts in developing regulations to better assure design compatibility for infill in established Portland neighborhoods.

Sincerely,

Betsy Radigan, Chair

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The Emerald Neighborhood — in N & NE Portland

1 of 3

6703 NE MAXLOR RD

#2



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Piedmont infill

1998

(all homes listed
at \$129,900)

ORIGINAL
IN COLOR



#1

1106 H. BAKSWILL



#3

Piedmont
2 of 3

7128 N KERBY



6933 NE GARFIELD

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ORIGINAL
IN COLOR



7055 NE RODNEY COURT



SWANWICK HILL

Piedmont
343