

## Parsons, Susan

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**From:** Jim Diamond <jimd@linfield.edu>  
**Sent:** Wednesday, November 09, 2016 8:59 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Testimony from Collins View Neighborhood Association re:Residential Infill Project: Concept Report to Council

Hi Karla,  
 I got a bounce from Steve Novick's email. Please make sure he has a copy of this testimony before this afternoon's council session.

Thanks,  
 Jim

-  
 Jim Diamond,  
 Chair, Collins View Neighborhood Association  
 9519 SW 2nd Ave.  
 Portland, OR 97219  
 jimd@linfield.edu  
 (503)-984-2775

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**From:** Jim Diamond  
**Sent:** Wednesday, November 09, 2016 8:56 AM  
**To:** Mayor Charlie Hales; Commissioner Nick Fish; Commissioner Amanda Fritz; Commissioner Steve Novick; Commissioner Dan Saltzman  
**Cc:** Maryellen Read; Bogert, Sylvia; Council Clerk  
**Subject:** Testimony from Collins View Neighborhood Association re:Residential Infill Project: Concept Report to Council

Mayor Charlie Hales  
 Commissioner Nick Fish  
 Commissioner Amanda Fritz  
 Commissioner Steve Novick  
 Commissioner Dan Saltzman

Wednesday, November 9, 2016

Re: Residential Infill Concept Recommendation

Mayor Hales and Commissioners:

Of particular concern are recommendations 4, 5, and 6 under "Housing Choice". These provisions would potentially turn single-family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. **This should not be approved, even as a concept**, without a full legislative process including public outreach and hearings.

Among our reasons,

- Once City Council has approved this in concept it will be largely pre-decided.

- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: "Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City" (amendment #P45).

1. As of October, it extended the "Cottage Cluster" concept to "Citywide".
2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
4. An R10 lot could have about 8-10 units with "cottages" and ADUs and an R20 lot could have twice as many.

- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short-term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
- This would completely change the character of single dwelling neighborhoods.
- **It would be inconsistent with the Comprehensive Plan Zoning Designations** and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.
- Amendment #P45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted on behalf of CVNA

Jim Diamond,  
Chair, Collins View Neighborhood Association  
9519 SW 2nd Ave.  
Portland, OR 97219  
jimd@linfield.edu  
(503)-984-2775

## Parsons, Susan

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**From:** Ted Labbe <ted.labbe@gmail.com>  
**Sent:** Wednesday, November 09, 2016 8:57 AM  
**To:** Commissioner Fritz; Commissioner Saltzman; Hales, Mayor; Commissioner Fish; Commissioner Novick  
**Cc:** Council Clerk – Testimony; Tracy, Morgan; Beckman, Stephanie; Planning and Sustainability Commission  
**Subject:** Residential Infill Project: Project Trajectory is Good But More Tree Preservation Options Needed

Dear Mayor Hales and City Council:

Thank you for the opportunity to provide comments on the Residential Infill Project. I offer these comments on behalf of Depave, a Portland nonprofit organization that promotes redevelopment of greenspaces in pavement-plagued neighborhoods of Portland and beyond.

In general, we support the direction of the Residential Infill Project (RIP), but we have a few concerns and suggestions for refinements moving forward. We support changes recommended by Portland for Everyone to: extend the housing opportunity overlay zone to all residential zones City-wide, offer incentives for development of affordable units, promote housing that is adaptable and accessible for people of all ages and mobilities, and incentivize on-site tree preservation.

Some of Portland's most attractive and dynamic neighborhoods contain high concentrations of "missing-middle" housing. My neighborhood, Kerns, contains a high-density of historic multi-family housing, that is walkable and well-integrated with adjacent single-family residential areas. The dynamic restaurant scene on E 28<sup>th</sup> Ave between NE Glisan and SE Pine is Portland's original Restaurant Row, which helped spawn the City's current food culture. The growth and success of the original Restaurant Row happened *because* the surrounding neighborhoods contain a mix of housing types and affordability. It couldn't have happened in a neighborhood without this mix.

Zoning code reforms addressed within the proposed RIP are a helpful first step to address housing inequities and allow more housing choices. The thoughtful integration of small-scale and discrete duplexes, triplexes, row houses, accessory dwelling units, and cottage cluster housing within Portland's residential zones can be one means to address affordable housing AND preserve neighborhood character. Carefully crafted zoning code revisions can promote more "missing middle" housing and also help the City with other worthy goals, like tree preservation. But the details of how the rules get written matter.

Much of the public's concern with tear-downs, re-development, and loss of neighborhood character is related to the loss of big trees in the neighborhoods. So how the RIP addresses tree preservation is an important detail to get right.

We know from the recently completed City-wide street tree inventory that we are losing large-form trees, which are being replaced by small- and medium-form trees, with negative long-term consequences for the urban tree canopy. Although the urban forest canopy is trending upwards, most of our available street tree planting sites are too narrow or constrained by overhead wires to support large-form trees. These two facts elevate the importance of preserving existing large trees, particularly those in residential yards that are vulnerable to redevelopment.

Recent Title 11 Tree Preservation reforms offer improved tools for preservation of yard trees, but loopholes and exemptions remain to be fixed. The scant consideration given to tree preservation in the current RIP needs to be addressed and we recommend that you give careful consideration to the recommendations offered by your own Urban Forestry Commission. These include:

- Allowance for an additional dwelling unit in exchange for preservation of one or more large healthy trees,  $\geq 20$  inches diameter.
- Allowance for flexible lot line setbacks in exchange for preservation of one or more large healthy trees,  $\geq 20$  inches diameter.
- A full waiver of on-site parking requirements to preserve big trees,  $\geq 20$  inches diameter.

These recommendations are not new, and are similar to those made by the Title 11 Oversight Advisory Committee in their February 2016 report: <https://www.portlandoregon.gov/trees/article/564719> (see page 8).

Tree preservation in residential yards cannot continue to be an afterthought. Tree-friendly designs need to be actively promoted by City staff during the earliest stages of project design review.

As an organization committed to minimizing the extent of impervious surfaces in our City, we question the need for *any* off-street parking requirements in residential zones. Numerous parking studies by the City have demonstrated that there is an abundance of on-street parking that is more than sufficient to meet parking demand. Off-street parking creates additional impervious surfaces and competes with limited space for trees and other vegetation that soak up stormwater runoff, cool our City during heat waves, and enhance neighborhood character.

We look forward to working with the City on further refinement of the RIP in relation to tree preservation standards and incentives.

Thank you.

Ted Labbe

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Ted Labbe  
Home: 3011 NE Hoyt St Portland, OR 97232  
Office: 1430 SE Water Ave #209 Portland, OR 97214  
[ted.labbe@gmail.com](mailto:ted.labbe@gmail.com)  
503-758-9562

**Parsons, Susan**

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**From:** Alison Dennis <dennis.alison@gmail.com>  
**Sent:** Tuesday, November 08, 2016 9:56 PM  
**To:** Council Clerk – Testimony  
**Subject:** In support of the Residential Infill Project

I have been a resident of Portland for the past 11 years and have many friends and family members who live in the city. It is my hope to be able to remain here and continue to be part of this city and a participant in its great art and music communities. I am writing to voice my support of the Residential Infill Project as a way to preserve and incentivize small, affordable housing units and create more logical and diverse housing options for middle and lower income citizens as well as those with disabilities.

I consider myself lucky in that I have a fairly decent paying full-time day job, and a few years ago I had even been able to save up money for a down payment on a small home. However, I found myself consistently outbid on houses by developers who subsequently tore down the houses and built oversized single-family homes far beyond my price range on the lots. Eventually, due to rising housing prices and my rising rent and other expenses, I gave up searching. I now live in fear of dramatically rising rents pricing me out of the city despite having a decent full-time job. Things are much more bleak for those with less financial stability.

I believe that Portland needs to have better guidelines for new construction projects to preserve existing affordable homes and to build multiple, more affordable middle housing that would increase density while creating accessible places to live rather than oversized, overpriced single family homes. I believe the Residential Infill Project will help steer Portland development in this direction of creating more diverse and affordable housing we so greatly need in this time of major population growth.

Sincerely,

Alison Dennis

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A stylized, decorative monogram logo consisting of a large, bold letter 'A' with a smaller letter 'D' nested inside it. The letters are black and have a classic, serif-like font style.

**Parsons, Susan**

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**From:** Eden Chase Curtin <edenl@comcast.net>  
**Sent:** Tuesday, November 08, 2016 9:15 PM  
**To:** Council Clerk – Testimony  
**Cc:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; Commissioner Fish; Commissioner Saltzman  
**Subject:** Residential Infill Housing Opportunity zone

November 8, 2016

Council Clerk, [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
Portland City Hall  
1221 SW 4th Ave  
Portland, OR 97204

To the City Council:

I join Multnomah Neighborhood Association in opposing the Residential Infill Concept Report and the "housing opportunity zone" overlay map over the whole neighborhood of Multnomah. This overlay will vastly increase density throughout the neighborhood and, coupled with overlays from West Portland Park and Hillsdale Town Centers, will wipe out the entire single-family residential character of our neighborhood.

The Residential Infill project is just too radical-for our neighborhood and for Portland. I urge you to reject the current proposal and create infill development standards that fit with the neighborhoods' context and where they want density to occur.

Our neighborhood, where I grew up and continue to call my home, pays some of the highest property taxes in the region and the current proposal would turn it in to an overpopulated, polluted mess that pays some of the highest property taxes in the region with lower property values.

Sincerely,

Eden L Chase Curtin  
4147 SW Garden Home Road  
Portland, OR 97219

**Copies:**  
Mayor Charlie Hales, [mayorhales@portlandoregon.gov](mailto:mayorhales@portlandoregon.gov)  
Commissioner Amanda Fritz, [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)  
Commissioner Nick Fish, [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)  
Commissioner Steve Novick, [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)  
Commissioner Dan Saltzman, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)

**Parsons, Susan**

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**From:** Hannah Silver <hannah.silver@gmail.com>  
**Sent:** Tuesday, November 08, 2016 7:43 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Project Testimonial

Council members,

I am a 27 year old Portland native living in an apartment in the Kerns neighborhood.

I have watched Portland change dramatically over the last decade, for better in many ways. Unfortunately, the housing market cannot respond quickly enough to Portland's popularity growth and demand. We simply cannot depend solely on high-rise (often high-rent due to development economics) apartment buildings and single-family detached homes for our housing stock. We desperately need to broaden and enhance our "missing middle" stock to ensure that people in Portland truly have housing choice.

I have attended City of Portland open houses for the Residential Infill Project and have been dismayed at the unfair representation of opinions in the crowd. Those with the loudest voices do not usually represent the younger generation for whom homeownership will certainly be a challenge without real change in our housing stock. Increasing the number of duplexes, triplexes (etc etc) in our lovely, walkable neighborhoods will in no way inhibit the current residents from also enjoying their neighborhoods. I would love to begin my homeownership journey with a duplex, or one unit in a courtyard apartment, but those opportunities are few and far between. Not having first time homebuyer options in our city will severely limit our diversity in many ways.

The Residential Infill Project gets a lot of things right, and I commend the team for their efforts. I ask that we go above and beyond anything that Vancouver BC, Seattle, or San Francisco has done - because we can learn from their mistakes. We simply need more people to be able to live in our wonderful neighborhoods. I believe in a Portland for everyone.

Thank you,  
Hannah Silver

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| Hannah E. Silver  
| B.S. of Architecture - University of Virginia - 2012  
| Master of Urban and Regional Planning - Portland State University - 2015  
| <https://hansilfolio.wordpress.com/>



**Parsons, Susan**

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**From:** Erin Primrose <erin@erinprimrose.com>  
**Sent:** Tuesday, November 08, 2016 7:12 PM  
**To:** Council Clerk – Testimony  
**Subject:** Opposition to the Residential Infill Concept Report and the "housing opportunity zone"

November 8, 2016

Council Clerk, [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
Portland City Hall  
1221 SW 4th Ave  
Portland, OR 97204

To the City Council:

I join Multnomah Neighborhood Association in opposing the Residential Infill Concept Report and the "housing opportunity zone" overlay map over the whole neighborhood of Multnomah. This overlay will vastly increase density throughout the neighborhood and, coupled with overlays from West Portland Park and Hillsdale Town Centers, will wipe out the entire single-family residential character of our neighborhood.

The Residential Infill project is just too radical-for our neighborhood and for Portland. I urge you to reject the current proposal and create infill development standards that fit with the neighborhoods' context and where they want density to occur.

Sincerely,

Erin Primrose  
8440 SW 30th Ave  
Portland, OR 97219

**Parsons, Susan**

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**From:** Robert Wegner <bandv.wegner@gmail.com>  
**Sent:** Tuesday, November 08, 2016 6:27 PM  
**To:** Council Clerk – Testimony  
**Subject:** zoning and building changes

Please do not change the building requirements for areas with quality existing homes, such as South Burlingame. Allowing further building by tearing down existing homes and building two homes ignore many code requirements. These homes are taller than the rest of South Burlingame, closer to lot line and closer to public sidewalk. In one house on SW 11th Ave. the steps come down to the last step actually being on the public sidewalk.

The height of some of these homes, such as those on Evans, actually cut off the light to houses across the street.

There are some areas in Portland that would actually benefit from allowing multiple units or the tearing down of small older homes that have not been kept in good condition. Building cheaper housing would also help to get homeless people into housing. These developers do not need to make their fortunes by building in well cared for neighborhoods.

Please do not change the requirement for less square footage required for building. This would also only help the developers, not the people living in well cared for homes. Do not think of just the income the county gets from these newer homes sandwiched in on smaller [lots.by](#) way of their taxes.

Use your integrity and vote to keep the building codes and restrictions as they are.

**Moore-Love, Karla**

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**From:** Sarah J. Stevenson <sstevenson@innovativehousinginc.com>  
**Sent:** Tuesday, November 08, 2016 2:38 PM  
**To:** Council Clerk – Testimony  
**Subject:** Support for the Residential Infill Project proposal

I am writing to support the Residential Infill Project proposal. We all know that Portland is becoming unaffordable to many households. Innovative Housing works hard to address this problem by building large, multifamily developments, but that type of housing isn't suitable for every neighborhood and doesn't meet the needs of every household. Our City needs a range of housing options that are affordable and accessible to a wide range of households - "missing middle housing" can be an important part of the solution. Please support this sensible proposal so we can move forward toward a Portland that is welcoming and accessible to all.

Thank you,

Sarah Stevenson  
Executive Director  
Innovative Housing, Inc.  
219 NW Second Avenue  
Portland, OR 97209  
(503) 226-4368 x2  
[www.innovativehousinginc.com](http://www.innovativehousinginc.com)



Like us on facebook!! 

*Link your Fred Meyer Rewards card to Innovative Housing, Inc. and they will donate cash to our programs. Find us by name or # 86076.*

**Moore-Love, Karla**

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**From:** Ruth Adkins <ruth@oregonon.org>  
**Sent:** Tuesday, November 08, 2016 12:13 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Project - support letter  
**Attachments:** Oregon ON - Residential Infill Support Letter - Nov. 2016.pdf

Hello, please accept the attached letter from Oregon Opportunity Network in support of the Residential Infill Project. We look forward to the opportunity to testify at the hearing on Nov. 9th.

Thank you so much!

Sincerely,  
Ruth

Ruth Adkins  
Policy Director



919 NE 19th Ave. Suite A | Portland, OR 97232

Phone: 503-223-4041 x104

[OregonON.org](http://OregonON.org)



Proven Partners • Thriving Communities • Lasting Value

November 9, 2016

By email to: [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)

Dear Mayor Hales and Commissioners,

I write on behalf of our 20 Portland member nonprofit organizations to reiterate our strong support for the Residential Infill Project proposal. Oregon Opportunity Network supports all aspects of the current proposal; the only thing we would like to see changed is to add real incentives for deeper affordability. Our members, as experienced, mission-driven nonprofit housing providers, are eager to help shape this policy as it moves forward, to maximize affordable rental and homeownership options in all parts of Portland.

The families our members serve are currently shut out of nearly every neighborhood in Portland. Now is not the time to dial back our collective commitment to providing equitable housing opportunities in all parts of our City. We need every possible tool to help address Portland's housing crisis. Of course duplexes and garden apartments can harmoniously co-exist with single-family homes; and why not support gentle infill like granny flats? We need all types and all sizes of housing in all price ranges, and this proposal is an important part of the solution to our housing crisis.

For all the voices that you are hearing wanting their neighborhood to stay the same or expressing fear of change, know there are many others who welcome the "missing middle" as a way to provide more housing options in our neighborhoods. I want to voice my support personally as someone who has lived in Portland since 1988, and is currently a Hillsdale resident. Longtime homeowners like myself have nothing to fear from this proposal. On the contrary, I strongly believe it will improve the fabric and character of our neighborhoods and community. For those of us with adult children who would like to stay in Portland, but are saddled with huge college debt – smaller, flexible housing options just might make first-time homeownership a possibility. And many of us hoping to downsize into retirement would benefit from senior-friendly options like a granny cottage, duplex or a flat within a larger home.

Most important, I want to share the privilege of living in our wonderful Portland neighborhoods. I don't want to see young families, renters, and communities of color excluded from our historic and high-opportunity areas. "Missing middle housing" is an important part of the solution for our city's future growth. Please support this thoughtful, sensible proposal so we can move forward toward a Portland that is welcoming and accessible to all.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ruth Adkins'.

Ruth Adkins  
Policy Director

**Moore-Love, Karla**

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**From:** Dee Walsh <deew@noah-housing.org>  
**Sent:** Tuesday, November 08, 2016 12:05 PM  
**To:** Council Clerk – Testimony  
**Cc:** Bill Van Vliet; Rob Prasch  
**Subject:** Residential Infill Project proposal

Dear Mayor Hales and Commissioners,

I want to let you know that the Network for Oregon Affordable Housing (NOAH) strongly supports the Residential Infill Project proposal.

NOAH is a certified nonprofit community development financial institution that provides financing for affordable housing across the state. In order to address our housing crisis it is essential that we allow a range of housing types, including smaller homes, ADUs and manufactured and modular, and that we make the absolute best use of our land by constructing infill where possible.

With this housing crisis, we need every possible tool available to provide all sizes of housing in all price ranges. Infill homes that are modest in size and price can meet the needs of those priced out of the current housing market. We can't allow anti-growth and anti-density factions prevent us from meeting the needs of Portland's growing population. We need housing options that are senior-friendly and that will make it possible for our children to afford to live in the city where they grew up. We can't have a community that excludes young families, renters, and communities of color excluded from high-opportunity neighborhoods. "Missing middle housing" is an important part of the solution for our city's future growth.

Please support this thoughtful, sensible proposal so we can move help create a city that is accessible to all.

Thank you,

Dee

Dee Walsh  
Chief Operating Officer  
**Network for Oregon Affordable Housing**  
1020 SW Taylor St., Suite 585  
Portland, OR 97205  
503.501.5542



**Moore-Love, Karla**

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**From:** mentem.mortalia@gmail.com on behalf of Andrew Riley <andrew.a.riley@gmail.com>  
**Sent:** Tuesday, November 08, 2016 11:28 AM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony in support of Residential Infill Project Concept Report  
**Attachments:** Andrew Riley testimony RIP.docx

Hi there,

I'm a resident of the Montavilla neighborhood, and want to submit the attached testimony in support of the Residential Infill Project Concept Report, for tomorrow's 2:00pm hearing.

Cheers,  
Andrew

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Andrew A. Riley  
[andrew.a.riley@gmail.com](mailto:andrew.a.riley@gmail.com)  
Cell: (503) 936-9430

Pronouns: he/him

## Please support & enhance the Residential Infill Project Concept Report

Dear Mayor Hales and members of Portland City Council,

My name is Andrew Riley, and I'm a resident of the Montavilla neighborhood. I'm writing to urge you to support the Residential Infill Project Concept Report, and the recommendations to enhance it proposed by Portland for Everyone.

I'm 28 years old, and I was born & raised in Portland. Other than a brief stopover in the cornfields of Iowa, this has been my home my entire life. I deeply love this city, and hope that I can continue to live here as housing costs increase (seemingly exponentially) every year. And like a lot of folks my age, I'd also like to own my own home in Portland some day; but with the average sales price of a home creeping over \$400,000, that doesn't feel like a particularly realistic dream.

Our housing crisis is complex, and there's no single cause of or solution for it. However, the Residential Infill Project is a key piece of the puzzle. By creating more flexible and diverse housing options, what policy wonks have taken to calling "missing middle" housing, we can create opportunities for folks like me to find permanent, affordable housing that meets our needs.

My household consists of myself and two cats. The reality is, even if I could afford to buy a single-family home, I wouldn't need that much space. But the kinds of housing which the Residential Infill Project would allow - or, more precisely, re-allow - are very attractive to me. A unit in a multiplex, internally converted historic home, or even a cottage in a "cottage cluster" would meet my own needs far better than the two options effectively available to me now: a single-family home or an apartment along a center or corridor.

I urge Council to approve this Concept Report, while building in the recommendations of Portland for Everyone: add incentives for affordability, expand the number of neighborhoods in which we can build missing middle housing, and promote physical accessibility for older adults and people with disabilities. We need to get much more creative when it comes to addressing the dire housing situation in Portland, and this is one of the best opportunities you have to do just that.

Cheers,



Andrew Riley  
429 NE 79<sup>th</sup> Ave  
Portland, OR 97213



**Moore-Love, Karla**

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**From:** Kol Peterson <kolpeterson@gmail.com>  
**Sent:** Tuesday, November 08, 2016 9:38 AM  
**To:** Council Clerk – Testimony  
**Subject:** Support for the Residential Infill Project  
**Attachments:** 1927 Zoning Map for Portland\_single family\_Oct\_2016.jpg

Members of the City Council,

This is a letter of support for the Residential Infill Project. The scope of the proposed project is thoughtful, and I am proud to see the City of Portland embracing truly progressive thinking on a strategy to create more demographically appropriate housing types in our City.

In particular, I was glad to see the allowance of an attached and detached ADU as an element of the proposed changes. In North America, there is only one city with better ADU regulations and more development of ADUs than Portland, Oregon.

For Vancouver, BC, which has allowed an attached and detached ADUs for close to a decade. In conversations with Vancouver's city planners, this strategy seems to be working very well for them; the market is doing as the planners had hoped by supplying more smaller housing units in its increasingly high-priced residential zones.

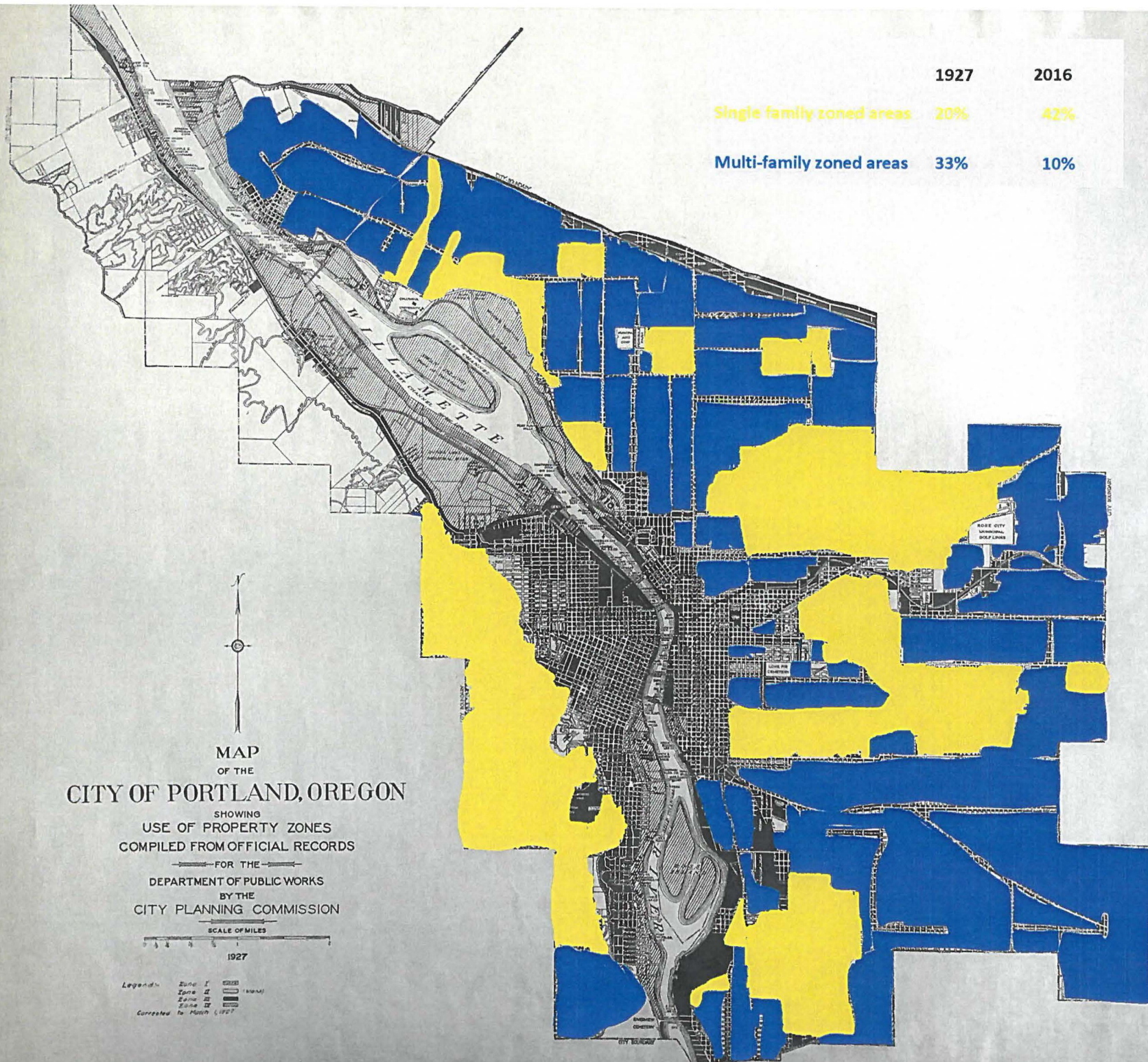
Historically, in 1927, only 20% of Portland's land area was subject to single family zoning restrictions. Now, a whopping 42% of Portland's land is locked into these single family zoning regulations (see attached 1927 zoning map).

In recognition of modern demographic housing demand for smaller housing units, I feel that it is important for the centers of metropolitan regions, like Portland, to allow for demographically appropriate housing options in these residential zones.

I look forward being a part of these changes in the coming years. And, I hope that you, as our elected officials, also support these updates to Portland's outdated residential zoning code.

-Kol Peterson

Editor of AccessoryDwellings.org  
Organizer of the city-wide ADU Tour  
Owner of Caravan- The Tiny House Hotel  
Owner of Accessory Dwelling Strategies



**Moore-Love, Karla**

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**From:** Ann Littlewood <annlittlewood3@gmail.com>  
**Sent:** Tuesday, November 08, 2016 9:19 AM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony from City Council meeting of 11/3/2016  
**Attachments:** ALittlewoodTestimony.doc

Here is my testimony, attached as a Word document.

Ann Littlewood

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*Birds: If you don't build it, they will come.*

Testimony from City Council meeting of November 3, 2016

Ann Littlewood

2915 NE 21<sup>st</sup> Avenue

Portland, OR 97212

My name is Ann Littlewood. I've lived in Portland most of my life—a good many decades—on the eastside. I've always tried to be informed about my city—I read the news, I vote, I talk to candidates that come to the door, I make contributions.

My contributions were small potatoes until about two years ago when I accidentally entered my Visa security code in the amount field for an online campaign donation. It wasn't a huge amount, but apparently it was enough. Ever since, candidates call me to chat and to hear my views.

But what I want to tell you today is this: I never once thought of running for office.

Now and then I'd wonder why people would do the hard work, put up with the aggravation, and drain their bank accounts to get elected. Like everyone else, I am quick to criticize, but not so fast to step up.

When I looked at this campaign finance reform measure, it finally occurred to me that it really ought to be possible for anyone with the starch to run for office, including people who haven't got access to big donations and people who represent the diversity of Portland.

I've been persuaded that this is a tested, practical approach that can work for Portland and that it will open a space for voices that really should not be so hard to hear in our political discourse.

We all know that our national politics are not very representative and are in gridlock. Change will have to come from the bottom up. Let's be part of that process. Let Portland help show the way. Please pass the Open and Accountable Elections.

**Moore-Love, Karla**

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**From:** JoAnn Herrigel <JoAnn@eldersinaction.org>  
**Sent:** Tuesday, November 08, 2016 8:57 AM  
**To:** Moore-Love, Karla  
**Subject:** FW: Infill Housing Testimony  
**Attachments:** Infill Housing 11-2016.docx

Attached is a letter from the Senior Advisory Council, supported by Elders in Action, regarding the Residential Infill Housing proposal.

Thank you,

JoAnn Herrigel

JoAnn Herrigel, Deputy Director  
1411 SW Morrison St. Ste. 290  
Portland, OR 97205  
[joann@eldersinaction.org](mailto:joann@eldersinaction.org)  
503-595-7530 direct  
503-235-5474 main office

**Elders  
Action**  
EST 1968



November 8, 2016

Mayor Hales and Portland City Council  
1221 SW 4<sup>th</sup> Ave., Suite 210  
Portland OR 97204

Mayor Hales and Council Members:

The Senior Advisory Council, supported by Elders in Action, is a federally mandated senior advisory council under the Older Americans Act that advises Multnomah County Department of Human Services Aging, Disability, and Veterans Services Division and that has an essential relationship with the City of Portland and the Age Friendly Portland Multnomah County Initiative effort currently underway.

The Residential Infill Project concept report to the City Council mentions accessible housing as a priority and/or need. But it is a serious error that the concept report is void of proposals that will advance accessible, age-friendly housing. That error must be rectified by including the policy proposals recommended by Alan DeLaTorre, a member of the Residential Infill Project Stakeholder Advisory Committee, that all new housing be both "visitable" and "accessible".

Accessible housing serves everyone in our community at every stage of life. Portland has an opportunity to deliver innovative leadership by establishing housing standards that leave no residents behind. By adopting proposals recommended by the PIF Stakeholder Advisory Committee, Portland will also demonstrate its commitment to equity and inclusion. Our community has stepped up to engage with important work on this Residential Infill Project. The City of Portland must act now to create the right housing policy and investments and to value our community voice.

Sincerely,

Bobbi Yambasu  
Chair, Senior Advisory Council

**Moore-Love, Karla**

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**From:** apcharness <apcharness@gmail.com>  
**Sent:** Tuesday, November 08, 2016 6:39 AM  
**To:** Council Clerk – Testimony  
**Cc:** chair.landuse.smile@gmail.com  
**Subject:** Residential Infill Housing Proposal

As a resident of Sellwood-Moreland I'm extremely concerned about the ramifications of the proposed infill housing proposal.

The proposal as it currently stands will essentially turn my single family residential community (although many homes already have ADU and basement conversions) into a high density area. Most of the homes in our neighborhood are older, and each one that comes up for sale will be an incentive for a builder to tear down and replace with the maximal coverage of 2-3 units per lot.

Our family moved out of the downtown core because we wanted to live in a less high intensity area. For the City to essentially rezone it without taking into account the concerns of the residents (since the consensus of opinion is definitely against this proposal) is not the reason you were elected as our representatives. Has any thought been given to not only the quality of life implications, but also the impact this huge density increase will have on our schools, community services, sewer and water, and parking? These changes fly in the face of the current Comprehensive Plan Zoning Designations and the prescribed method of making zoning changes.

In addition, your own staff stated at the Nov. 1<sup>st</sup> meeting that this additional housing isn't needed to accommodate current growth projections.

This plan is poorly thought out and the implications of rezoning all of Southeast need to be reviewed prior to any further action. I ask you not to go forward with this proposal as it stands.

Sincerely,

Annemarie Hartman-Charness  
1580 SE Marion Street  
Portland, OR 97202

**Moore-Love, Karla**

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**From:** Jim Heuer <jsheuer@easystreet.net>  
**Sent:** Monday, November 07, 2016 10:03 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony on RIP Project Resolution, Item 1258, Wed., Nov. 9  
**Attachments:** HigherDensityForSingleFamilyZonesAndTheRIPProposalsFinal.pdf

Attached please find a document relating to 2500 square foot lots in both R5 and R2.5 zones. This material was submitted as comments for the RIP project and provides essential statistics and quantified impacts on existing housing stock which the RIP project proponents have refused to examine.

Thanks for your consideration.

Jim Heuer

--

**James S. Heuer**  
1903 NE Hancock Street  
Portland, OR 97212  
(503) 284-8481 (Home)  
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(503) 348-8694 (Text)



## **The R2.5 Zone and Achieving Higher Density in Portland's Single Family Zones, a Position Paper by the Portland Coalition for Historic Resources**

Prepared by Jim Heuer, August 15, 2016

### **Introduction**

The Residential Infill Project includes two Proposals intended to drive greater density into Portland's single family zones: 1) By applying new rules to the existing R2.5 zones (requiring one residence per 2500 square feet of lot area) and 2) By opening the floodgates of demolitions in R5 (1 residence per 5000 square feet of lot area) to achieve R2.5 type density in R5 zones where the underlying lots of record were originally 2500 square feet. While we feel that there is some merit in the first proposal (Proposal 6 in the RIP draft recommendations), the second approach (Proposal 7 in the RIP draft) is a dreadful and misguided solution to a real issue that Portland faces.

While much is currently being made about the shortage of affordable rental housing in Portland, it is equally true that single family home prices are escalating rapidly throughout the city. The City's mantra that the Millennial Generation prefers rental housing in the inner city is disproved by both local and national surveys that suggests Millennials want single family homes in walkable neighborhoods, regardless of whether they are in suburban or central urban areas. (See *What Millennials Want and Why It Doesn't Matter* at

[http://www.planetizen.com/node/86755/what-millennials-want-and-why-it-doesnt-matter?utm\\_source=newsletter&utm\\_medium=email&utm\\_campaign=06092016](http://www.planetizen.com/node/86755/what-millennials-want-and-why-it-doesnt-matter?utm_source=newsletter&utm_medium=email&utm_campaign=06092016))

Even if BPS projections of future increases in the share of multi-family housing in Portland prove true, there are also projections calling for 28,000 new single family residences (SFRs) to be built in Portland to accommodate that part of our expanded population who demand their own stand-alone homes in the next 25 years. To accommodate that growth, Portland right now should be building a net 1200 additional houses each year. Instead, we are building roughly 900 per year, and demolishing 300 to do it, for a net gain of just additional 600 homes... an under-attainment of 50%, which can only lead to further dramatic run-ups in already-unaffordable home prices.

The approach Portland Comprehensive Plans and actual base zoning designations have taken is to expand the coverage of the R2.5 zone, gradually "upzoning" existing R5 zones to accommodate double the number of residences in a 5000 square foot land area. In effect, the City aspires to the potential demolition and replacement of houses in these upzoned areas to gain a 2-for-one replacement rate, for a net gain in the number of SFRs. As with all such "aspirational zoning", the actual accomplishment of the density goals has been left to the real estate marketplace, which has been slow to achieve the conversion. The RIP recommendations argue that a major reason for this slow rate of conversion to higher density has been the result of

rules requiring a single family home to be built on a 5000 square foot lot after a demolition in an R2.5 zone. That led to the proposal to require one house per 2500 square feet in R2.5 zones when new construction occurs. While the objective is laudable -- realizing the intended density of the zone -- the problem is largely theoretical, since there is a lot confirmation process that allows 5000 square foot lots of record to be subdivided into two 2500 square foot lots.

Still, frustrated by both the slow pace of densification in existing R2.5 zones and the affordability crisis in the SFR market, RIP proposals seek both to further expand density in existing, already dense R2.5 zones as well as to target selected lots in R5 zones for lot splitting without changing their R5 designation. Both of the strategies can lead to dramatic increases in demolitions, first in R2.5 zones themselves, and, without justification, in R5 zones as well, based on quirks of underlying historic plats.

In the latter case, RIP proposals have focused on the historic 2500 square foot lots of record in R5 zones as a way to expand R2.5 zoning rapidly without the tedious public process inherent in the Comprehensive Plan and without the need to acknowledge the amount of available capacity already provided by existing zoning. The issue comes down to the fundamental question: do we throw away 25 years of thoughtful city planning and, instead, scatter-shot effective R2.5 zoning around the city, randomly disrupting R5 zones in pockets determined by quirks of historic development, or do we pursue a rational expansion of the R2.5 zones where the infrastructure and proximity to true high frequency transit support it, using the tools already available to the City? And do we explore ways to densify these rationally upzoned areas sensitively and thoughtfully to preserve as much as possible of the historic charm and livability of these neighborhoods. In general, the RIP proposals fall short in both cases.

### **Why This Matters to PCHR**

The Portland Coalition for Historic Resources is an ad hoc organization with representatives from the largest residential Historic Districts in Portland, preservation advocates, and representatives from the major heritage conservation organizations in the City. The group's objectives are to advocate for City policies that preserve and protect both the existing, designated Historic Districts, and facilitate the identification and protection of the many other areas potentially eligible for historic designation in Portland. This latter objective is important in Portland because of the unparalleled boom in population and streetcar suburb construction in Portland in the years from 1900 through 1915, when the population was more than doubling every decade, and upwards of 90% of all new homes being constructed were owner occupied.

Of all the single family zones in Portland (R2.5, R5, R7, R10, and R20), the oldest homes are found in the R2.5 zone (average of 83 years old) and the R5 zone (average of 74 years old). Much of the city's homes, potentially deserving of, but not covered by, historic protections, are found in these zones. Ill-advised new zoning regulations threaten these character-defining parts of the city which epitomize what draws new residents to Portland in the first place.

This position paper first addresses the issue of lot splitting based on underlying “lots of record”, and concludes with a review of proposed changes in existing R2.5 zones, which further threaten historic structures and risk imposing radically increased density on areas that are already highly dense.

### Lot Splitting and Historic Lots of Record

The basic, original lot size that has dominated in older parts of Portland since the 1880s is the 50’ X 100’ lot. Many areas once considered “suburban” when platted, like Ladd’s Addition, Laurelhurst, Alameda, Piedmont, Irvington, and others, were platted into such lots. In modern times, the City’s R5 zoning has ratified this lot size – 1 housing unit per 5000 square feet. Numerically, this type of housing layout dominates in Portland: there are 75,000 homes in R5 zones, and a total of over 100,000 homes on lots of sizes between 4000 and 7500 square feet.

The table below shows all residential zones in Portland from the highest density allowable to the lowest and the number of single family homes found in those zones as of 2011. It also shows the total number of square miles of land designated in each zone:

Zone	Lot Sq Feet per Housing Unit	Single Family House Counts in the Zone	Square Miles of Land in This Zone	Average Number of Homes per Square Mile	Average Age of Housing Stock in Years
RH	*	1,024	0.22		87
RX	*	73	0.02		83
R1	1000	3,894	0.80		83
R2	2000	8,495	1.94		71
R2.5	2500	13,506	2.53	5345.53	83
R3	3000	1,165	0.29	3953.91	37
R5	5000	75,009	16.39	4575.87	74
R7	7000	26,557	8.60	3086.53	54
R10	10000	10,107	4.86	2079.80	39
R20	20000	553	0.59	929.71	46
RF	100000	407	0.84	483.48	37

Note that the 13,486 homes in zones RH to R2 (all multi-family zones) are all at risk of demolition and replacement by multi-family housing as allowed by the current zoning.

However there are some early plats that were broken up into 25’ X 100’ lots in historic times. A good example of this phenomenon is the Irvington Park development now contained entirely in the Concordia Neighborhood (no relationship to Elizabeth Irving’s large tract to the west, which is now known as “Irvington”). Irvington Park was actually platted in the early 1880s, prior to the development of the electric streetcar. It was well over 3 miles from the Burnside Bridge, in an era when workers walked to their jobs (mostly available in Albina and on the West Side), and its marketing had to be targeted to folks looking for economical land and willing to walk an hour or more to work. Unsurprisingly, it failed to sell. It wasn’t until the advent of the electric streetcar and the 1909-1910 boom years, that new owners of the tract resumed marketing efforts, advertising its lots as “50 feet X 100 feet”, and bundling two or more lots together for sales. It is for this reason that of the 1240 homes in the old Irvington Park tract, 904 of them sit on at least 2

of the original 25 foot lots. Fundamentally, for more than 100 years, owners of property have viewed their homes in these areas as being effectively on 5000 square foot lots, and appropriately zoned as R5.

A glance at the RIP projects map of potentially splittable lots of record shows many instances of this pattern of original platting far from the City center. It can be assumed, based on patterns in known tracts, that the original marketing was followed by subsequent re-marketing of two lots at a time once streetcar transportation opened those areas up to practical development. Thus we would argue that singling these lots out for defacto rezoning into R2.5 has no basis in historic practice.

As described above, typically, the land as purchased was 50' X 100', but the original lots of record have remained in County tax records. Starting in 2003, the City began allowing these double 25' lots in R5 zones to be split based along the original lot lines and two "skinny" houses to be built where one house originally stood. In 2010, after substantial losses and the construction of hundreds of "skinny" houses, the City changed the code to require a 5-year waiting period before a skinny house could be built where a house had been demolished. However, an exception for "dangerous" structures (defined officially as "public nuisance") left an opening for developers to demolish by neglect. These provisions in the code constitute a major attack on the concept of R5 zoning and many neighborhoods are potentially affected.

The top 26 neighborhoods with historically "splittable" lots in R5 zones are listed on the following page:

Statistics for Houses in R5 Zone Areas on lots over 4800 square feet and less than 7500 square feet	Counts of Single Family Residential Properties on Multiple Original Tax Lots		Grand Total	Estimated Percent of Homes by Neighborhood on Two or More Original 25' Tax Lots
	Singles	Multiple		
ROSEWAY	342	1344	1686	79.72%
CONCORDIA	841	946	1787	52.94%
KENTON	385	942	1327	70.99%
ST. JOHNS	1122	791	1913	41.35%
MONTAVILLA	1024	780	1804	43.24%
BRENTWOOD-DARLINGTON	1025	767	1792	42.80%
PORTSMOUTH	488	637	1125	56.62%
WOODSTOCK	1737	546	2283	23.92%
PIEDMONT	960	488	1448	33.70%
ROSE CITY PARK	1889	465	2354	19.75%
MADISON SOUTH	812	368	1180	31.19%
MT. TABOR	1350	346	1696	20.40%
BEAUMONT-WILSHIRE	1269	295	1564	18.86%
RICHMOND	1112	278	1390	20.00%
ARBOR LODGE	1227	275	1502	18.31%
SELLWOOD-MORELAND IMPROVEMENT LEAGUE	1481	269	1750	15.37%
UNIVERSITY PARK	653	256	909	28.16%
EASTMORELAND	769	169	938	18.02%
NORTH TABOR	386	138	524	26.34%
ALAMEDA	1041	136	1177	11.55%
CATHEDRAL PARK	372	125	497	25.15%
MILL PARK	330	120	450	26.67%
WEST PORTLAND PARK	20	119	139	85.61%
LENTS	837	116	953	12.17%
WOODLAWN	899	113	1012	11.17%
FAR SOUTHWEST	14	104	118	88.14%

These 26 neighborhoods have 10,933 homes on lots between 4800 and 7500 square feet which consist of multiple historic tax lots (as of 2011 – some of these may have already been lost as of 2016). This list is just neighborhoods with 100 or more such homes. The total across Portland is 12,510, suggesting that nearly 17% of all R5 homes in the city are subject to this kind of lot splitting and eventual demolition.

Given that in many of these neighborhoods, demolition and lot splitting can "pencil" for developers even at today's inflated single family home prices, eliminating the constraints on lot splitting within 1250 feet of "corridors" will ensure extensive demolition of single family residences scattered across these 26 neighborhoods and elsewhere. Is that really what Portland needs and wants? Shouldn't we first ask the question: "How many reasonably affordable single family homes are we prepared to sacrifice in the name of 'affordability'?" If we eliminate the parking requirement for these new homes, why shouldn't we focus the redevelopment in areas much closer to real high-frequency bus services? And finally, what will the impact be on Portland's vital tree canopy when thousands of smaller homes on 5000 square foot lots with

mature trees and landscaping are replaced with "skinny" houses with dramatically reduced open space on each lot?

### **Achieving Higher Density with Less Waste and Destruction**

As described above, R2.5 zoning already provides a mechanism for increasing density in traditional single family zones. But absent more intelligent rules for achieving that density, massive numbers of existing historic homes are likely to be lost. A check with the 2011 data indicates the severity of this problem! Of 13,506 homes in R2.5 zones 8,654 are on 5000 square foot lots... All of these are potentially subject to demolition and replacement by two homes. The average age of these vulnerable homes is 83 years, with many past the century mark. However, complete demolition and replacement is the least attractive solution for increasing density:

- All the embodied energy in the historic homes is lost. Even with new deconstruction rules, substantial waste will be sent into landfills
- Not only the embodied energy, but also the sheer "improvement value" of those buildings is being discarded, ensuring that replacement homes will invariably cost more than they would have on a green-field site. *The total improvement value (2011) of existing single family homes on 5000 square foot lots in R2.5 zones is over \$1.3 billion!* Can Portland really afford to send that much value to the land fill before ever getting the replacement homes built?
- The new construction costs per square foot are invariably higher than the selling prices of the homes they replace
- Much of what makes these older inner neighborhoods appealing is the quirky, highly individualistic home designs from the late 19th and early 20th Centuries

Unfortunately, beyond this long-standing risk of demolition of single family homes on 5000 square foot lots in R2.5 zones, the RIP project proposes draconian increases in allowable density in the R2.5 zone, allowing, in effect greater density than currently allowed (without bonuses) in R1 zones. This proposal puts at risk nearly every single family residence in the zone – making a lie of its designation as a “single family zone” – and fails to recognize the density well above Portland average in most areas with R2.5 zoning.

Under the proposed new treatment of R2.5 zones, up to 4 housing units (including 1 bonus unit) would be allowed on a 2500 square foot lot in an R2.5 zone... a greater density than currently allowed in an R1 zone. Thus a single family house now sitting on a 5000 square foot lot in an R2.5 zone could be replaced with 8 new units with an average size (BPS estimate) of just 581 feet each. Such a radical alteration of allowable densities in this zone would tend to destabilize inner neighborhoods that are already well-above-average density. Further, it would imperil historic, affordable single family housing.

This table shows the neighborhoods most affected by these ill-conceived alterations to R2.5 zones:

**Top 20 Neighborhoods by Number of R2.5 Homes**  
July, 2011, Data

Neighborhood	R2.5 Zone Single Family Homes				R5 Zone Single Family Homes				Neighborhood Population Density (Residents per Acre) All Zones	Notes
	Count of Homes	Average Age (2011)	Average House Size	Average Lot Size	Count of Homes	Average Age (2011)	Average House Size	Average Lot Size		
MT. SCOTT-ARLETA	1673	71.3	1184.0	5340	395	76.1	1224.5	5515	13.4	
KING	915	93.2	1479.9	4492	410	95.3	1688.7	5034	15.1	
MONTAVILLA	852	73.8	1249.0	5478	2358	71.5	1307.5	5577	11.6	
SUNNYSIDE	841	103.9	1551.3	4091	549	97.8	1529.1	4318	19.2	
LENTS	739	65.1	1161.4	4963	1717	58.5	1222.2	6868	8.7	
BRENTWOOD-DARLINGTON	592	62.1	1211.0	6635	3141	56.9	1209.6	6570	11.6	
HUMBOLDT	527	89.7	1477.1	4718	272	94.7	1892.8	5514	14.5	
FOSTER-POWELL	509	81.9	1302.0	5099	1364	74.3	1241.6	5313	12.9	
SELLWOOD-MORELAND	482	93.5	1523.4	5035	2105	88.1	1551.8	5099	10.1	
VERNON	469	91.8	1410.0	4768	259	88.8	1568.8	5021	13.7	
CONCORDIA	462	90.1	1381.8	4580	2715	75.7	1552.1	5490	11.2	
RICHMOND	416	95.5	1611.2	4807	3087	89.3	1532.7	4787	14.3	
HOSFORD-ABERNETHY	407	96.9	1503.0	4576	1277	88.2	1909.3	5073	9.5	
BOISE	406	96.4	1511.3	4557	0	0	0	0	12.0	
ROSEWAY	391	86.5	1401.3	5076	2147	76.7	1411.6	5164	11.8	
ROSE CITY PARK	330	95.7	1832.9	5196	2779	87.5	1660.3	5169	12.0	
BROOKLYN	326	97.1	1446.8	4640	347	89.1	1490.5	4751	5.0	Includes RR Land
BUCKMAN	313	106.2	1724.6	3921	313	104.1	1733.0	4112	12.2	
CRESTON-KENILWORTH	297	92.4	1389.1	5158	1078	77.8	1370.9	5436	16.0	
ST. JOHNS	258	62.9	1275.2	4836	2688	66.4	1208.3	5423	2.2	Includes open space and Industrial Land Excluding Brooklyn and St. Johns
<b>Averages</b>		<b>87.3</b>	<b>1431.3</b>	<b>4898</b>		<b>77.8</b>	<b>1415.3</b>	<b>5012</b>	<b>12.8</b>	

The table above accounts for roughly 83% of all R2.5 single family homes in Portland. It illustrates that average populations densities of 12.8 residents per acre (excluding some industrial land in two neighborhoods), are more than double the density of Portland as a whole (using the same metric from ONI, it is 6.21 residents per acre). Further, Buckman, already identified as a National Register eligible neighborhood, stands out as having an average age of its R2.5 residences of over a century. (Both Buckman and Hosford Abernethy in the above table, while exhibiting above-average density, actually have effectively even greater density because of their inclusion of part of the Central East Side Industrial District which is restricted to commercial and industrial uses.)

We would argue that proposed blanket revisions of current regulations in R2.5 zones are so extreme, put so much historic fabric at risk, and represent so complete a repudiation of the goals and principles of the 2035 Comprehensive Plan as to be completely inappropriate coming from the RIP Task Force, given its charter and legal scope for action.

We'd also point out that several of the top neighborhoods with R2.5 zoning are far east-side areas that still have issues with paved streets and sidewalks, and are well outside of the "inner ring" of neighborhoods. There appears to have been little thought given by the RIP Task Force as to how driving still greater density into far eastern neighborhoods benefits those neighborhoods – especially given the extreme nature of the proposed new R2.5 density.

## Possible Solutions

Two diametrically opposed approaches can be taken to deal with the risks of demolition and high-cost replacement presented by the zoning concerns detailed above. One is by altering the zoning rules to remove all incentives for demolition and replacement. An alternative would be finding strategies for non-destructive density increases in R2.5 zones far more sensitively than proposed by RIP.

In anti-demolition summits organized by United Neighborhoods for Reform, attendees proposed several solutions of the first type:

- 1) **Adopt language in the code that sets minimum lot sizes at the nominal sizes for each zone. This means no lots under 5000 square feet in an R5 zone. Period.**
- 2) Repeal the code allowing duplexes on corner lots.
- 3) Eliminate density bonuses on R5 and R2.5 lots adjacent to commercial zones
- 4) Downzone R2.5 zones to R5 where the predominant pattern is historic 5000 square foot lots
- 5) **Prevent lot splitting along historic plat lot lines of 25' lots if the 50' or wider lot has been a single property for 50 years or more. (This rule has been adopted by other municipalities to deal with the same concerns that Portland now faces.)**

Alternatives that can promote density less destructively in R2.5 zones would include:

- 1) **Counting ADUs in R2.5 zones on 5000 square foot lots as meeting the density requirement (Per Proposal 6 in the RIP recommendations)**
- 2) Allowing sale and transfer of zoning capacity from houses in R2.5 zones on 5000 square foot lots to other higher zoned properties (consider creating a marketplace for unused zoning capacity) where bonus zoning capacity is permitted (R1, RH, etc.)
- 3) **Eliminate System Development Charges for any 2nd unit built on a 5000 square foot lot in a R2.5 zone, up to 1200 square feet, providing that the original structure is preserved.**
- 4) **Eliminate lot confirmation charges by BDS for splitting a 5000 square foot lot in a R2.5 zone if no house has stood on that site in the last 5 years.**
- 5) **Allow a second ADU in R2.5 zones where a single family home stands on a lot at or above 7000 square feet (of which there are nearly 1500 across the city) in areas within 500 feet of high-frequency transit.**
- 6) **Tailor the above rules to apply more strongly in areas where density goals of R2.5 zones have NOT been met based on the current zoning, to relieve pressure on already very dense neighborhoods.**

PCHR argues that a combination of these approaches can be employed to protect existing viable housing while facilitating density increases in R2.5 zones that have already been designated. We'd recommend a combination of the items above that are in bold face as a place to start with a non-destructive density enhancement program.



**Moore-Love, Karla**

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**From:** Rebecca Mode <rmode9@gmail.com>  
**Sent:** Monday, November 07, 2016 7:07 PM  
**To:** Council Clerk – Testimony; Adamsick, Claire  
**Subject:** Residential Infill Project

Dear City Council,

I am thrilled to see increased flexibility for cottage clusters! Many Portland residents are very fond of them. I hope to see the 10,000 sq. ft. minimum at least slightly reduced. My property is 9,375 sq. ft. and could easily accommodate a cottage cluster, with it's lot dimensions, while leaving my 1910 duplex in tact. This would be especially valuable to me if the proposed down zoning of my property from R2 TO R2.5 happens.

I believe it is very smart to allow internal A.D.U.'s as well as A.D.U.'s with duplexes. I think there should be incentives for providing accessible units in the Residential Infill Project. I also support trading parking for tree preservation.

Thank you,  
Rebecca Mode  
506 N.E. Thompson St  
Portland, Oregon  
97212

**Moore-Love, Karla**

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**From:** Tracy, Morgan  
**Sent:** Monday, November 07, 2016 4:57 PM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Allow More Tree Preservation & Planting: Comments on Residential Infill Project Proposal

You may get multiple forwards, since this was sent to all commission offices individually.

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

**From:** Jim Labbe [mailto:jlabb@urbanfauna.org]  
**Sent:** Monday, November 07, 2016 4:18 PM  
**To:** Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Cc:** Tracy, Morgan <Morgan.Tracy@portlandoregon.gov>; Beckman, Stephanie <Stephanie.Beckman@portlandoregon.gov>; Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Allow More Tree Preservation & Planting: Comments on Residential Infill Project Proposal

Dear Mayor Hales and City Council,

I am submitting the following comments in advance of Wednesdays hearing on the Residential Infill Project (RIP) proposal. Generally I support the staff report and the testimony of Portland for Everyone with respect to this package. It will make single family zones more inclusive and affordable while creating incentives to preserve existing homes and reducing house and dwelling sizes without increasing pressure on tree removal. This is smart policy that integrates the interests and desires of the majority of Portlanders. The RIP proposals has something for almost everyone.

That said, the proposal does very little for our urban trees and forest canopy. It misses an important opportunity to implement key recommendations from the 2015 Title 11 Oversight Advisory Committee (OAC) and the Urban Forestry Commission you received earlier this year. These recommendations are entirely relevant to concerns that Portlanders widely share regarding the impact residential infill can have on trees and urban forest canopy.

The Title 11 OAC report (February 2016) that staff and committee members presented to you earlier this year specifically called for additional regulatory flexibility in the RIP to allow more tree preservation. Page 8 reads:

"Explore options to add flexibility in the zoning code to make it easier to preserve trees.

The Citywide Tree Project included several "flexible development standards" that are available to projects that preserve trees. The Committee is supportive of providing additional flexibility, particularly for preservation of trees over a certain threshold (20 inches was suggested). Support was expressed for reduced setbacks, waiving parking requirements in single-dwelling zones, and allowing parking and required outdoor area in the front setback. It was recommended that this issue be considered as part of the Bureau of Planning and Sustainability's Residential Infill Project that is currently underway."

See <https://www.portlandoregon.gov/trees/article/564719>)

I urge the City Council to incorporate these recommendations into the RIP proposal by making the following changes:

1. Allow automatic flexibility in front and rear lot line setbacks to the extent they would allow more tree preservation (healthy, non-nuisance trees) on site in accordance with Title 11 tree protection requirements. The RIP proposal calls for flexibility in front setbacks to match neighboring homes. Why not to help preserve more trees? Portland's value tree preservation at least as much or more than street level alignment of homes.
2. Allow automatic flexibility in front lot line setbacks for the required parking space in single family residential zones to the extent this would allow more tree preservation (healthy and non-nuisance trees) on site in accordance with Title 11 tree protection requirements. Also allow required parking areas to be allowed within side street setbacks to the extent this would preserve more trees on site. Chapter 33.266.120 C requires parking to be set back from the front lot line requiring more parking space and possibly tree removal and hardscape because the driveway extends through the setback. This flexibility should be allowed even if it provides a space for a planted tree or just more pervious surface. Portlanders value tree preservation more than parking.
3. Allow complete waiver of parking requirements in circumstances where it would allow preservation a larger, healthy, non-nuisance trees >20" dbh in accordance with Title 11's protection requirements. The waiver should also be granted if curb cuts and driveways would require removing large healthy street trees.

More broadly, I think it is time for the City Council consider waiving ALL off-street parking requirements in single family zones. Doing so will reduce impervious surfaces and allow more space to grow large healthy trees. On-street parking is more than adequate already in most single-family zones and driveways frequently take up space for existing or future trees on both private property and in the public right-of-way.

4. Add a unit bonus for the preservation of large healthy non-nuisance trees (> 36" dbh) in accordance with Title 11's tree protection standards. It makes sense to include preservation of large trees in the list of possible qualifiers for a density bonus..

Thank you for considering these comments and proposed changes to the RIP proposal.

Sincerely,

Jim Labbe

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Jim Labbe  
6025B N. Vancouver  
Portland, OR 97217

Jane Gordon  
910 SW Evans Street

Portland, OR 97219

Nov. 3, 2016

Portland City Council  
Testimony RE: SW Portland Residential Infill  
1221 SW Fourth Ave., Room 130  
Portland, OR 97204

AUDITOR 11/08/16 AM 11:13

Dear Council Members:

- As citizens we attended Residential Infill Project (RIPSAC) meetings for the last 10 months. The Project's goal was to preserve long-standing and cherished neighborhoods while accommodating current and future residents. We were aghast to witness developers and so called "housing advocates" bulldoze through this proposed Zoning change, allowing multifamily dwellings in single family neighborhoods throughout the city. It may be suitable in other parts of Portland, but not in Southwest.
- Many SW neighborhoods already have your desired "affordable" and "middle housing" (modest homes sited with trees and garden space). Developers are actually destroying our affordable housing, which is generally priced NOW from \$325,000 to \$400,000. They buy R5 and R7 lots with good quality housing on them and replace them with two overly large homes, with very small yards that are frequently priced over \$600,000 each.
- Please confine the multi-family housing, and mixed-use development to larger roads like Beaverton Hillsdale Highway, Macadam Ave., parts of Capitol Hwy. and Barbur Blvd. Require apartments and condos to supply (on-site or underground) parking if they want to build multi-family housing. There are many neighborhood streets that do not have sidewalks so we already wrestle with parked cars blocking our walkways & sometimes driveways which can further impact simple activities like USPS mail service. There are also questions about the adequacy of the utility services' infrastructure to accommodate widespread increase in density.
- It is not enough to give space for nature outside the urban growth boundary. We need to maintain our trees with a bit of land for air and water filtration as well as the mental health benefits (per the City's own Tree policies). Wildlife need places to rest and nourish themselves as they travel between increasingly isolated areas with water and greenery. Cities need to be planned with wildlife in mind and shade to combat the heat island our city will become without this planning.
- Increasing density in the 2-3 blocks near urban & town centers is a good idea, and is in fact already in the city plan. But this proposal defines "nearby" as a quarter of a mile, effectively rezoning 65 % of the city. A quarter mile in many SW neighborhoods means hilly terrain and is not easily walkable by many seniors, and certainly not disabled people, or young families with children still in strollers! Where are the "Age-Friendly" elements of that, given the city's designation as 'age-friendly'?

- We all want suitable and affordable housing. However, the proposal as written will not create affordable housing, and would destroy the integrity of existing neighborhoods. It would dramatically increase demolitions of existing housing and continue to inflate land prices. If approved, this Proposal would allow:
  - 2 ½ story duplexes on most R5 lots in single dwelling zones, triplexes on corners, reduced street parking, and a meager 12x12 ft. minimum for “outdoor recreation” – or growing food;
  - No attempt to respect Neighborhood character, despite being a top priority voiced in public testimony;
  - No truth in zoning, making the concept of single dwelling zones meaningless; and
  - Would encourage demolitions, escalate land prices and favor developers and landlords over homeowners.
  
- RIPSAC committee members in opposition to this proposal have put forward an alternative that allows increased density in appropriate areas, while maintaining and respecting the character of existing neighborhoods without discriminating against people with limited or decreasing mobility. REMEMBER, the ‘baby boom generation is increasing daily and will do so for 20+ years and their needs for smaller, 1-level housing (NOT apt., condo., or assisted living warehouses), as well as mobility issues will grow!

Please prioritize the needs of the people who live in our SW neighborhoods over those of the powerful, and often financially self-interested, developers and landlords who frequently don’t live here and only care about their business bottom line, not the livability of the places or people they leave behind.

Sincerely,



Jane Gordon

**Moore-Love, Karla**

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**From:** Elaine Friesen-Strang <strangpdx@comcast.net>  
**Sent:** Monday, November 07, 2016 3:01 PM  
**To:** Council Clerk – Testimony  
**Cc:** Shrestha, Bandana; Jerry Cohen  
**Subject:** AARP testimony for RIP Public Hearing  
**Attachments:** AARP\_PDX\_RIP\_11\_7\_16.pdf

Attached is the testimony I intend to personally deliver on November 9, 2016, on behalf of AARP Oregon, at the Public Hearing on Residential Infill Project Concept Report.

Thank you for this opportunity to share our support and concerns.

Elaine Friesen-Strang  
AARP Oregon Volunteer State President  
Strangpdx@comcast.net



9200 SE Sunnybrook Boulevard, #410 | Clackamas, OR 97015  
1-866-554-5360 | Fax: 503-652-9933 | TTY: 1-877-434-7598  
aarp.org/or | oraarp@aarp.org | twitter: @aarpor  
facebook.com/AARPOregon

## **Testimony on Residential Infill Project Concept Paper November 9, 2016**

Mayor Hales, City Council Members, thank you for this opportunity to share our comments.

My name is Elaine Friesen-Strang. My husband and I have been long time residents of NE Portland. In fact, our children attended the same public grade and high schools that my husband did. It is our hope that we will continue to live in our neighborhood as we grow older and that our children too will live and raise their families in this great city. So, as with other residents, we have a personal stake in any plan that shapes the future of the city.

In addition to being a long-time Portlander, I am here today as the Volunteer State President for AARP Oregon. AARP is a nonprofit, nonpartisan, social change and membership organization. We have 500,000 members in Oregon and 65,000 right here in Portland. With a mission to enhance quality of life for all as we age, we are engaged in public policy, education, and community service at the national, state and local levels for our members and society. An important aspect of our work here in Oregon includes advocating for increasing housing options and successful aging in place. On behalf of AARP members who live in the City of Portland, I offer these comments on the Residential Infill Concept Report.

Overall, we believe the report is headed the right direction. In particular, we support the goals of expanding housing choice in terms of size and types of homes, encouraging walkable communities so people have easier access to services and supports, and prioritizing the preservation of neighborhood character and existing homes. However, we see a major gap in this report – the absence of any provision to foster and encourage increased stock of accessible housing. Without adequately addressing this issue the proposed recommendations are unacceptable and cannot make for an effective plan to guide future development in the city that meets the needs of all its populations.

AARP research tells us that 90% of people 65 and older want to remain in their homes and communities as they get older. However, if a move becomes necessary because their home may no longer be safe or meet their needs, they should not be forced to leave their community, abandon important social networks, or live in age-segregated communities or assisted living facilities simply because there are no other appropriate options.

And for those who rent, finding homes that are built or remodeled with universal design principles to meet their changing needs is near impossible. The Residential Infill Project represents a unique opportunity to proactively plan for our city's changing needs. The report projects that by 2035 the city will grow by approximately 123,000 households and that the city is becoming more diverse and older.

According to Metro, our region is expected to see a 106.4% growth in people 65+ compared to a projected 35% growth for the general population between 2010 and 2030. And according to the CDC, over a third of adults over the age of 65 and 22% of all adults report having some disability. The truth is each of us can and often do experience some physical disability in our lifetime, whether it is a skiing accident or mobility challenge brought on by a chronic condition.

AARP supports the recommendations made by Dr. Alan DeLatorre in his letter to the council dated November 2, 2016 for the city to enact regulatory and incentive-based policies that increase the stock of accessible housing as part of the Infill Project.

We also urge the council to consider examples from other jurisdictions that have enacted voluntary, incentive based, and mandatory policies to promote accessible and universal design housing. For example, the Rogue Valley Council of Government's Lifelong Housing program, Montgomery County Maryland's Design for Life Program, City of Austin's SMART home program, and New York Township of Babylon where new development and modification of existing residences containing universal design and accessibility features enjoy expedited permitting, reduction or waiver of permit fees, and flexibility on setback regulations.

This is our chance to shape the future of our city. AARP urges you to recognize the growing need for more accessible homes. Thank you for your continued commitment to making Portland a great place for people all ages and abilities.

Sincerely,



Elaine Friesen-Strang  
Volunteer State President  
AARP Oregon



**Moore-Love, Karla**

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**From:** Bill Reedy <tikiclampett@gmail.com>  
**Sent:** Monday, November 07, 2016 1:23 PM  
**To:** Council Clerk – Testimony  
**Subject:** testimony AGAINST Residential Infill Proposal

I do not support changing zoning in any neighborhoods that have traditionally been R5/single-family dwelling to R2.5 and allowing a hodgepodge of housing types.

I watched the committee meeting and when asked which cities have used this approach successfully, the presenters hemmed and hawed and claimed that other cities were looking to Portland for guidance. Really?!?

These proposals seem like a total crapshoot lacking any solid foundation.

There are plenty of places to build — no need to destroy existing neighborhoods. Maybe after pouring all that money into Lents, that area can finally grow and thrive if developers are forced to look beyond inner SE.

What I absolutely do agree with is reducing the maximum allowed house based on lot size and zone. You got that one right.

Stop rolling over for developers and listen to the people who actually live in these neighborhoods!

Sincerely,  
Bill Reedy  
1732 SE Ellis Street  
Portland

**Moore-Love, Karla**

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**From:** RHONDA REEDY <rreedy@ucla.edu>  
**Sent:** Monday, November 07, 2016 12:20 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Concept Report testimony

I only support 2 of the recommended concepts:

- Reduce the maximum allowed size of houses based on lot size and zone.
- Provide incentives for retaining existing houses

I do NOT support rezoning to 5.25 and allowing for more housing types in residential neighborhood that are overwhelming single-family dwelling dominant at present

This is just another way for developers to make money. This new housing, crowded into small lots, will not be "affordable" and will impact the character of these neighborhoods on many levels, including traffic, parking, schools.

There is plenty of room to build houses and apartments throughout the city. There is no need for inner neighborhoods to be treated like test cases. Neighborhoods that are currently considered less desirable should be developed/improved. That is the natural pattern of development.

The only way I would support allowing for additional housing types would be if there was a strict approval process by residents of these neighborhoods who can best decide what does or does not fit into their neighborhood.

Rhonda Reedy  
1732 SE Ellis St.  
Portland OR 97202

**Moore-Love, Karla**

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**From:** mibarzusky@aol.com  
**Sent:** Monday, November 07, 2016 11:10 AM  
**To:** Council Clerk – Testimony  
**Subject:** Fwd: Collin View Land Use

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

From: Michael Driscoll <mibarzusky@aol.com>  
 To: CCTestimony <CCTestimony@portlandoregon.gov>  
 Sent: Mon, Nov 7, 2016 9:41 am  
 Subject: Collin View Land Use

November 5, 2016

Mayor Charlie Hales, Rm. 340  
 Commissioner Nick Fish, Rm. 340  
 Commissioner Amanda Fritz, Rm. 220  
 Commissioner Steve Novick, Rm.210  
 Commissioner Dan Salesman, Rm. 320

Re: Residential Infill Concept Recommendation

Mayor Hales and Commissioners:

Of particular concern are recommendations 4, 5, and 6 under “Housing Choice”. These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.

Among our reasons,

- Once City Council has approved this in concept it will be largely pre decided.

- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: “Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City” (amendment #P45).

1. As of October, it extended the “Cottage Cluster” concept to “Citywide”.

2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.

3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.

4. An R10 lot could have about 8-10 units with “cottages” and ADUSs and an R20 lot could have twice as many.

- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.

- This would completely change the character of single dwelling neighborhoods.
- It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.
- Amendment #P45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted  
Michael Driscoll  
9286 Sw 3rd Ave  
Portland OR 97219

**Moore-Love, Karla**

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**From:** gabriele.hayden@gmail.com on behalf of Gabriele Hayden  
<gabriele.hayden@alumni.reed.edu>  
**Sent:** Monday, November 07, 2016 10:42 AM  
**To:** Council Clerk – Testimony  
**Subject:** Revised Testimony

Please remove my previous testimony and submit this slightly revised version--I realized I needed to conceal some identifying and private details in a letter meant for the public record.

Thank you

To the City Council:

I am writing as a lifelong Portlander to express my support for the recommendations of the Residential Infill Concept Report. While these changes will not address the need for subsidized housing for Portland's poorest citizens, they will discourage demolition, encourage infill, and increase access to home ownership for middle class Portlanders.

My own experience offers a perfect case study for the importance of missing middle housing to encouraging the preservation of both historic housing stock and affordability in this city. When my wife and I purchased our home near the N Killingsworth MAX stop, it was in terrible disrepair. With less than 700 square feet of living space (not counting a dark, low-ceiling basement), all the other buyers bidding on the home wanted to tear it down and build a McMansion. We, inexperienced idealists, wanted to keep it and live in it. Two years later--and after thousands of DIY hours in repairs --we have first hand experience of the financial calculus that causes developers to choose to tear down small homes and build McMansions: after all that work, our small one bedroom home is still not worth much more than the land it's built on. If we had understood the financial calculus, we would have known what all those developers knew already: repairs are time consuming, and small homes--even nice small homes--are relatively cheap. Building a McMansion would have qualified, in real estate speak, as the "highest and best use" of the land. Yet in all likelihood, the family who would have bought the McMansion built on our land would also have been a couple with plans for 1.5 children. Even if the new home was decently designed, one well built historic home would have been destroyed for no gain in density, beauty, or equity.

By contrast, if the city adopts the recommendations of the report--and the even broader recommendations of Portland for Everyone--my land could be developed for a highest and best use that would pencil out both financially \*and\* on equity grounds. I might not have the interest or capital to do so right now, but I might later want to build a home for my aging parents larger than the 800 square feet allowed under ADU codes. Or someone else on my block might. My 5,000 square foot lot is zoned R5, and will continue to be R5 in the new Comp Plan. Yet I live a block and a half from the N. Killingsworth MAX stop, in a highly walkable, bikeable, and transit-rich neighborhood with no shortage of on-street parking that is never in use. The city and Metro have paid enormous sums to build infrastructure in my neighborhood--streets, parking, sidewalks, MAX, sewer, etc.--with excess capacity that is currently wasted. And the African American residents who saw few improvements while they lived in the neighborhood are now mostly priced out. Anything that can be done to increase the affordability of this area to working and middle class African American families is essential. Increasing infill is a solution that costs the city nothing, at a time when even mayor-elect Wheeler has recognized that much more is owned a Portland community that has been systematically dispossessed by racist policies and decisions made at the city, state and federal level (see Wheeler's interview on Think Out Loud). In comparison to the reparations Portland truly owes black residents, this change costs the city nothing more than the complaints of some grouchy residents with misplaced fears about lowering the value of their homes (definitely an unrealistic fear, given that this will, if anything, increase land values per square ft), and residents whose covert racism and classism means that they support exclusionary zoning and de facto segregation (cf Eastmoreland). Please don't give in to those who camouflage their investment in class-segregated

neighborhoods under the cloak of architectural preservation. This zoning change will support the preservation of all but the most ugly and damaged 1970s mold-traps. If there are Portland residents who want to live in a gated community, let them take their home equity and move to one. Portland doesn't allow gated communities because these days we at least \*try\* to care about all of our residents. Let's keep it that way.

Thank you,  
Gabriele Hayden  
Overlook Neighborhood

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Gabriele Hayden  
Freelance Editor  
Facilitator, Hack Oregon Housing Theme  
Ph.D. in English, Yale University  
503-380-3944

**Moore-Love, Karla**

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**From:** Jeffrey Clair <jbclair@yahoo.com>  
**Sent:** Monday, November 07, 2016 9:31 AM  
**To:** Council Clerk – Testimony  
**Subject:** residential infill concept comments

Re. the BPS and the Residential Infill Project, I would like to comment from the perspective of a new Portland resident, parent and someone involved in real estate.

I would like to commend the BPS and what you are trying to accomplish and I very much agree with what you are trying to do. My wife and two middle school aged sons moved from Corvallis to Portland in June and I spent a significant amount of time trying to find a house in a "complete" neighborhood with a good school and park both within walking distance. Ultimately, we ended up in a 2 bedroom apartment in Sellwood because it was VERY difficult to find a reasonably priced house that met those criteria.

I attended a BPS meeting at SMILE earlier in the year and was disappointed to hear the hostility of the long time residents toward ANY change. Very few actually understood what the BPS was trying to accomplish. One retiree even had the audacity to ask what the BPS was doing to stop all these new people from moving to Portland. Few of the attendees were in the position of having a young family or just moving to the city and when one of the young attendees expressed his opinion that building more roads resulted in more cars and ultimately more gridlock, he was shouted down - like a Bernie supporter at a Trump rally. Because of that, I have chosen not to go to any more meetings. There is just too much hostility towards those of us who don't have the same views as the vocal minority. So, I hope that by writing an email, you can see there are many like myself who agree with what the BPS is doing and the plan you are putting forward.

I agree with all of the recommendation in the plan. Huge houses don't fit into most neighborhoods and are an eyesore. More density and more housing type options are needed. I would also recommend creating a fast track for lot splits (where the zoning allows) for development. Currently lot splits without underlying lot lines can take nearly a year. However, if the lot splits could get done quickly, current owners could sell just part of their land and new development could take place.

Finally, a related topic but one not discussed with the infill project is improving schools. From my own experience, I would have preferred to buy a house in St. John's than rent an apartment in Sellwood but the schools in St. John's are just not up to par. If the schools were the same in all neighborhoods, it would alleviate some of the pressure on the neighborhoods with good schools.

Regards,  
Jeffrey Clair

Jeffrey Clair  
8150 SE 23rd Ave #408  
Portland, OR 97202  
541-368-8463



**Moore-Love, Karla**

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**From:** Washington, Mustafa  
**Sent:** Monday, November 07, 2016 8:17 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Email to City Council 11-4-2016  
**Attachments:** Email to City Council 11-4-2016.pdf

**From:** Judy Froemke (via Google Docs) [mailto:jcfroemke@gmail.com]  
**Sent:** Friday, November 04, 2016 9:58 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Cc:** Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>;  
 steve@portlandoregon.gov; Commissioner Saltzman <dan@portlandoregon.gov>; City Auditor, Mary Hull Caballero  
 <AuditorHullCaballero@portlandoregon.gov>  
**Subject:** Email to City Council 11-4-2016

Judy Froemke has attached the following document:



### Email to City Council 11-4-2016



Hello to Mayor Hales, City Commissioners, and City Auditor -

I had to leave your chambers yesterday, Thursday, November 3, 2016, before my name was called to testify re Amanda Fritz's proposal. Attached please see my comments. Thank you for your consideration of them.

Judy Froemke  
 11-4-2016

Google Docs: Create and edit documents online.

Google Inc. 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.

**Google™**

Hello. I'm Judy Froemke. I live in the St. Johns area of Portland.

First, I want say that after listening to the large crowd testifying before you yesterday (November 3, 2016) for about four hours, I was so impressed with the depth of knowledge and the breadth and diversity of representation you heard. Truly you've been presented with a wide spectrum of ideas and pleas by Portland people including the concerns by the two Auditors and questions by a couple of Commissioners, and much to think about.

I had to leave before my name came up for testimony but want to say I appreciate the time and energy each of you put into your work on City Council. Thank you.

Second, I'm writing this email today as the **unofficial representative of two groups I'm most familiar with, not specifically mentioned in yesterday's testimonies.**

Because I live in an ADU (auxiliary dwelling unit) right next to the home of my son and daughter-in-law, I am able to spend a lot of time with my grandchildren, ages 8 and 3. Through nightly dinner table conversations with my family, a variety of sports activities, community center programs, play places, activities with the James John Elementary School PTA and other contacts, I've become acquainted with many young families and with the issues that are important to them. This group would like big changes in campaign financing. **That's the first Portland group I'm unofficially representing today in this email.**

While I also put in a few hours each week with Master Gardener and League of Women Voters activities, I'm not specifically representing those groups today.

**The second Portland group I'm unofficially representing** is a fairly large "special interest" group - the middle class, educated, living relatively comfortably - older citizens who vote and who would like to see Citizens United overturned and have changes in campaign financing.

Both of these groups support Amanda Fritz's proposal as a viable alternative to the current system because it

- Balances out the sources of money by giving more equal weight to people who want to donate;
- Allows candidates for Mayor, Auditor and City Commissioner to devote more time to doing the work they're elected to do - and less time spent in fund raising; and
- Provides for transparency and accountability of the money received.

You are left with the job of working out the details, but it sounds today as though there are really smart, knowledgeable, trustworthy people available to help you.

I urge you to support the proposal. Thank you for your consideration of my words.

November 4, 2016

**Moore-Love, Karla**

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**From:** pjcazmobile <pjcazmobile@gmail.com>  
**Sent:** Monday, November 07, 2016 6:06 AM  
**To:** Council Clerk – Testimony  
**Cc:** 'David Schoellhamer'  
**Subject:** Testimony re: infill housing proposals

Dear Sir

I am writing to provide my input and concerns over the proposed infill housing changes as it impacts Sellwood Moreland. I have to question the thoroughness of the plan, as well as wonder as to some of the conclusions that have been drawn to get to the recommendations. Based on simple common sense assumptions I do not see how the proposal will achieve it's goals without negatively impacting the quality of life here. It is easy to extrapolate a number of detrimental outcomes to the quality of life and neighborhood qualities.

**Reduction of overall single family home size vs effective outcome of allowing for multi family dwellings on a standard lot.**

The 2500 square foot limit for a single home and associated height and set back limitations sounds progressive, and provides for the gardens and back yard play space that is in keeping with the character in this area. The allowance of 3500 square foot multi family units however effectively provides for even larger McMansions sized dwellings to be constructed, with minimal green space per lot. The economics and profitability possibilities for lot cramming multi family units makes it more likely that any house sold will be torn down and replaced by a two or three unit McMansion. My unscientific survey of sales in my direct area suggest that where already permitted (r2.5) most old houses sold have been replaced by 2 or 3 unit dwellings. You have provided for positive change to single family units on the one hand, and effectively minimized any possibility of such homes being built by massively incenting the construction of multi unit dwellings that far exceed the style, character and lot coverage of the area.

**Densification without any plan to deal with easy to foresee impacts.**

It is the height of irresponsibility to plan for significantly increasing the population of Sellwood/Moreland without making any provisions to deal with the outcomes of such increase namely a large population increase in the area.

Where are the plans to deal with adding additional capacity to our schools? There does not appear to be any space in the area to add more buildings let alone funding to remediate this issue.

The traffic in the area has already created a challenge to safety, and the safe routing of emergency vehicles. Has there been any study or review of how to deal with increased traffic? Has there been any traffic study done to date? I would recommend that your team try getting into or out of Sellwood via Tacoma street during rush hour. Current traffic is already at an untenable level, let alone dealing with the impact of a potential double of the population.

While I would be speculating here, doubtless there has also been no review of the capacity of water and sewer resources to support a marked increase in population? Are we able to sustain the growth that can be projected for this change, and if not how will increased capacity be constructed and funded?

Increased population as noted above brings increased traffic and cars, as well as a demand for parking. The area is already choking with cars parked on both sides of the streets, (many narrow streets). Aside from the safety hazards to our children and pedestrians who have to deal with these issues, residents on some streets are already challenged to find nearby parking for themselves or their guests. It can be difficult in some areas to even find space for garbage collection. To believe that densification will not increase parking requirements, where no additional parking is possible

is short sighted. This issue is already exacerbated by the allowance of the construction of apartment buildings which do not provide for parking, which in 2016 appears to be setting a new record.

I would respectfully request reconsideration of the proposals in light of these common sense issues. A plan that does not deal with the outcomes of the proposed change does not deserve to be called a plan. It does not appear to me that the appropriate level of detail and review has taken place to allow these proposals to be fairly considered.

Peter J. Charness  
1580 SE Marion ST.

**Moore-Love, Karla**

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**From:** Chris Killmer <ckillmer@gmail.com>  
**Sent:** Sunday, November 06, 2016 7:34 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Project vs Comprehensive Plan: Public Testimony

Dear Mayor Hales, Commissioners Fish, Fritz, Novick and Saltzman,

I am writing today to voice my concern regarding blatant contradictions between the City's proposed 2035 comprehensive plan and the residential infill project proposal.

For example, much of SW Portland is proposed as being rezoned R20. The city's justification for zoning states:

"This change would limit the amount of future development in order to reduce potential risks to public health and safety. These areas are at risk of natural hazards (e.g., landslide, wildfire, earthquake, flooding) and/or have drainage problems due to steep slopes, soil conditions, high groundwater, seeps and springs, or stream channels. Most of these areas also have limited stormwater management and drinking water capacity, or lack good-quality streets and/or sidewalk connections. Changes in Comprehensive Plan designation and zoning are intended to reduce the number of new homes built in locations that may be hazardous, difficult or costly to provide public services. Existing buildings would not be affected."

"This designation is intended for areas that are generally far from centers and corridors where urban public services are extremely limited or absent, and future investments in urban public services will be limited. Areas within the designation generally have multiple significant development constraints that may pose health and safety risks if the land were more densely developed. Very low-density single-dwelling residential and agriculture will be the primary uses. The maximum density is generally 2.2 units per acre. The corresponding zone is R20."

The residential infill project would allow up to 10 units in R10 and up to double that in R20 lots. That's a big step up from 2.2 units per acre! These policies are in direct contrast to each other. If the city is genuinely concerned about reducing development in areas of natural hazards and where the city is planning to limit further public services then they should not approve allowing 10-20 cottages on R10 and R20 lots.

Furthermore, the residential infill proposal calls for dialing back a "Type iii" land review to a "Type ii-x" land review. We have zoning and land review policies for a reason. The Type III land review process is significant more thorough and comprehensive and all but guarantees a fair process for developers, land owners, neighbors and concerned parties. The "type ii-x" review is only 42 days fast tracking most decisions. Many of these larger lots have environmental overlays, trees, creeks and wildlife.

I strongly encourage you to rethink much of the residential infill concept. The 2035 Comprehensive Plan has been well thought out, approved for implementation in 2018 and has received a great deal of public commentary and thought. The residential infill concept eliminates much of the transparency involved in the 2035 Comprehensive Plan. Furthermore, it puts much of the hard work of city officials, citizens and other concerned parties at risk.

I applaud the city for the transparent process involved in the 2035 Comprehensive Plan and for the extraordinary number of opportunities for citizen involvement in developing that plan. The proposed residential infill project feels like a betrayal to the transparent process used in the 2035 Comprehensive Plan. Furthermore, it feels poorly thought out and is in direct contradiction to much of the 2035 plan.

Please carefully reconsider the current rendition of the "residential infill project" and focus on implementing the well thought out 2035 Comprehensive Plan. A similar infill project can be considered at a later time as needed.

Sincerely,

Christopher Mark Killmer  
2200 SW Taylors Ferry Road  
Portland OR, 97219.

**Moore-Love, Karla**

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**From:** Patricia Ibanez <goldenpatti@gmail.com>  
**Sent:** Sunday, November 06, 2016 6:07 PM  
**To:** Council Clerk – Testimony  
**Subject:** Collins View Land Use, Nov. 5

November 6, 2016

Mayor Charlie Hales, Rm. 340  
 Commissioner Nick Fish, Rm. 340  
 Commissioner Amanda Fritz, Rm. 220  
 Commissioner Steve Novick, Rm.210  
 Commissioner Dan Salesman, Rm. 320

Re: Residential Infill Concept Recommendation

Mayor Hales and Commissioners:

Of particular concern are recommendations 4, 5, and 6 under "Housing Choice". These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.

Among our reasons,

- Once City Council has approved this in concept it will be largely pre decided.
- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: "Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City" (amendment #P45).
  1. As of October, it extended the "Cottage Cluster" concept to "Citywide".
  2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
  3. An R5 or R7 log could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
  4. An R10 lot could have about 8-10 units with "cottages" and ADUs and an R20 lot could have twice as many.
- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
- This would completely change the character of single dwelling neighborhoods.
- It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.
- Amendment #P45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted

Patti Ibanez  
Adrian Clayton  
150 SW Ridge Drive  
Portland, OR 97219

Patti Ibanez, Art Dept Coordinator  
323.983.3263  
[goldenpatti@gmail.com](mailto:goldenpatti@gmail.com)



**Moore-Love, Karla**

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**From:** CC <corync2001@yahoo.com>  
**Sent:** Sunday, November 06, 2016 6:32 PM  
**To:** Council Clerk – Testimony  
**Subject:** OPPOSE Residential Infill Concept Recommendation

November 6, 2016

Mayor Charlie Hales, Rm. 340  
 Commissioner Nick Fish, Rm. 340  
 Commissioner Amanda Fritz, Rm. 220  
 Commissioner Steve Novick, Rm.210  
 Commissioner Dan Salesman, Rm. 320

Re: OPPOSE Residential Infill Concept Recommendation

Mayor Hales and Commissioners:

This is to urge your opposition to the Residential Infill Concept Recommendation. This legislation is poorly thought out, will have significant unintended negative consequences for many Portland neighborhoods, will not impact housing affordability, and does not address the core issues of homelessness. It will, however, be a potential windfall for developers.

Of particular concern are recommendations 4, 5, and 6 under "Housing Choice". These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.

Among our reasons,

- Once City Council has approved this in concept it will be largely pre decided.
- It does not respect the public process that put in place the Comprehensive Plan
- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: "Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City" (amendment #P45).
  1. As of October, it extended the "Cottage Cluster" concept to "Citywide".
  2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
  3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
  4. An R10 lot could have about 8-10 units with "cottages" and ADUs and an R20 lot could have twice as many.
- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
- This would completely change the character of single dwelling neighborhoods.
- It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.
- Amendment #P45 also contemplates using zoning (not overlays).

- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

I would attend the public hearing to voice my opposition, but the hearings are held when I need to be at work.

Respectfully submitted

Corynn Buckholdt  
0203 SW Palater Rd.

**Moore-Love, Karla**

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**From:** Tammy Hodgson <tamtamhodgson@gmail.com>  
**Sent:** Sunday, November 06, 2016 6:12 PM  
**To:** Council Clerk – Testimony  
**Subject:** Infill Project Testimony for Sellwood Moreland

I DO NOT want to tremendously increase the density of our neighborhood. Please do not vote for new infill projects. Profiteers are benefitting from years of planning and preservation that Portlanders have been committed to. Our city is desirable but it won't be if it is not planned in a sustainable way. People want to come here because it is not Seattle or Los Angeles. Lets preserve our beautiful communities. There are at least 1,233 units presently under development in our neighborhood, a 21% increase from the total number of units in 2014, so we are already phenomenally growing.

Schools, roads, the community parks, and facilities have not been able to support this rapid growth. No one is accounting for the quality of life and urban problems we will face with high density housing.

I support the housing scale proposals which would help ensure that future residential development preserves the character and livability of our neighborhood and believe that a floor area per unit cap is needed in R2.5 zones to prevent construction of oversized houses.

Tammy Hodgson  
Sellwood Resident

**Moore-Love, Karla**

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**From:** J. and M. Holderness <holdern@gmail.com>  
**Sent:** Sunday, November 06, 2016 5:26 PM  
**To:** Council Clerk – Testimony  
**Subject:** City Council Hearings Regarding Residential Rezoning

Dear Portland City Council,

While I understand the need to provide more affordable housing in Portland, I believe the proposal before you is ill-conceived.

Rather than protect the character of old neighborhoods and prevent demolition of older, smaller houses, this proposal would encourage replacing the houses that gave neighborhoods their characters with larger multiple units, probably built on speculation by builders, not individuals. Preserving neighborhood character was supposed to be a goal of city planners.

The Comprehensive Plan was to provide increased density around centers and corridors, leaving neighborhoods farther from them intact. This proposal is for dispersed density, in effect eliminating single-family residential zoning. The proposed size standard will result in crowding houses into lots designed for smaller houses, crowding entire neighborhoods, causing the loss of trees, and changing the characters of those neighborhoods.

I live and pay high taxes in a single-family residence in an old southwest Portland neighborhood with a character that we love and that will be ruined by the effects of this proposal. I ask you to reject the proposal you are scheduled to review on Nov 9th and 16th

and require zoning changes that protect the character of our city  
and its neighborhoods

.

Yours,

John Holderness  
8023 SW Ruby Terrace  
Portland, OR 97219  
503-750-0539

**Moore-Love, Karla**

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**From:** Miriam Erb <miriam.erb@gmail.com>  
**Sent:** Sunday, November 06, 2016 1:40 PM  
**To:** Council Clerk – Testimony  
**Cc:** corinne stefanick; David Schoellhamer  
**Subject:** SMILE RIP Testimony Comments November 2016  
**Attachments:** Signed SMILE RIP comments November 2016.pdf

Attached is Sellwood Moreland Improvement League (SMILE) RIP testimony dated November 4, 2016.

Miriam Erb  
SMILE Land Use Committee Member  
(503) 234-6455

# S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE  
8210 SE 13th AVENUE, PORTLAND, OR 97202  
STATION 503-234-3570 • CHURCH 503-233-1497

November 4, 2016

Residential Infill Project Testimony  
1221 SW Fourth Ave. Room 130,  
Portland, Oregon 97204

The Sellwood-Moreland Improvement League (SMILE) has carefully evaluated the Residential Infill Project (RIP) proposal and respectfully submits the following comments:

We value the character and livability of our neighborhood. We are concerned that this proposal, which could more than double the population of our neighborhood, would diminish the character and livability of our neighborhood. Our schools are overcrowded and enrollment is growing at an unsustainable rate. Many of our residential streets are narrow, and have commuter cut-through traffic that is at times unsafe for neighborhood children and elderly residents. Parking on both sides of the narrow streets prevents emergency response vehicles from entering the streets. Twenty years ago no one expected 4-6 story apartment buildings would be built in our neighborhood. Now we have over one thousand apartment units being built; from which we have learned that we must assume zoning changes will eventually result in construction of the maximum allowed density.

We also recognize that housing affordability is a major problem and that increasing density is inevitable. It should be done in a manner that preserves the character and livability of our neighborhood.

## **Housing choice proposals**

We believe that there is insufficient justification for the proposed density increase. In order for SMILE to seriously consider accepting significantly more density, we must understand the potential impact on our neighborhood. The City's Growth Scenarios Report presents expected future housing demand, but that demand is not transferred to the neighborhood level. How many units of middle housing would be built in Sellwood-Moreland? Sellwood -Moreland presently has hundreds of 5000 square foot R2.5 lots on which duplexes could be built – how much middle housing can Sellwood-Moreland provide on these lots with present zoning? The planning that RIP has done is entirely supply based – allowing middle housing within ¼ mile of centers. Is that supply sufficient? If that supply is excessive, will a large fraction of middle housing come

to our popular neighborhood rather than other neighborhoods? Will providing too much middle housing zoning now cause undesirable widespread conversion in years or decades later, similar to what is happening now in our commercial centers?

**The City should consider the following principles when deciding how to change zoning to increase density:**

**1) Develop neighborhood scenarios for future housing demand.** Consider the demand for housing created by population growth and the paradigm that more supply is needed to increase affordability. A simple scenario is to start with the Growth Scenarios Report estimate of 20,000 new households in Southeast Portland by 2035. Sellwood-Moreland has 8.1% of the land area of Southeast Portland. Therefore, if growth is uniformly distributed in Southeast, Sellwood-Moreland would grow by 1,620 households.

**2) Estimate how much growth can be accommodated with existing zoning, property turnover, and construction rates in each neighborhood.** This should be a holistic approach that considers commercial, accessory dwelling units (ADUs), and existing multifamily and single family zones. For example, there are at least about 1,233 units presently under development in our neighborhood, a 21% increase from the total number of units in 2014.

**3) If additional density is needed, introduce it gradually.** Establishing a minimum density for all residential zones, such as proposed for the R2.5 zone, is a way to increase density without increasing the maximum density that could be built. Phase in the additional density by allowing only one additional unit per lot and years later evaluate supply, demand, and infrastructure resilience before increasing density further.

We are pleased that the obvious loophole of allowing a bonus unit for building an accessible unit has been eliminated. While we support the new design control concept, details are lacking and neighborhood input will be essential. Height limits should be provided in feet, not stories which is ambiguous. We also suggest that you consider specifying a minimum unit size to insure that some new units are large enough for families.

#### **Scale of houses**

SMILE strongly supports almost all of the proposals to limit the scale of houses. These include

- Maximum size depends on lot size
- Height measurement from lowest point, not highest
- Limit dormer projection.
- Increase minimum front setback 5 feet, except to match adjacent setbacks.
- Increase allowed side setback projections for bay windows and eaves

We have reviewed the square footage limits and estimate that about one-quarter of the homes built in our neighborhood since 2010 exceed 0.5:1 FAR, so the limits appear to preserve existing building scale and continue to allow most construction to take place.

The new proposal to set the Floor Area Ratio (FAR) of R2.5 properties to 0.7:1 concerns us because it would allow a 3,500 square foot house that would be oversized for our neighborhood

to be built on R2.5 lots of about 5,000 sf which are common. Thus, the R2.5 zone would become the McMansion zone with 3,500 sf houses and, if 5,000 sf or larger, one Accessory Dwelling Unit (ADU). To prevent oversized houses on R2.5 lots, we urge you to add that the maximum FAR per unit should be 0.5:1.

**Closing comments**

In summary, we oppose the housing choice proposals because there is insufficient justification to tremendously increase the density of our neighborhood. A better approach would be for the City to downscale citywide estimates of growth to the neighborhood level so we can evaluate the impact growth will have on our neighborhood and estimate how much growth the neighborhood can accommodate. If density has to be increased, do so gradually and in a neighborhood-friendly manner. We support the housing scale proposals which would help ensure that future residential development preserves the character and livability of our neighborhood and believe that a floor area per unit cap is needed in R2.5 zones to prevent construction of oversized houses.

These comments were drafted by the SMILE Land Use Committee and approved by a vote of the SMILE Board of Directors October 19, 2016.

Sincerely,

  
Corinne Stefanick, President  
Sellwood-Moreland Improvement League



**Moore-Love, Karla**

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**From:** CLH <orclh2@yahoo.com>  
**Sent:** Sunday, November 06, 2016 12:24 PM  
**To:** Council Clerk – Testimony  
**Cc:** Commissioner Fritz; Commissioner Saltzman; Hales, Mayor; Commissioner Novick; Commissioner Fish  
**Subject:** Residential Infill Project

Please do not destroy the character Portland neighborhoods! Why does the city appear to be more concerned with developers and people who might move here than the residents who DO live here?

I bought, and pay taxes on, a single family home in a neighborhood of single family homes, 95% owner-occupied, where I know my neighbors and feel safe. We do not want a revolving door of short-term residents to invade our neighborhood; this could increase crime and lower property values which means lower taxes for the city.

Statistics show increased density does not increase city income; it drives away middle class homeowners. Some demolition permits make sense, such as zombie houses. Many permits seem to be totally irresponsible by destroying our history and ruining the character of a block and/or neighborhood.

How ironic that a city known for livability seems to be doing everything it can to destroy that very livability. Portland is becoming a city that does NOT work! Neighborhoods in Portland need to continue to have individual character so people can buy homes with confidence that the neighborhood will not be destroyed by greed.

In summary:

1. Limit Housing Overlay Zones, multi-family builds, skinny lots, and ADU's to one or two blocks from main corridors.
2. Ensure infrastructure is adequate prior to any new builds.
3. New builds must be required to provide adequate off-street parking.
4. Limit height and size so new construction is compatible with existing buildings.
5. Preserve green spaces (yards and mini-parks) that provide sunlight.
6. Offer financial incentives so developers will work on zombie houses.
7. When you tear down existing "middle housing", that just adds to the landfill and drives away the middle class.
8. Support current residents, not developers or people who might move here.

Thank you,  
Constance Harvey  
Hillsdale  
Portland, OR

**Moore-Love, Karla**

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**From:** David Ashman <davidashman@comcast.net>  
**Sent:** Sunday, November 06, 2016 10:55 AM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Project testimony

Please accept this email as Residential Infill Project Concept Report testimony.

I value the character and livability of the Sellwood neighborhood; part of the Sellwood-Moreland Improvement League (SMILE) neighborhood association. I am concerned that this proposal, which could more than double the population of our neighborhood, would diminish the character and livability of our neighborhood. Our schools are overcrowded and enrollment is growing at an unsustainable rate. Many of our residential streets are narrow, and have commuter cut-through traffic that is at times unsafe for neighborhood children and elderly residents. Parking on both sides of the narrow streets prevents emergency response vehicles from entering the streets. Twenty years ago no one expected 4-6 story apartment buildings would be built in our neighborhood. Now we have over one thousand apartment units being built; from which we have learned that we must assume zoning changes will eventually result in construction of the maximum allowed density.

I oppose the housing choice proposals in the Residential Infill Project Concept Report because there is insufficient justification to tremendously increase the density of our neighborhood. I support the housing scale proposals which would help ensure that future residential development preserves the character and livability of our neighborhood. I also believe that a floor area per unit cap is needed in R2.5 zones to prevent construction of oversized houses.

Thank you,

*David Ashman  
8075 SE 8th Avenue  
Portland, Oregon 97202 USA*

**Moore-Love, Karla**

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**From:** Daniel <danpatburn@gmail.com>  
**Sent:** Sunday, November 06, 2016 1:25 AM  
**To:** Council Clerk – Testimony  
**Subject:** No on forced infill

Your proposal to force change in SFR designated established neighborhoods is wormy not just in policy but also in principle.

Your own report data clearly shows there is plenty of buildable space to accommodate projected growth in Portland. Forcing current residents, who many whose their neighborhoods because of its SFR character and appeal, to accept forced density of duplexes/condos/cottage clusters etc is a terrible outcome for residents.

Shame on you city of Portland for letting developers unduly influence terrible policy. Please vote no on forced density and zoning changes.

Daniel Burnett  
2926 SE Martine St  
Portland OR 97202

**Moore-Love, Karla**

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**From:** gardening for life <gardeningforlife@gmail.com>  
**Sent:** Thursday, November 03, 2016 5:54 PM  
**To:** Council Clerk – Testimony  
**Subject:** Copy of written testimony RE: Infill Plans for Nov. 9 hearing City Council - attached  
**Attachments:** comments for city.docx

Nov. 3, 2016

Portland City Council  
Testimony RE: SW Portland Residential Infill  
1221 SW Fourth Ave., Room 130  
Portland, OR 97204

Dear Council Members:

- As citizens we attended Residential Infill Project (RIPSAC) meetings for the last 10 months. The Project's goal was to preserve long-standing and cherished neighborhoods while accommodating current and future residents. We were aghast to witness developers and so called "housing advocates" bulldoze through this proposed Zoning change, allowing multifamily dwellings in single family neighborhoods throughout the city. It may be suitable in other parts of Portland, but not in Southwest.
- Many SW neighborhoods already have your desired "affordable" and "middle housing" (modest homes sited with trees and garden space). Developers are actually destroying our affordable housing, which is generally priced NOW from \$325,000 to \$400,000. They buy R5 and R7 lots with good quality housing on them and replace them with two overly large homes, with very small yards that are frequently priced over \$600,000 each.
- Please confine the multi-family housing, and mixed-use development to larger roads like Beaverton Hillsdale Highway, Macadam Ave., parts of Capitol Hwy. and Barbur Blvd. Require apartments and condos to supply (on-site or underground) parking if they want to build multi-family housing. There are many neighborhood streets that do not have sidewalks so we already wrestle with parked cars blocking our walkways & sometimes driveways which can further impact simple activities like USPS mail service. There are also questions about the adequacy of the utility services' infrastructure to accommodate widespread increase in density.
- It is not enough to give space for nature outside the urban growth boundary. We need to maintain our trees with a bit of land for air and water filtration as well as the mental health benefits (per the City's own Tree policies). Wildlife need places to rest and nourish themselves as they travel between increasingly isolated areas with water and greenery. Cities need to be planned with wildlife in mind and shade to combat the heat island our city will become without this planning.
- Increasing density in the 2-3 blocks near urban & town centers is a good idea, and is in fact already in the city plan. But this proposal defines "nearby" as a quarter of a mile, effectively rezoning 65 % of the city. A quarter mile in many SW neighborhoods means hilly terrain and is not easily walkable by many seniors, and certainly not disabled people, or young families with children still in strollers! Where are the "Age-Friendly" elements of that, given the city's designation as 'age-friendly'?

- We all want suitable and affordable housing. However, the proposal as written will not create affordable housing, and would destroy the integrity of existing neighborhoods. It would dramatically increase demolitions of existing housing and continue to inflate land prices. If approved, this Proposal would allow:
  - 2 ½ story duplexes on most R5 lots in single dwelling zones, triplexes on corners, reduced street parking, and a meager 12x12 ft. minimum for “outdoor recreation” – or growing food;
  - No attempt to respect Neighborhood character, despite being a top priority voiced in public testimony;
  - No truth in zoning, making the concept of single dwelling zones meaningless; and
  - Would encourage demolitions, escalate land prices and favor developers and landlords over homeowners.
  
- RIPSAC committee members in opposition to this proposal have put forward an alternative that allows increased density in appropriate areas, while maintaining and respecting the character of existing neighborhoods without discriminating against people with limited or decreasing mobility. REMEMBER, the ‘baby boom generation is increasing daily and will do so for 20+ years and their needs for smaller, 1-level housing (NOT apt., condo., or assisted living warehouses), as well as mobility issues will grow!

Please prioritize the needs of the people who live in our SW neighborhoods over those of the powerful, and often financially self-interested, developers and landlords who frequently don't live here and only care about their business bottom line, not the livability of the places or people they leave behind.

Sincerely,

Jane Gordon

**Moore-Love, Karla**

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**From:** Jessica Sweeney <jessicasweeney@lclark.edu>  
**Sent:** Thursday, November 03, 2016 5:09 PM  
**To:** Council Clerk – Testimony  
**Cc:** Sweeney, Nick  
**Subject:** RE: Residential Input Project

To Whom It May Concern:

I live in the Burlingame neighborhood of southwest Portland and have lived in and owned my home since 2000. When my husband and I bought our house, we were newlyweds. We moved from our apartment in northwest Portland to Burlingame with the dream of starting a family in an affordable neighborhood with good public schools, low crime, and a palpable sense of community. Within a week of purchasing our home, our neighbors three houses down hosted an ice cream social to welcome us to the neighborhood. We got to know everyone on our block, and a few of the families have become close friends (the daughter of the Gibsons, two doors south of my house, is my daughter's best friend, and the son of the Clydesdales, two doors north of my house, is my son's best friend). We have enjoyed being in baby groups with our neighbors when our kids were wee ones, and we collectively sent our kids to our neighborhood public schools, spending countless hours volunteering in their classrooms. This is a neighborhood that is woven into the identity of my family.

Over the past few years, a troubling trend has been threatening our neighborhood. Huge box homes are being built in narrow lots and in the place of smaller homes that have been torn down, taking with them an important part of our neighborhood's character. Smaller homes mean greener yards, more trees, and natural spaces where our children can play. Smaller homes represent a commitment to quality over quantity and a commitment to living simply and not wasting resources and taking up unnecessary space. We the people who live in Burlingame love our neighborhood! We do not want big box homes or multiple family units put in. We are good, responsible citizens, and we vote for leaders who represent us. I myself have voted for every current member of the City Council, as well as the Mayor and City Auditor (I was a member of the League of Women Voters who staunchly supported Amanda Fritz when she first ran for office, and I served on the Citizen Campaign Commission under then-City Auditor Gary Blackmer). I do not understand why you are ignoring the near unanimous pleas from me and my fellow residents to maintain the identity and character of our neighborhood. Please, no new box homes or multi-family units in Burlingame!

Best regards,

--

Jessica Sweeney  
Administrative Coordinator - Department of Music  
Lewis & Clark College  
503-768-7460  
[www.lclark.edu](http://www.lclark.edu)

**Moore-Love, Karla**

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**From:** Karstan Lovorn <karstanlovorn@gmail.com>  
**Sent:** Thursday, November 03, 2016 3:45 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Project

I am writing to support the proposed Residential Infill Project before the City Council. I am a former attorney and current homeowner in the South Burlingame neighborhood. I STRONGLY feel that this proposed Residential Infill Project is needed in Portland and will greatly improve all neighborhoods, including mine.

I've read through the proposal thoroughly and feel that it addresses many important concerns that have been raised about set-backs, house-size, etc. that are raised by infill-opponents. Catch-phrases like "preserving neighborhood character" I feel are just covers for classism, racism and NIMBYism. Cities evolve. They must do so to grow in a responsible manner. If arguments like "preserving neighborhood character" prevailed in the 1930s, we would never have gotten our iconic Craftsman houses that are part of what make Portland so great. The Pearl District and South Waterfront would never have been built. Further, I feel that the demolition ordinance that was recently passed will help save the historic homes that many opponents claim to be concerned about.

This proposal will increase density and diversity in our neighborhoods which in turn will bring more businesses and GREATLY improve the so-called "character" of our neighborhood. It will also bring MUCH-needed housing to Portland and should be a small but important part of the solution to our current housing crisis. I urge you to move forward on this project and continue to make Portland great.

Karstan Lovorn  
1331 SW Hume Ct.  
Portland, OR 97219



**Moore-Love, Karla**

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**From:** Garlynn Woodsong <landuse@concordiapdx.org>  
**Sent:** Tuesday, November 01, 2016 3:32 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Project Testimony  
**Attachments:** CNA\_RIP\_Letter\_Sep\_19\_2016\_FINAL.pdf

Dear Portland City Council,

In advance of your deliberations concerning the Residential Infill Project, the Concordia Neighborhood Association would like to express our full support for the Housing Diversity Perspective. We feel that the term sheets that this Council puts together to guide future code development should be guided by the perspective taken by a majority of the Residential Infill Project's Stakeholder Advisory Committee.

We feel strongly that the focus on urban form, rather than density, of the Housing Diversity Perspective will allow neighborhoods to determine their future destiny in terms of setting the terms of the character of future development, while allowing for the diversity of housing types that must be built in order for supply to come back into balance with the changing demographic demands of future generations.

The current staff proposal falls short, in only allowing up to three units of new construction (a triplex) as the maximum density on a normal-sized lot in a single-family zone. A 4-plex (4 units) is the minimum number of units required to achieve a cost-per-unit that is affordable to a household making the Portland median family income. Using form-based regulations to focus on the size of the building, rather than the number of units within, would be one way to allow developers to construct projects with this sort of affordability as an allowable market-based outcome.

Please find our letter attached, which lays out the conditions of our support.

Thank you very much for considering this important matter.

Sincerely yours,  
Garlynn G Woodsong  
Land Use & Transportation Committee Chair  
Concordia Neighborhood Association  
PO Box 11194  
Portland, OR 97211



Concordia Neighborhood Association  
 P.O. Box 11194  
 Portland, OR 97211  
 landuse@concordiapdx.org

Re: Residential Infill Project

September 19th, 2016

Portland City Council  
 1221 SW 4th Avenue  
 Portland, OR 97204

Mayor Charlie Hales, [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)  
 Commissioner Steve Novick, [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)  
 Commissioner Amanda Fritz, [amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)  
 Commissioner Nick Fish, [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)  
 Commissioner Dan Saltzman, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)

Dear Council Members,

The City is at a crossroads. Our single family residential zones contain homes that have ceased to become affordable to the average Portland family. Demolitions in these zones mostly demolish smaller, older homes to construct larger, new single-family homes, as developers seek to increase the number of square footage to multiply by the cost per square foot of comparable nearby homes in order to make their profit from each deal. This results in more and more large, expensive homes that aren't affordable to most of the families who might be able to fully use their space, and generally are purchased by people of means who don't actually need all that space. Supply, in short, is not meeting demand. The decision point we find ourselves at is this: do we allow this situation to continue and worsen, or do we take steps to fix it?

After reviewing the staff proposal from the Residential Infill Project, as well as the Summary Report from the Stakeholder Advisory Committee, and the Portland For Everyone and United Neighborhoods for Reform platforms, we find that the Concordia Neighborhood Association can only fully endorse and support the Housing Diversity Perspective (the Majority Position) that was supported by the majority of the Stakeholder Advisory Committee. This proposal is the one that seems to make the boldest moves towards fixing the current supply and demand imbalance within our residential neighborhoods.

It is important for us to state that we agree with the spirit of the staff proposal, which we understand to be a grand compromise to reduce the scale of new development in single family neighborhoods in

exchange for allowing more Missing Middle housing types. Further, we support the efforts made by a wide range of community based groups to build a broad coalition of community members who favor this compromise and wish to see it implemented in all single family zones, not just those closest to centers and corridors.

However, we have an overriding belief that our neighborhoods should be regulated based on the form and scale of buildings, rather than limiting the number of units within a structure or on a lot by density regulations. Regulating based on form, rather than a numerical count of "units," will give the housing market the most freedom to respond to demand in the most appropriate manner for each time and place. This freedom will not only allow the market to react to the current housing shortage, but also to respond to whatever changes to market conditions that the future may bring.

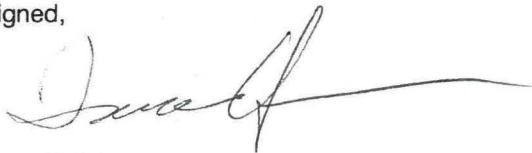
As the Housing Diversity Perspective is the only proposal that clearly states that form would be used to regulate the intensity of development, rather than density or a numerical cap on the number of units, this is the proposal that we endorse and encourage the City to adopt in the form of term sheets to guide code development over the coming year.

Our endorsement comes with three caveats:

- 1) In the R2.5 zone, minimum front setbacks shall be 10ft (15ft in R5), except where less is allowed due to the context of neighboring properties. The maximum allowable height in the R2.5 zone shall remain at 35 feet, with the height in the R5 zone remaining at 30 feet. The R2.5 zone is the transition zone between the lower-intensity R5 zone and adjacent centers and corridors; as such, it should have a more urban feel, including taller allowed heights, smaller allowed setbacks, and higher FARs.
- 2) Neighborhoods shall have the ability to work with City staff to devise and adopt, and have BDS regulate and oversee, neighborhood or area-specific design standards. This will allow neighborhoods to articulate their own vision for the character of development within their boundaries, and thus fine-tune elements of form for buildings developed there in order to incrementally achieve that vision.
- 3) We agree with the United Neighborhoods for Reform that the allowable FAR should be 0.9, not 0.5, in the R5 zone (and thus, it should be even higher in the R2.5 zone). This would allow for a full two-story house that covers 45% of a lot, which we understand to be the maximum allowable lot coverage.

With these caveats and adjustments, we feel strongly that the Housing Diversity Perspective will allow neighborhoods to determine their future destiny in terms of setting the terms of the character of future development, while allowing for the diversity of housing types that must be built in order for supply to come back into balance with the changing demographic demands of future generations.

Signed,



Isaac Quintero  
Chair, Board of Directors

Concordia Neighborhood Association  
P.O. Box 11194  
Portland, OR 97211  
[landuse@concordiapdx.org](mailto:landuse@concordiapdx.org)

cc: Susan Anderson, [susan.anderson@portlandoregon.gov](mailto:susan.anderson@portlandoregon.gov), Joe Zender, [joe.zehnder@portlandoregon.gov](mailto:joe.zehnder@portlandoregon.gov)

## Moore-Love, Karla

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**From:** Phyl Rick <gizmot@teleport.com>  
**Sent:** Tuesday, November 01, 2016 12:26 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony related to Middle Housing Policy 5.6 (Residential Infill Project)

Hello!

I learned of this draft plan via our neighborhood NextDoor application. I would like to express my opinion. My main concern is with the lack of requirements for off-street parking for new infill development.

Competition for on-street parking has a dampening effect on local businesses and on the quality of life for every one of the local residents.

Visitors cannot easily find parking, greatly lessening the appeal of the neighborhood overall.

Having all the parking spots filled decreases the width of the street, increasing the chances for accidents, for example bikers being injured by parked cars opening doors in their path or pets/children not being seen by cars travelling through the neighborhood and possibly being hit.

As a very clear example, the quality of life in the neighborhoods near Division Street has been drastically decreased for all residents, not just those who rent the new apartments or in-fill houses that do not include parking for cars.

Specifically:

- \* Parked cars block driveways when they are parked incorrectly, causing local residents to need to call for authorities to ticket or tow them.
- \* Cars that are parked for long periods of time in front of houses where they do not have any business decrease the accessibility to those houses by people who live there or have visitors
- \* The search for parking increases the time necessary to be allocated for appointments in that neighborhood, making those businesses less appealing to anyone who is not within walking distance to them.

The implementation of 'local' parking permits does not address these issues.

On the positive side, residents now have new businesses that they can walk to, which makes the neighborhood more interesting and livable, but the new competition for on-street parking caused by new housing units being added without adequate or affordable on-site parking has had a negative impact on livability and on the ability of those businesses to draw customers from beyond only the local (walking distance) customer base.

I do not live near Division Street, but know people who live there and they are very unhappy about the decreased quality of life that lack of parking has caused in their neighborhood. They complain that their friends do not want to visit them because there is no place to park due to the new in-fill apartment buildings that do not have on-site parking. The people living in the new apartments have cars that they park on the street either because they cannot obtain on-site parking or they do not want to pay for it. Lack of parking or the expense of parking in their building doesn't stop them from parking their cars on the street, taking up spaces in front of other peoples' homes or apartments buildings.

I personally have visited three different businesses in that area, and all three times I had to circle the block many times waiting for parking to become available. This was quite frustrating and these experiences have decreased my desire to frequent those businesses again. I would take TriMet there, but it is extremely time consuming if the trip includes multiple transfers, and if I buy anything it is inconvenient to bring it on the bus, especially with multiple transfers. The bus is not a good option for all situations, especially late at night or for shopping.

We prefer to walk to local businesses, but not everyone can because of mobility issues or safety concerns. Not all businesses can survive on local business alone.

When dividing existing lots for additional in-fill housing, the lots should be big enough to include off-street parking, and it should be required as it is today.

When granting permission for new apartments or condos, the units should include enough off-street parking that all residents could have the ability to park a car somewhere other than the public street. For apartments, the cost of parking should be included in the rent, not an optional expense.

Even if someone primarily bikes to work they often have a car for week-ends or shopping, and those cars will be on the street, parked for free, at the expense of everyone in the neighborhood.

If this plan is intended to decrease the appeal of owning a car, this is a very broad and heavy-handed way to do it that will have a negative impact on the livability of the neighborhood and viability of businesses to attract a broad base of customers, not all of whom live within walking distance of that business.

I have not seen any compelling arguments for why the residential infill project has removed zoning requirements for off-street parking. That is a completely separate issue from increasing the density of housing units within existing neighborhoods.

If the density of housing is increased, the new housing units should be provided with off-street parking as a zoning requirement, in order to continue to have livable neighborhoods that support healthy businesses.

Thank you for listening,

Phyllis Thompson  
2416 SW Mitchell Street  
Portland, Oregon 97239

**Moore-Love, Karla**

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**From:** Phyl Rick <gizmot@teleport.com>  
**Sent:** Sunday, October 30, 2016 8:23 AM  
**To:** Council Clerk – Testimony  
**Subject:** Middle Housing Policy 5.6 in Comprehensive Plan

Hi;

I commute on my bike and by bus to work and yet I still have a need for a car. Our car could be replaced by a ride shared car. However, the reality is that we need a car for all kinds of things like taking the pets to the vet, purchases that are too big or heavy to carry on a bike or the bus, to go out for walks in the parks or travel and most importantly in an emergency. I.e., it would take too long to go get a ride share car to do many of these things. I think the City Council should really think about what the new communities that are going up (ex. SE Division) are going to be like to be lived in. They are expensive and traffic and parking are becoming NW 23rd like, which is not good nor reasonable to deal with. If you add people to the city but don't make space for cars (and we are still a car dependent society) how is this going to work? This is not about NIMBY this is about livability, the plan before you is not livable in the current time and the foreseeable future. The car manufactures are trying to make greener cars but cars they are still making and will continue to make. Folks that don't live in the local area will still need someplace to park their vehicles as well. How are you suppose to have guests or contractors over if there is no place for them to park in the Middle Housing community? Did you incorporate any bike paths to get into these newly developed areas or is that some other departments problem (PDOT). Will the new Middle Housing rules deal with bike parking on the crowded sidewalks or is that something that will not be addressed either? How do you see us getting around in the new dense infilled city? Tri Met is currently too slow and not frequent enough to get around town efficiently. Has the City reached out to Tri Met to work on the transit issues for the new Middle Housing plan or the ride share folks? Where are you planning to park ride share cars if the new housing doesn't require any new parking spaces? I understand the housing shortage and rise in housing costs, but not looking at the larger impact of this plan is a disaster just waiting to be built.

Sincerely,

Rick Silverman  
2416 SW Mitchell Street  
Portland, OR 97239

**Moore-Love, Karla**

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**From:** Peter Seaman <peter.seaman@pcc.edu>  
**Sent:** Monday, October 31, 2016 6:42 AM  
**To:** Council Clerk – Testimony  
**Cc:** Peter Seaman  
**Subject:** No to "middle housing"

Good day:

I submit these comments in lieu of in-person testimony on Nov 9th.

I urge the City Council to vote no on the proposed "middle housing" rules. I live in Southwest Portland and love my neighborhood's calm and quiet. We know our neighbors and everyone gets along, largely because we're not living on top of each other.

I moved to Portland from California specifically to escape what I call "California suburbs," which seem to be exactly what Portland's city government is trying to build here. A California suburb touts "single-family homes" but the houses are so close together that you have no end of problems:

- You hear your neighbors sneeze and fart;
- Your neighbor starts his car and it wakes you up;
- Your neighbor's barking dog, six houses down the street, becomes your personal nightmare;
- Forget nice weather - you keep your windows closed, and the shades drawn, all year b/c it's your only hope of having any privacy.

You'd be better off living in a row-house.

Looks like Portland city gov't is trying to link residents' desires for smaller houses with a requirement to build denser on existing lots. These requirements are not mutually inclusive: if city government wants more housing, it should allow denser building along arterials. In other words, if you want to increase density, then you should REALLY increase it in selected locations. But if you allow medium-density across wide swaths of the city, you'll end up with those horrible California suburbs I mentioned. You can have more housing without the need for "middle housing."

You owe it to the current residents of this fair city to provide some measure of dependability. My house is my largest investment, and I need for it to keep its value. Current Portland residents deserve to lead the lives we came here to pursue. We should be able to have smaller new houses AND greater density in specific areas.

Let's keep Portland's motto and not turn it into "The city that works for developers." Thanks.

Peter Seaman  
8314 SW 43rd Ave  
Portland, OR 97219

**Moore-Love, Karla**

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**From:** Tim Cleary <clearytim4@gmail.com>  
**Sent:** Monday, October 31, 2016 7:47 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony on Residential Infill Concept Report

To the City Council:

As a lifelong resident of Portland, a city that I truly love and support, I want to add my voice to the rising list of citizens concerned with this proposed plan which I believe will bring irreparable harm to the city and the way of life that has made Portland so special. I have watched with dismay as the city has stood by doing nothing while over zealous developers have torn down classic Portland homes and small businesses to through up high density units which do not appear to be built to stand the test of time.

I want to specifically point out 2 areas of my biggest concern. First is the idea that these units can be built with little or no parking with some idea that large scale changes in transportation habits can be mandated by zoning ordinance. We did not elect you to perform social experimentation and this is not what the city wants or needs. Second is the little regard that current ordinances have for the impact these infill projects have on the neighborhoods and the people who live in them. I urge you to strengthen the voice of the current residents before forcing us to endure ill planned density changes that will have a lasting negative impact for generations to come.

One only has to look back at the mistakes of your predecessors as they tried to rehabilitate North Portland where I grew up in the 1960's and 70's to see how these policies can go wrong. The destruction of the neighborhoods around Emanuel Hospital and the disastrous overhaul of Union Ave (now MLK) are prime examples of the damage that can occur when City council takes it upon itself to force this kind of change.

Please consider carefully and stop the wanton destruction of our neighborhoods before you turn Portland into a place where no one will want to live. That would be a real shame.

Thank you.  
Tim Cleary  
6699 SE Scott Dr  
Portland OR 97215  
503-367-5907



**Moore-Love, Karla**

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**From:** Lindsay Parks <lindsayvparks@yahoo.com>  
**Sent:** Monday, October 31, 2016 5:10 PM  
**To:** Council Clerk – Testimony  
**Subject:** Comment on Residential infill project

I am unable to attend either of the hearings/meetings in November concerning the Residential Infill Project; however I would like to express my enthusiastic support for the recommendations.

Lindsay V. Parks  
2700 NE Thompson St  
Portland, Or 97212

Sent from my iPad

**From:** [Tim Davis](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** The Residential Infill Project is VERY logical and MUST become official City policy  
**Date:** Thursday, October 27, 2016 5:41:44 PM

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Dear City Council,

This is Tim Davis, and I intend to be at the public hearing on November 9th and/or the 16th to counter the predictable cadre of uninformed NIMBYs and curmudgeons that are sure to be there. :) They represent about 1% of the population, but they flood you with 99% of the public comments, which gives you an \*incredibly distorted and biased\* view of what are incredibly rational, logical and \*very, very necessary\* changes to our zoning.

Granted, the Residential Infill Project is only a \*very small start\* in what we REALLY need to do in Portland to keep housing from becoming even MORE unaffordable to non-millionaires (who are, of course, the vast majority of our residents!).

With the possible exception of the setback issue, ALL of the RIP's proposals make TOTAL sense. The really depressing part is that they didn't become law many years ago!! Under our current zoning, developers are literally \*encouraged\* to tear down beautiful old houses and replace them with giant ugly boxes that destroy neighborhood character and do NOTHING to increase density, especially in any kind of gentle way.

Remember, developers are not the evil ones, despite what people think. Sure, they generally care ZERO about anything other than making as much money as they can, but it is City Council's job to set the RULES that the developers must follow. They will always do the cheapest, ugliest thing they can to maximize short-term profit. The Residential Infill Project has WONDERFUL proposals that address many, many issues that should have been dealt with decades ago.

It's way beyond time that we pass ALL of the recommendations made until the Residential Infill Project.

Thank you so much,  
Tim

**From:** [Eric Schnell](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [BPS Residential Infill](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, October 26, 2016 9:21:39 PM

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Dear City Council and Infill Project Planners,

I agree that Portland needs to increase housing density and I support the goals of the Infill Project plan. However, I am testifying in regards to some particularly negative impacts that the plan would have for Homestead neighborhood in SW Portland, if implemented in conjunction with the city's current off-street parking plan.

As most of our neighborhood is within proximity of a frequent bus service route, most infill developments here would not require off street parking. As corner lots could have up to 3 units (including corners at previously unpaved rights-or-way/"paper streets", of which we have many), this could lead to severe parking shortages in our neighborhood when considered in addition to other developable lots.

However, unlike other neighborhoods in similarly dense parts of Portland, Homestead has:

-No amenities: no supermarkets, no nearby supermarkets, no restaurants, no coffee shops. Actually, NO services within easy walking distance.... just quite a few hospitals. Every errand requires a long bus ride or a drive. This is unlike many SE/NE/NW neighborhoods, which have regularly spaced and easily accessible commercial districts.

-Extremely hill topography: Anyone taking the bus to go shopping would not be able to make it back to their house with any groceries- stops are not that close, and the hills are steep. Thus, without a car, people would literally have to get all of their groceries from a convenience store, and even this would really only apply to younger, non-disabled people who could walk back up the steep hill carrying a gallon of milk and a few frozen dinners. Bicycle riding is tough here even for die-hard cyclists in good shape.

I strongly suggest that you either place some topographic constraints on the application of the current off-street parking rules, or remove Homestead from consideration as part of the Infill Project plan. This would be a great neighborhood for increased density, but without the provision of adequate off-street parking, it would be an untenable place to live. I wish that was not the case.

Topography has already contributed to many challenges for our neighborhood, in regards to the lack of accessibility and traffic problems on Marquam Hill, and also to the lack of commercial services. As many streets are too steep for easy walkability, please consider these issues as you allocate regions to the infill plan.

Thanks,

Eric Schnell  
4408 SW Hamilton Ter  
Portland, OR 97239

**From:** [Daniel](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill project - shame on our leaders  
**Date:** Wednesday, October 26, 2016 4:52:26 PM

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Your proposal to redone SFR neighborhoods to blindly promote density is an insult on so many levels. Something this far reaching, to redefine long standing neighborhoods to allow for duplexes, triplexes, apartments, etc, when plenty of buildable lots are available within the UGB is disgusting. Why not let citizens vote on this level of change? Infill at the expense of deterioration the quality of life of existing residents and property owners is an affront to our property rights and should certainly be slowed down and allowed true public review. I'm ashamed at what the city is trying to do here. We chose to live in our neighborhood specifically for its livability, SFR feel, and lack of density. For this hand selected board to force density largely upon east side neighborhoods is just sad. Shame on you, city of Portland. I can only hope this gets challenged in court

Daniel Burnett

**Parsons, Susan**

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**From:** Jonson, Love  
**Sent:** Monday, October 24, 2016 2:10 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Project testimony  
**Attachments:** FergusonTestimony.pdf

Hi there, please see the attached piece of testimony for the Residential Infill Project. Thanks!

**Love Jonson** | Community Service Aide II, Code Development  
City of Portland Bureau of Planning and Sustainability  
P 503.823.9715 | C 804.513.0645  
[Love.Jonson@portlandoregon.gov](mailto:Love.Jonson@portlandoregon.gov)

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and additional information, contact me at 503-823-6991, City TTY 503-823-6868, or use Oregon Relay Service: 711.

10.3.16

Dear City Council Members,

We want to retain our existing homes in Laurelhurst area, also we are strongly opposed to allowing duplexes and triplexes on corner lots!

We feel we are moving in the wrong direction if we allow these changes. We have lived in Laurelhurst for over 30 years and we have seen a huge increase in traffic, crime and bulldozing our historic neighborhood. Please reconsider these changes, →

We also employ over 130 people off  
Sandy Blvd., we would consider  
moving if the bulldozing and allowing  
of duplexes + triplexes continues.

Thank-you for your  
time + consideration,

Patrick + Cynthia Ferguson  
Riverpoint Medical

**From:** [Renee Such](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** please preserve the character of Laurelhurst--put all those new buildings in the vast unused space on Sandy Blvd!  
**Date:** Saturday, October 22, 2016 8:11:55 AM

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Please use common sense. Do not destroy a historic neighborhood when you can add perhaps twice the number of new homes and apartments along the largely unused parking lots and 1-story retail and warehouse buildings on Sandy!

Thank you



**From:** [carol smith](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Laurelhurst zoning  
**Date:** Friday, October 21, 2016 7:19:09 PM

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I have lived in Laurelhurst for over 40 yrs and it is perfect. Please do not make it more dense. There are plenty of seedy old houses to tear down that are in really bad shape all over the city. Help them!

I have an oversized lot and I would actually profit from your dumb plan but i would suffer in my heart.

Carol Smith, age 72,

Sent from [Mail](#) for Windows 10

**Parsons, Susan**

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**From:** Constance A. Hammond <revcah@comcast.net>  
**Sent:** Friday, October 21, 2016 8:22 PM  
**To:** Council Clerk – Testimony; Lnakuhns@gmail.com  
**Cc:** Constance Hammond  
**Subject:** Residential Infill Proposal

I had to look up “deconstruction” to make sure it is what it is—which is an insult to our neighborhoods and to the residence who have worked with City Council to find a way of keeping the historic architecture in place while working to also provide multiple family dwellings. I am, personally, outraged at the total disregard of the people who live in what will soon be the neighborhoods affected by the new policy. I live in Laurelhurst and enjoy the neighborly feel of the place. I’ve lived in inner cities and enjoyed the feel of those places. But one thing that makes Portland unique is our historic neighborhoods. Obviously the City Council has little if no regard for what we the citizens think!

Wishing for another more forward thinking and encompassing historical solution to our needs for future housing, Constance A. Hammond (The Rev. Dr.)  
4045 SE Pine Street  
Portland, OR 97214  
503-230-2331

**Parsons, Susan**

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**From:** arthur donaghey <arthurdonaghey@gmail.com>  
**Sent:** Friday, October 21, 2016 5:29 PM  
**To:** Council Clerk – Testimony  
**Subject:** Feedback on the proposed changes to zoning code.

Hi,

I am enthusiastically behind the proposed zoning changes. My favorite part is being allowed to have three units on a piece of property. That will really help with the housing shortage in Portland.

--

Arthur  
541.870.3540

**Parsons, Susan**

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**From:** Renee Such <such.renee@gmail.com>  
**Sent:** Saturday, October 22, 2016 8:12 AM  
**To:** Council Clerk – Testimony  
**Subject:** please preserve the character of Laurelhurst--put all those new buildings in the vast unused space on Sandy Blvd!

Please use common sense. Do not destroy a historic neighborhood when you can add perhaps twice the number of new homes and apartments along the largely unused parking lots and 1-story retail and warehouse buildings on Sandy!

Thank you

**Parsons, Susan**

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**From:** rovena C <r.j.cardiel@gmail.com>  
**Sent:** Sunday, October 23, 2016 11:36 AM  
**To:** Council Clerk – Testimony  
**Subject:** Laurel Hurst zoning

To whom it may concern,

I live in Laurelhurst at 3266 East Burnside St.

I strongly object to the demolition of our lovely old homes turned into multiplex or apartments. We bought our home in 2009. The city has changed so much, Burnside Street changed after we bought our home and frankly, I would not have bought the house if I had known Burnside st was changing into the stupid one way system and two lanes. The traffic noise has quadrupled !

The crime is worse around the park

This new zoning will devalue my home again. This is a very bad idea

I want my property taxes decreased by \$3 000.00 if this goes through

The \$6900.00 Property taxes this year is insane

We are retired

Kindly

Rovena Cardiel

**Parsons, Susan**

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**From:** J Magnuson <jamagnuson@gmail.com>  
**Sent:** Friday, October 21, 2016 5:18 PM  
**To:** Council Clerk – Testimony  
**Subject:** Halt the terrible RIP and instead respect our communities and historic neighborhoods

I am voicing my strong objection to the Residential Infill Project (RIP). The City Council continues to show blatant disregard for the current residents of the city and for livability, and is wrecking the very basis of Portland's allure - historic and picturesque housing and neighborhoods.

Residential infill is a terrible idea, you are destroying historic neighborhoods and squandering lifetimes of investment in peoples homes.

A **far better plan** would be to fix public transit (current public transit is way too costly in both money and travel time to make it widely popular) and thus allow housing complexes to be built in less developed areas while still allowing easy access to the city center. This would be a win-win, allowing new housing while preserving important neighborhoods and respecting peoples homes.

Please stop ignoring the Portland residents and focus on long-term community needs. You need to stop grasping at ill-thought-out emergency plans and instead aim for thoughtful and respectful solutions.

Whatever happened to "The City that Works"? It is definitely NOT evident in our city council.  
JA Magnuson, PhD

**Moore-Love, Karla**

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**From:** Leineweber, Bill <Bill.Leineweber@fei.com>  
**Sent:** Friday, October 21, 2016 3:45 PM  
**To:** Council Clerk – Testimony  
**Subject:** RIP plan is not what residents want or need

The RIP plan's intent to allow multi-family complexes built on R5 lots is flawed because it does not satisfy the interests of current residents, future home owners, nor the general public interests. It only serves as a financial boon for developers.

Current residents do not want to replace historic building and homes on R5 lots with smaller, less distinct multi-family housing.

Future home owners want sturdy, livable spaces. In those cases when more affordable housing is desired, the evidence from recent demolitions and new construction do not support the notion that the new homes are affordable; they are just denser, smaller, and less attractive and comfortable.

Only developers benefit from crowding more homes sale units into established neighborhoods. They build, sell, and move on. Think about the interests of those who live here before approving such large and impactful zone changes.

Bill Leineweber  
971-221-1417

Materials & Structural Analysis (formerly FEI)

Thermo Fisher Scientific  
5350 NE Dawson Creek Drive | Hillsboro, OR 97124  
Phone (503) 726-7792

**Moore-Love, Karla**

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**From:** Jerry <jerrygabay@gmail.com>  
**Sent:** Friday, October 21, 2016 10:57 AM  
**To:** Council Clerk – Testimony  
**Subject:** Infill proposal

Your current proposal makes sense but only if you effectively PROHIBIT TEAR DOWNS. Please do NOT accept the proposal without protections in place. It is the lovely tree lined close in neighborhoods that make Portland so livable. Thank you. Jerry Gabay



**Moore-Love, Karla**

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**From:** Jacob Lewin <jacobl54@comcast.net>  
**Sent:** Friday, October 21, 2016 10:45 AM  
**To:** Council Clerk – Testimony  
**Subject:** RIP

While I think we need a balanced solution to the infill problem, I do think the developers have the upper hand. I am not knee-jerk anti-development. I am against what I see as inappropriate development. The signature new building on the east side (east of central eastside) is too big for its lot, out of character with the surrounding neighborhood, ugly with no redeeming design features, often unfriendly to the streetscape, built quickly with cheap materials, features very expensive rents, and has insufficient parking. (Okay, in the City's long running war on cars and parking, I do come down on the side of cars.) Have you seen the atrocity being finished on NE Glisan in Kerns? Second only in ugliness and streetscape unfriendliness to the new barracks on SE 50<sup>th</sup> near Lincoln.

I ask that you give some consideration to the preservation of our eastside neighborhoods. For decades they kept the City in good shape, preventing us from the slide that took down so many large cities around the country by keeping middle class families in town and thus also preserving good schools. Now inner cities are hot, but don't forget what go us here. And can't we finally give up on the idea that if you build housing without sufficient parking a majority of tenants or buyers will give up their cars?

Thanks for your attention.

Jacob Lewin

601 NE Hazelfern Pl.

**Moore-Love, Karla**

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**From:** Paul Fiskum <paulfiskum@yahoo.com>  
**Sent:** Friday, October 21, 2016 9:46 AM  
**To:** Council Clerk – Testimony  
**Subject:** Infill Proposal for Laurelhurst

I am strongly opposed to the Infill proposal for the Laurelhurst. It could ruin one of Portland's great neighborhoods.

Paul Fiskum  
4256 NE Laddington Ct  
Portland, OR 97213

**Moore-Love, Karla**

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**From:** BRAD MCKENZIE <brad.mckenzie@me.com>  
**Sent:** Friday, October 21, 2016 7:09 AM  
**To:** Council Clerk – Testimony  
**Subject:** RIP

The RIP will destroy the history and culture of Laurelhurst. I counted lots sizes and location with current Zillow data.. Here are the results

Laurelhurst Neighborhood: Duplexes 1387, Triplexes 347, and Multiplexes 45 will be allowed. Please make an exemption for the Laurelhurst overlay. This area was preserved for a reason. The neighborhood is a magnet for bikers and walkers from all around the city.

Best, Brad McKenzie.

Sent from my iPhone

**Moore-Love, Karla**

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**From:** Daniel Hoyt <098hat@gmail.com>  
**Sent:** Thursday, October 20, 2016 4:44 PM  
**To:** Council Clerk – Testimony  
**Subject:** Feedback

I live in Laurelhurst. There is a huge NIMBY movement to create a historic (lockdown) district. This is being driven by fear the the RIP will incentify replacement of existing homes with same-look McMansions.

Your help is needed to demonstrate that elements of the RIP will actually drive more sensible designs.

## Moore-Love, Karla

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**From:** Mary Ann Schwab <e33maschwab@gmail.com>  
**Sent:** Wednesday, August 10, 2016 4:55 PM  
**To:** Moore-Love, Karla  
**Cc:** Hales, Mayor; Commissioner Saltzman; Commissioner Novick; Commissioner Fritz; Commissioner Fish  
**Subject:** [Attachment was removed]United Neighbors Groups calls the infill process 'flawed' -- that goes for MAS too.

Know your rights, when the house in your neighborhood is either demolished or de-constructed. Like United Neighborhoods groups I also call this infill process "flawed".

Something to think about.  
mas

Linda Robinson shared your post.  
5 hrs ·



### Mary Ann Schwab

Yesterday at 11:47am ·

Having attended all but two, Residential Infill open houses, I fully support United Neighborhoods groups efforts bring this issue to the public's attention. What I find troublesome networking is most Neighborhood Associations do not schedule meetings over the summer: June 15 - August 15, 2016. We citizens are at a threshold = to when in 1970's we stopped the Mt. Hood Freeway construction pre cell phones and pre-internet. The gold rush is on, Developers "by-right" will make decisions based on the bottom line, not on what is best overall for 95 neighborhoods.



### United Neighborhoods group calls infill process 'flawed'

By Phill Colombo \*protected email\* Three days after the residential infill open house in Rose City Park, the steering committee for United Neighborhoods for Reform posted what it called "...  
STAR-NEWS.INFO

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