

**RESOLUTION No. 37252 As Amended**

Accept the Residential Infill Project: Concept Report to Council as general conceptual parameters for subsequent zoning code and zoning map amendments (Resolution)

WHEREAS, Portland is projected to grow by 123,000 new households by 2035 with about 20 percent of new housing units anticipated to be built in single-dwelling residential zones; and

WHEREAS, an increasing range and variety of housing types will be needed over this time period to respond to increasing cultural and racial diversity, smaller average household sizes, a lower proportion of households with children, and increasing numbers of older and elderly residents; and

WHEREAS, community concerns about the size of new houses, demolitions and the rising cost and lack of housing choices throughout the city persists; and

WHEREAS, in 2015 City Council initiated the Residential Infill Project to evaluate and improve the city's single-dwelling development standards with a focus on scale of houses, narrow lot development and alternative housing options; and

WHEREAS, a Stakeholder Advisory Committee (SAC) of neighborhood representatives, advocates for seniors, environmental stewardship and social equity, representatives with knowledge and expertise in residential construction, affordable housing, architecture, urban design, historic preservation, real estate and financing, alternative forms of housing was appointed by Mayor Charlie Hales to inform and advise City staff on identifying and researching key issues, and developing and refining concepts to address them; and

WHEREAS, staff, through local print and social media highlighted the draft concepts and opportunities for public comment via blog posts on the project website; e-updates to the project mailing list; e-newsletters by BPS and Bureau of Development Services; posts on Nextdoor, Facebook and Twitter; articles in local newspapers and broadcasts on local television and radio programs;

WHEREAS, City staff gathered feedback from the public on draft concepts during an eight-week outreach period from June to August 2016, whereby:

- 545 members of the public attended six in-person open houses
- 200 people attended additional meetings in which staff presented the draft proposal
- 8,600 people visited the online open house hosted on the project website
- 2,375 respondents submitted feedback on draft proposed concepts via an online questionnaire
- 1,562 comments were received from questionnaires, comment forms, flip chart notes from open houses, emails and letters; the results of which are summarized in a Public Comment Summary Report; and

WHEREAS, the process of public participation used to develop and refine the concepts of the Residential Infill Project support the goals of Chapter 2 of the 2035 Comprehensive Plan to support a partnership that offers community members accessible and effective participation in planning processes through a lens of social justice and equity; and

WHEREAS, the concepts of the Residential Infill Project support the goals of Chapter 3 of the 2035 Comprehensive Plan to enhance centers and corridors as anchors to complete neighborhoods and provide convenient access to local services via all modes of transportation; and

WHEREAS, the concepts of the Residential Infill Project also support the goals of Chapter 4 of the 2035 Comprehensive Plan to create a healthier, more efficient and more resilient Portland while respecting context; and

WHEREAS, the concepts of the Residential Infill Project also support the goals of Chapter 5 of the 2035 Comprehensive Plan to help Portland meet its need for quality, affordable homes for a growing and socioeconomically diverse population and to ensure equitable access to housing active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities; and

WHEREAS, the concepts of the Residential Infill Project related to housing types furthers Policy 5.6 of the 2035 Comprehensive Plan to enable and encourage development of middle housing, including multi-unit or clustered residential units that provide smaller, less expensive units; more units and a scale transition within a quarter mile of designated centers, corridors with frequent service transit, high capacity transit stations and within the Inner Ring neighborhoods around the Central City;

NOW, THEREFORE, BE IT RESOLVED, that the City of Portland accepts the Residential Infill Project: Concept Report to City Council in concept, attached as Exhibit A as amended, as Non-Binding City Policy; and

BE IT FURTHER RESOLVED, that the City Council directs the Bureau of Planning and Sustainability to develop zoning code language and zone map changes to implement the concepts in the Residential Infill Project: Concept Report to City Council; and

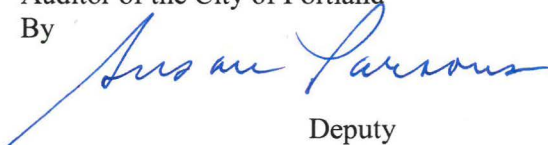
BE IT FURTHER RESOLVED, that by accepting this report, the Council is not making a land use decision within the meaning of ORS 197.015(10) because this direction is not a final determination of the City Council concerning the adoption, amendment, or application of the Statewide Planning Goals, a comprehensive plan, or a land use regulation; and

BE IT FURTHER RESOLVED, that the City Council gratefully acknowledges the excellent work and dedication of community members who attended public meetings and events, or otherwise participated in the development of the Residential Infill Project Concept Report to City Council, as well as members of the Stakeholder Advisory Committee for their time and dedication to the project.

Adopted by the Council: DEC 07 2016

Commissioner Hales  
Prepared by: Morgan Tracy  
Date Prepared: Oct. 17, 2016

**Mary Hull Caballero**  
Auditor of the City of Portland  
By

  
Deputy

