

## Parsons, Susan

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**From:** mike dowd <dowdarchitecture@gmail.com>  
**Sent:** Wednesday, November 23, 2016 11:34 PM  
**To:** Council Clerk – Testimony  
**Subject:** residential infill project additional testimony

Mayor Hales and Council Members:

I'm one of many people who think this project is moving way too fast, especially given the sweeping changes proposed.

And a huge problem is that in the various open houses, handouts, and press articles, the severity of the changes were never clearly presented. If they had, there would have been ten times the number of people showing up at hearings to speak against some of the changes. That's not to say there aren't good concepts in the project, but that there are also bad ones, and not even the people working on this for the last year are fully aware of them. Certainly the citizens of Portland are not, but they deserve to be.

Read this list that clearly expresses some of the changes being proposed and I believe you'll agree that these were not communicated well to the public. I'm sure many will surprise you:

### **10 EXAMPLES OF THINGS THIS PROJECT PROPOSES THAT WOULD HAVE SHOCKED PEOPLE IF THEY'D BEEN TOLD, AND WILL CREATE HAVOC IF THEY EVER FIND OUT**

1. If you own a typical 5000 sf lot, this will reduce your development potential by more than half, with no compensation. This affects you not just if you're a builder, but if you plan to add on, rebuild, or just sell your property. The fact that you may have depended on being able to build what your zoning allowed when you bought your property is irrelevant.
2. The limits on floor area and height apply to existing homes as well as new ones, so if you own an large or tall house now, you may be prohibited from adding on in the future.
3. This project give bonuses for adding separate units in separate structures, as opposed to putting the additional units within a structure. Thus it favors using up more yard area, and building much closer to neighbors than would be true otherwise.
4. The floor area and height limits will REDUCE the ability to create housing to accommodate extended families or other living groups within a structure, because it favors building separate, self-contained dwellings.
5. This project views density as units per lot, not residents per lot. Thus it is skewed towards encouraging small dwellings for small living groups, and discourages larger structures housing more occupants on the same lot.
6. This project bans 3-story flat-roofed houses, but allows 3-story gable-roofed ones, even though the latter are taller, cast larger shadows, and block more views.
7. This project strikes a huge blow against green roofs and use of rooftops for outdoor living space, even though the City has correctly been encouraging those up to now, because of its bias against flat roofs.
8. This project in many neighborhoods will allow the number of units to more than double without changing the zoning, including on narrow dead ends and in other situations where the increase may have severe consequences.

9. On streets that have large houses now, such as several in Ladd's Addition and other beloved traditional neighborhoods, this project will prohibit people from building new homes or enlarging small ones so that they are compatible in size and height with their existing neighbors.

10. This project makes no allowance for non-typical situations--lots in flood zones, lots where people want to protect trees, property next to large commercial buildings or on light rail or streetcar lines, etc.--thus creating situation that are unfair (e.g. flood zone lots can't have basements or large footprints as can typical lots) or counterproductive (a new house cannot be made taller instead of wider to preserve trees or neighbors' views).

and 2 bonus reasons:

11. This project unfairly impacts homeowners who want to redevelop their properties. Developers generally don't own the land they'd be developing under the new rules, and they can build to suit the new rules on lots that suit what they want to build. But homeowners who want to build what their current zoning allows--not the maximum but simply a medium-large home--may have to move to another neighborhood and a larger lot, even if that new home is no larger than existing homes in their current neighborhood. The ability to build extra units that will be valuable to developers will be irrelevant to the homeowner who wishes to enlarge their current home or replace it, without getting into the rental or development business.

12. This project penalizes current property owners who have R5 zoning on small lots, because even though they paid for the same zoning that other people in wealthier neighborhoods with larger lots paid for, they will not be able to build houses that are anywhere near as large. This has been true in the past, but largely irrelevant because the zoning allowed homes much larger than most people desired. With the proposed 2500 sf limit, this penalty will become real.

Respectfully submitted,

Michael Dowd, President  
Dowd Architecture Inc.  
0753 SW Miles Street  
Portland, Oregon 97219  
(503) 282-7704  
email: [dowdarchitecture@gmail.com](mailto:dowdarchitecture@gmail.com)  
website: [www.dowdarchitecture.com](http://www.dowdarchitecture.com)

## Parsons, Susan

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**From:** Tracy, Morgan  
**Sent:** Friday, November 25, 2016 9:41 AM  
**To:** Council Clerk – Testimony  
**Cc:** Gisler, Julia  
**Subject:** Fw: Residential Infill Project

Found this in my inbox. Not sure if you can accept it, but forwarding as it did arrive in my inbox before midnight.

-Morgan

Sent using OWA for iPhone

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**From:** Darvel T Lloyd <darvlloyd@gmail.com>  
**Sent:** Wednesday, November 23, 2016 6:33:52 PM  
**To:** Tracy, Morgan; Gisler, Julia  
**Subject:** Residential Infill Project

Dear Morgan and Julia,

Thank you for allowing me this last-minute comment on the city's proposed Residential Infill Project.

Members of the Portland City Council:

Being 73 years old and a resident of Portland for the past 19 years, and having lived in other large cities such as Taipei (Taiwan), San Diego, Boulder, Winnipeg, Vancouver-Burnaby (BC), and Seattle, I strongly advise you to preserve the livability and character of our fair city! **Please don't turn it into a massive maze of tall, blocky, high-rent housing with little character, few large trees, and no resemblance to the original, unique, and interesting character of our many neighborhood's business districts and nearby homes!**

Your infill proposal is incomplete in that it doesn't address the big changes in public infrastructure, such as parking, piping, tree canopy, vegetable gardens (both public and private), roof exposure to solar panels, street congestion, underground piping, emergency access, and the greatly increased demolition of large, well-built craftsman/historical homes. Since we don't have subway systems like many of the world's largest cities, our collector streets of all sizes are rapidly becoming gridlocked for much longer periods, day and night. Many of our neighborhood streets are extremely hazardous for kids who have nowhere else to play close to home.

The change in zoning to accommodate multi-story apartments, condominiums, and a variety of business within a quarter-mile of neighborhood business districts' "main streets" will completely overwhelm a large proportion of beautiful residential areas of inner SE and NE Portland, not to mention SW Portland. I'm sick and tired of witnessing the large number of gorgeous, well-built, large homes, large yards, and large trees being destroyed so Mr. Remmers and his ilk can destroy them and slap up his ugly, tall, multi-use, boxes (with an absolute minimum of greenspace around them)!

With your plan, we have absolutely no assurances that housing for low-income people (like me) will increase with this (projected) massive amount of in-fill of all kinds. Instead, we will be guaranteed that the "livability" of Portland's neighborhoods will decline in every way possible. And Portland's heat-island affect will continue to get much worse with the decrease of our larger, private shade trees, street trees, green lawns, and gardens (both public and private).

Also, I'm very concerned that my own street (leading in to the expanding Montavilla Business District) will become noisier, more polluted, and more dangerous because multi-level housing and businesses will soon overtake single-family residences where the my street joins the raceway-like neighborhood collector street (SE Thorbein).

Thank you, again, for reading my "take" on your project—which I generally agree with—especially in the less-dense, outer parts of Portland, like the Gateway District and districts further to the east and south, plus areas recently added to the Urban Growth Boundary.

Sincerely,

Darvel

Darvel T. Lloyd  
54 SE 74th Ave.  
Portland, OR 97215-1443  
503-593-2996



**Parsons, Susan**

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**From:** Tracy, Morgan  
**Sent:** Friday, November 25, 2016 9:42 AM  
**To:** Council Clerk – Testimony  
**Cc:** Gisler, Julia  
**Subject:** Fw: RIP Concept Plan: Objection to term "Historically Narrow Lots" and to rezoning them to R2.5  
**Attachments:** T Griffiths on RIP Concept Report.doc

And one last one.  
- morgan

Sent using OWA for iPhone

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**From:** Terry Griffiths <treeterry@yahoo.com>  
**Sent:** Wednesday, November 23, 2016 2:50:48 PM  
**To:** Tracy, Morgan  
**Subject:** RIP Concept Plan: Objection to term "Historically Narrow Lots" and to rezoning them to R2.5

Hello Morgan,

I attended most of the RIPSAC meetings as an observer. I also attended two of the Open Houses and spoke with you briefly at the Woodstock Library. I live in Woodstock and was the Neighborhood Association Land Use Chair for many years. I believe that the suggestion for rezoning subdivisions that contain 25' x 100' plats from R5 to R2.5 is a breach in view of a compromise the Portland City Council made with the Neighborhoods in 2003. I also believe that such a zone change would render the subdivisions with 25' x 100' plats first in line as targets for demolition and redevelopment. That would lead to a rapid transformation of the actual historic character of these subdivisions.

The RIP Concept Report offers many possibilities for increasing the number of housing units in the R5 zone. Why not allow these subdivisions to remain R5, where they could take advantage of alternative housing options?

I attempted to make my case in a letter to City Council. That letter is attached since my limited computer skills don't allow me to easily copy it directly here.

Thank you for your consideration of this.

Sincerely,

Terry Griffiths

To: Portland City Council Members

From: Terry Griffiths, 4128 SE Reedway, Portland, Oregon 97202  
Member and former chair  
Woodstock Neighborhood Association Land Use Committee

November 16, 2016

Dear Portland City Council Member,

It would be a breach of faith by the Portland City Council and the Portland Bureau of Planning and Sustainability to rezone all the Portland subdivisions comprised of 25' x 100' plats or so-called "historically narrow lots" from R5 to R2.5. The real (and relatively recent) history of these subdivisions is as follows:

In the first part of the 20<sup>th</sup> century, some subdivisions were laid out in 25' x 100' plats. This platting was intended to offer buyers flexibility in selecting lot size. They could purchase a 50' x 100' lot, a 75' x 100' lot, or even a 100' x 100' lot. Until approximately 1990, those are the lot sizes that were purchased and developed. In the 1980 Comprehensive Plan, these platted subdivisions were zoned R5, the same as the residential areas that surrounded them.

Beginning around 1990, tall, skinny houses began to crop up on 25' x 100' parcels in some R5 zones. Observant neighbors questioned why this was allowed. They learned that land hungry developers had discovered the 25' X 100' plats and were applying to build on them. In response to neighborhood objections, the Portland Planning Bureau proposed a zoning code amendment requiring building lots in the R5 zone to be a minimum of 30' wide and 300 square feet in area. The amendment was strongly supported by neighborhoods and by a unanimous vote of the Portland Planning Commission. Non-the-less, in June of 2003, the City Council ruled against the recommendations of both their Planning Bureau and the Planning Commission by a 3-2 vote, declaring, in effect, that any 25' x 100' plat could be considered a buildable lot. Impacted neighborhoods threatened to appeal the Council's decision to LUBA. The Planning Commission made an unprecedented request that the City Council reconsider its decision.

Eventually the parties brokered a compromise, namely that a 30' minimum lot width and a 3,000 square foot minimum lot area would be instated in the R5 zone, and that no housing could be demolished in order to develop the underlying 25' x 100' lots. HOWEVER, any patted lot of record that had been vacant for 5 or more years could be partitioned into a 25' x 100' tax lot and be developed. The five year vacancy requirement component of the compromise agreement was intended to slow demolition of homes on underlying 25' x 100' plats, and, to a large extent, it has.

**Recommendation 8: a) "Allow historically narrow lots to be built on by rezoning them to R 2.5 if located within the Housing Opportunity Overlay Zone..."** completely betrays the hard-won compromise that the City Council agreed to in 2003.

The euphemistically labeled "**CHALLENGES**" to allowing houses to be built on historically narrow lots as noted on page 18 of the Concept Report are spot on:

- Locations of historically narrow lots (are) not distributed evenly throughout the city.
- (This rezoning) increases demolition pressures in some neighborhoods.
- Narrow houses (are) often not reflective of neighborhood character of wider homes.

During the BPS Staff briefing for City Council on the Residential Infill Concept Report on Monday, November 7, Chief Planner Joe Zehnder stated, that the location of the "historically narrow lots is 'an accident of history,'" Portland has never previously based its zoning on accidents of history. It is a disservice to the neighborhood areas where these 25' X 100' plats exist to do so now. While it is a gift to developers, it promises to quickly transform the character of those neighborhoods through demolitions and rebuilding.

Please consider and honor the compromise the City Council made with the neighborhoods in 2003.

Most sincerely,

Terry Griffiths

**Parsons, Susan**

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**From:** Mysti Maka <mystimaka@yahoo.com>  
**Sent:** Thursday, November 24, 2016 12:00 AM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Testimony  
**Attachments:** Residential Infill Testimony.docx

Please see attached testimony.

Thank you!

*Teresa Hutchinson  
letter.*

My name is: Teresa L. Hutchinson.

My address is: 1315 NE 59<sup>th</sup> Avenue, Portland, OR 97213

Proposal 1: Support. I agree with RCPNA's comments on this proposal.

Proposal 2: Support. I agree with RCPNA's comments on this proposal.

Proposal 3: Support.

Proposal 4: Oppose. I might support internal conversions, maintaining the outside dimensions of the house, but I oppose any additional structures.

Proposal 5: Abstain. I need more information on this proposal. I might be against this proposal with the current information provided.

Proposal 6: Oppose. I agree with RCPNA's comments on this proposal.

Proposal 7: Oppose. I might agree if this was city wide not restricted to one area.

Proposal 8: **VERY OPPOSED!!!** Off street parking must be **REQUIRED**.

There are already parking issues in the neighborhood. There is no parking lot for the 60<sup>th</sup> MAX stop. MAX riders park their cars on neighborhood streets near the stop. If density increases and off street parking is not required, then a parking lot should be added for MAX riders. When there is an event at Normandale Park, participants park their cars on the streets all around Normandale Park. If there is no available parking on the street in front of our homes, service people (plumbers, electricians, etc.) will have to park their vehicles in the middle of the street and block traffic flow. Higher density and not requiring off street parking will increase parking problems.

Other comments regarding the infill proposals:

The majority of the homes in this neighborhood were built in the 1920's and 1930's. The homes in this neighborhood are well kept, solid houses built with old growth wood with real oak floors and mahogany or fir trim and doors. Increasing the density will result in the senseless tearing down of these wonderful houses. Developers will slap up new structures and all the beautiful old growth wood will be tossed into landfills. If the City of Portland (City) does not want to save these wonderful homes, then the City should require developers to recycle all of the old house parts through the Rebuilding Center or similar enterprises.

Developers will slap up new high density structures without off street parking, claiming to the City that the tenants will not need cars. This has happened in other neighborhoods. However, tenants will need cars and they will park these cars on the streets in the neighborhood. Portland is not a city where a person can be without a car. MAX is not extensive enough to allow Portland to be a carless city. Also, the proximity of Mt Hood or the coast requires a car to enjoy these areas. Any increase in the housing density of a neighborhood must require that any new development has off street parking. Portland should require that the off street parking matches the number of adult tenants. Visitor spaces should be included in the off street parking requirement.

The older infrastructure in this neighborhood is not equipped to handle a higher number of residents. The City needs to find the funds to update the infrastructure before approving any Residential Infill Proposals. Additional dwelling units added to lots will also overload the public school system in this area and increase the traffic through the area.



This neighborhood is family oriented with a nice park nearby for family activities. Increasing the housing units to these small lots will ruin the quality of our neighborhood. No one wants to live next to an apartment complex or any other high density housing development. More residents in a small area will increase the already high crime rates in Northeast Portland.

The increase in housing units per lot will benefit developers while decreasing the livability of our neighborhood.

Has the City conducted any studies to consider the impact on infrastructure, schools, parking, traffic, or any other issues?

Thank you for considering my testimony.

AUDITOR 11/28/16 AM 9:13

Post marked 11/23/2016

November 22, 2016

City Council  
City of Portland

Subject: Proposed Residential Infill Project Recommendations

Dear Sr/Ms:

**PLEASE VOTE AGAINST THE RIP RECOMMENDATIONS BEFORE THE CITY COUNCIL!!**

I have been watching with sadness and anger for several years the destruction of our city and its character under the guise of density to meet growth projections and affordable housing. The RIP Recommendations are contrary to:

1. The city's own studies indicating there is enough land to accommodate projected growth through 2035 without zoning changes addressing density.
2. Against the findings of a 2014 DHM Research study which found that our region wants to live in single-family homes with green space at a reasonable cost.
3. A recent PSU study that showed how the proposal would hurt those it is intended to help and could destabilize portions of the city due to speculative building and demolitions of existing homes.
4. A democratic due process for neighbors to understand and weigh in on the impact to their home, street and neighborhood by the re-zoning of 65% of the city with a housing overlay.
5. The city's stated goal of requiring for affordability, further lining developers interests as modest homes are destroyed to be replaced by a home twice as large and costing twice as much.
6. The directive from the people who live in these neighborhoods to protect neighborhood character, a top priority voiced in public testimony. (30 of 34 east side neighborhoods have voted against RIP Recommendations.)

The RIP Recommendations would:

1. Provide no meaningful reduction in scale of homes.
2. Encourage demolitions and escalate land prices.
3. Ignore and undue the work of the Portland 2035 Comprehensive Plan with a weighted interest postulation changes without research to inform the recommendations.
4. Provide for significant destruction of older homes, tree canopies, yards, privacy and livability.
5. Spread density throughout the city unencumbered by the infrastructure to support it and contradicts the Comprehensive Plans intention of density near walkable centers of 20 minute neighborhoods.

**If approved, your decision would ignore the majority opinion of the population affected by the recommendations and history will credit you with the destruction of the fabric and character of one of the most attractive cities in the Country.**

Very Truly Yours,



Edward Dundon  
7207 SE Reed College Place  
Portland OR 97202

**ED & JOSETTE DUNDON**  
7207 SE Reed College Place  
Portland OR 97202

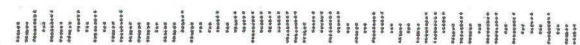
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*Portland City Council*  
*1221 SW Fourth Ave, Room 130*  
*Portland OR 97204*

97204-190021



**From:** [Claire Coleman-Evans](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Schwab Mary Ann](#)  
**Subject:** Fwd: RIP testimony  
**Date:** Wednesday, November 23, 2016 11:59:09 PM

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Begin forwarded message:

**From:** Claire Coleman-Evans <[ceclaireevans@gmail.com](mailto:ceclaireevans@gmail.com)>  
**Subject:** RIP testimony  
**Date:** November 23, 2016 at 11:56:10 PM PST  
**To:** Schwab Mary Ann <[e33maschwab@gmail.com](mailto:e33maschwab@gmail.com)>

I agree 100% with Tamara DeRidder summation with a few additional thoughts from Rod Merrick, Allan DeLaTorre, Jim Gorter, and mine — Mary Ann Schwab, Community Advocate, 605 SE 38th Avenue, Portland, Oregon 97214-3203.

Yes, the zoning code is one of the key elements as is the list of capital improvements (investments) that will be used to direct the Comp Plans implementation 2035. I was surprised when reviewing this second document that the future Parks and Recreation improvement were not specified. Among them I hoped and expected to find reference to the Washington-Monroe Community and Aquatics Center, pending available resources 12-years.

Nor was the City of Portland's publicly owned school property held in common trust for the common good referenced: Portland Public School District #1j, Parkrose School District #3, David Douglas School District #40, . Centennial School District #28-302, Reynolds School District #7, and Riverview School District #51 j. My fear, with METRO's projection 260,000 newcomers moving to Portland by 2035, once school property is declared surplus sold at market rate, children's open green space will vanish. Developers will continue to build micro-single room occupancy; studio, and one-bedroom units— thanks to SB 1533 bonus, no onsite parking, and no requirement to construct X# ADA units. (read Allan DeLaTorre's attachment). Did I fail to mention, property managers will not accept federal section 8 vouchers, or lease or rent to those with MFI 60%? The current No cap on rents, and No cause evictions must be addressed sooner than later. Children K-3 should not be uprooted and transferred to new schools, same goes for teenagers transferred to new high schools. Children suffer, they have no voice — no vote when property managers issues 30% rental increases. Take for example a grocery clerk and her daughter living in a one-bedroom unit, \$1,100 — 2014, \$1,300 — 2015, \$1,545 — 2016. Whoops, I digress...

Agree with Tamora's summation with a few additional thoughts:

The RIP overlay will financially favor investor owned rental buildings over owner occupied single dwelling houses. The backers of the policies have decided that the single family house is obsolete and does not meet most people's needs. Also make the presumption that neighborhoods with high numbers of rental houses are indistinguishable from those with owner occupants. Most folks would probably not agree with either of these propositions.

The RIP overlay provides a permanent entitlement handing the advantage to the developer. When competing for property the developer with cash in hand and the incentive to tear down and add higher density has an enormous advantage over an owner occupant buyer requiring financing. It also is an incentive to buy a house carve it up into rentals and depreciate it until it is time to tear down.

Small condominiums like stacked duplexes, adu condos, and triplexes are inherently problematic in terms of managing the properties in everyone's interests. Not to say it is not done or cant be done, just that it requires high level cooperation and financial stability among the parties.

Financing to build condominiums is also problematic for developers because there have been so many lawsuits as a result of owner dissatisfaction and build quality.

Building codes treat one and two family dwellings separately from larger structures such as tri-plexes. Row houses of however many units are considered single dwelling units. This proposal does not address row houses and fails to distinguish between duplexes and tri-plexes.

The economic analysis (Professor Emeritus Loren Lutzenhiser) indicates that the new unsubsidized housing of this type will inevitably serve the upper third of the market who appear to prefer single family fee simple ownership or amenity rich condominium buildings and similar garden apartments.

Tax appraisals are based in part on the value of the land. Land zoned for higher density is typically more expensive than similar land with more constrained density. Basic economics. This means that the county tax assessment will factor in the potential underlying value of your lot with higher density housing into your tax bill. Again- driving out the single family house over time.

Are we sacrificing family housing in the city to protect the suburbs?



**Rod Merrick, AIA NCARB**  
**Merrick Architecture Planning**  
**Portland, OR 503.771.7762**

Hi Folks,  
 > Please Share<

First, I was INCORRECT in my assertion that Single Dwelling Residential structures would NOT BE ALLOWED.

> SINGLE DWELLING RESIDENTIAL STRUCTURES WILL REMAIN ALLOWED IN R2.5, R5, R7, and R10 zones impacted by the Housing Opportunity Overlay. The Overlay lists ADDITIONAL HOUSING TYPES to those uses allowed in the base zone for these low density zones. These Base Zones allow Single Dwelling Residential and Single Dwelling Residential with an Accessory Dwelling Unit.

>Second, let me apologize for any frustration or hurt feelings I may have caused by this misinformation. It was my misreading of the Concept Report that caused the error. This text was not clear in how the base zones would be affected by the Overlay.

>Third, REFINANCING NOT A PROBLEM FOR SINGLE FAMILY DWELLINGS affected by Overlay. Steve Moon, a Retail Sales Supervisor for Wells Fargo, shared that, "A triplex is still considered residential (1-4 units are residential) so he(an Appraiser) probably wouldn't change the economic life (of a single dwelling residential structure) even if surrounded by them."

This means that the refinancing of a single dwelling residential impacted by the Housing Opportunity Overlay will likely remain the same as it currently is appraised, which would be the economic life of the existing structure. "Generally it's(the Appraiser's assessment for refinancing is) a broader scope of commercial buildings or an apartment buildings that eventually becomes the highest and best use, the property being surrounded and overtaken by them." This means you may be surrounded by properties that contain 3 dwelling units each but a single dwelling on a lot likely remains an economically sound investment.

>Fourth, the HOUSING OPPORTUNITY OVERLAY STILL PROMOTES RENTALS OVER HOME OWNERSHIP. None of the RIPSAC policies give incentives for creating Accessory Dwelling Units(ADUs) that could be purchased as a condo or town home - which is the MOST AFFORDABLE OPTION for first-time homeowners. According to Professor Emeritus Loren Lutzenhiser if these these ADUs become rental properties they will be at the upper 35% of the income bracket price-point. This leaves the Middle Housing and Affordable Housing market need the same.

>Fifth, the Overlay will forever affect the neighborhood social fabric as they will contain a super majority of renters. I am not saying that is a bad thing. But, neighborhoods need to be conscious that renters with absentee landlords do not tend to get involved to maintain neighborhood livability unless specifically courted to do so.

I have changed the following Alert to read accurately. Thank you again for your understanding. The concern about demolitions is still very real. The concern about these policies incentivizing rental property is still very real. The fact that tripling the density of our existing single dwelling lots will have a major impact on our roads, sewers, and sanitary systems remains very real. The density gained will change our neighborhoods forever and not benefit the Middle Housing and

Affordable housing population need.

Best,

Tamara DeRidder, AICP  
Chair, RCPNA

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**From:** [Elizabeth Moore](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Opposition to Residential Infill  
**Date:** Wednesday, November 23, 2016 11:58:40 PM  
**Attachments:** [Residential Infill Proposal Letter to City Council 11.23.16.pdf](#)

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Thank you for your consideration

Elizabeth Moore  
5706 NE 25<sup>th</sup> Ave.  
Portland, OR 97211

November 23, 2016

Residential Infill Proposal  
Portland City Council c/o County Clerk  
1211 SW Fourth Ave., Room 130  
Portland, OR 97204

RE: Opposition to Residential Infill Proposal and proposed rezoning of Concordia neighborhood from R5 to R2.5

There would be a dramatic change in my neighborhood if you approve these proposals. This is my home, my neighborhood and my single major investment. My justified concern started with a letter informing the proposed zone change here followed by a call to infill and recognize "historic lots." As I now understand (by way of the excellent research by another concerned resident) the state law requires descriptions only of underlying lots in "land titles and transfers." This does not require the local municipality to mandate a R2.5 zone. It does not supersede the city zoning of the property. Please stop implying otherwise.

A better outcome will come from this process. As is, this is not moving towards an equitable or a justified outcome. The majority of Portland residents who have worked hard to buy and maintain a modest house in these neighborhoods will now be overrun by institutional investment rentals. You've done nothing to prevent the demolition of small bungalows that will happen as you legitimize an R2.5 "historic lot" designation for my neighborhood. These are the majority of homes built in the late 20's and 30's that will not be protected by the current demolition proposal.

I've looked at the reports and read comments and rebuttals and I am still not convinced that this is even close to what you set out to do in the first place. You've heard testimony, research and "sky is falling" panic about housing new people when the city hasn't even housed the people here that need shelter. The proposal does not mention making or designing a community, just how all these rentals will take *form* to when mashed up between our existing affordable homes. Impact on traffic, parking, noise, tree canopy, daylight have not been adequately discussed in your proposal. I appreciate the beauty of my neighbor's yard. The big trees that host many different birds. The peaceful retreat and that comes when we are outside enjoying the natural beauty of our neighborhood and the good will of our neighbors.

Just because we are a single residential neighborhood does not mean that just 1 to 2 people live there in each house. There are many households in my neighborhood that have extended families, host people in transition, rent a room for students, share a mortgage, host children of friends, take care of the bedridden and nurse back to health friends that had nowhere else to go. We take care of grandkids, nieces and nephews and we can do that because we own our little homes. Most of us have "been there." We are not insulated. We are participating in many ways to house those who do not have a place to live. To further this effort please continue allowing modest alterations and ADUs. Our ADU potential is perfect for this neighborhood. We are all on alleys. I would like to see our alley garage turned into a small dwelling for myself when I am old. It is an organic and sustainable approach to

shelter, equity and equality. I hope to “age in place” and transition into my little ADU while watching the next family enjoy the house on 25<sup>th</sup> Ave.

I’m not willing to give you the chance to prove me wrong. Too much is at stake for my family.

This endangered missing middle class works really hard and we don’t have the time, money or computer skills to stand up to the bullies that want to convince you that you must do this. There has been a long history of this municipality taking advantage of vulnerable neighborhoods and populations in Portland, Oregon. Please do not make this mistake another regret.

Thank you for your consideration,

Elizabeth Moore  
Concordia neighborhood



**From:** [Jim Karlock](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** "Residential Infill Project Testimony"  
**Date:** Wednesday, November 23, 2016 11:56:59 PM

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Testmony of:  
Jim Karlock  
3311 NE 35th ave.  
Portland OR

I oppose allowing higher densities in our neighborhoods. I am not alone 76% of Multnomah county residents (IE: Portland) voted against more density in our neighborhoods at the Nov. 2014 general election.

It is well shown that increasing density in a contained area DOES NOT improve affordability. All you get is tiny unaffordable units.

Further, Portland has NO VIABLE plan to accommodate all of the increased driving which will practically guarantee far worse traffic congestion. Claims of increased transit usage are pure fantasy, until you got to big Easter city densities. Is that what you have planned for Portland?

I suggest you learn a lesson from San Jose's loss of a major employer: <http://www.debunkingportland.com/docs/CypressOpenLetterBARC.pdf>

Thank You  
Jim Karlock

**From:** [Nola Gray](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Support of Higher Density  
**Date:** Wednesday, November 23, 2016 11:51:20 PM

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Dear Portland Representatives,

During these changing times, there are many challenges but there are many benefits of our popularity and our growth.

I serve on the Sunnyside Neighborhood Association board, and I am also the business liaison to BaBa and HBA.

I try to represent many people who are not on the neighborhood boards, such as young people, renters, and minority populations. I am a disabled woman, a small business owner, and an economist.

I strongly support the higher density recommendations.

We need to look at our issues with a look to the future. We need to price parking accurately, encourage community and higher density living, especially on the commercial corridors.

We need to accept that forcing parking infrastructure prices out people but also might not be what we need with self driving cars on our horizon.

The reality is that Division is very successful and supports business, community living, while at the same time allowing the houses with yards to still exist between Powell and Hawthorne.

What we are missing in the 'middle' by allowing more options of townhouses, collective housing, tiny homes, and other creative solutions. The more options the better and I would include less expensive, low frills housing for those on low budgets. For this reason, many of the complicated and expensive overlays can be a mistake since they price people out of options.

Let's be creative. Let's be Portland. Let's have lots of choices and options since our eclectic cityscape makes us great.

Sincerely,  
Nola Gray

**From:** [Katherine S](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 11:50:12 PM

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Katherine Showalter

6115 SE 34<sup>th</sup> Ave

Portland, OR 97202

Commissioners,

I am writing with regard to the Residential Infill Project staff recommendations.

To address a shortage of affordable housing, the city is rushing into a wholesale transformation of Portland without regard for the preservation of Portland's history, concerns of citizens who see their neighborhoods degraded by large, poorly designed apartment complexes, or the impact of property speculation on affordability.

In my area, bungalows that first-time homebuyers would love to have are snapped up by developers who pay in cash, bulldoze the lot, and build two new homes outside the reach of those same homebuyers. I am not confident that new design guidelines will halt this process. Despite the charrettes and other public fora, I see little evidence that the bureaus involved in planning give much weight to neighborhood input. On a walking tour of infill housing I took some months ago, an architect enthused about tiny apartments built for millennials who didn't need a lot of space since they spent all their time working or eating out with friends. Well, outside of this gentleman's bubble, many millennials can't afford to eat out, may not want to live alone in a small apartment, and often can't afford the rent. Many would be better served by rent control than a building boom.

I've lived in dense European cities and welcome increased density if it's done right. However, change should take place incrementally, with time allowed to shift gears in response to miscalculations and mistakes.

Regards,

Katherine Showalter

**From:** [Britt Cutsforth Dawkins](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony AGAINST RIP's recommendations  
**Date:** Wednesday, November 23, 2016 11:44:37 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.”

Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Here's why I oppose the current RIP recommendations:

- **1) RIP proposes a de facto re-zoning of about 65% of the city and neglects the character of Portland’s many neighborhoods by applying a one-size-fits-all approach with the proposed regulations.** The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability.

RIP provides no meaningful reduction in scale of homes. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

- **2) RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the east side.** Many of the qualities that make Portland a desirable place to live are at risk.

In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for.

- **3) The emphasis on density without requirements for off-street parking is another disaster in the making.** It’s one thing to relax this downtown, but in urban neighborhoods this is already having seriously adverse impacts.

Just look at Division Street, for example, where parking has become so scarce that residents three and four blocks from the popular restaurants and shops are faced with parking shortages and congestion.

- **4) Finally, and most importantly, RIP offers no assurance of affordable housing,**



**with NO REQUIREMENTS FOR AFFORDABILITY IN**

**DEVELOPMENTS.** Developers will continue to snap up modest \$300,000-\$500,000 homes and replace them with with a larger \$700,000 to \$1.5 million home. I've seen it happen repeatedly in my neighborhood and it's happening across Portland.

It's most likely that developers will begin in established and close-in neighborhoods with the highest property values--because there they can maximize home sizes and density at the expense of surrounding neighbors and make the most profit.

This may increase total units but it dramatically decreases livability and does very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland's neighborhood associations, the City has proceeded with this broader plan. **Of the 31 neighborhood associations to respond to the plan, 27 are OPPOSED.** Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I sincerely hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland's expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values.

**Why would we undo the hard work already done for the Portland 2035 Comprehensive Plan? The City's own studies indicate that there is enough land to accommodate projected growth through 2035 without needing to implement zoning changes this radical.**

It is beyond disconcerting that the City proposes to reduce livability for so many of its residents today without further exploring lower impact solutions. Please let me know if you have any questions.

Sincerely,  
Britt Cutsforth Dawkins  
8009 SE Reed College Place  
Portland, OR 97202

**From:** [Darlene Myers](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Comment  
**Date:** Wednesday, November 23, 2016 11:24:52 PM

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I live in inner SE Portland and have been directly impacted by a new 35 ft high next door neighbor and several 4 story apartment buildings nearby too. On street parking is going to be very precious.

My general reaction to the whole project is that it appears to prioritize the benefit of developers and future people migrating to Portland and not the preservation of our older close in neighborhoods occupied by your employers and the people who fund the city.

However there are a few good parts and I have the following comments for each of the 10 recommendations:

1. approve
2. approve
3. approve front setback but side spacing should stay as is.
4. no comment
5. This one will change the character of our neighborhood leaving us crammed into a smaller space reducing livability and quality of life.
6. Not interested in living in one.
7. Good idea to help keep from gentrifying us all out of our homes.
8. approve
9. Good for the developers but would reduce livability.
10. approve, but too little too late. **People here still have cars even if they use mass transit or bicycles to commute!**

Roger Myers

**From:** [Susan Lindsay](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [Commissioner Novick](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 11:09:59 PM

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

The Residential Infill Project was spawned in response to activists uproar and concern about the large increase of existing, solid houses being demolished with replacement structures of massive size. Demolitions and size were the two issues to be examined.

What occurred in the specific framework of a plan which basically completely rezones most of the east side of the Willamette and set the stage for continued demolitions, loss of trees, back yards and essentially now, even a single family home.

How did a process which was supposed to address the concerns of Portlanders witnessing the loss of existing homes and affordability, change into a prescription for massive new build-up and higher prices? How did this process, initiated to protect neighborhoods instead become a war on single family homes?

The make up of the committee helps us answer that question.

There was so much representation from the development community on the RIP Committee, including high profile demolitioners and McMansion builders, that the committee's product is a text book case of the "fox, not only guarding the hen house, but designing the locks, too."

To put forth a product to Council which opens the doors to massive new redevelopment by a body with so many development and special interest members is a conflict of interest. And trying to package it as some kind of answer to global warming, (it isn't) answer to the affordability crisis (it isn't) doesn't mask exactly what it is.....a plan that makes the single family home a target to be demolished, subdivided, rented by month or night, and instead of a place of privacy, family, independence and life, simply some kind of out-dated commodity to be sliced, diced, filled in, with every corner crammed on top of or side by side together and profited upon over and over.

I assure you this is not the vision of most Portlanders in the neighborhoods affected, many of whom have no idea that this massive, unprecedented rezoning is taking place or that it was conjured up by a committee chalk full of those who will profit from it.

Way too little public involvement, way too much power given to the development community and planning staff who also have a stake in more large scale upcoming.

Why not put this up for a vote of the people and property owners affected?

This process got totally bent. Demolitions and McMansions...were the committee's charge.

And that and that only should be what is looked at here.

If you want to rezone the entire east side.....then start over, new group, real public process and please have some clear reasons as to why you are leaving out the west side. Don't they have lovely single family houses to sub-divide, trees to cut down and back yards to fill in, so they can be rented out for astronomical prices too?

I do not support this massive rezoning of the east side, lack of real public process for most affected, profiteering boondoggle plan for developers, and war on the single family home....and I urge you to reject this part of the proposal.

Thank you,

Susan Lindsay  
625 SE 17th Avenue  
Portland, OR 97214

**From:** [Julie Fukuda](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Concept Report - public comments  
**Date:** Wednesday, November 23, 2016 11:09:25 PM

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I have read the Nov 16 Loren Lutzenhiser testimony submission on the RIP Concept Report. None of his findings are at all surprising, and I urge City Council to study these findings closely.

"The RIPSAC was originally created to advise City Council about possible solutions to the problem of demolitions of smaller, older existing housing units and their replacement with larger new structures."

I believe the proposal does nothing to address the issues for which the committee was formed. Under the proposal, demolitions will continue to occur, and density of structures and impervious surface will increase, while density of residents will not. Households in modest homes in inner Northeast Portland have been historically larger, containing multiple generations under one roof. When this old housing stock is demolished and new structures built, the square footage increases, and the population size is actually decreased through smaller households occupying the vastly larger new space. Lutzenhiser's research confirms this fact that adding number of units does not achieve increased density. Additionally, if this proposal were to legitimately address affordability and the issue of providing housing for a diverse population, then it must be sent back to the drawing board in order to substantiate the claims of solving the "missing middle" housing that current development practices are actually actively eliminating.

In addition to lack of scientific evaluation and analysis, conspicuously missing from the RIPSAC proposal is evidence of city inter-Bureau coordination. No mention is made of infrastructure planning to support this growth. No mention is made of the fact that the buildable lands inventory has already shown that growth can be accommodated through development of vacant lands alone. No mention is made of how livability and sustainability of Portland will be maintained. Specifically, with the proposed residential infill project, more than ever Portland should be actively planning and pursuing the urban forestry canopy goal that has been adopted by City Council. By now it is well accepted by residents, planners, and city leaders alike that the urban forest is part of Portland's infrastructure that we cannot afford to see diminished. However, we lack the policy and planning to implement any processes toward achieving the growth needed in our urban forest to meet Portland's canopy goal. We are losing the services of mature trees, which are being replaced by trees that will take at many decades to replace the same services. These services include, but are not limited to: direct and indirect public health benefits in the form of stress reduction and improved air quality, and heat island mitigation, which is increasingly important to address the effects of climate change. Portland has a long way to go in equitably distributing necessary urban forest benefits. It's inconsistent for our City to be spending so much of our resources investigating, prioritizing, and promoting equity and sustainability, while proposing a development plan that works in direct opposition to these values.

Please do not vote to adopt the current Residential Infill Project proposal out of desperation to "do something." This plan is fundamentally flawed, and our city deserves better. It is worth the time it will take to do this right.

Sincerely,

Julie A. Fukuda  
4704 NE 16th Avenue  
Portland, OR 97211

**From:** [Krista Van Engelen](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Opposition to RIP  
**Date:** Wednesday, November 23, 2016 11:06:51 PM

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My name is Krista Van Engelen and I live with my family at 735 NE Laurelhurst Place, Portland,OR 97232. My husband and I have lived and raised children in this neighborhood for the past 17 years. I'm writing you tonight (on my son's 11th birthday) to express my strong opposition to the Residential Infill Project. If passed I believe this will lead to a huge increase in demolitions - including smaller more affordable homes which are always easy targets for unscrupulous developers.

The character of our neighborhoods will quickly be destroyed without any evidence that housing costs will be decreased. PSU Professor Lauren Lutzenhiser found this proposal will NOT create affordable housing and there is evidence of this around the world. Developers will benefit in the short run but the rest of us and Portland as a whole will be far worse off.

Thank you for considering my comments.

Krista Van Engelen

Sent from my iPhone

**From:** [ehansen](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 11:05:07 PM

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I am opposed to apartments without parking.

I am opposed to new huge houses and apartments/condos towering over their neighbors.

I am opposed to viable houses being torn down and replaced with oversized monstrosities.

I am for affordable housing, but I don't see where these proposals encourage smaller and more economic housing solutions.

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone



**Parsons, Susan**

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**From:** Jenn Topliff <jenn@13creative.com>  
**Sent:** Wednesday, November 23, 2016 9:35 PM  
**To:** Council Clerk – Testimony  
**Subject:** [User Approved] RIP opinion from Eastmoreland resident

Dear Portland City Council Members,

My name is Jenn Topliff and I live at 3817 SE Nehalem St. Portland, OR 97202. I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Jenn Topliff

3817 SE Nehalem St. Portland, OR 97202

.....  
sent via carrier pigeon

13 CREATIVE  
415 290 4908  
jenn@13creative.com

**Parsons, Susan**

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**From:** Holly Waud <holly.waud@nothingbundtcakes.com>  
**Sent:** Wednesday, November 23, 2016 7:37 PM  
**To:** Council Clerk – Testimony  
**Subject:** [User Approved] Objection

Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Holly Waud  
7411 se 28th ave  
Portland OR  
97202

Sent from my iPhone

**From:** [environs](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 10:55:34 PM

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Thanks in advance for your consideration. I'm generally onboard with PFE's positioning.. We could definitely go further with the density but that seems slightly out of reach for the moment. From the supply/demand perspective, sure, in theory if you create more units prices could decrease slightly. The amount of units that will be created will not measurably affect the lack of affordable housing.. so maybe we should back off of that point just a bit. It kind of invalidates other approaches that DO/WOULD address the issue and it just isn't really much of a solution.. at least in its current form. Not many homeowners can afford two ADUs.. ideally we don't create a situation where developers, whose likely primary intent is income generation, to be the main benefactors of a zoning code change. How is this handled? Not sure. Can we implement some restrictions/incentives to level out the rental market with respect to these proposed changes? I don't know. Our landscape needs to change, despite what many residents want..

it's a need. We can't each put our individual selves' desires before what's best for our community, for our future. Our inner urban neighborhoods MUST look different moving forward, and we must look forward in order to be different.

Good luck with the discussions- I feel like our town is in good hands- and has been. thanks, holly

971.222.4957  
environspx.com  
ccb 188377

**From:** [Rick Denhart, DG](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** ["Rick Denhart"](#)  
**Subject:** Regulation zoning changes for our address 637 NE Tillamook St- RIP ??  
**Date:** Wednesday, November 23, 2016 10:51:11 PM

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Dear Portland City Council, staff and members of the Project review for citizen recommendations

In short, we do not agree with the change in the zoning that would increase the property size needed not decrease the size of a lot for a single family. A strange situation for this ongoing process to make changes that seem to be mainly focused on the issues that decrease the size of the lot permissible for a single family home. Our current zoning is R2 and I think in this new plan it is being suggested to be increased to R2.5. We would support decreasing the size of lot required from the existing R2 down to R1.5 at a minimum.

A more expanded response.

As a home owner at this residence since 1996 it has been our desire to retain the character and image of our 1889 vintage home. But at the same time increase the single family residence total number from one to three. Our understanding that the slightly over 6,000sf lot at the time of our purchase in 1996 was able to be divided into three lots because of the R2 zoning. This new/changing of the current zoning which seems to be championed as a way to increase the number of homes within the same space by having smaller footprints. But in our case in this area of a few blocks where our home is located a change in zoning looks like it is trying to change the existing zoning from R2 residential 2,000 to and R2.5 zone reducing the number of houses that can be built on our parcel which we do not agree with. Our recommendation is that zoning should be allowed to be a R1.5 with a more modest square footage of maybe 1,200sf allowing a four-plex or four row houses along seventh street. It seems much more in line with what is happening on 7<sup>th</sup> street north of Broadway already where every other block there is or have been developed into low rise high density residential construction.

Without further research my educated guess is that this property originally was zoned for R2 because of the 6,000+ sf lot size and being on a corner an even bigger reason to reduce the lot size for a single family home.

Hope this is helpful and it is clear enough for understanding.

Regards Owners  
637 NE Tillamook St  
Portland, OR 97212  
Elliot Neighborhood

Rick Denhart  
C: 202-809-5388  
E: [rickdenhart@gmail.com](mailto:rickenhart@gmail.com)

**From:** [Kathy Schmidt](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Comments on the residential infill proposal  
**Date:** Wednesday, November 23, 2016 10:43:25 PM

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To: The City Council Members  
From: Katherine R. Schmidt  
2229 SE Orange Ave Portland 97214  
503-816-2431

After reading the documents posted online and doing my best to understand the proposed changes,

I have the following comments:

1. First of all, I believe the neighborhood association structure on which you rely for a deeper understanding than the average citizen for study and feedback needs more time and assistance to give meaningful and broader citizen feedback in complex situations as the RIP.
2. After attending a HAND neighborhood meeting and in reviewing the documents, it seems to me that the east side of Portland is disproportionately targeted for the housing changes assumed to be necessary to accommodate future growth. Why are not all neighborhoods within the city limits equally impacted by your considerations? The recent permission for out of state developers to insert high density housing units across our east side neighborhoods, without design compatibility requirements or adequate parking significantly reduced the quality of life for the residents on the east side of the river. In many cases, the high end infill allowed by your zoning changes have displaced many of the small businesses on which we rely for services and destroyed significant structures that define the southeast and northeast neighborhoods. Why is the west side of the river not subject to equal impact?
3. I am tired of hearing that we are a public transportation and a biking city. After surgery on my shoulder last year, I spent 3 months using our so called "model public transit city" transportation and found it sorely lacking, and I was not even attempting to transport children to schools and arrive on time to a job. We must meet the needs of those citizens that need to drive and park near their homes. The bike corridors are great, but many of us will never use bicycles as our main mode of transportation. I am 63 years old, and my 85 year old mother agrees with me. We have diverse transportation needs and most of the city's expenditures on the east side have focused on biking.
4. I live in near southeast where many of the homes have no off street parking, and to allow apartment units and narrow houses to be built with no parking spaces, nor require the price of these units to be affordable is negatively impacting our neighborhoods and decreasing the

viability of diversity and small businesses in our corridors. Citizens are not able to park in front of our homes, we cannot park to patronize a business, affordable housing has been destroyed, homeless walk our streets, bus and rail frequency is inadequate, and the developers make a handsome profit and take their money out of state. Require parking when multiple units are developed.

I am not sure who of you on the Council advocates for our side of Portland, but it seems the east side is targeted disproportionately. If there must be growing pains, bring it to all neighborhoods and age groups and protect the charm of our city's historic structures and the livability for all citizens who pay a mighty level of taxes.

Please provide a solution to the homeless problem, which also has been significantly placed into the east side neighborhoods. We live with them everyday, and are under siege by the acts driven by their desperation.

Thank you for your attention to my comments.



**From:** [Glen Jackson](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Slow Down RIP Portland  
**Date:** Wednesday, November 23, 2016 10:40:01 PM

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Portland City Council Members:

This is no doubt another exercise in futility, but we are asking you to follow your common sense--and your sense of Portland--to step back and reexamine the BPS RIP proposal to comprehensively rezone Portland's residential neighborhoods. We understand the severe lack of affordable housing, but this proposal offers no guarantee that giving free reign to developers to demolish homes, replacing them with multistory apartments (smaller garden styles don't pencil out) or, more probably, much larger and more expensive houses, offers any solution. Quite the contrary. We know from our own neighborhood experience that two \$1 million constructions have replaced one home sold to the builder for close to \$500,000 (not inexpensive either, but a fact of the times.) And this is not an isolated example. "What the market will bear" is the guiding principle; unfortunately at this time, it bears increasingly more and the RIP proposal will only encourage it.

In addition, we live directly on a neighborhood bus line loop which is also a designated bikeway. It is incomprehensible that apartments with few off-street parking requirements could line this already well-used residential avenue. And this is without considering the wear and tear on already failing infrastructure, loss of our tree canopy, and the resulting environmental stresses.

We ask that you pause, look at the research, and allow neighborhoods to help guide change-- not force it upon them wholesale.

Thank you,  
Glen and Marilyn Jackson  
7345 SE 32nd Ave.  
Portland, OR 97202

**From:** [Jane Monson](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Wednesday, November 23, 2016 10:39:31 PM

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Dear Mayor and Council Members,

My husband and I recently purchased a small home in Eastmoreland. We have listened to several hours of the online public comment sessions and would like to provide our feedback.

In general we support affordable housing and limiting the size of new development, but the proposal before you is not acceptable.

1) The proposed FAR is too high. The FAR should be no more than 0.4 for a 5000 s.f lot, NOT 0.5. Our 1931 house is situated on a 5000 s.f. lot. The main level has a 1000 s.f. footprint. Adding another 1000 feet on the second story would turn it into an ugly box and destroy the character of the house. Adding another 500 s.f. to meet the proposed minimum FAR would encroach the building envelope into the already small back yard. A 5000 s.f. lot cannot support a 2500 s.f. house.

2) Please do not reduce 5' side yard setbacks for "articulation". This sounds like something that a developer cooked up for the proposal to maximize square footage of the main house footprint. The current 5' sideyard setback already is very close to the property line. We were a bit uncomfortable listening to the 'cozy' chatter between council members and builder/developers who testified during the public comment sessions. It seems to us as newcomers to the city that builder/developers have hijacked a well-intentioned proposal for affordable housing and polished it up for their financial benefit.

3) If Woodstock between 28th and Cesar Chavez is considered a "transit corridor" due to the #19 bus route, then we could have rental duplexes surrounding our property as the older houses around us turn over. We understand that duplexes are already allowed on corners, but mid-block duplexes should be located **on** the transit corridors, not pushed 5 blocks into a neighborhood.

4) Finally, we found it insulting to listen to one member of your task force repeatedly question speakers during public hearings as to 'whether they found it more acceptable to have a large McMansion OR a duplex on redeveloped lots'. Are single-family homes with a modest FAR on a small lot not an option in this proposal? Or is it not an option because there's not enough profit built in for builder/developers?

Russ and Jane Monson  
3733 SE Tolman

**From:** [Rick Johnson](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 10:15:03 PM

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Dear Sir/Madam:

I would like my testimony to reflect that I am against the RIP as it now stands for the following reasons:

1. Advocates for the demolition on Historic homes in R2.5 zoning.
2. Advocates for mostly rental properties which turns society into Serfs and Landlords. This is very concerning to me as most people in the United States biggest asset is their home.
3. Densification on the belief that it will lower rents is a myth. As long as the population of Portland continues to grow the city will become more expensive. What is needed is housing to be built on cheaper land away from the city center and improved transit to allow these people to commute in to the core.
4. Many of you and myself believe in climate change however tearing down old housing to build new creates a even bigger carbon footprint than leaving the existing houses in place.
5. I worry that many of the families will leave the inner neighborhoods and we will be left with a bedroom community instead of a vibrant, diverse neighborhood like we now enjoy. We should keep what makes Portland unique ( distinct neighborhood areas) and let the growth happen in the cheaper less developed neighborhoods which need the cash infusion.
6. Creates neighborhood inequity because the wealthy neighborhoods will form historic districts to fight this while the other neighborhoods will be overrun with density.
7. The cities leaders obsession with density needs to be tempered with LIVABILITY.

In summary this project started out as a way to stop demolitions and limit housing size, unfortunately it has morphed into much more with minimal public input. Six meetings with little outreach to the effected neighborhoods. The proper way to make policy of this magnitude is to have a well vetted process which this is not. Ramming this through as one leaves office is most unfortunate to put it nicely.

Thanks,  
Rick Johnson  
1414 SE Oak Street  
Portland , OR 97214  
[rickjohnson77@comcast.net](mailto:rickjohnson77@comcast.net)

**From:** [Julie Rudin](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Testimony  
**Date:** Wednesday, November 23, 2016 10:14:27 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,  
Julie Rudin

**From:** [J.M. Steinhart](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Concept Recommendation  
**Date:** Wednesday, November 23, 2016 10:01:57 PM

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To:

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:

Please do not approve this residential infill concept recommendation, even as a concept.

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 like ours.

..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 ,

Joanne and Dan Steinhart  
9205 SW 1st Avenue  
Portland, OR 97219

**From:** [Noelle Studer-Spevak](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** 2 thumbs up for Residential Infill recommendations + go farther  
**Date:** Wednesday, November 23, 2016 9:58:50 PM

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Dear Mayor Hales and Commissioners,

I really appreciate the leadership you're showing in creating more abundant & affordable housing options for Portlanders. So many of our families in the Cully neighborhood have unstable housing, causing children to switch schools, fall behind and jeopardize their futures. Furthermore, our school experiences extremely high teacher/staff turnover; creating homes that teachers can afford within the communities where they teach could help stabilize our staff and improve outcomes for children.

I'm hopeful that Residential Infill and other measures can improve their ability to find housing. And I'd like to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods. The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders. The RIP better meets the rental *and* home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living. The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals

**The proposal can go further in key ways:**

By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down. Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility. The RIP can benefit even more families in two ways:

- 1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
- 2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thanks again for your leadership at a time when we have a chance to follow in the gentrification footsteps of San Francisco - or chart a new, more equitable path.

Sincerely,  
Noelle Studer-Spevak, MS/MPA UW Seattle  
PTA President, Rigler Elementary  
503.358.2055

**From:** [Marsha Hanchrow](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill project  
**Date:** Wednesday, November 23, 2016 9:54:06 PM

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

Thank you for your efforts to bring more abundant & affordable housing options to more Portlanders. We're moving in the right direction, if slowly and apparently reluctantly.

I support the Residential Infill Project, at the very least:

The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.

The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.

The RIP better meets the rental and home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.

The RIP reduces energy use, and supports active transportation, and Portland's climate goals.

The proposal can and should go further in key ways:

It can be strengthened by making a conversion an easier and more economical choice than a tear-down. Internal conversions should be allowed by right, limited only by life safety requirements. Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility. Improvements in these areas would make conversions more acceptable to neighbors, and more available to those of us trying to age in place. The RIP could and should benefit even more families in two ways:

Extend the "middle," ADU, and other housing opportunities of the recommended Housing Opportunity Overlay Zone to all of Portland. Only fear of neighborhood backlash can explain limiting it to narrow transit corridors, dependent on TriMet's funding and whims.

Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

This is my Thanksgiving wish. Portland officially likes the way I'm living my life: I live within four miles of where I work, so I can and do commute by bike all year. I do not pollute the air, nor wear down or congest the roads. I consider myself very lucky - I work for the State of Oregon for little pay but decent benefits, and I could not afford to live where I do had I not bought my house 15 years ago. I want others to have the same opportunity. There is a house on my block north of mine with a dilapidated century-old garage on a second 5,000+ sf lot. Make it possible for this to be developed into a fourplex or something similar. This is the perfect walkable, bikeable, well-transit-served neighborhood. Please allow it to serve all of those it is equipped to serve.

Thank you.

Marsha Hanchrow  
1908 SE 35th Place



Portland 97214

**From:** [Jennifer Eggers](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 9:50:47 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Jennifer Eggers  
6911 SE 32nd  
Portland, OR

**From:** [David Birkes](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 9:48:47 PM

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Dear City Council:

In a message (part of which is included at the end of this email) Margaret Davis argues that the Residential Infill Project proposal is inadequate in addressing the scale of houses, providing affordable housing, reducing demolitions, and controlling hazardous dust (such as from lead and asbestos) generated by demolition.

I urge you to revise the project proposal to better address these important concerns.

David Birkes  
3514 NE Alameda St

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Excerpt from criticism of the Residential Infill Project proposal by Margaret Davis on the Nextdoor website:

- the measure purports to limit McMansions, but it doesn't (the "limit" in the proposal for new builds is 4,375 square feet, which which won't change the scale of bloated construction we've been seeing--another reason developers such as Remmers/Everett Custom Homes are funneling money to Portland for Everyone and other groups to get this thing passed).
- the measure purports to reduce demolitions, but it doesn't. However, allowing multiunit builds on what was single-family zoned land--a much bigger part of the proposal--will increase the value of that land such that developers will raze even more affordable, viable housing to maximize their profits. In the process, the type of home that is most in demand—relatively affordable, smaller starter homes—doesn't stand a chance, and we'll see even more years of record-breaking numbers of demolitions.
- backers say the proposal will increase affordable housing, but there is no way the new construction will cost less than the home that was bulldozed to make way for a plex. We've had a building boom these last few years in Portland; has housing become more affordable? No. Same with the bonanza that would be brought on by this proposal. The PSU prof's analysis considers many factors and studies, and reaches the same conclusion.

Moreover, this measure does nothing to control the fallout of hazardous materials that regularly occurs around demolitions, dusting people and the environment with lead

and asbestos within a 400-foot radius of a demolition hundreds of times a year.

**From:** [Sarah Lewis](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 9:46:10 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to

reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Sarah Lewis  
6615 Se 34th Ave  
Portland  
OR  
97202

**From:** [Johan Almgren](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project concerns  
**Date:** Wednesday, November 23, 2016 9:41:10 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035

without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Johan Almgren  
7900 SE Reed college place



**From:** [Alice Knouff](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 9:40:01 PM

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Nov. 23, 2016

Dear City Council,

We are very concerned about the sweeping zone change proposals and how they will affect the livability of Portland neighborhoods. Portlanders are lucky historically to have had planners that built communities conducive to close-knit neighborhoods with single family homes in scale with each other. It makes neighbors closer, and therefore stronger and safer.

The new proposals will encourage quick tear-downs of existing high quality buildings, just because they sit on land that developers wish to profit from. Yes, we need some increase of density, but we do not want to repeat the mistakes of the 60s and 70s when historic buildings and decent dwellings were razed and replaced without regard for design or the fabric of a community.

In addition, per studies done on ongoing high density replacement dwelling rental costs, the result will NOT provide affordable rents. This has been shown by the current wave of apartment buildings going up in Portland which command very high rents. Young people with lower incomes are being driven OUT of Portland, not being included as the next generation of Portlanders. We do need additional low cost housing; this is a fact. But this needs to be addressed by qualified planners and in a thoughtful and cohesive way, not thrown open randomly to every block corner in every eastside neighborhood.

Please listen carefully to what the people who love and live in Portland are saying. Once buildings are demolished and McMansions and/or multiple unit buildings unsuitable to lots are built, it cannot be undone.

Thank you for considering our comments,

Alice Knouff and Mike Chewning  
3944 SE Ankeny Street  
Portland, OR 97214

**From:** [sharon.richer](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** "Residential Infill Project Testimony"  
**Date:** Wednesday, November 23, 2016 9:39:05 PM

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I urge a NO vote on this

I live in a neighborhood that has experienced the negative aspects of infill with little consideration of how it impacts a neighborhood  
The proposal for new building limits does not change the scale of construction we have been seeing.

There are no measures that adequately decrease demolition. Allowing multi unit builds on current single residence lots will increase demolition of existing homes.  
There are no measures to control the fallout of hazardous materials as they impact a neighborhood during demolition.  
Lastly, there are serious questions as to how this will increase affordable housing  
Please vote no on this  
Thank you.

Sharon Richer  
3314 NE 51st Ave  
Portland OR 97213

**From:** [Melinda Almgren](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Object the residential infill project  
**Date:** Wednesday, November 23, 2016 9:34:11 PM

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Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035

without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,  
Melinda Almgren

**From:** [Hank Buckholdt](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Re: Fwd: OPPOSE Residential Infill Concept Recommendation  
**Date:** Wednesday, November 23, 2016 9:29:03 PM

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- > 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, and will negatively impact confidence of future homebuyers in Portland neighborhoods.
- >
- > 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
- >
- > Henry Buckholdt
- > 0203 SW Palater Rd.
- >Portland, Oregon

**From:** [m.wills](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** The current proposal for rezoning. RIP  
**Date:** Wednesday, November 23, 2016 9:24:18 PM

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Dear City Council,

Like so many others, I am extremely concerned regarding the current proposal, RIP, being considered for this city. It favors the developers and builders entirely. It does NOT take into consideration neighborhood character, nor does it take into consideration what will work best for all citizens.. While affordable housing may well be a lofty goal, this proposal does not guarantee that outcome. Please, do not pass this proposal. Please do not let developers and builders dictate what is best for them at the expense of the citizens of this city. It is a flawed proposal. More careful consideration of all aspects of the proposal must be thoughtfully discussed and studied.

Sincerely,  
Mary Wills  
8107 SE 9th Ave.  
Portland, Oregon

**From:** [catherine.bee](mailto:catherine.bee)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Concept Report  
**Date:** Wednesday, November 23, 2016 9:21:43 PM

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Dear Mayor and City Commissioners,

I am a recent Rose City Park homeowner near the 60th street MAX stop. After years of apartment-living and the insecurity of steadily rising rent, my partner and I strived and managed to find a small fixer-upper home that we purchased. We strongly think others should also have a similar opportunity to stay "close-in".

There are many things that my partner and I love about Portland, but chief among them is the quality of life in this city: our proximity, by foot or bike, to the grocery store, parks, restaurants, public transportation, the library, downtown, meanwhile surrounded by buildings and houses with plenty of character....

We feel that the RIP report manages to preserve this lovely Portland flavor while still adapting to needed changes for density to accommodate our growing population. We think that it returns to a lot of the ideas and values that originally made Portland so unique and attractive as a city. On our small block, there are multi-dwelling units mixed in with single-dwelling units; we like residing on a street with varying architecture and density, and we would welcome more of this.

We support the RIP Concept Report and ask that you please move forward on the plan it lays out. It is our city's opportunity to remain an inclusive, livable city, and to be an example to the rest of the nation and inspiration for other cities.

Thank you for your time and consideration at this critical moment,  
Catherine Burke



**From:** [pkbruseth](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 9:07:52 PM

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To whom it may concern;

I am a resident of South Burlingame. I have been increasingly disturbed by the proposals put forth to re-zone many areas of this city.

We have seen first hand what happens when a builder comes in, demolishes a perfectly good and sound house. All to build two homes where one once proudly stood. What for? To double his profit. The city wins because now they can collect property taxes on two homes instead of one. With this happening throughout the city...well, it becomes apparent as to the motivation. The following are a some of my deep concerns for what my neighborhood is facing with these proposed zoning changes;

- beautiful corner lots turned into duplexes or tri-plexes. This changes the single-family home ownership into much increased rental units.
- lack of infrastructure to support increased density. Our streets are narrow which makes it difficult for two cars to pass, nearly impossible for emergency vehicles to get through when cars parked on both sides of the street.
- lack of safe crossings and sidewalks on many roads
- lack of respect for all the public testimony in favor of retaining the character of individual neighborhoods. The neighborhoods are what make a city desirable.
- the style and scale of homes being allowed. The new construction houses tower over existing homes. Shorter set-backs result in less yards and green space. Where are our kids to play? These homes do not fit the neighborhood.
- the unnecessary demolition of homes. We need a better system to determine the feasibility of remodel vs. demo

These concerns are very real and are shared by the majority of citizens in South Burlingame and across Portland. We are a stronger and better city when we stand up for what we believe in and consider all our citizens when making decisions. Not just a few individuals who are in it for financial gain.

Thank you for your time and consideration.

Sincerely,  
Kathryn Bruseth  
8136 SW 10th Ave  
Portland, OR 97219

Sent from my Verizon 4G LTE smartphone

**From:** [Erin Black-Mitchell](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 9:00:04 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Erin Black-Mitchell  
4032 SE Henderson St.  
Portland, OR 97202

**From:** [Brent Gregston](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Laurie Linville-Gregston](#)  
**Subject:** Residential Infill Project Testimony - Let's Use Common Sense When We Plan for the Future  
**Date:** Wednesday, November 23, 2016 8:54:51 PM

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BRENT & LAURIE GREGSTON, 1525 SE REX ST, PORTLAND, OR 97202

November 23, 2016

Portland City Council

1221 SW 4th Ave. Room 130

Portland, OR 97204

Attn: Comprehensive Plan Implementation

Honorable Mayor and City Commissioners:

Our Sellwood-Moreland neighborhood is dotted with new construction and almost all of it consists of apartments. Within the space of 18 months or so we will have at least a thousand new neighbors. Almost none of them will have off-street parking.

We fail to see the wisdom and foresight in flooding our neighborhood with people seeking on-street parking. It will create safety issues in already congested and narrow streets, reducing driver visibility and putting pedestrians, children walking to and from school in particular, at risk.

Surely, the effects of the Residential Infill Project, inclusionary zoning, affordable housing bond, and new parking regulations should be evaluated before parking minimums are eliminated.

Will you listen to us and other residents of the Sellwood-Moreland community when we say that the lack of reasonable, minimum off-street parking is a number one concern?

Of course, we are hopeful that the proposed Transportation Demand Management and on-street parking management could provide some relief, but amendment 51 only requests clarification of administrative processes (item A) and policies for further Council consideration (item B), so the effectiveness of amendment 51 and potential regulations is just one big unknown.

We simply can't imagine requiring no off-street parking for the proposed 232 apartment complex that is to occupy the site of the old Boys and Girls Club in our neighborhood. This is overreach – too much housing on a lot of this size – combined with an abdication of municipal authority to secure the livability of our neighborhood for existing and future residents.

The Residential Infill Project, inclusionary zoning, and recently passed Affordable Housing Bond should create more affordable housing. We believe that the City should give all of the new tools a chance to work before eliminating minimum parking requirements.

Sincerely,

Brent and Laurie Gregston

**From:** [Cl Selland](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 8:48:12 PM

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To whom it may concern,

I am strongly opposed to the new zoning overlays in existing Portland neighborhoods. As a long time resident of inner NE Portland, I moved into my neighborhood in 1990 when many houses were vacant. People moved into these neighborhoods to buy beautiful old portland houses and remodel and refurbish with the intent of reviving these older neighborhoods. Homeowners like myself loved these old homes and the people that made them so unique. This rezoning plan will forever change the character of these neighborhoods and ultimately undo so much of what we have struggled to create.

I, and my neighbors that are aware of what is intended by this zoning change, are strongly opposed to the incentivization of the demolition of our neighborhoods in favor of the high density overlay that has been proposed. The congestion that we see today is only the harbinger of what will become the new normal if this plan is implemented.

Again, I am strongly opposed to this plan and these zoning changes and fail to see why the city is ruining our neighborhoods in favor of accommodating new residents over the wishes and livability of Portland's existing residents.

Sincerely,  
Curtis Selland  
211 NE Jessup St  
Portland, OR, 97211

**From:** [Justin Dawkins](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project (RIP)  
**Date:** Wednesday, November 23, 2016 8:42:14 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035

without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Justin Dawkins  
8009 SE Reed College Place  
Portland, Oregon 97202

**From:** [Meryl Riddle-Ferroni](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 8:37:39 PM

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CCTestimony@portlandoregon.gov

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime,



traffic, or property values. The City's own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Meryl Riddle  
4405 SE Flavel St  
Portland, 97206

**From:** [Laurie Linville-Gregston](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Comprehensive Plan Implementation  
**Date:** Wednesday, November 23, 2016 8:35:56 PM

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November 23, 2016

Portland City Council  
1221 SW 4th Ave. Room 130  
Portland, OR 97204

Attn: Comprehensive Plan Implementation

Honorable Mayor and City Commissioners:

Myself and my family stand with The Sellwood-Moreland Improvement League (SMILE) opposing eliminating minimum required parking near frequent transit (amendment 34). We believe that the effects of the Residential Infill Project, inclusionary zoning, affordable housing bond, and new parking regulations should be evaluated before parking minimums are eliminated.

We have two young children in a neighborhood with several of their peers. ***The lack of off-street parking is already creating safety issues as our congested, narrow streets reduce driver visibility and put pedestrians, including children walking to and from school, at risk of injury. Our businesses need parking to survive. We still want to be a destination for the rest of the city as well as a pleasant place to live. .***

*Furthermore, the Residential Infill Project public survey revealed the lack of off-street parking to be a major concern throughout the city. We support and are hopeful that proposed Transportation Demand Management and on-street parking management will improve this situation, but amendment 51 only requests clarification of administrative processes (item A) and policies for further Council consideration (item B), so the effectiveness of amendment 51 and potential regulations is unknown.*

We understand the need to minimize parking to accommodate increased density, reduce housing costs, and foster the use of mass transit. However, requiring no off-street parking for large developments such as the proposed 232 apartment complex that is to occupy the site of the old Boys and Girls Club in our neighborhood is not reasonable. Smart development plans for a certain percentage of those who rely on cars for their main transport. Balancing that with working to enhance a neighborhood while not tipping the scales out of balance vis-a-vis the infrastructure.

My family, like many in this neighborhood believe that the City should give all of the new tools a chance to work before eliminating minimum parking requirements.

Sincerely,

Laurie Linville-Gregston  
Architect and Parent

**From:** [Tim Davis](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** I strongly support the Residential Infill Project - this is why  
**Date:** Wednesday, November 23, 2016 8:09:31 PM

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Dear City Council,

This is Tim Davis, and I am incredibly excited about the long, \*long\*-overdue proposals contained in the Residential Infill Project. They are not only unbelievably logical and VERY badly needed, but they have been crafted by some of the greatest urban thinkers I've ever had the pleasure of meeting. The only part that's incredibly sad is that these proposals did not become reality \*decades\* ago in Portland.

Many well-meaning but incredibly ill-informed (and often downright selfish) NIMBYs and neighborhood association leaders have written and said all kinds of negative (and totally untrue) things about the RIP Concept Report. First of all, RIP will result in \*fewer\* home demolitions, not more, for several reasons, one of which is that the maximum allowable size for the replacement house would now be \*much\* smaller. Neighborhood activists want to reduce demolitions and boxy McMansions; RIP would greatly help solve both of these issues. Plus, it would allow more people to live within smaller structures, which affordable housing advocates rightfully demand.

There have also been a lot of disturbing anti-rental statements made by RIP opponents. Portland is a real city, and not only do real cities have high percentages of renters, but the folks that the rich people take the most advantage of by far are artists (who are nearly always renters) who take risks, see opportunity, and improve neighborhoods.

Jane Jacobs never, EVER wanted to preserve neighborhoods in amber, which is what most NIMBYs want. And I can't blame NIMBYs; they're the end-products of decades spent living within an incredibly terrible zoning system that only benefits a minority--and in the end, even they don't benefit because the neighborhood becomes increasingly homogeneous and stagnant. Cities must continually evolve; Jane Jacobs understood this incredibly well. Thousands of Baby Boomers who bought in nice Portland neighborhoods decades ago have been unbelievably lucky to have \$50K homes now worth \$500K or much, much more. It's time to give at least a FEW other people a chance to live in nice neighborhoods. People who are young or never bought a home couldn't get lucky merely by the act of breathing for 30-40 years. It's not good for a city when nearly entire neighborhoods become inhabited by rich, older, homogenous people who value cars over people--and right in the heart of the city--but that is what's happening to places like Irvington.

Unfortunately, City Council members tend to live in VERY suburban-feeling parts of Portland--far away from where 90% of the population is found. However, the folks you hear from 90% of the time are from a tiny portion of the population that tends to be wealthy and has benefitted FAR more from the system than they will ever even begin to realize. I could explain it for many pages, but any great urban planner today is aware of it.

The Residential Infill Project is incredibly logical, and it MUST become official City policy. That said, it's only a small start toward creating a much more inclusive, affordable and vibrant city. We have slowly surrendered our cities to cars and Big Oil, and we now \*finally\* starting to realize it and to DO something about it. The parking-related proposals make total sense. I

don't even have the stomach to get into the lies, fears and paranoia people have over parking!! People go *\*insane\** whenever very simple and badly needed parking reform is brought up.

Here's what most people don't realize: parking reform is the best way to *\*simultaneously\** increase housing affordability AND prevent sprawl. The RIP has very tiny amendments to parking policy, but people have gone off the deep end in response. Again, this is coming from people who have NO concept of urban planning.

The opposition reminds me of Republicans in highly rural areas in the Deep South. They vote *\*against\** their own self-interest ALL the time by voting Republican. Similarly, the opponents of the Residential Infill Project don't realize that if they kill this project, they will be causing a HUGE amount of self-inflicted injury to them and to the ENTIRE city.

I wish we could immediately double or triple Portland's density (we definitely need to!), but at least RIP is a tiny start. It adds density in the most gentle, character-respecting way imaginable. Plus, our density is MUCH lower than people realize. For example, Pittsburgh has one third of its historically high urban population, and yet it is *\*still\** 30% more dense than Portland. But Pittsburgh is bouncing back in a huge way. I've visited MANY cities over the past 20 years, and they are ALL making incredible progress (especially in *\*cycling\** and other *\*people\**-friendly infrastructure!!) that we desperately need to be making.

We USED to be major leaders in urban planning; we were unquestionably at the top in the early 70s. Let's take this tiny step toward leading the pack yet again and create a city that feels and functions better for ALL of us.

Thank you so much,  
Tim

**From:** [Buckman, Christy](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 8:05:57 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s

own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Christy Buckman  
6303 SE 30th Ave 97202

Sent from my iPhone

**From:** [Christy Buckman](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 8:02:34 PM

---

Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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Sincerely,

Christy Buckman  
6303 SE 30th Ave 97202

Sent from my iPhone



**From:** [Clark Nelson](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony  
**Date:** Wednesday, November 23, 2016 8:00:33 PM

---

Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Clark Nelson  
3690 SE Malden St.  
Portland, OR 97202

**From:** [Shannon Hiller-Webb](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Oppose RIPSAC Proposal  
**Date:** Wednesday, November 23, 2016 7:51:16 PM

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Hello,

I am writing today to express my concern regarding the RIPSAC proposal and am requesting a delay in voting on the recommendations until they reflect revisions incorporating public input and supplied to communities for further review. I believe the proposal should work in tandem with the 2035 Comp Plan and not undo the informed work already approved. One of the most egregious line items in the proposal seeks to apply an overlay zone to 65% of the cities housing stock to allow for middle housing while the Comp Plan has already identified areas with the infrastructure to support greater density. The city has already acknowledged that the next 20 years have more than enough land to meet the needs of anticipated growth and the comp plan adequately allocates areas to potentially use the Middle Housing lever within. To universally apply this one-size-fits-all approach is not only irresponsible, it shames the urban planning of our past and smacks of a sloppy and lazy approach. Maintaining the character of our neighborhoods and protecting what makes Portland great is a burden you must bear as well. I know that good work was done to identify unique characteristics of each neighborhood and yet this plan does not reflect any interest in their preservation and therefore meaningful reduction in scale, demolition decrease, privacy protection, etc... As a 4th generation native I desire to see my great city preserved for future generations with thought-leadership willing to do the hard work to keep what makes us great and unique. Most of the development in the recent years is a cookie cutter big boxes dwarfing reasonable and historical architecture of our past. The current housing and affordability crisis is from years of neglect to building and protecting housing and scrambling to address the issue while sacrificing thoughtful design simply will not do. To make this a priority, I would hope the proposal reflected sincere interest in providing provisions and requirements for affordable developments.

The aspirational approach to thinking off street parking should no longer be a requirement only helps developers line their pockets as not having to build SF that does not show a return and studies have shown that we are a car centric city and creating more parking congestion on the already congested streets of urban neighborhoods helps no one. Bike riders are mostly seasonal and own cars, areas of town without access to public transportation rely on cars and this provision is frankly irresponsible. Bottom line, infrastructure should precede density building and consideration should be given to overcrowding schools, access to public transportation, solutions to failed intersections, adequately staffed fire/police districts, protection of old growth trees and wildlife habitats for all of our livability.

I urge you to take a step back, weigh our community input, revise with research based thought-leadership and re-engage with neighbors to gain buy in to a plan that is fair and equitable to all stakeholders.

All my best,

Shannon

Shannon Hiller-Webb  
7809 SW 4th Avenue  
Portland, OR 97219  
[CaperGirl](#)  
503.928.9539 c

[capergerl@gmail.com](mailto:capergerl@gmail.com)

**From:** [Mary Parshall](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 7:44:59 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Mary and Kevin Parshall  
7905 SE Reed College Place, Portland

**From:** [David Wilcox](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Portland housing crisis and RIP Project Report.  
**Date:** Wednesday, November 23, 2016 7:32:02 PM

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I am a renter in the Laurelhurst neighborhood, just west of the park. I live in a building - a 10+ unit apartment complex - that as I understand it, would be considered illegal according to current zoning. The need for abundant, diverse, affordable housing in this city is quite clear, and residential options like the place I live do a lot to address those needs. We have a vibrant neighborhood culture, with lots of shops, bars, a grocery store, coffee shops, and several restaurants within a short walk. The character of our neighborhood is defined by the diversity of people living in it, and that is made possible by the presence of multi-unit dwellings such as the one where I rent my apartment.

Housing is a huge issue in Portland at the moment as I'm sure you know, and because of that I've been sure to pay close attention. After reading the RIP project report, I was happy to see proposed changes that remind me of the potential Portland has to be the magical place it was when I moved here for people who have yet to arrive.

Please move forward on the path described in the RIP Concept Report. This is a way for Portland to remain an inspiration to other cities in the US and beyond, and will ensure that the broadest cross section of people have a chance to live in our fair city. This may be the single most important thing we can do to keep Portland at the forefront of the movement towards livable cities. In the current political climate, Portland needs to continue to be a shining example of what's possible in this country more than ever.

Thank you.

David Wilcox.

**From:** [Alicia and John Scott](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Portland neighborhoods  
**Date:** Wednesday, November 23, 2016 7:24:33 PM

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Dear City Council.

Back in the 60's and 70's planners plunked down freeways on city river fronts, bay sides and right through the middle of inner ring city suburbs. All in the name of progress. Let's not be so short sighted now and learn from past examples of poor planning. Cities are not just about density and how many people you can pack in. They also need some relief from concrete, traffic and noise. Our inner single family neighborhoods provide that relief not only to those who live in these neighborhoods but to the whole city as places to walk, ride bikes and enjoy the beautiful scenery. Prior to moving to Eastmoreland we lived in a condo for 6 years and spent many weekends walking in all of Portland's lovely neighborhoods and we still do.

I urge you all to slow down and consider the ramifications of any changes you make to the city zoning laws. Once our fine old homes are torn down they cannot be brought back. Portland's neighborhoods was one of the things we liked best about the city when we were considering relocating here. We do need more housing in the city but let's look first for other alternatives before destroying one of finest attributes.

Thank you.

John and Alicia Scott  
6514 se 36th Ave

Sent from my iPhone

**From:** [Kristiana Nelson](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** No RIP  
**Date:** Wednesday, November 23, 2016 7:21:37 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

Broadly, RIP proposes a de facto re-zoning of about 65% of the city with housing overlays. Additionally it neglects the character of Portland’s many neighborhoods (something which makes Portland fairly unique) by applying a one-size-fits-all approach with the proposed regulations. The significant increase in density of nearly 300% in some areas, is proposed with little thought or regard to livability. This massive density increase in Portland’s urban neighborhood will only further exacerbate problems with congestion, parking, tree canopy removal, school crowding, and delivery of services.

RIP is a boon for outside investors and developers who have no incentive to maintain neighborhood character and livability and will permanently alter Portland’s diverse housing stock and history, particularly on the eastside. Many of the qualities that make Portland a desirable place to live are at risk. In established neighborhoods, for example, with mature tree growth, we are sure to see much of this give way to the increased density and Portland will quickly lose the urban canopy that we are known for. The emphasis on density without requirements for off street parking is another disaster in the making. It’s one thing to relax this downtown, but in urban neighborhoods this is already having adverse impacts in areas like Division St where parking has become so scarce that residents a full 2-3 blocks from Division are faced with parking shortages and congestion.

Further, RIP offers no assurance of affordable housing. In fact, it is most likely that developers will begin in established neighborhoods with the highest property values. They will maximize home sizes and density at the expense of surrounding neighbors because they will be able to make the most profits. But sadly, this will decrease livability while doing very little to increase affordable housing in the parts of the city that need it the most. It will create a destructive trickle of new housing stock in areas with the least access to services and transportation.

Despite a lack of support from many of Portland’s neighborhood associations, the City has proceeded with this broader plan. Most current and future Portland residents want to live in single-family homes with green space at a reasonable cost and the RIP plan goes against this.

I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland’s expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City’s own studies indicate that there is enough land to accommodate projected growth through 2035

without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Kristiana Nelson  
3690 SE Malden St.  
Portland OR, 97202



**From:** [Tamara DeRidder, AICP](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Anderson, Susan](#); [Zehnder, Joe](#); [Tracy, Morgan](#); [Stark, Nan](#); [Stoll, Alison](#); [Sandra Lefrancois](#)  
**Subject:** Residential Infill Project - Testimony  
**Date:** Wednesday, November 23, 2016 7:14:40 PM

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Dear Honorable Mayor and City Commissioners -

Thank you for the opportunity to write you in regards to the Residential Infill Project. I am writing to you as a planner, property manager of three properties we own impacted by the proposed Housing Opportunity Overlay, and a thirty-year resident of Rose City Park Neighborhood.

I want to first thank you for your attempts to address the Middle Housing need for our city. That and affordable housing constitute our greatest needed housing for our community. Unfortunately, based on Professor Emeritus Loren Lutzenhiser's testimony of Nov. 16th to the City Council on this topic it is very likely that this proposal will provide housing that misses the Middle Housing goal. The rental rates that are most likely to be generated with new ADUs, duplex, and triplex units will be priced for the upper 35% of the housing market. This equation shifts with ownership as can be done in incentivizing ADUs to become condos. In addition, demolitions and new construction generates 30xs the carbon than does remodeling the existing structures.

To make this proposal work for the average low density zone and to generate the Middle Housing affordable units a few things need to happen:

- Incentivize keeping the existing housing stock, where possible. This can be done in as follows:
  - For R2.5 zone - Concept 9b to read, "Reduce minimum lot width from 36 feet to 25 feet for land divisions ***where the primary house on the original parcel remains intact.***
  - For all low density zones - Concept 4 will allow:
    - ***Existing*** house with both an internal and detached accessory dwelling unit (ADU)
    - Duplex ***within an existing house.***
    - Duplex ***within an existing house*** with a detached ADU
    - Triplex ***within an existing house*** on the corner.
- Incentivize generating ADU condos. This can be done under Concept 4 by creating a new subsection, as follows:
  - ***d) Encourage detached Accessory Dwelling Condos by rebating fees, such as connection fees, once the condominium unit is sold.***

Professor Lutzenhiser raised the sobering conclusion that an unintended consequence in the R2.5 zone through Concepts 8 and 9. He shares these policies will in effect create a developer's market for speculating investors who want to maximize their profits. They likely will do so by tearing down existing housing stock in the R2.5 and replace it with the highest density rental property.

I am not sure how to best address this issue. But, again, allow the internal conversions of the existing housing stock and, like mentioned in the first bullet, provide building and lot line flexibility only where the existing housing stock is retained. Maybe incentivizing condo

stacked flats?

Thank you again for your consideration. Finally, please act judiciously and in the form of a pilot project first. We can always build on the initial program. But it is impossible to reverse course once unintended consequences have taken place.

Best,

Tamara DeRidder, AICP  
1707 NE 52nd Ave.  
Portland, OR 97213  
and  
Principal, TDR & Associates

**From:** [hanah\\_riley](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Rezoning  
**Date:** Wednesday, November 23, 2016 7:12:00 PM

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To whom it may concern,

Please do not rezone Portland as currently planned without first establishing all the needed infrastructure for the proposed congestion. Please give citizens more time for comment and suggestions. The rezoning is not guaranteed to increase affordability and will certainly destroy our neighborhood character.

Thank you,

Hanah Riley  
3434 SW Marigold St .  
Portland OR 97219

Sent from my T-Mobile 4G LTE Device

**From:** [Blake Goud](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 7:09:34 PM

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

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.
- The proposal can go further in key ways:

By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.

- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
- Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
- Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Sincerely,  
Blake Goud  
North Portland Resident

**From:** [Manda Bonilla Blum](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony for the Residential Infill Project  
**Date:** Wednesday, November 23, 2016 7:07:28 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Manda Blum  
7920 SE Reed College Pl  
Portland, OR 97202

**From:** [Sarah Felix](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Opposition to Residential Infill project  
**Date:** Wednesday, November 23, 2016 7:06:25 PM

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Please consider my comments in opposition to this project, which will change Portland for the worse, without substantial benefit to those who need housing. Overly dense development will destroy the historic neighborhood character that defines Portland. Trees will be jeopardized, and traffic will become even worse. Not to mention the lack of parking that will result from the proposed relaxation of parking requirements.

This proposal is ill-conceived, and has been insufficiently studied. It is in conflict with the comprehensive plan. Please go back to the drawing board, and consider other, less harmful options to address Portland's need for more housing.

Thank you,

Sarah J. Felix  
2842 NE 14th Ave  
Portland, OR 97212

Sent from my iPhone

**From:** [Derek Blum](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony for the Residential Infill Project  
**Date:** Wednesday, November 23, 2016 7:04:29 PM

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Dear Portland City Council Members,

I am submitting this letter as written testimony to the Residential Infill Project (RIP) to voice objection to many of the recommendations presented. The stated goal of RIP is to “adapt Portland’s single-dwelling zoning rules to meet the needs of current and future generations.” Unfortunately, many of the recommendations reduce livability for the hundreds of thousands of people already in Portland and give disproportionate voice to future Portland residents rather than those here today.

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I hope the City of Portland will fully consider this objection along with those of others throughout Portland who would like to see a more strategic approach to addressing Portland's expected future demand for housing. I have yet to see analysis of the impacts this density will have on key metrics including school class sizes, crime, traffic, or property values. The City's own studies indicate that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. So it is disconcerting that the City proposes to reduce livability for most of its residents today without further exploring lower impact solutions.

Sincerely,

Derek Blum

7920 SE Reed College Pl

Portland, OR 97202

**Parsons, Susan**

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**From:** Beth Warner <beth.warner48@comcast.net>  
**Sent:** Wednesday, November 23, 2016 6:37 PM  
**To:** Council Clerk – Testimony  
**Subject:** [User Approved] RIP Testimony  
**Attachments:** RIP letter.docx



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

November 23, 2016

I am a life-long resident of Portland, Oregon having lived here for over 60 years. In fact, I am the fourth generation of my family to call Portland our home. My great grandparents and grandparents made their homes in Irvington. I was raised in Laurelhurst, and my husband and I have lived, with our family, in Eastmoreland for the past 40 years.

I love Portland and am proud to call it my home. One of the things I love the most about our city is its neighborhoods. They are lush, comfortable, unique and present diverse housing opportunities for all Portlanders. Some neighborhoods are lovely, single family residential neighborhoods. Others are more commercial and offer multi-family dwellings. They are each unique and special.

I am not opposed to change; I welcome change and appreciate the necessity for it to keep our city livable and affordable for all. I don't mind a duplex on corner lots. But, I am opposed to the RIP and what it intends to do to the eastside of Portland in the name of affordable housing.

I have no problem with the 2035 Comprehensive Plan calling for increased density within 2-3 blocks of defined urban centers and transportation hubs. The infrastructure is there to support this growth. Unfortunately, the RIP took the Comprehensive Plan further by putting an overlay on virtually the entire east side of Portland allowing for increased density in ALL neighborhoods without thought to infrastructure.

I find it amusing that the David Douglas area is excluded from the RIP because they have to figure out their school overcrowding issues. Was any thought given to schools on the east side that will certainly see increased school swelling with increased density? And, isn't the David Douglas area one of the areas of the city that could most use affordable infill?

Where is the west side of Portland in the RIP? With the exception of Multnomah and South Burlingame, the west side of town is totally excluded.

Please think long and hard about this project. There CANNOT be a one-size-fits-all approach to responsible infill. What's good for Eastmoreland may not be good for Multnomah; what works in Buckman may not work in Laurelhurst. There is time to rethink this project and bring it in line with the real Portland and the livability we all hope to retain. Developers should not be the number one concern of the City's planning bureaus; the focus should be on the tax paying citizens of our beautiful city.

Respectfully submitted,

Beth Warner  
7815 SE Reed College Place  
Portland, OR 97202

**Parsons, Susan**

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**From:** Kalyn Culler Cohen <Kalyn@cullercohen.com>  
**Sent:** Wednesday, November 23, 2016 3:46 PM  
**To:** Council Clerk – Testimony  
**Subject:** [User Approved] REVISED Testimony on Residential Infill draft plan

FR:Katharyn Culler Cohen  
4247 SE Pine Street  
Portland, OR 07215

## REVISED TESTAMONY

Dear City Council Members,

The proposed infill zoning changes are far reaching, making their impact difficult to predict—for professional staff and, perhaps even more so, for citizens seeking to give useful feedback. With this caveat, my recommendations are as follows:

- 1) I support limiting the height to two stories and the total size of house two 2,500 square feet.
- 2) The set back requirements should be enacted, **with no exceptions based on neighbor setbacks**. This exception will be corrosive to set backs over time.
- 3) **I oppose the rezoning of lots to allow duplexes and corner lots triplexes**. These proposals are not sufficiently vetted to try on the scale this draft plan proposes. I understand that there are a few neighborhoods that have not objected to this Residential Infill draft. Assuming they agree, these neighborhoods should be used to pilot and study these proposed changes.

Thank you for the opportunity to offer input on these proposed zoning changes that will significantly affect the character and livability of Portland.

Sincerely,  
Katharyn Culler Cohen

**From:** [jobarnes@comcast.net](mailto:jobarnes@comcast.net)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Stop the Residential Infill Proposal  
**Date:** Wednesday, November 23, 2016 6:58:03 PM

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Dear Mayor Hales and City Council Members:

It is alarming to learn that the Residential Infill Proposal (RIP) is now on course to become another cudgel bearing down on homeowners in the city's neighborhoods. Under its current guise, the RIP favors developers' and their financial advantage at the expense of preserving neighborhood character.

We implore the city council members to step back from an injudicious approval of the RIP in its present form. Neighborhood representatives deserve an opportunity to contribute to the RIP, since it is these residents and future generations who will be most affected by the proposal. The losses to our neighborhoods could be substantial: consistency, scale, design sympathy between adjacent structures, vistas and attractive perspectives, privacy--in a word, livability, all are in jeopardy with this RIP. Fifty to 100 years from now, the hasty and poor decisions of today will create a landscape of unrelieved ugliness, causing future observers to wonder what compelled us to make such sad, destructive choices.

Sincerely,

Joan Barnes  
3723 SE Tolman St.  
Portland, Oregon 97202

**From:** [Brian Posewitz](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Novick](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#)  
**Subject:** Comments on Residential Infill Project  
**Date:** Wednesday, November 23, 2016 6:30:51 PM

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Greetings,

My understanding is that the comment period for the above has been extended until midnight tonight. Please therefore consider my comments below. For perspective, I own a house in an R2.5 zone in Sellwood. I have no other economic interest in the outcome (i.e., I am not a developer, realtor, etc.). My name and address are at the bottom. I regret I was not able to appear in person to testify given work commitments. Pardon me if I have misconstrued or misunderstood some part of the proposal, which is complicated to an average citizen like me. Thank you for the additional time to comment!

Comments:

1. In general, increased flexibility to build small additional units seems like a good idea because: (a) it will help accommodate growth within a more limited urban “footprint”; and (b) it will provide a wider variety of housing options.

2. The zoning code should preserve the distinctions among zones by allowing more height, density and floor area in R2.5 zones. The current proposal seems to turn R5 and R7 zones into R2.5 zones (allowing two ADUs, duplexes, and even triplexes on corner lots). That’s fine, but there should be a commensurate adjustment in R2.5 zones. Instead, the proposal seems to hold R2.5 zones about where they are and even to make them more restrictive by adding a two-story height limit on detached houses on narrow lots. The result seems to make R2.5 almost indistinguishable from R5 in terms of density and intensity. (Though I do appreciate the proposal to reduce minimum lot width.) The rationale for the new height limit in R2.5 zones seems too thin – because detached houses “seem” taller, even if they won’t in fact block more sunlight or invade more privacy than an attached house of the same height? That doesn’t seem to justify such a significant new limitation on property rights. Please drop that from the proposal. Please also be sure to at least preserve the higher FAR (.7) for R2.5 lots. Otherwise small lots after partition in R2.5 zones may require a house too small for a reasonable return on investment, resulting in lost opportunity to increase the supply of modestly sized houses.

3. I oppose the proposed new height and scale limits because:

(a) they will reduce options for landowners with the probable effect of reducing property values and possibly triggering claims for compensation or waivers under ORS 195.300, et. seq. (Measures 37/49);

(b) they could prevent (by reducing returns) the demolition and redevelopment that *should* occur to improve our neighborhoods (I would attach pictures of the many dilapidated houses in my relatively desirable neighborhood but don’t want to be seen as insulting

someone's house);

(c) preserving "existing character" (or "neighborhood context" or whatever it's called now) should not be such a significant driver of land-use policy because: (i) "existing character" once represented a change itself; (ii) neighborhoods reasonably grow more dense and taller over time; and (iii) the proposed city-wide codes cannot reasonable reflect the different nuances of each neighborhood (see attached photos for examples of Sellwood's "existing character," which includes many large older houses); and

(d) the proposed new restrictions do not seem to come with a persuasive explanation of why they are better than the old restrictions; they seem instead to just be an arbitrary reaction to vocal complaints about inevitable change; that does not seem to me a compelling enough reason to substantially reduce everyone property rights and freedom.

4. In general, the proposal seems too complicated. It has a feel of trying to accommodate too many pet ideas from too many interest groups and/or individuals given too much influence.

5. As a general policy matter, the City should focus on encouraging what it does want instead of prohibiting what it does not want. I appreciate the need for land-use rules and zoning codes, but there are competing interests in personal freedom, creative expression (yes, in housing), and preserved property right expectations (of which all neighbors were on constructive notice from the existing codes).

Thank you for considering my comments.

Brian Posewitz  
8508 SE 11th Ave.  
Portland, OR 97202  
503-432-8249  
brianposewitz@comcast.net









LILLIPUT HOUSE

8622

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**From:** [mark.prenovitz](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIPSAC Proposal  
**Date:** Wednesday, November 23, 2016 6:21:52 PM

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Dear City Council,

I am asking you to reconsider the proposal for zoning changes put forth by the RIPSAC committee.

While there are some positive aspects of limiting housing size and scale, I believe the original intent of the proposal in terms of increasing affordability, density, and limiting demolitions will be lost.

I understand that the research and analysis of Dr. Loren Lutzenhiser, Professor Emeritus of the School of Urban Studies and Planning raises serious concerns about the proposal.

These include:

- Loss of affordability through demolitions
- Density of structure, but not necessarily of population
- Large swaths of the neighborhood owned by absentee investors and cheaply built structures with no oversight for design or design review made possible through underlying unused lot lines and R2.5 zoning
- Environmental impacts of increased CO2 admissions through rampant demolition and rebuilding
- Loss of inter-generational communities and discouragement of housing for children
- Loss of owner-occupied dwelling that erode investment in the community

Please focus on:

- Disincentives for demolition

- Incentives for internal conversions
- Creating more walkable neighborhoods vs concentrating density in areas that are already dense

I ask you to please consider the long-term impact this proposal will have on our inner neighborhoods, which have been intact and cherished for over 100 years. Yes, cities do change and grow, but you have the ability to ensure that we grow the right way.

Yours sincerely,

Mark Prenovitz

1732 SE 47th Ave., Portland, OR 97215

**From:** [Maurice Menares](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project / rezoning proposal  
**Date:** Wednesday, November 23, 2016 6:19:49 PM

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Hello,

My name is Maurice Menares and I am concerned about the rezoning which in my opinion would create more traffic and general overpopulation in an already dense city.

have you tried to drive around in this town? Traffic Traffic Traffic.

I oppose the rezoning.

thank you, Maurice Menares

**From:** [Heather Flint Chatto](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony on RIP: from H. Flint Chatto  
**Date:** Wednesday, November 23, 2016 6:11:03 PM  
**Attachments:** [RIP Comment Letter - HFlintChatto 11.23.16.pdf](#)

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Please see attached testimony on the Residential Infill Project.

Thank you,  
Heather Flint Chatto  
2121 SE 32nd Avenue, Portland, OR 97214

November 23, 2016

RE: Residential Infill Comments

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

The Richmond neighborhood in which I live and am a member of the Neighborhood Board has heard extensive concerns over the last few years about the impacts related to demolitions. While I am writing only to represent myself, I can attest to the extensive concerns of the neighborhood on this issue at meetings.

I believe there are many good design improvements in this proposal and would support the proposed design changes on reducing scale, height, and relating to neighborhood context.

However, I have significant concerns about the broad application of this proposal now without much greater examination of economic, social and environmental impacts. We have been drinking from a firehouse of a deluge of development with little time for the decisionmakers or the community to digest the current plans already underway. The Division Design community, the Richmond Board and many others have raised questions about the Growth Scenarios analysis and this needs much more examination before considering such a drastic overlay approach.

**Key Issues (see below and attached):**

- This is a significant change, late in the process of the Comp Plan and **there needs to be refinement of the Growth Scenarios Analysis**
- **Needs more study not broad application so quickly.** In this current real estate climate this policy has the possibility to drastically incentivize demolitions of functional housing and there are significant social and economic displacement issues that are likely to result without further study
- **Support for affordability, neighborhood context perspective, support for internal conversions and cottage clusters**

**Key Recommendations**

1. **Support an incremental approach.** Suggest testing using a prototype area(s) similar to as done with Buckman in early Portland development history noted in recent SE Examiner article. “Test and model physical and economic impacts for proposed code changes prior to drafting and implementing zoning code changes.” Support for the Neighborhood Context Perspective
2. **“Create development standards that fit neighborhood context and aspirations.”** Support for the Neighborhood Context Perspective’s Report to RIPSAC
3. **More study is needed with the Growth Scenarios Analysis.** This approach needs to be much better considered with our Growth Scenarios Analysis and mixed use zoning for larger buildings. There are significant social and economic displacement issues due to gentrification, and climate related impacts of demolition that need to be better factored in the Growth Scenarios analysis.
4. **Jobs-Housing needs to be Considered More** - There is a key Jobs housing relationship regionally to factor in, this is not just an inner core conversation. A significant number of jobs are being built related to major corporations (e.g. Nike & Intel). We will have 378,752 new by 2040 in tri-county region, only 125,125 are going to Portland (– Metro Preliminary Employment Projections, Portland Tribune, August 7<sup>th</sup>, 2016)



5. **Incentivize development in current areas that don't have complete community resources:** the benefits of walkability, grocery stores, frequent transit and other neighborhood services. This is an equity issue. Currently we are displacing those least able to live in the inner ring neighborhood and pushing them out to areas where they now have to drive leaving only those that can most afford the inner neighborhoods
6. **Use Transit Investment to help increase density where most needed and best scaled in context to support it (i.e. bigger buildings for bigger streets) and can support other services.** We want light rail and/or street car on Powell. Powell Boulevard, as our designated "Civic Corridor", is an area "in our backyard" that is in dire need of public and private investment and this is the place that needs the most density and development as well as transportation improvements to make it the grand corridor it is can ultimately be. With Richmond well built out, we should focus our goals on the major corridors where Street car, light rail, rapid transit, bike infrastructure could be better available to these developments and could stimulate or support more transit.
7. **Impact analysis mechanism is needed** (aligns with past RNA testimony and DDI Top 10) – We have been developing a "sustainability scorecard" approach to track both positive and negative development impacts and encourage further conversations to integrate this into permit review.
8. **System Development Charges (SDC's) associated with new development do not go back to the neighborhood they are generated.** RNA has advocated for 10-20% of the SDC's generated in Richmond to return to Richmond to address needed infrastructure associated with additional density (e.g. trash cans, benches, intersection improvements, parks, etc.) – Aligns with RNA & DDI past testimony)
9. **Create Stronger Disincentives for Demolitions and corresponding Incentives for Conversions. Support for Internal Conversions to Duplexes + ADUs.** Allow increased density for new vacant infill but not demos of pre-1940's houses by right.
10. **Support current ADU program.** Still underutilized, not even close to current densities possible in this approach.
11. **Maximum Scale of Houses**
  - R 2.5 Zoning (Suggest including ADU SF in total on R2.5 zoned lots) This would mean 1,250 S.F. house + 500 S.F. max ADU = 1,750 total allowed SF
12. **Housing Types**
  - R-5 - Single house with internal conversion to duplex plus ADU – support for this if maintaining existing envelope character. Support for allowing a 20% increase in FAR if keeping existing house.
  - R2.5 Allow row houses, duplexes or internal conversions

Thank you for your consideration. Please also see the top 12 concerns I heard at the Richmond Land Use meeting last month on RIP. I shared this same list with many others following the meeting and heard extensive support that these were a very accurate list of the concerns heard and shared by a majority of others in attendance as well as in other neighborhoods.

Respectfully submitted,  
Heather Flint Chatto, Urban Planner |2121 SE 32<sup>nd</sup> Avenue, Portland, OR 97214

*Attachment: Top 12 Key Concerns heard at RNA Land Use on Residential Infill*

## Top 12 Key Concerns heard at RNA Land Use on Residential Infill

1. **Incentivizing teardowns** of functional quality housing to build new versus convert or retain (to duplexes or internal ADU's)
2. **Livability and needed amenities are not addressed** in increased density (e.g. we are underserved for parks)
3. **Impact analysis mechanism is needed** (aligns with past RNA testimony and DDI Top 10)
4. **SDC's - System Development Charges (SDC's) associated with new development do not go back to the neighborhood they are generated.** RNA has advocated for 10-20% of the SDC's generated in Richmond to return to Richmond to address needed infrastructure associated with additional density (e.g. trash cans, benches, intersection improvements, parks, etc.) – Aligns with RNA & DDI past testimony)
5. **Support for affordability** and mixed income neighborhood, and being able to age in place.
6. **Air B n B impact to loss of affordable housing** - concerns that this is significantly taking away previously viable affordable housing towards short term visitor housing.
7. **Displacement and “shifting the problem” issues** (pushing out those that have historically been able to afford to live in the area further out so they now have to drive whereas they used to be able to walk)
8. **Support for incentivizing more development in areas that are underbuilt or underserved** (DDI and RNA have supported this in the past)
9. **Support for internal conversions and ADU's** to add density to keep the character of neighborhoods but not demos
10. **Design recommendations are generally very good however scale is not addressed** enough in the proposal (#1)
11. **Questions about not counting basement and attic areas**
12. **Test first** before any broad application - Overlay and broader approaches should be tested out on a smaller scale first



**From:** [Rosi Goldsmith](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill  
**Date:** Wednesday, November 23, 2016 5:49:31 PM

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Dear Council Clerk, Portland City Hall

I am in favor of low income and accessible housing, and increased density, but not at the expense of single family residential housing. I am concerned about issues of liveability and the severity of the impact on the Multnomah neighborhoods by the proposal for residential infill in front of you. To destroy the essence of single-family residential zoning in favor of a multifamily overlay is a poor idea. Single-family residential ownership is the basis for stable, sustainable, safe, and livable neighborhoods.

Multifamily housing especially when built by developers who are not living in the neighborhood or committed to it, and with no requirement for affordability are often not kept up or updated, because their goal is to generate cash from rents and make profits. Whatever the developers promise, there are no barriers to keep them from selling to corrupt hedge fund investors on the East Coast or elsewhere. If you set up this plan as proposed, without limits that provide such barriers, you are doing a poor job of planning for the character of our city.

I urge you to reject the current proposal, and create infill development standards that fit with neighborhood context, and use planning so that density occurs in areas that do not destroy the character of the neighborhood. We already have zoning for ADU's that would provide the additional housing that the city might need.

I would like to see the many storefronts associated with adult sex shops and nightclubs, to be replaced by multi-family low income dwellings, and for those businesses to move outside city limits. This would create an opportunity for increased residential density. Those businesses are now taking up valuable space along Barbur Blvd. close to our neighborhoods and the city center, and along a frequent and accessible transit corridor. They contribute to our city having the rather unsavory reputation of one of the highest rates of adult porn stores, and one of the highest rates of child/teen abductions and enforced sex slavery in the country.

Really, is this the reputation we want for our city? A city that can callously destroy residential neighborhoods for the sake of increased density without considering changing the density of unsavory businesses taking up valuable close-in space, which if replaced could contribute to improved lives for many residents as well as children? I realize that would require a different kind of zoning change, but please consider it.

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Rosi Goldsmith, BA, LMT, DAFNS OR Lic. #16585  
Integration Massage  
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**From:** [Stan Vernon](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 5:10:31 PM

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**From:** Stan Vernon  
**Address:** 3505 SE Ankeny Street, Portland 97214

As a resident of Laurelhurst, I am most concerned about preserving the character of a neighborhood that is not only all but unique in Portland, but unusual in the country as a whole. Laurelhurst was designed all of a piece a little over 100 years ago by the Olmsted Brothers, a storied name in urban design and landscape architecture. Laurelhurst Park, also designed in the Olmsted style, is on the National Register of Historic Places. (At Rejuvenation you can see a huge wall map of Portland from 1908 showing a single property, Hazelfern Farm, which marks the footprint of the Laurelhurst development.) With its curving streets radiating out from Coe Circle, Laurelhurst together with Ladd's Addition, is a special place, unlike any other neighborhood in Portland. The houses in the neighborhood evolved in style from the 1910s to the 1950s, but all (I believe) are single-family dwellings, which was what the neighborhood was intended to be from its inception.

Two- and three-story multi-unit dwellings, no matter how skinny or how set back, will utterly destroy the unique character of this neighborhood, especially if these are put up by the more rapacious developers who are out to profit at the public's expense and have no care for aesthetics, use cheap construction, and offer no parking. These are the antithesis of what this neighborhood with its many historic homes is about. There are other, better parts of the city to experiment with infill projects—and not just on the East Side, which appears once again to be the object of West Side bias. (Why should Laurelhurst be treated any differently from any of the "Heights" on the West Side?)

While Laurelhurst could seek Historic District designation as Ladd's Addition and Irvington have done, I would like to think a city as enlightened as Portland would without question acknowledge and safeguard this local treasure. I appreciate the need to address the housing shortage, but if the emphasis is on affordable housing, I'm hard pressed to imagine that any unit in Laurelhurst would fall into that category. Apartments just outside the Laurelhurst perimeter are already renting for close to \$2,000 a month.

One of my neighbors asked a builder she saw putting up a particularly unattractive multi-unit building in another neighborhood how he'd like to have something like that across the street from his house. His response was on the order of: "Oh, that will never happen. I live in Ladd's Addition." I believe your first responsibility should be to us tax-paying citizens already living here. Enough said.

**From:** [Tony Jordan](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 6:10:17 PM

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Dear Mr. Mayor and Commissioners,

I have submitted testimony on behalf of the Sunnyside Neighborhood Association and Portlanders for Parking Reform. This is my personal endorsement of the Residential Infill Project plan.

At the very least you should pass the recommended policy. While it is no silver bullet, this is another piece of the puzzle that our city has been assembling to provide affordable housing and to grow our city in resilient and sustainable ways.

**I encourage you to consider a few improvements to the policy:**

1) The additional housing options should be available in all areas of Portland. Concentrating the overlay zone near centers and corridors or, even worse, in select neighborhoods will create further distortion in our housing markets. Opponents advocate for "pilot" areas while simultaneously warning that this policy will lead to rapid redevelopment. What better way to prove their dire prognostications true than to concentrate the opportunity to some small areas.

2) Parking requirements should be waived for all infill development. This is particularly important when considering internal conversions of older homes. If off-street parking is required for internal conversions of older homes, it will be hard to make those projects work and more homes will be demolished. Furthermore, waiving parking requirements will enable more tree preservation.

Thank you again for your time and consideration at this critical moment,

Tony Jordan  
4540 SE Yamhill St.  
Portland, OR 97215

**From:** [rich reese](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 23, 2016 4:56:09 PM

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I support the proposal and look forward to further development of concepts.

Thank you, Rich Reese

**From:** [tdalkire@comcast.net](mailto:tdalkire@comcast.net)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP with BPS citizen input  
**Date:** Wednesday, November 23, 2016 4:51:35 PM

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Dear City Hall,

We are writing in response to the RIP with BPS. The deadline for comments is tonight, November 23, 2016, at midnight so we are writing. We are very concerned about the impact and lack of understanding the impact this plan will have on Portlanders. It's very unfortunate that this project became co-opted by developers with special interests to change the conversation of the RIP.

The proposal seeks to eliminate single family residences in lieu of multifamily dwellings on almost every lot in the city. **These recommendations are despite the city's own STUDIES indicating that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density.**

**The recent Oregonian article on the failed N. Portland condos shows the need for the city to have a deeper understanding with research before proceeding!** Another recent study from PSU shows how the proposal would likely hurt those it is intended to help and could destabilize portions of the city due to speculative building and demolitions of existing homes.

Please consider the above comments before passing a "one size fits all" solution. Also, we cannot understand why the drastic changes in neighborhoods seems to be mainly on the east side with very little impact on the west side? Why is the east side supposed to support such high density and destruction of neighborhood character when the west side seems immune from so much of it?

Thank you for listening to concerned long term taxpayers.

Sincerely,

Tom and Dyann Alkire

7329 SE 36<sup>th</sup>

Portland OR 97202

**From:** [Joshua Cohen](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Novick](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Saltzman](#)  
**Subject:** I support the Residential Infill Project  
**Date:** Wednesday, November 23, 2016 4:43:39 PM

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Dear Mr. Mayor and Commissioners,

As a longtime Portland resident (2002-present) I've had the opportunity to live and work in many close-in neighborhoods. In particular, I spent about 5 years living in the Alphabet District of Northwest Portland where a mixture of medium density housing types is the norm. I've also spent almost 10 years living in North Portland where higher density is relegated to high-traffic corridors and commercial centers.

I can understand the concerns of many residents who fear that added infill density on their block will lead to more traffic, less available street parking. And yet these same people rail against the big apartments being built on transit corridors under the current zoning scheme. Portland is going to see more people moving in the foreseeable future and the Residential Infill Project gives us an important tool to balance that growth in a way that is in scale with existing neighborhoods, and encourages more affordable housing.

It's easy to throw stones at "money-hungry developers" that don't have our best interests at heart. I'm sure there are a few people out there that fit that description. But the reality is that most residential developers and builders are good people trying to follow the rules to respond to a market need. Instead of a knee-jerk anti growth reaction, I hope you'll vote to develop a new set of rules that respond in a nuanced way to the needs of our neighborhoods.

When the matter comes before you in December, please vote yes to begin development of code language to allow "missing-middle" housing in Portland neighborhoods.

Best Regards,

Joshua Cohen  
voice : +1.503.349.2404  
email : [jcohen71@gmail.com](mailto:jcohen71@gmail.com)  
linkedin : [jcohen71](#)

**FAT PENCIL STUDIO**  
2505 SE 11th Ave #344  
Portland, Oregon 97202

Read the latest FPS News: [Flight of the Bumblebee](#)

**From:** [Laura Onstad](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill project testimony  
**Date:** Wednesday, November 23, 2016 4:42:35 PM

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There are aspects of this proposal that I favor:

Limiting the size of houses

Lowering the house roofline

Improving setbacks to match adjacent homes

What I don't like about the proposal is:

#1 - The proposal does not address demolitions, but essentially encourages them. The cheapest house is the existing house. I have read studies that there is plenty of existing space in Portland to build housing on, without demolishing existing homes.

The proposal in zoning increasing density without providing increased infrastructure. e.g. transportation improvements, public/park spaces, etc.

The zoning is a "blanket" to all areas within 1/4 mile of centers, corridors, etc. I am for some middle housing, but this essentially demolishes the single family neighborhoods, as most neighborhoods are within this area. This means cramming more folks into the already crowded areas.

Thank you,  
Laura Onstad  
SE Portland Neighbor





**From:** [Paul Grove](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 4:30:58 PM  
**Attachments:** [RIP SAC Letter.pdf](#)  
**Importance:** High

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As a follow-up to public testimony, find the attached written comments/testimony on behalf of the Metro HBA of Portland re: the Residential Infill Project.

Please let me know if you have any questions or concerns.

Best,

Paul Grove  
Home Builders Association of Metro Portland  
t 503.684.1880 | f 503.684.0588 | [hbapdx.org](http://hbapdx.org)



Home Builders Association  
of Metropolitan Portland

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November 22, 2016

The Honorable Charlie Hales, Mayor  
City of Portland  
1221 SW Fourth Avenue  
Portland, OR 97204

Re: Residential Infill Project

Mayor Hales and Commissioners:

The HBA of Metro Portland (HBA) appreciates the opportunity to provide written comments on the Residential Infill Project Stakeholder Advisory Committee (RIP SAC) before Council.

As noted during public testimony, the HBA believes the proposal is a major step in the right direction and is supportive of the concept in the hopes that its work and refinement will continue into the code writing stages. Having members serve on the RIP SAC, the HBA appreciates the time, effort and commitment over the past year of all the individuals and staff involved in this process.

Recognizing the magnitude of the undertaking and diverse group of stakeholders that has banded together to support a truly progressive housing proposal, it is imperative that we not lose the momentum that has been realized to date.

The concept as outlined, subject to minor refinement, provides a strong foundation to address housing affordability, supply and choice for current and future residents of Portland. Moreover, the coalition that has formed during this process – from the non-profit community, land-use advocates, neighborhood associations, energy-efficiency organizations, and the development community – has the makings of a durable partnership that shows what is possible when residents put the best interests of the City and others ahead of their own.

As we move forward in the process, we respectfully ask Council to consider a couple of minor items and/or adjustments during the code-development stages. This includes the following:

- In the hopes of increasing the supply of overall housing, we support the creation of the new Housing Opportunity Overlay Zone (at a minimum in its current form) to allow more affordable, middle housing types across the City.
- Provide flexibility with floor-area-ratio (FAR) requirements to address a variety of single-family residential types, in a manner that is compatible with the size of existing homes in neighborhoods. Portland enjoys a rich diversity of housing types throughout its neighborhoods and that must also be embraced.

Home Builders Association of Metro Portland  
15555 SW Bangy Rd., Ste. 301  
Lake Oswego, OR97035  
503-684-1880 • Fax 503-684-0588

- Exclude garages from the calculation in the total square footage of a home because they traditionally do not constitute living space.
- Support lifting of the R5 moratorium and agree with the recommendation on where narrow lot development may occur. However, more flexibility than attached housing, as currently proposed, should be allowed with respect to new construction.

As a city, we are facing unprecedented future growth, and the challenge is one that impacts us all. As such, we must examine all policy refinements to the concept through the lens of housing supply, affordability and choice. The city is facing a shortage of all housing types. The last thing we want to do is unintentionally lower the rate of development and redevelopment necessary to accommodate growth.

As demonstrated through this process, the HBA is a committed partner to helping ensure these goals are realized for current and future residents of Portland.

The HBA values its relationship with the City and looks forward to working together in the coming year on this important issue. The moment is too great and the stakes are too high for us to not unify around the draft concept.

Respectfully,

A handwritten signature in black ink, appearing to read 'P. Grove', with a long horizontal flourish extending to the right.

Paul Grove  
Director of Government Affairs

**From:** [BPS Residential Infill](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [crichter@batemanseidel.com](mailto:crichter@batemanseidel.com)  
**Subject:** FW: Additional Materials for Distribution to City Council on RIPS  
**Date:** Wednesday, November 23, 2016 4:12:43 PM  
**Attachments:** [20161123155807726.pdf](#)

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Hi Carrie,

Thanks for your email. Please consider this your confirmation. I'm forwarding the testimony onto the Council Clerk's office.

Have a good holiday!

Best,

Todd M. Borkowitz RLA, LEED AP | Urban Planner  
 City of Portland Bureau of Planning and Sustainability  
 P 503.823.5042 | C 503.467.6782  
[Todd.Borkowitz@portlandoregon.gov](mailto:Todd.Borkowitz@portlandoregon.gov)

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.

503-823-7700: Traducción o interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Traducere sau Interpretare | Письменный или устный перевод | Письмовий або усний переклад | Turjumida ama Fasiraadda | 翻訳または通訳 | التترجمة حريءة الأوش فدهية |  
[www.portlandoregon.gov/bps/71701](http://www.portlandoregon.gov/bps/71701)

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

From: Carrie Richter [<mailto:crichter@batemanseidel.com>]  
 Sent: Wednesday, November 23, 2016 4:01 PM  
 To: BPS Residential Infill <[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)>  
 Cc: Hales, Mayor <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>; Ranzetta, Kirk <[kirk.ranzetta@aecom.com](mailto:kirk.ranzetta@aecom.com)>  
 Subject: Additional Materials for Distribution to City Council on RIPS

Please confirm receipt and distribute these attached materials relating to the RIPS to the Mayor and City Commissioners.

Happy Thanksgiving,

Carrie

Carrie Richter  
 Bateman◊Seidel  
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November 23, 2016

Honorable Mayor and City Council  
City of Portland  
1221 SW 4<sup>th</sup> Ave.  
Portland, OR 97201

Via Email to [residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)

Re: Comments on Revised Residential Infill Draft Proposal

Honorable Mayor and City Council:

In addition to my comments submitted August 12 and November 16, I wanted to offer the following closing list of revisions to the RIPS that are necessary to allow greater housing options without sacrificing our existing diverse housing stock. This list is based on my informal survey of adaptive reuse experts<sup>1</sup> along with a number of ideas that have been previously stated:

- 1) Commit to updating our historic resource inventory within the next three years. Without making the tough decisions about what is worth saving, we are leaving these decisions to the market forces rather than community consensus evaluation of our built heritage.
- 2) Allow an unlimited number of internal conversions that do not alter the existing exterior structure throughout the City.

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<sup>1</sup> Many thanks to Rod Merrick, AIA NCARB of Merrick Architecture Planning, Richard DeWolf founder of Arciform, and Jean-Pierre Veillet founder of Siteworks Design Build for their valuable assistance in compiling this list.

- 3) Allow new middle housing only on sites within the applicable overlay zone that are vacant or that contain a primary structure that is less than 75 years old.
- 4) Until an inventory is completed, double the permit fee if demolition involves the demolitions of any residential structure that is more than 75 years old and levy full SDCs against 1:1 replacements.
- 5) Count all visible floor area in the FAR calculation, reduce by .1 the FAR, and require accessibility for new middle housing that does not retain the existing house.
- 6) Commit to code and design controls that will intentionally treat new construction and conversions of existing structures separately.
- 7) Elevate the recommendations in the Internal Conversion Report and direct additional City resources towards their advancement including streamlining the development process for adaptive reuse of existing structures in the following ways:
  - Alter the thresholds triggering compliance from the residential to commercial building code for upgrading and adding new units within an existing structure. This would save more buildings from demolition and increase their density. For example, many old houses were built with staff or in-law accommodations that are not treated as apartments under today's code. Improving these accommodations under the current regulations requires compliance with the commercial code, even though they could be rented today.
  - Coordinate and align agency and bureau review. For example, projects that qualify for historic tax credits must comply with SHPO standards but must also comply with local historic design guidelines as well as other applicable energy and transportation requirements. If a project meeting the Secretary of Interior Standards for sensitive / compatible

design, why require a separate local review? See attached  
Portland Business Journal Article explaining this concern.

Thank you for your serious consideration of this issue,



Carrie Richter

Cc: [mayorcharleyhales@portlandoregon.gov](mailto:mayorcharleyhales@portlandoregon.gov), Portland Mayor  
[kirk.ranzetta@aec.com](mailto:kirk.ranzetta@aec.com), Portland Landmark Commission Chair

FOR THE EXCLUSIVE USE OF CRICHTER@BATEMANSEIDEL.COM

From the Portland Business Journal:

<http://www.bizjournals.com/portland/news/2016/11/21/portland-is-at-a-crossroads-on-its-way-to-becoming.html>

## Portland is at a crossroads on its way to becoming a true metropolis

Nov 21, 2016, 10:42am PST Updated: Nov 21, 2016, 4:38pm PST

Starting in the 1980s, Portland became a sort of northwestern refuge, attracting migrants from cities that were increasingly unlivable. That unlivability stemmed from several factors, including poorly planned density, high costs, decrepit urban infrastructure and city institutions unable to fix anything, from potholes to schools. In those days, Portland was the antithesis to all that. The city's identity developed from a timber, farming and salmon-fishing town into a modern Arcadia, with an attractive combination of human-centered planning, access to nature and a low-overhead economy that nurtured individual creative ambition into long-term success.



JON BELL

Jean-Pierre Veillet is a native Oregonian and founder of Siteworks Design | Build.

From the heart of downtown, you saw forests and mountain peaks.

The citizens had rallied to tear out a freeway and create a waterfront park. A middle class salary bought you a family home. The young and the restless came to forge their future in a land of optimism and possibility. As a Portland native, I watched the whole process with pride.

Portland today is at a different crossroads. Make no mistake, our current growth phase isn't ending soon; it's part of a worldwide urbanization trend, made more acute by the city's desirability as a place to live and work. In its transition to large metro status, Portland is suffering a variety of growing pains, including the housing crisis facing us today.

We've officially departed the Arcadian era of Tom McCall, and are evolving into . . .well, it's up to us. Portland's utopian identity could easily be dismantled by the choices we make as developers. On the other hand, this crossroads is an opportunity to grow Portland into a true metropolis while retaining what made it great in the first place.

Cities become great for reasons that are both economic and cultural, and economy and culture depend on people. We can't have a great city without addressing the "missing middle" population that brings our lofty ideas of urban culture into being.

To center and preserve Portland's identity as we grow into a city of 2 million or more, there is nothing more important than providing homes for people earning a \$40,000-60,000 annual salary: the teachers, students, artists, chefs and myriad small business makers and service providers that keep Portland creative and livable. This kind of housing will provide a stable, bankable pathway between old Portland and new.



It's probably not going to be single-family homes, though. If we want to continue reining in sprawl and preserving our urban growth boundary, we need density-friendly solutions. If Portland culture is to thrive in the future, owner-operated, four- and five-story urban infill is where it's going to live.

So far, this kind of development has been slow to materialize, relative to demand, and what's produced is often well beyond what the "missing middle" can afford. As a developer, I've watched this process firsthand, and gotten uncomfortably familiar with the pressures that make it so ineffective.

For one thing, construction costs money, and we need to get smarter about how we spend it. Traditional construction techniques go back decades or even centuries, when materials were expensive and labor was cheap. Today, with that math reversed, we need to get innovative with more streamlined construction methods — modular and otherwise — that get us to high-quality buildings more quickly.

Our biggest obstacle to affordable middle class housing, though, isn't construction costs or even (in most cases) the greed of developers. It's lost time. Housing development is an investment in future returns, and delays in that return cost money, which often gets recouped in the sales price. Today, a typical mixed-use development in a close-in neighborhood takes about three years from initial design to ribbon-cutting. This long timeline delays return, and since markets are difficult to predict so far out, it adds risk as well.

Only about a third of that time is taken up by construction. The rest is spent in review, permitting and approval, by multiple levels of city bureaus, often with conflicting agendas and poorly-aligned policies. Permitting is absolutely necessary to make sure we're building safely and in accordance with community guidelines, but the system's current inefficiency has little to do with building quality; even a perfectly designed building, from an experienced architect and developer, cannot hope to get through the system any faster. The impact on development costs is dramatic. A project that might cost \$150 per square foot to construct can easily exceed \$180 per square foot by the time permitting delays are factored in.

What's needed is a permitting process designed to encourage good development. For one thing, this means demanding that the various city bureaus align on their policy requirements. One historic renovation Siteworks did in 2014 was delayed for three months as we faced conflicting demands from the Bureau of Development Services, the National Park Service and the Oregon energy code on what type of heating and cooling systems were required. Multiply this kind of conflict by the number of steps in a permitting process, and you have a delay that can cost millions, with no benefit to city residents whatsoever.

It doesn't have to be this way. The city could, for example, lay out its key requirements for new development, turn them into a checklist, and tell developers that if they satisfy the checklist, they'll have their permit in three months. Do that, and Portland's housing crisis starts abating tomorrow. The city bureaus could sit down and do the hard, necessary work of comparing their policies and bringing them into alignment.

Garnering the political will to make this happen isn't trivial though. Portland has spent decades letting vocal minorities dictate far-reaching policy, giving us a system where a wealthy homeowner's concerns about protecting sitelines can outweigh the housing needs of a dozen families. Ostensibly, this is done in the name of preserving the city's character, but the real Portland isn't defined by the architecture of its houses, or the absence of apartment buildings on North Williams Avenue.

Instead, Portland — the Portland I grew up in and love — is defined by accessibility, liveability and cultural vibrancy. The people who make all that possible aren't shouting in neighborhood meetings or defending

outdated permitting practices, because they're busy working two jobs or looking for yet another place to live. We owe it to them, and to this incredible city, to build a future that's got room for them too.

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

From: ricoh.copier@batemanseidel.com [<mailto:ricoh.copier@batemanseidel.com>]

Sent: Wednesday, November 23, 2016 3:58 PM

To: Carrie Richter <crichter@batemanseidel.com>

Subject: Message from "FRONTRICOHC5503"

This E-mail was sent from "FRONTRICOHC5503" (MP C5503).

Scan Date: 11.23.2016 15:58:07 (-0800)

Queries to: ricoh.copier@batemanseidel.com

**From:** [Jennafer Furniss](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill project testimony  
**Date:** Wednesday, November 23, 2016 4:11:14 PM

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Jennafer Furniss  
2525 NE 13th Ave  
Portland, OR 97212

Dear City Council,

The Residential Infill must be equitable and have respect for the community of yesterday, today and tomorrow. Most importantly it must never forget the children who will grow up in these neighborhoods and the stresses parents face doing their best to raise them.

A) The residential Infill project must not be only for neighborhoods in centers and corridor and along transit lines. Realistically transit is evolving and bus lines can be added if necessary in time. We worry about undue stresses on overcrowded schools, population should be shared among all schools including those of the best most exclusive neighborhoods which are at present be considered to be excluded despite the fact that the land-plots here are often the largest and could reasonably accommodate two households rather than 1.

B) Design does matter. It tells children they are worthwhile and are valued members of society when the buildings they are surrounded by reflect thoughtful, context accommodating design. Developers often due the bare minimum for most profit, and do not pass savings onto homeowners or tenets. We all know this true. Perhaps a residential design overlay for the city with some simple bare minimums would help like many centers and corridors have now. It will also make current neighborhoods much more welcoming of density and helps everyone.

C) The RIP makes clear accommodation for seniors, it is very important it clearly makes accommodations for families of 4 to 5. Why 5? Many grandparents are now caring for children while their parents work, and the average household has about 2 children. That means new developments must have minimum square footage requirements for at least two of the units. Access to a yard for children and for families to be able to grow fresh food is also not to be overlooked. This could help the living costs for this important demographic that is taken for granted and is essential to any vibrant economy and neighborhood. Take a moment to look at cities who forgot this and are now trying to retroactively accommodate this vital part of society. The costs are high for everyone if it is not clearly addressed.

D) Covered front porches! If code could encourage this, perhaps by allowing to take up part of the setback, it is great for the community. When neighbors of all ages sit out front and greet people walking by the neighborhood and the city is better for it. Safer, friendlier, and more connected.

Thank you for your hard work in the face of this housing crisis. Let's make neighborhoods equitable and good places to grow up and grow old. Also, this is not just something for middle class or poorer emerging neighborhoods, it is also something for the wealthiest neighborhoods. It makes for a strong, compassionate and innovative city.

Thank you,  
Jennafer

P.S. I'm not sure there is a convincing arguments for bring more apartments into the

neighborhoods at present, we have a lot of land zoned for apartments and courtyard apartments may serve as upscale versions of that in the corridors, in lots as small as two homes, I think the land may be better served by accommodating 4 row houses that families could live in. Maybe we should be incentivizing courtyard apartments in mixed used areas.

**From:** [James Ovregaard](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Portland Infill  
**Date:** Wednesday, November 23, 2016 4:07:16 PM

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We all love this city and want to see smart growth that accommodates new and existing residents, without destroying the character of established neighborhoods.

But the Proposal is being pushed as an answer to affordability, when there is every indication that it would not provide affordable housing.

In fact, a recent study by PSU Urban Studies and Planning indicates that it would more likely have the opposite effect, creating smaller but more expensive units and displacing existing residents.

Please read Nov 19th Oregonian article about latest condos in N. Portland going for \$ 425/sq ft.

If passed, this Proposal would;

- Rezone most of the city, WITHOUT going through a rezoning process
- Eliminate single family residential zoning in 65 % of the city.
- Allow Duplexes on most R5 lots, triplexes on corners
- Allow up to a 3900 sq ft home on a R5 lot
- Would increase density on most R5 lots up to 300 %, More than R 2.
- Does almost nothing to address Scale, the primary objective concern of citizens of this city.
- Does nothing to address demolitions, a primary concern of citizens.
- Ignored the Strong opposition voiced in Public Meetings.
- 27 neighborhoods opposed, with only 4 in support.
- Does not align with the Comprehensive Plan to densify near centers and (legit) corridors.
- Will not provide what we think of as affordable housing.

Please do not allow the demolition of our treasured neighborhoods in a misguided attempt to respond for the need for middle housing.

I do not support this proposal.

James Ovregaard  
0307 SW Palatine Hill Road  
Portland Oregon 97219

**From:** [Joe Baysdon](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** residential infill project  
**Date:** Wednesday, November 23, 2016 4:06:31 PM

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Dear City Council members,

I am opposed to the proposed Residential Infill Project. I believe its planned infill will degrade existing, single-family home neighborhoods, and I certainly purchased my home in Multnomah Village with the belief that the existing zoning would be maintained. If the Residential Infill Project is approved, I fear that the quality of life for existing, single-family neighborhood residents will suffer. Please consider existing home owners when you vote on the Residential Infill Project.

Also, I don't believe that the destruction of older, single-family homes will truly benefit anyone other than the builders of the new multi-tenant buildings. Each dwelling in those multi-tenant buildings will likely be nearly as expensive as was the destroyed, older home; so, most people who need affordable housing, today, won't be able to afford these new smaller dwelling, either. I ask you to search for other affordable housing solutions that will actually produce affordable housing and that will be less disruptive to existing neighborhoods.

Furthermore, as each remaining single-family home owner discovers a multi-tenant dwelling, he or she will enjoy living in Portland less. Surely, the desires of existing Portland residents are important to you.

So, I ask you to please *\*not\** approve the Residential Infill Project.

Sincerely,

Joe Baysdon

7315 SW 33rd Avenue  
Portland, Oregon

**From:** [Jon Eaton](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP won't create affordable housing or stop demolitions  
**Date:** Wednesday, November 23, 2016 4:03:20 PM

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As a long-time east Portland resident and home owner, I support the research presented as testimony to the council by Lutzenhiser. Please re-read his findings, as I could not summarize it as effectively:

<https://www.scribd.com/document/331859066/Lutzenhiser-Testimony-Opposing-RIP-Recommendations-toPortland-City-Council>

Housing prices won't go down as long as there is a demand, unless there is another economic crash. The solution for new affordable housing isn't viable at the expense of replacing existing single family housing. Look to existing capacity for infill (vacant / underutilized R2 lots) and define strategies that will lead to creation of truly affordable housing there, instead of more expensive apartments and condos (case in point the entire Williams corridor).

Please do not accept this new zoning pattern. Please reach out directly to the neighborhoods that will be impacted and let them have a voice.

Jon Eaton  
2826 NE 16th Ave.  
Portland, OR 97212

503-319-8948



**From:** [jeff koopman](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 3:52:32 PM

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My name is Jeff Koopman, my address is 3720 sw Bond Ave. Portland Or 97239. We need to provide affordable housing options in Portland. Cities like Portland provide opportunities for current and future citizens. If we do not build more housing we will end up like San Francisco, extremely unaffordable. People want to live close in, we need to allow denser building especially in our inner neighborhoods. Denser neighborhoods allow more efficient mass transit and biking, which are more energy efficient. We should not require any parking be provided, this drives up costs, it should be the property owners decision. Demolitions of existing housing should not be restricted, we need to allow new housing to be built. New housing is much more energy efficient and provides modern housing in close in neighborhoods, not requiring people that want a modern house to find it on the outskirts and drive long distances.

Thank you, Jeff Koopman

**From:** [Jody Vine](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Concerning the Residential Infill Project.  
**Date:** Wednesday, November 23, 2016 3:50:07 PM

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Good Day,

The SW map I reviewed and I noticed my lots on SW 3437 Luradel St. Portland OR. 97219 are just bordering your yellow area cut off map. I believe my lot should be included in this yellow area you are considering. I have the lot my house is on and a small lot with a separate tax bill behind it. This lot was partitioned years ago and now I can do nothing with it. It makes sense to take the yellow area to the corner of 35th and Luradel which is where my lots are sitting. Please add them to your maps yellow area.

Property Description on my tax bill for the lots is:

Situs:

Gale burn PL, LOT 1 TL 1100

And

Gale burn PL, LOT 1 TL 1200

This is my information

Joanna Vine

3437 SW Luradel St.

Portland OR. 97219

Thank you for your time and consideration,

Joanna Vine

Sent from my iPad

**From:** [Bryan Hull](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** We object The Density Plan!  
**Date:** Wednesday, November 23, 2016 3:48:02 PM

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To Whom It May Concern,

We have been following closely the proposal by the Residential Infill Project.

Over the years, we have watched with dismay and horror as old buildings in our neighborhood have been torn down and replaced with either huge expensive single-family units or at the most -- duplexes, both of which eat up any surrounding yard or space between neighbors. These new buildings don't make Portland more affordable, any more dense or any more diverse. And the new proposal wouldn't have much impact on any of these things, either. Just because someone is allowed to build a triplex on a small lot, doesn't mean they will. We do applaud that you are attempting to control the height and set-back of some of these monsters that have been landing in increased numbers throughout SE, but overall the proposal does not take enough into account the issue of livability.

The gutting of old house to leave a single wall or a few boards here and there is always just a way to get around the law. And the tearing down of old buildings in historic districts such as on Belmont Avenue in SE is only going to take the soul out of our city. The city's main attraction has been its charming, and distinct neighborhoods and old buildings. We're slowly losing that! Instead of allowing for more tear-downs, we should be moving towards firmer laws that will protect our old homes and buildings.

We moved here originally from Santa Cruz where we could not afford the housing there. If someone is interested in buying a house, and can't afford current prices here, they might consider living in a city that has yet to become as trendy as Portland. We didn't hold on to any desire that we could ever afford a house in northern California, and people have to be realistic about where they can afford to live and where they can't.

Please send the proposal back to the drawing board!

Thank you!

All the best,

Bryan Hull and Peter Barab  
1117 SE 41st Avenue  
Portland, OR  
97214

**From:** [Kevin Johnson](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 3:32:12 PM

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1. Will this encourage responsible demolition? If not, then I am in favor of no change or more severe limits on the process of demolition.

From what I have witnessed in the last several months, there appear to be no rules that developers are actually following whether or not they exist in regulation or code.

For example, recently another house (35th & Webster NE) was just demolished a block from my house. Earlier, I had called the city and got a copy of the permit. The permit only listed a first name (“Vlad”) with only a phone number but no address or last name. There was no voice mail on that number nor was any call ever answered. The tear down proceeded. They didn’t bother to clean out the cabinets and shelves of 30+ years of pesticides, herbicides, paints, and solvents. The excavator just plowed into it and raised clouds of dust that enveloped several houses nearby.

Fees for demolition should take into account the house condition. For example, the house just referenced was a mid-century modern house in excellent condition. Had it been offered on the market as a house, it would have sold in a very short time. However, another house a block away still has a dirt basement and a foundation that has clearly outlived its useful life. Plus the previous owners neglected it, allowing rain to leak in over a several year period. It’s unfair to charge the owner of a small, run down house compared to a house in good condition providing current housing.

2. Does this limit the bad design and over sized houses? At first I hoped it would but I have to question that assumption.

Does this help middle income and retired residents stay in their homes or help with additional housing that middle incomes can afford? If it encourages larger, high priced development, the answer is clearly no. If it encourages ADU’s, the answer is likely yes.

3. Does this proposal encourage more demolition for the convenience of developers?

There have been more than 16 new houses built within 2 blocks of my house. In EVERY ONE of the five bedroom, 3 bath combos that were erected a single couple lives there. In fact, in a number of cases, they don’t even live there full time. The only exception to the single couple is the case where one couple has a newborn. Encouraging more big houses doesn’t seem to be an answer. In EVERY case, if an ADU would have been allowed, and occasionally two ADU’s on some corner or larger lots, the available land would now accommodate MORE people. That’s something I in favor of. Not the giant boxes combined with cutting down landmark trees to grab more square footage.

4. It feels to me like developers are stealing the value of my neighborhood. They cut the biggest, most defining trees, build poorly designed structures, surround them with high fences, and then leave. Does this proposal encourage starter homes, places for people beginning careers, places for friends and neighbors who want to live close to family or friends, or provide moderately priced homes? That would be my criteria for future regulation.

At first I was in favor of the many changes suggested but the more I think about the proposed changes, save for those regarding ADU density, the more I am against them.

In the case of the most recent demolition, a bit of retrofit plus an ADU could have produced the same or greater density. And we would not now be left with uncertainty about how many toxic chemicals, clouds of lead paint dust, and contaminated soil from the oil tank are still on and around the lot.

I have read Professor Lutzenhiser's analysis and agree with his findings (**Testimony to the Portland City Council Public Hearing on Residential Infill Project Concept Report; Nov. 16, 2016**).

Sincerely yours,

Kevin Johnson  
3559 NE Webster St.  
Portland, OR

**From:** [Teri Stoeber](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP PDX Comment  
**Date:** Wednesday, November 23, 2016 3:22:16 PM

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Good afternoon,

This plan sounds like it is moving too quickly and should be backed up by further research before proceeding down a path that can't be undone. I moved to Portland about 15 years ago because it provided livable neighborhoods, and there were lively, actively engaged citizens in all neighborhoods. This plan would completely undermine what Portlanders hold dear, changing the very livability of Portland. It is already distressing to see the amount of infill building without certainty that there is affordable housing and/or parking considerations for all these new Portlanders.

This plan seems to have taken a huge turn from its original intent and I would implore that the process be slowed enough to ensure changes are research driven, do not penalize lower income residents and remain complimentary to the 2035 Comprehensive Plan.

Thank you,

Teri Stoeber  
2414 NE 25th Avenue  
Portland

**From:** [Mary Kyle McCurdy](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Mary Kyle McCurdy](#)  
**Subject:** residential Infill project - testimony  
**Date:** Wednesday, November 23, 2016 3:18:12 PM  
**Attachments:** [RIP letter.doc](#)

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Attached please find written testimony from 1000 Friends of Oregon on the Residential Infill Project. Thank you.

Mary Kyle McCurdy

Mary Kyle McCurdy | Interim Executive Director

1000 Friends of Oregon | 133 SW 2nd Ave #201 | Portland, Oregon 97204

<http://www.friends.org> | office: 503-497-1000 ext.130, fax: 503-223-0073 | [mkm@friends.org](mailto:mkm@friends.org)



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 Central Oregon Office • 155 NW Irving Ave • Bend OR 97703 • (541) 797-6761

[Sent via e-mail to cctestimony@portlandoregon.gov]

November 23, 2016

Mayor Hales and City Commissioners  
 City of Portland

Re: Residential Infill Project

Dear Mayor Hales and City Commissioners:

I was a member of your Residential Infill Project Stakeholder Advisory Committee (RIP SAC), representing 1000 Friends of Oregon. As part of that, I want to thank you for initiating this much-needed process to bring more abundant and affordable housing options to more Portlanders, while addressing the concerns of existing residents that we welcome new and returning Portlanders in ways that knit into our existing neighborhoods. The proposed Residential Infill Project does just that, though with a few tweaks, it could benefit even more.

1000 Friends of Oregon has previously submitted written testimony and I testified before you, so I will briefly summarize our perspective. We support the proposed Residential Infill Project because it will:

- Provide more home ownership opportunities for middle-income and lower-income Portlanders, in more neighborhoods.
- Meet rental and home ownership needs of more Portlanders - our household sizes are smaller, and more families are looking for inter-generational living.
- Grow more walkable and bikeable neighborhoods and support more transit options.
- Reduce energy use and help meet Portland's climate goals.

The Residential Infill Project can benefit even more families in a few keys ways:

- Extend the housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
- Direct staff to provide increased flexibility for accessibility, tree preservation, and preservation of existing housing.
- Direct staff to provide increased flexibility to non-profits and others if they provide permanently-affordable units.

Thank you for consideration of our comments.

A handwritten signature in cursive script that reads "Mary Kyle McCurdy".

Mary Kyle McCurdy  
 Interim Executive Director



**From:** [Carol Walnum](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Too much residential housing overlay  
**Date:** Wednesday, November 23, 2016 3:14:31 PM

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My understanding is that we will be losing the property Gustav's restaurant is on in the Hollywood as well as the post office with no post office substitute for an increasingly dense living area. Who made that decision? We need that post office; the one at 42nd Station is a poor substitute indeed with its limited services and private sector ownership. How many other buildings do we have to endure that will be torn down, that the planning commission approves to be replaced without adequate underground/above ground parking (and who knows what else) built into the buildings will be put up in there place. That in order to compensate for over parking in our residential neighborhoods that neighborhood parking passes will need to be bought to park in the street among other new fees and taxes. As demolition of homes continues and terrible, non-genre, huge homes are built in their place, the entire ethos of the neighborhood is changing. What price are we paying for this infill and overlay? A high price.

Investors who have no stake in the community or as our neighbors will be able to "buy into" our community but how are they community members if zoning is changed. Who said we want this? We don't want it.

Yes, the cost some of these things are not measurable and always will be. But they are the things that draw families and stability into neighborhoods. Stability supports drawing a workforce and a workforce draws job. But not in this town. If we continue this overlay, we will draw many other things while families move out and rentals move in. Only the next generations will really know the cost of this planning which lacks the wisdom of what happens when a city goes full steam ahead on unthought out, profit-oriented, non-family oriented change in the name of more housing.

Stop immense housing overlay projects and rulings bringing dense urbanity to neighborhoods not planned or set up for this density.

---

Carol Walnum, MA, MBA, LPC  
Jungian Analyst, IAAP  
Diplomate, CG Jung Institute Zurich  
Counseling Services of NE Portland, Oregon  
[counselingneportland.com](http://counselingneportland.com)  
Telephone/Fax 503. 287. 1526

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**From:** [laura wood](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Project  
**Date:** Wednesday, November 23, 2016 3:13:16 PM

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Hello

Here are my thoughts on this project. I have found this process quite frustrating - it seems that the neighborhood concerns have been largely ignored in favor of increased density at any cost.

- Reducing the size of homes is a good thing as it makes neighborhoods more cohesive and provides homes that are a more appropriate size. No more huge homes (that are not affordable for most buyers) up to the margins of the lot lines and out of step with the rest of the block. There should be incentives such as density bonuses in cases where someone will keep an existing home--so, perhaps you can only increase the density on your lot if you plan to keep the existing structure
- We are concerned that the density increases will encourage more demolitions. Developers should have to pay a steep demolition tax or demolitions should be limited to extreme cases. Stop demolishing portland!
- We are also concerned that the density increases will make the parking shortage worse. I understand that providing parking increase costs for developers but without parking the neighborhoods are suffering. A good example is the 300+ units without parking built (and being built) on Division. It doesn't matter that they're built on a street with easy access to transit if the majority of the tenants have one or more cars.
- Anyone taking advantage of increased density through the new guidelines should have to go through a design review process to ensure that the remodel or new structure has appropriate design. Portland is turning into anywhere USA.
- Zoning changes seem to be targeted mostly at lower income areas such as North Portland. If a zoning change is okay in one neighborhood it should be okay in others, including Eastmoreland, Laurelhurst, Alameda, etc.

laura wood  
principal broker  
503.545.9912 mobile  
2923 ne broadway, portland or 97232



**From:** [Jennifer Eykamp](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fritz](#); [Novick, Steve](#); [Commissioner Fish](#); [Commissioner Saltzman](#)  
**Subject:** Residential Infill Project Comments  
**Date:** Wednesday, November 23, 2016 3:10:00 PM

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Dear Mayor and City Council,

Thank you for looking for solutions to the city's affordability crisis. I support proposals from the Residential Infill Project that limit the size and scale of new development (and think these should go further) -- while I don't think they will lower the price of new construction, they may help limit its growth. I also support proposals for making it easier to convert larger houses to duplexes, creating more units without disrupting neighborhoods.

One challenge we face is that people are willing to pay a lot of money for new construction in our inner neighborhoods. The best way to slow the increase in housing prices is to preserve as much existing housing as possible. Existing structures provide the most affordable housing we have; a group of adults can split the rent for an existing house for \$400-\$500 each, but to rent a new studio apartment could cost \$1400 or more, per person, with fewer amenities. The RIP needs to include clear limitations on demolition of affordable housing, and should explicitly discourage new construction on lots that are not currently vacant.

One way we could immediately increase the supply of less expensive units would be to limit the number of Airbnb style short-term rentals. There are many ADUs and small apartments that could provide a good source of affordable, long-term rental opportunities, but which are tied up in the more lucrative short-term market. By encouraging owners to put some of this housing back on the traditional rental market, as other cities in Oregon have done, we could increase our supply of housing at essentially no cost.

One aspect of the RIP that I totally oppose is the Housing Opportunity Overlay. I understand the stated intent of increasing density near existing transit lines, but it really appears more to be a cynical attempt to divide the city, excluding areas of the greatest potential political opposition to the plan. I see no reason why internal conversions of single houses into duplexes should be disallowed on the West side of Portland, for example, or why the more potentially destructive parts of the plan should be implemented only in what appears to be a map of the less affluent parts of the city (some of which already enjoys high relatively high density). Since the Housing Opportunity Overlay has the potential to increase demolitions of existing housing, almost certainly decreasing affordability, it raises genuine questions of equity.

Finally, I want to ask that you do nothing to facilitate the construction of more "skinny houses". One possible solution would be to require adjacent skinny houses to be built as duplexes; this would provide more room for occupants, increase energy efficiency, and would greatly improve the appearance of neighborhoods where skinny lots are common.

As you move forward with your recommendations, please enact new limitations on building size (and take them further); discourage demolition of affordable housing; limit the use of rental property for short-term rentals; discard the Housing Opportunity Overlay; and improve the form of "skinny houses".

Thank you,

Jennifer Eykamp  
2101 SE Tibbetts  
Portland, OR 97202

**From:** [ttowslee@comcast.net](mailto:ttowslee@comcast.net)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** No on RIP  
**Date:** Wednesday, November 23, 2016 3:09:11 PM

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To the City Council of Portland:

I am writing in the hope that the City of Portland will reject the RIP and act to protect the architectural integrity of its older, established neighborhoods. In my case, that would be Eastmoreland, where we have lived for the last 12 years. Hopefully, I don't have to tell you what is occurring in our neighborhood with the destruction of older, affordable homes and the building of new, high-priced homes, some of which can only be described as architecturally tone deaf. .

The Residential Infill Project (RIP) recommendations, if approved, will devastate the character of the city's neighborhoods and force some people out of their homes, all while failing to deliver the type of affordable housing you appear to desire. These recommendations seem to be the product of developers who neither care for nor cherish what these neighborhoods represent to the people who live in them and next to them. These recommendations also appear to fly in the face of the city's own studies indicating that there is enough available land to accommodate projected growth through 2035 without zoning changes addressing density.

We all want suitable and affordable housing. Many of us want to live in reasonably priced single-family homes. This proposal does not meet those objectives and should be rejected or severely modified.

The City Commission needs to stand up against developers and on the side of citizens who believe in protecting our neighborhoods rather than destroying them. Do the right thing.

Sincerely,

Tom Towslee  
7711 S.E. 29<sup>th</sup> Ave.  
Portland, OR 97202  
503-432-8088

**From:** [GSMico](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Please delay RIP decision  
**Date:** Wednesday, November 23, 2016 3:07:44 PM

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My name is Sandy Mico and I live at 1611 NE Siskiyou, Portland OR 97212.

I urge you to delay a decision on the RIP proposal until the public is in alignment with these proposals. Somewhere along the line this process was co-opted by developers, became rushed, and is not in alignment with what those of us who live in these neighborhoods want or need. Most people simply have no idea what is being proposed and how it would affect the quality of their neighborhoods. We brought these neighborhoods back from the brink of decay and deserve a chance to be fully informed and to participate in the process. Sandy Mico

Sent from my iPad

**From:** [Katie Merritt](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill thoughts  
**Date:** Wednesday, November 23, 2016 3:06:01 PM

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- Reducing the size of homes is a good thing as it makes neighborhoods more cohesive and provides homes that are a more appropriate size
- We are concerned that the density increases will encourage more demolitions
- We are also concerned that the density increases will make the parking shortage worse
- There should be incentives such as density bonuses in cases where someone will keep an existing home--so, perhaps you can only increase the density on your lot if you plan to keep the existing structure
- Anyone taking advantage of increased density through the new guidelines should have to go through a design review process to ensure that the remodel or new structure has appropriate design

Thanks for your consideration of my thoughts and for protecting Portland's history while making room for all,

Katherine Merritt  
1917 SW Marigold St

**From:** [David Dowell](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Proposal  
**Date:** Wednesday, November 23, 2016 3:03:24 PM

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My name is David Dowell.

Our address is 6241 SE 31st Avenue. We have owned our home in Eastmoreland since May 1985. Prior to our current home, we lived in Eastmoreland at 6906 SE 32nd from May 1980 to July 1984.

I oppose the recommendations of the RIP as regards increasing density in Portland's historic eastside neighborhoods.

Portland's eastside neighborhoods are treasures of family livability that would many cities would love to have.

Destroying the fabric of these neighborhoods with increased density, duplexes, triplexes, and other stand alone dwelling units is a travesty sponsored by developers whose interests are profit and not the interests of the neighborhood in a livable family environment.

Citizen Involvement is first among the State of Oregon's land use planning Goals. Clearly the intent of Citizen Involvement is to take direction and guidance from citizens as to their desires. As such, please take guidance from the citizens of Portland's historic eastside neighborhoods and stop consideration of infill that is detrimental to the character of the treasured neighborhoods that Portland has and opposed to the interests of the citizens resident in those neighborhoods..

David Dowell



**Parsons, Susan**

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**From:** Jeffrey Cosloy <mryeffe@icloud.com>  
**Sent:** Wednesday, November 23, 2016 11:34 AM  
**To:** Council Clerk – Testimony  
**Subject:** [User Approved] RIPSAC Proposal

I hope I haven't blown the deadline for comment.

Money is always money. But Portland's stock of beautiful and solid homes built with old-growth lumber can never be replaced. This proposal sacrifices the character of this city in return for what? More cheaply built apartment buildings with no parking... and in return for the invasion of young workers with money and mobility. Why exactly is this desirable? These folks will move in to greener pastures as soon as they realize there's little left of the charm that excited them to move here in the first place. In other words this boom could very well be short-lived as it turns PDX into anytown USA.

Beyond this there's no interest in developing properties east of 50th ave. give or take. That's where the new development should be taking place, in neighborhoods that would then attract new service businesses. The whole plan reeks of classism and greed.

Sincerely,

Jeff Cosloy  
Se Portland

Sent from my iPad

**From:** [Dinah Adkins](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Do Not Approve the Current RIP Proposal That Will Destroy Portland Neighborhoods  
**Date:** Wednesday, November 23, 2016 2:46:53 PM

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To the City Council of Portland:

I am fortunate to live in a beautiful and historical Portland neighborhood that is in danger of demolition of its lovely homes, and in particular, those homes that are most affordable. The original part of Eastmoreland has seen affordable \$500k to \$600k homes on spacious lots replaced by two behemoths without yards or trees. In the case of 3030 Rex St., the existing 1924 hand-built colonial was replaced by two houses that went on the market for a total of \$2.250 million. On S.E. 28<sup>th</sup> Ave., a partial demolition of a one-story house led to the construction of an unsightly three-story home, built without involvement of an architect, that dwarfs its neighbors on either side. (See the attached photo and notice the floors and windows of this monstrosity, and the turret of the previous home.) In the Berkeley Addition of Eastmoreland, \$350k to \$500k homes have been replaced by \$750k houses. This is not contributing to inclusiveness and will deter young families and the less-well-off from settling in our neighborhood.

The Residential Infill Project (RIP) recommendations approach the multitude of challenges with a one-size-fits-all neighborhood de-facto rezoning that will devastate the city's cherished neighborhood character, drive out our most housing-vulnerable citizens and fail to deliver affordable housing. This RIP council has been co-opted by developers whose interests are not in maintaining the city's historic neighborhoods and character or ensuring affordability.

The proposal seeks to eliminate single family residences in lieu of multifamily dwellings on almost every lot in the city. These recommendations are despite the city's own studies indicating that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. The city evaluates the need every six years though will be doing so again in 2018 to ensure we are proactive in adjusting for migration growth expansion or contraction.

We all want suitable and affordable housing and we feel this proposal would not meet those objectives. As recently as 2014, DHM Research found that our region's residents want to live in single-family homes with green space at a reasonable cost; this plan goes against their findings. The recent *Oregonian* article on the failed North Portland condos shows the need for the city to have a deeper understanding before proceeding. Another recent study from PSU shows how the proposal would likely hurt those it is intended to help and could destabilize portions of the city due to speculative building and demolitions of existing homes.

The RIP recommendations would result in rezoning 65 percent of the city without due process for neighbors to understand and weigh in on the impact to their home, street and neighborhood; increase congestion and density; encourage 2.5 story duplexes on most R5 lots in single dwelling zones and triplexes on corner lots.

City Council must not be cajoled into approving the RIP recommendations, which will create more problems than they will solve. Do not undo what thoughtful past planning has achieved to line the pockets of the area's developers.

We can be better than that!

Sincerely,

Dinah Adkins  
7711 S.E. 29<sup>th</sup> Ave.  
Portland, OR 97202  
503-432-8088





**From:** [mvogelpnw@gmail.com](mailto:mvogelpnw@gmail.com) on behalf of [Mary Vogel](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project - strengthen and stay strong  
**Date:** Wednesday, November 23, 2016 2:29:10 PM

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Dear Mayor Hales and Commissioners:

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods--though I would like to see fourplexes as well.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

I know that you are hearing plenty from the Residential Incumbents who don't want their neighborhoods to change (except for maybe another coffee shop and restaurant--and maybe a grocery store too), but I urge you to stand up to them and LEAD us further in the direction of the Happy City!

Thanks,

Mary Vogel

**Mary Vogel, CNU-A**



Bringing services nature provides to community design & planning

## A Woman Business Enterprise/Emerging Small Business in Oregon

503-245-7858

[mary@plangreen.net](mailto:mary@plangreen.net)

<http://plangreen.net>

Blog: [Housing Affordability - Put a Bern on It](#)

**From:** [Mary McMurray](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** do not support the RIP increased density overlay plan  
**Date:** Wednesday, November 23, 2016 2:24:50 PM

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Please do not implement the changes to increasing the density by overlay zones as proposed in the RIP.

Please take time to study and review what the CITIZENS want, not just the developers.

Thank you.

Mary McMurray

**From:** [Dave Messenheimer](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Lesley McKinley](#); [Leah Fisher](#); [Paul Willey](#); [Patrickburke824@gmail.com](#)  
**Subject:** RIP comment  
**Date:** Wednesday, November 23, 2016 1:56:57 PM  
**Attachments:** [RIP Support Letter.BDNA.doc](#)

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Attached is the Brentwood-Darlington Neighborhood Association comment for the RIP proposal.

Thanks

David Messenheimer  
Land Use Chair, BDNA





November 23, 2016

Brentwood-Darlington Neighborhood Association  
c/o Mr. David Messenheimer  
4326 SE Woodstock, PMB 494  
Portland, OR 97206

RE: Residential Infill Project

The Brentwood-Darlington Neighborhood Association approves of the current proposal for the Residential Infill Project. We believe this proposal is a good compromise to maintain character of neighborhoods while at the same time addressing housing and density concerns in single-family residential zoned areas. We do not believe that the historical lot designation should be retained though. These lots were never real lots and were only fractions of larger lots. We believe this is a loophole that undermines the zoning map and should not be allowed to stand. We worry that these narrow lots will undermine the integrity of the surrounding housing, including incompatibility and increased uneven sidewalk surfaces due to increased curb cuts. We also support and appreciate BPS recognizing that our neighborhood is not a good fit for the RIP, as we lack infrastructure and access to amenities and transit that would allow for increases in density. This was highlighted with the recent downzoning of two areas of our neighborhood. On the whole we believe this RIP proposal is a step in the right direction and a piece of the puzzle in attempting to maintain livability and allow for more affordable housing throughout the city.

David Messenheimer  
Land Use Chair, Brentwood-Darlington Neighborhood Association

CC:  
Lesley McKinley, Board Chair  
Leah Fisher, Land Use Coordinator, SE Uplift Neighborhood Coalition

**From:** [Madeleine Anderson-Clark](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 1:52:38 PM

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Dear Council Members,

I am writing as a long-time resident of Portland Oregon, who has recently started a family in close-in SE. I've watched my neighborhood change in recent years, as developers tear down our beautiful vintage houses and apartments, that I rented inexpensively in my teens and twenties, to build extremely expensive luxury condos. These new apartments are solely marketed to moneyed out-of-towners often working at tech startups, or remote in to out of town offices. I have a ton of friends who are long-time inner Portland residents, and not one knows a single Portlander who rents one of the new buildings.

The EastSide has lost all of its economic diversity because the affordable housing stock that gave Portland its charm is being razed at an alarming rate, and being replaced with new homes that sell for triple the price of the torn down home. The Residential Infill Project will just exacerbate the class issues. A typical lot in SE is \$375k. Add on demolition costs, now add up \$120/sf, which is the cheapest I can get a builder to quote. You now have two modest houses on smaller lots that have to sell for \$500k at least. This helps absolutely no one with affordable housing. If ADUs are built externally, those will also be built incredibly expensively. Separate plumbing, electric, sewer, kitchens, bathrooms, all of this adds up quickly and none of it is as inexpensive as leaving our housing stock alone.

If the developers must build, have them re-purpose older Portland homes into duplexes and triplexes. But do not allow any more demolitions.

Please protect Portland. Please do not acquiesce to the developers hijacked this proposal and who are chomping at the bit to tear down close-in Portland with no regard for the citizens or the history of the neighborhoods.

Also, please stop allowing permits for luxury buildings without parking on Hawthorne and Division. It is crushing the residential neighborhoods. My one exception would be fully low income buildings, which we could use here to help bring back some diversity. Absolutely no more luxury condos in close-in SE.

Sincerely,

Madeleine Anderson-Clark  
1527 SE 37th Ave  
Portland, OR 97214

**From:** [Ed Groth](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Support for the Residential Infill Project  
**Date:** Wednesday, November 23, 2016 1:46:44 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

The proposal can go further in key ways:

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways: 1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland. 2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Ed Groth

**From:** [Betsy](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Public Testimony in support of RIP  
**Date:** Wednesday, November 23, 2016 1:18:00 PM

---

Dear Mayor Hales and Commissioners,

**I would like to stand up and be counted as another citizen in favor of the Residential Infill Project.**

Our city is growing and we need more **affordable close-in housing** with the kind of amenities and transportation infrastructure that will allow it to become the most vibrant **walkable, bikeable, livable city** it can be. I have always heard that the strongest neighborhoods are **diverse neighborhoods**. The RIP will help our neighborhoods have a diversity of age, socio-economic level, and renter/owner mix, etc. I look forward to **staying in my neighborhood as I age**, and feel that this kind of well-planned city growth will help me to do that in a way that is optimal for my individual physical and mental health, while it is **nurturing the next generations**.

My husband and I have owned our single-family home and raised our family for almost 25 years in the close-in Division-Clinton neighborhood that has seen so much growth in the last few years. We think improvements can be made on the way this growth is guided in other neighborhoods yet to be developed like ours has been. We think improvements can be made on future growth in our neighborhood. For example, please allow multi-family duplexes and triplexes to be built on lots where 3,000+ SF single family homes are currently being built, and please allow some of these large new homes to be converted to duplexes or triplexes.

Most of our long-time friends and neighbors are against increasing density and have felt the negative effects of change in our neighborhood. They are fearful that "greedy developers" are ruining our neighborhood. **Please listen to them as well**. While they may speak up only in **opposition to the RIP, within the details of their fears lie clues to many of the elements for better planning** as our city grows.

Please **make budget adjustments for city services commensurate with the growth** we have already experienced. Build in a system to adjust the funding for these services as our city grows. For example, our **Noise Control** office used to be a nationwide model, but the staffing budget has not increased as our city has grown. We need more staffing for enforcement of noise violations as we have more and more people living more closely together and a greater mix of commercial and residential zoning. In addition to **better enforcement** of existing ordinances, we need to **adopt more specific noise ordinance laws for the common noise problems that occur with a mix of old and new construction and a denser population**. For example, many new residential properties are built to be climate-controlled year-round with a noisy outdoor HVAC set near their neighbors' home where windows are kept open much of the year. Builders need to be educated and plans approval and building inspections need to ensure location of HVAC units are placed as far away from neighbors as possible and the noise levels are kept low by using approved units, noise-dampening housing around the unit, etc. A structure for dealing with issues like noise pollution will help everyone be healthier and happier as we share space with more people.

Thank you for taking my testimony. Keep up the good work.

Betsy Reese  
3221 SE Brooklyn St. 97202  
503-347-3634

**From:** [connie crabtree](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Zoning changes  
**Date:** Wednesday, November 23, 2016 1:15:23 PM

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To Whom it May Concern:

For anyone living in Portland the last 10 years and more have been a real wake up call as to the disaster of what is going on with infill homes for our neighborhoods and businesses. I live in the Hayhurst/Multnomah area. We are now seeing yet another ill conceived project underway across from Multnomah School on Capitol Hy. This is going to destroy this Historical Village and the businesses who have invested here. We cannot continue to allow Multiple Unit Housing without parking available there. We welcomed the homeless to the Sears Center last winter and many of us got involved in making that a success.

We don't/can't all ride a bike downtown or out to Beaverton for work. Many of us are retired and rely on a vehicle to get us where we need to go. This insanity of no parking in new developments has devastated many neighborhoods on the East Side, especially Division St. Apparently we've learned nothing. In my own neighborhood the developers buy up any piece of land that can be subdivided and build 2-3 story skinny homes side by side on a lot, that are now blocking the sunlight to all the homes surrounding them. It is truly sad. A new 3 story building with no parking, near the corner of 45th and Multnomah is going to destroy the character of what we call home and the land was slowly acquired through the years by the Lutheran Church next to the land. How fair is that? Churches don't pay taxes, but they're allowed to invest????? and then own and make \$ from the building they now own???? There are at least 8 churches within a 3 mile radius of my home. They need parking on Sunday, some of them along Vermont - Capitol Hwy. allow Park & Ride. Yay them...

We need to expand the Urban Growth Boundaries, stop allowing Developers to build McMansions that destroy the character of the neighborhood where here is 21' between homes. My home is my major investment and my retirement. Thus far zoning hasn't allowed 2 homes on a 70-110' lot, which most of us have here, so my street and surrounding 2 streets in our hood haven't been destroyed yet. What I see now as I venture out from my own street and beyond my hood is sickening.

If you care about Portland and the people who live here, DO NOT allow this insanity to continue. We're doing OK as a City, don't destroy it. Don't make it easier for the Developers who don't care.

Connie Crabtree

**From:** [MacKenzie](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** In Support of the Residential Infill Project  
**Date:** Wednesday, November 23, 2016 1:00:32 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

MacKenzie Winchel



**From:** [Bill Stites](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill - Yes please!!  
**Date:** Wednesday, November 23, 2016 12:51:35 PM

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To City Council:

Please consider supporting the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

Thank you,

Bill

Bill Stites D.C.  
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[www.StitesDesign.com](http://www.StitesDesign.com)



**From:** [Don M.](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#); [City Auditor, Mary Hull Caballero](#)  
**Subject:** Testimony on the Residential Infill Project  
**Date:** Wednesday, November 23, 2016 12:37:28 PM  
**Attachments:** [Division-Design-Guidelines proposed 7-20-16.pdf](#)  
[Jan. 7th Comp. Plan testimony 1-16.odt](#)  
[Ltr to Plan Comm 1-26-10.wps](#)

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2339 SE Yamhill St.  
 Portland, Oregon 97214  
 503-234-6354

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

Portland City Hall  
 401 SW 4<sup>th</sup> Av.  
 Portland, Oregon 97204

Dear Mayor and Commissioners,

The subject of urban planning is especially of interest to me and it is the best way to improve Portland in ways that will help people, improve its beauty, and functioning. It is for this reason that I write you today.

In the new Comprehensive Plan the city will be expected to grow by about 125,000 households which translates into about 300,000 people. In the early planning stages (circa 2010) of this plan one of chief planners (Steve Dotterer) said, "there is enough capacity in the current zoning to accommodate the needed growth over the next twenty-five years." So why do we need to grow so much? We should be able to make adjustments and add just what would make the city a better place to live with very little increased capacity. And there should be the priority to provide housing for those that don't have it or are paying too much (50% of their income +/-) for it. I believe this is the intent of the Portland Plan, the new Comprehensive Plan, and much of our local government.

On the same subject, growth, I addressed the Portland Planning and Sustainability Commission twice in 2011 when they were considering the cities growth in the new plan. My point was that that the new METRO study stated that the projected growth was as above (125,000 households) for the city of Portland. But the previous plan by METRO that was done a few years before gave the projected growth and about 67,000 households. Why did the new METRO study double the projected growth?

As you know growth is very controversial especially in Portland's neighborhoods. And the household growth is dependent on employment growth. Also the 125,000 household growth rate will require that 5,000 units be built every year for each of the next twenty-five years. This seems excessive and difficult to accomplish.

On a related issue to the growth figures is the type of housing we need. As you know rents and home prices have increased excessively in the last couple of years. You also know that the units that are being built are targeted for market rate tenants which are those earning above the Median Family Income (MFI). You also know that the number of people living in each unit is steadily going down every year, soon it could be less than two people per household. Considering that 26,000 units of low income affordable housing must be built to house those earning less than 30% of MFI. This is 20% of the 125,000 units that may be built over the next 25 years and therefore 1,000 units will need to be built in each of these 25 years. As you can see this is unlikely unless there are unrealistic changes to the residential development business. As you also know many, perhaps half of renters are paying nearly 50% of their income for housing. I certainly wish the this was being considered in the RIP study. And the housing that is currently being built is causing more displacement and gentrification which is counter to the goals of the Portland Plan and the Comp. Plan.

The residential infill project is doing some excellent work. But give the complexity of both the goals and the varying opinions from the public it is hard to get it right. Everyone is likely to be dissatisfied with the result. Below are a few of my concerns and suggestions.

One of my greatest concerns is about the development on two lane arterial corridors. These are much different in character than neighborhood centers and the zoning should reflect the differences. Most of these corridors are only 100 feet deep (one half block). Therefore the size and scale of new development

should not more than three stories high except in special circumstances. Even if this is the requirement for the zone it appears there will likely be “bonuses” that will allow larger buildings. This should not be allowed without further design and livability amenities included.

The corridors are being treated as linear centers. In fact Belmont, Hawthorne, and Division between SE 30<sup>th</sup> and SE 45<sup>th</sup> are shown as a single center. That is ridiculous. These are individual streets each with their own character that should be retained as much as possible. Hawthorne being four lanes wide can take somewhat larger buildings, but the others can't. Development should occur where N/S arterial crosses an E/W arterial. The interior half of the space, often about a quarter of a mile or so should maintain the existing zoning. Likewise the scale of the building should be reduced along the adjoining lower density residential properties along the rear of the newly developed property thereby retaining some of the character and access to sunlight for their neighbors. This will form nodes (small centers) of development along the corridor. As development occurs in these nodes they can be slowly extended along the corridor so they growth in a logical (not a haphazard) way.

Since my arrival in Portland in 1974 I have done my best to have Portland build neighborhoods that value and respect the existing context of the city. For forty-two years this has been a losing battle. Property owner, developer, and regrettably architects have too often simply done their best to maximize profit and ignoring the citizens that live near their projects and will have to live with them not to mention their future tenants. When I moved to Buckman in every other block there was a relatively new R-1 apartment building on either 5,000 or 10,000 sq. ft. lots that screamed motel to the surrounding late 19<sup>th</sup> and early 20<sup>th</sup> century residential context. I am sure you know the work of Weston Development which has become American Property Management. Most of them are 50 years old and the rents are only slightly below market rate housing. There appearance is as bad as ever with the parking lots between the street and the units.

In the Buckman Neighborhood Plan (Bud Clark administration) we tried to address this issue with a set of design guidelines. I got a little consideration for a few years, but as the 1990s aged the neighborhood plans (about 40% of the neighborhoods have one) were ignored.

Over the last year and a half the Richmond Neighborhood Association has spent a great amount of effort to make a new set of design guidelines for the areas between 12<sup>th</sup> to 60<sup>th</sup> called the Division Design Guidelines (see attached). And they are generally applicable to much of the older neighborhoods in Portland. Please use this document in refining the RIF plan, policies, and zoning.

There is much more I would like to say, but time and ability prevents me from adding more. Please see the attachments and include them in my testimony as attachments.

Best wishes,

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Mayor Hales,  
Commissioner Fritz,  
Commissioner Fish,  
Commissioner Novick,  
Commissioner Saltzman,  
Auditor Hull,  
the folks in the Bureau of Planning and Sustainability,  
the Bureau of Development Services,  
and others.

January 14, 2016

It is difficult to respond to such a massive document and it is impossible to fit my testimony into two minutes. Below are a few of the important things I would like to see included in the Comprehensive Plan.

I am very much concerned about the older city neighborhoods and retaining their existing character. I am also very concerned about the development process and the negative ways it changes the city. The city's plans and zones try to promote and control this, but it is not effective enough to counter the private development ethic of greed, speed, and opaque values and methods. I have participated in many of Portland's planning activities for forty years and while the intent of these plans are good many of their aspirations go unfulfilled. However, without them we would be much worse off.

There seems to be a disconnect between the plans and their implementation. Because the plans don't speak or require detailed implementation specification many of the values and visions are lost. And there is never enough money to do what is required.

The zoning code is one of the key elements as is the list of capital improvements (investments) that will be used to direct the plan's implementation. I was surprised when reviewing this second document that the future Parks and Recreation improvements were not specified. Among them I hoped and expected to find reference to the Washington-Monroe Community and Aquatics Center.

Many things are important and I hope in the future to add more suggestions. My primary concern is about the mixed use zones project. I am concerned that the corridor streets were combined with community centers as serving the same purpose and having the same zoning types. I am also concerned that there is a consolidation of zones (from 10 or so into 4). Community Centers like Hollywood or St. Johns are small areas of commercial development that are square or rectangular in shape. Larger buildings can be built on the interior of these areas. Corridors on the other hand are linear in nature and are the predominant inner city neighborhood commercial condition. They are usually on 100 feet deep and butt up against low density residential development. This makes building of more than two or three stories undesirable to local neighbors. This same condition exists on the edge of Community Centers. Where corridor / arterial streets cross often there is neighborhood commercial development. These "nodes" should be recognized as places to be extended down the street away from the node. But generally the areas in between nodes should be small scale commercial or residential. Also many of the existing street-scapes of older homes can be turned into owner owned businesses.

Along the same lines I am concerned about the Hawthorne-Division- Belmont Center. It stretches along these streets from about SE 30<sup>th</sup> to SE 50<sup>th</sup> and is connected by SE Cesar Chavez Blvd. It doesn't work effectively as a center, but only nearby corridor streets. The streetcar commercial section of Hawthorne and Sunnyside give the impression of a center but they mostly are on 100 feet deep lots on each side of the street. New development should be in scale and appearance with the

surroundings. It also should be done with the meaningful input of the neighbors in the area.

To often developers buy land, make their plans based on information from their previous experience and knowledge based on profit. It is build and left to others to own and manage and many of the residents needs are not addressed. This is a form of commercial gentrification. The really small local businesses with character are affordable while the new commercial development much have well healed large businesses or corporations that are expensive. Restaurants are becoming increasingly expensive and dependent on the sale of alcohol.

I would like to see detailed plans made of each center or corridor such that the required the location of commerce to address the needs, goods, and services of the surrounding area ( ½ to 1 mile radius).

I am also very concerned about the use of bonuses to increase the scale of buildings. In many cases they would become to large for the location. If they are used it should be done with the approval of the neighbors or neighborhood. All these areas should be in Design Zones so that the scale and character of the buildings fits the area.

Again there are many more issues to bring to your attention, but I can't take more time to list or describe them.

Below is some information that speaks in a comprehensive way to many of these issues. Please read it and incorporate it into the testimony and input of the draft Comprehensive Plan.

**Christopher Alexander,** Bio. & Works January 2016

### **The Battle for the Life and Beauty of the Earth: A Struggle Between Two World-Systems**

by Christopher W. Alexander, Hansjoachim Neis (Contributor), Maggie Moore Alexander (Contributor)

The purpose of all architecture, writes Christopher Alexander, is to encourage and support life-giving activity. But in recent decades, while our buildings are technically better--more sturdy, more waterproof, more energy efficient-- they have also become progressively more sterile, rarely providing the kind of environment in which people are emotionally nourished, genuinely happy, and deeply contented. He is an innovative thinker about building techniques and planning and his work has attracted a devoted following.

Using the example of his building of the Eishin Campus in Japan, Christopher Alexander and his collaborators reveal the ongoing dispute between two fundamentally different ways of shaping our world. One system places emphasis on subtleties, on finesse, on the structure of adaptation that makes each tiny part fit into the larger context. The other system is concerned with efficiency, with money, power and control, stressing the more gross aspects of size, speed, and profit. This second, "business-as-usual" system, Alexander argues, is incapable of creating the kind of environment that is able to genuinely support the emotional, whole-making side of human life. To confront this sterile system, the book presents a new architecture that we--both the world civilization, and individual people--can create, using new processes that allow us to build places of human energy and beauty. The book outlines nine ways of working, each one fully dedicated to wholeness, and able to support day-to-day activities that will make planning, design, and construction possible in more humane ways.

In this new book he introduces a way of building that includes the best current practices, enriched by a range of new processes that support the houses, communities, and health of all who inhabit the Earth. It is a hardcover, book of 520 pages that was published in 2012 by the Oxford University Press, USA. It is available at the Multnomah County Library and down-loadable through the internet for a modest price.

**Christopher Wolfgang Alexander** (born 1936 in Vienna, Austria) is an architect noted for his theories about design as well as over 200 building projects around the world. Reasoning that users know more about the buildings they need than any architect could, he produced and validated a "pattern language" to empower anyone to design and build at any scale. He is currently an emeritus professor at the University of California, Berkeley, Alexander lives in Arundel, England.

Alexander is often overlooked by texts in the history and theory of architecture because his work intentionally disregards contemporary architectural discourse and criticized by traditional architects and developers. However, Alexander's approach to the discipline of architecture and development contains important insights about improving an inhumane, top down system. He is regarded as the father of the Pattern Language movement, and various contemporary architectural practices such as the New Urbanist movement have resulted from Alexander's ideas, which seek to help normal people reclaim control over their built environments.

***The Timeless Way of Building (1979)*** The timeless way of building is a thousand years old, but today it is all but lost. The great buildings of the past, the villages and tents and temples in which man feels at home, have always been made by people who were close the process of design and construction. It is not possible to make meaningful places, places where you feel yourself, places where you feel alive, except by following this same timeless way of building.

***A Pattern Language: Towns, Buildings, Construction (1977)*** The work originated from an observation that many medieval cities are attractive and harmonious. The authors said that this occurs because they had greater freedom to adapt them to particular situations based on local considerations. The book provides rules and pictures, and describes methods for constructing practical, safe and attractive designs at every scale, including regions, cities, neighborhoods, gardens, buildings, rooms, etc.. The Pattern Language consists of classic patterns tested in the real world and reviewed by multiple architects for beauty and practicality. This book's method was adopted by the University of Oregon, as described in *The Oregon Experiment (1975)*, and remains the official planning instrument. It has also been adopted in part by some cities as a building code.

***A New Theory of Urban Design (1987)*** coincided with a renewal of interest in urbanism among architects and planners, but stood apart from most other expressions of this by assuming a distinctly anti-master planning stance. An account of a design studio conducted with Berkeley students, it shows how convincing urban networks can be generated by requiring individual actors to respect only *local* rules, in relation to neighbors. A vastly undervalued part of the Alexander canon, *A New Theory* is important in understanding the idea of generative processes that have latterly been championed by Stewart Brand, Robert Neuwirth, and the Prince of Wales.

Alexander was awarded the First Gold Medal for Research by the American Institute of Architects in 1972. The Association of Collegiate Schools of Architecture honored Alexander with the ACSA Distinguished Professor Award in 1986 and 1987. He was elected a Fellow of the American Academy of Arts and Sciences in 1996. In 2006, he was one of the two inaugural recipients of the Athena Award, given by the Congress for the New Urbanism.

Alexander's published works include:

- *Notes on the Synthesis of Form* (1964)
- *A Pattern Language which Generates Multi-service Centers*, with Ishikawa and Silverstein (1968)
- *Houses Generated by Patterns* (1969)
- *The Grass Roots Housing Process* (1973)
- *The Oregon Experiment* (1975)
- *A Pattern Language*, with Ishikawa and Silverstein (1977)
- *The Timeless Way of Building* (1979)
- *The Production of Houses*, with Davis, Martinez, and Corner (1985)
- *A New Theory of Urban Design*, with Neis, Anninou, and King (1987)
- *The Nature of Order Book 1: The Phenomenon of Life* (2002), *Book 2: The Process of Creating Life* (2002), *Book 3: A Vision of a Living World* (2005), *Book 4: The Luminous Ground* (2004)
- *The Battle for the Life and Beauty of the Earth: A Struggle between Two World-Systems*, with Hans Joachim Neis and Maggie More Alexander (2012)

One of the authors of "The Battle for the Life and Beauty of the Earth" , HansJoachim (Hajo) Neis is a University of Oregon professor of architecture located in Old Town, Portland.

In 1972/73 in my last year of my architectural education at the U of O I was a member of the campus planning committee and for that school year assisted with the use of the Pattern Language campus plan. Through this experience I became a believer in his work. Later in the mid 1970s in Portland much of the city planning work used a public process that extensively used community groups to provide information to be used in the work.

While the development process will not change quickly there are many small changes and ideas that can be used now to improve our world. As other changes occur there may be opportunities to do greater things in this line. But it will take the knowledge and advocacy of an important community of those that believe in these ideas.

Sincerely,

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DIVISION DESIGN COMMITTEE PROPOSED DRAFT | MAY 2016

# Division Design Guidelines

Priorities & Patterns for Main Street Design & Planning



# Division Design Guidelines

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# INTRODUCTION

## Context & Vision

Division street corridor has fostered a community with a unique identity and strong community history that makes it an active and eclectic neighborhood. Division Street consists of many small locally-serving businesses and single family residential housing. The character of the division neighborhood can be defined by its diversity of age groups, art and crafts oriented businesses, pedestrian friendly environment and collection of small streetcar-era main street buildings.



Since the City adopted the Division Green Street/ Main Street Plan (2006), the corridor has been dedicated to creating a pedestrian friendly, mix of commercial and residential with a focus on sustainable and green development. A key goal is to maintain a vibrant, 20-minute neighborhood where its residents can live, work, and walk to locally serving neighborhood businesses.

A revitalized commercial core on Division Street, focusing on food establishments, retail and new housing has brought a significant increase in the property value of the area. Nonetheless, it is highly desirable to maintain affordability and keep the local neighborhood economic activities alive. It is of great interest to the community members to support new commercial and residential development without the loss of existing neighborhood character and history or quality of life.

It is the hope of the community to work toward an evolving corridor filled with a mix of new and existing buildings that are sustainable, well designed and well crafted, with an environment designed to support a vibrant mix of neighborhood businesses, and many gathering spaces for social interaction and community vibrancy.



## How to use the Guidelines

At a minimum, the guidelines are intended to be a required reading item for future development applicants determining "compatibility" and relationship to context.

- **Designers and Developers** should use the guidelines to help better understand the community's goals, desires and design preferences for the look, feel and style of new developments and for how a project should help integrate with the larger vision for the Division corridor. A project that complies with the design guidelines is likely to encounter less opposition and delays and is likely to engender better community support and overall compatibility.



- **Neighborhood Associations** should use the guidelines to help educate property owners, community members and developers/designers about neighborhood goals, help reduce or mitigate impacts of new development, and provide leverage with City staff and project applicants/designers to advocate for specific community design goals.
- **Community members** can use the guidelines to help find the common language that designers, developers and city staff understand when advocating for specific design approaches to improve compatibility of new development. This can help community members better communicate what they do and don't want using design terminology that proposed development and design teams on new projects can better understand.
- **City Staff and Policymakers** should review the Division Design guidelines when evaluating new development proposals for consistency with community plans and policies especially when determining "compatibility" and relationship to context. While the guidelines may be voluntary in nature, they are still a strong expression of community priorities expressed today and throughout the 2006 Division Green St./Main St. Plan.

### Neighborhood Engagement & Notification

The Richmond Neighborhood Association has adopted a Community Notification and Engagement Policy which outlines key efforts required when a new development process is proposed. The process includes:

- Encouraged visit to the Neighborhood Association at the Conceptual Design Stage
  - Required visit to the Neighborhood Association at the Design Development Phase so the project can be discussed and any community priorities, special synergies, or concerns can be identified
- Project materials to bring to the Neighborhood Association: The following should be provided by the designer or developer including copies of the proposed site plan, context elevation showing new and existing development, solar shading analysis and privacy and view impact analysis/drawing.
  - Follow-up response to comments form.

### Community Priorities

When using the guidelines, it can be helpful to consider the needs, priorities and concerns of different audiences. Refer to the table below when communicating about design and development plans and desires.

Audiences	Audience Needs, Priorities & Concerns
<b>New residents:</b>	Affordability, livability, cost, quality construction, access to air and light, noise, access to amenities/transit/services
<b>Existing Resident's concerns:</b>	Mitigating impacts to privacy, retention of community character and identity, parking, solar access, views (blank walls), noise, trash, congestion, design.
<b>Developers:</b>	Clear design direction, minimizing project delays and costs
<b>Designers:</b>	Clear design direction, minimizing project delays and costs, leverage to advocate for good design practice and quality
<b>City Planners/ Policymakers</b>	Consistency with policy frameworks/goals/other design tools, address concerns of all constituents, clarity of community goals and preferences
<b>Neighborhood Associations</b>	Clarity of community goals and preferences, assistance with mitigating neighborhood conflicts, providing leverage, anticipating concerns of all parties

## DESIGN GUIDELINES

### Goals (from 8.28.14 DDC)

- (1) Minimize the appearance of building size, bulk and scale. Strategies should include the use of stepdowns, stepbacks, building articulation, balconies, and landscape buffers.
- (2) Maintain sun, air, light for building occupants, adjacent residents and businesses.
- (3) Increase visual continuity of the main street corridor including building character, streetscape, neighborhood identity, and overall building quality.
- (4) Encourage new developments to relate to existing main street character and neighborhood patterns.
- (5) Preserve important neighborhood qualities such as a connection to local history and culture, historic streetcar-era building character, and sense of place.
- (6) Support a diversity of housing types, sizes, and price ranges to serve all segments of the population, encouraging family oriented-housing models, 1-3 bedroom unit configurations and amenities (e.g. courtyards and green spaces as play areas).
- (7) Encourage retention of existing affordable housing and inclusion in new developments.
- (8) In commercial and mixed use developments, promote active streetscape and storefronts.
- (9) Increase access to green space and public gathering spaces (e.g. plazas and courtyards) and create places and amenities for lingering and contemplation (e.g. building integrated seating), provide weather protection (e.g. awnings).
- (10) Promote sustainability and green building design practices (a key goal of the Division Green Street/Main Street Plan).

### Scale & Massing

- Minimum of 18' first floor height
- 3 stories preferred, if 4<sup>th</sup> story, then should stepback top story a minimum of \_\_\_ feet to maintain a feeling of 3 stories.
- Step up/down to taller building heights
- Stepped heights: Not more than 2 stories scale transition preferred, but if not accommodated then alternatives should include x, y, and z (e.g. landscaping, art, windows, balconies)
- Avoid boxy building forms – by breaking up massing (balconies, stepbacks, articulated rooflines, stepping up and down roofs and building heights, etc.



Placeholder Image

## Compatibility & Contextual Design Transitions

- New development should demonstrate compatibility with the adjacent architecture by incorporating a minimum of 3 of the following 7 features similar to the neighboring architecture:
  - Scale
  - roof forms
  - window proportion or patterns
  - materials
  - Style
  - Ornamentation elements
  - Color

### Relate to Neighborhood Patterns

- Relate Building Form to Existing Context & Established Division Main Street Area Patterns. The following are typical area-specific neighborhood patterns found on Division, Hawthorne & Belmont):
  - 45 Degree Angle Cut Building Corners – maintains visibility for vehicles & pedestrians and when cut out solely at first floor can create areas to
  - Raised sills (bulkheads) and storefront windows
  - Clerestory windows
  - Visible Building Increments of 25'-50'
  - Regular rhythm of recessed entries every 20'
  - Include permanent awnings & overhangs for windows and entries
  - Window variation and patterns that relate to adjacent buildings
  - Articulated rooflines



## Stepbacks

- Upper level side stepbacks – Above the first story, use side stepbacks 10' from property line, maintain street wall
- Light wells – Provide for interior daylighting if developing on side lot lines. Provide light wells not less than 12 feet wide parallel to the exterior wall and not less than 5 ft deep (Illustrate with graphic)



## **Where transitions should be considered and mitigating design measures used for new development**

- a) *On Arterials that abut Division*
- b) *On Division Street between buildings*
- c) *On new buildings facades abutting residential uses*

### **New buildings Should Avoid/Minimize:**

- Light overspill
- Overconcentration of windows
- Privacy impacts (ensure balconies located with care)
- Excessive shading (define excessive) of adjacent properties. This is especially key for southern exposures, relationships next to food producing gardens, roofs with solar panels or structures that rely on passive or active heating/energy generation

### **Encouraged at Transitions:**

- Provide screening from balconies to maintain privacy of adjacent neighbors
- Create or maintain larger landscape buffers to mitigate residential privacy impacts

## **Historic Preservation**

- Encourage the preservation and adaptive reuse of older quality buildings
- If updating an older historic building, use the Historic Design Review “hierarchy of compatibility” approach to first match the building, then the adjacent development, then the character of the surrounding context/street.



Placeholder Image

## **Storefront – Encouraged Elements**

- Relate to neighborhood patterns (see above)
  - Generous storefront windows, with transom and clerestory windows above
  - Covered entries, and rain protections for the pedestrian along the sidewalk
  - Building -integrated awnings, canopies and overhangs
  - Operable windows and rollup doors with windows to open to street
  - Arcades
  - Building integrated seating (Roman Candle)
  - Entry doors with transparent windows
- Incorporate art – tiles, bike parts, etc.

## Architectural Style

Encouraged Styles that are traditionally represented in the Neighborhood [show examples of each style]:

- Main Street Storefront Commercial
- Art Deco
- Streamline Modern
- Arts & Crafts
- Spanish Mission

Exemplary SE building architectural examples [by corridor]:

- Ford Building
- Eugenio's (35<sup>th</sup> & Division?)
- Double Barrel (20<sup>th</sup> & Division)
- American Local (30<sup>th</sup> & Division)
- Roman Candle & Ava Gene's
- Oregon Theater
- Move the House Project (38<sup>th</sup> & Division)
- Sunshine Tavern Building
- BMW Building on Hawthorne
- Shanghai (28<sup>th</sup> & Division)
- Others....(more missing middle examples)

## Site Design

- Maintain "Solar Equity" for adjacent uses to the extent feasible
- Encourage "Missing Middle" housing types (courtyards, plexes, townhouses, ADU's) that both add significant density and also respond to neighborhood building massing and form.
- Include a plan for adequate loading & service access
- Pedestrian-oriented design is encouraged including walkways, paseos and passthroughs.

## Sustainable Design

- High Performance building design for energy and water (e.g. zero energy buildings, LEED, Passivehaus)
- Provide innovative stormwater management features that to support green infrastructure functions (green roofs, living walls, etc)

## Materials

- Corrugated panel allowed
- Natural and durable materials
- Brick, wood, metal and steel is encouraged
- Graffiti barrier coating of street level building materials is encouraged (e.g. sacrificial and permanent coatings)
- "Real" Stucco – should include a plan for maintenance
- Reuse materials where possible

## Landscape

- Preserve landscaping of significant size (X Caliper or height?)
- Maintain existing larger (define) plant materials
- Landscape screening abutting lessor zoned site
- Encourage native species

## Lighting

- Dark sky lighting to protect from over-lighting (see Tuscon code)
- Minimize light trespass from interior and exterior electric lighting onto adjacent residential properties
- Façade lighting should be shielded - or at a minimum captured on façade (Ford Building example)





Examples of three various pedestrian oriented signage

## Signage

Signage is encouraged to be oriented to pedestrians not cars. Other signage preferences for Division:

- Artful and colorful signage
- Figurative signs
- Classic Portland shaped signs
- No internally lit box signs
- Billboards are not allowed
- Neon signage is not discouraged (see Goleta Design Guidelines)

## Residential Unit Orientation & Configuration

- Encourage unit sizes and configurations that support flexibility in furnishing arrangements
- Encourage unit orientation that is sensitive to relationship with other neighbors within and outside the building
- Option to convert to live/work if on the first floor

## Commercial/Retail Space Configuration

- Design for future expansion (moveable walls)
- Big enough for a diversity of uses and business types (especially for neighborhood services as well as retail)
- Option to convert to live/work if market conditions are less supportive of retail
- Encourage reuse of existing residential buildings for commercial uses

## Discouraged/Not Allowed

- No blank walls above the second story
- Metal screens on the street facing facade
  - Vertical plane metal screens should not cover more than 25% of street facing façade (show an example here of what is not working and another of how it could be done better)
  - Should not obscure windows
- Storefront windows should not be obscured more than 25 % (e.g. frosted or fritted glass, excessive signage or advertising that overly obscures storefront is discouraged)
- Façade – Composite panel siding not more than 25%
- Plastic siding

## Public Space

The neighborhood encourages all developments to provide shared indoor or outdoor space that will benefit the surrounding community (Examples: D-Street Village interior paseo, St. Honore courtyard)

Strategies should include:

- Building design that encourages public interaction
- Space for sidewalk cafes
- Activation of alleyways for dining, seating, public access-ways, and art
- Building integrated seating
- Plazas and courtyards

If including a public/private actively use space, ensure the following:

- Plan for a noise mitigation approach (including landscape buffers, water features to provide white noise) and discourage outdoor uses after 10 pm (already in code)
- Ensure availability for receptacles for trash and recycling



## Streetscape

Unify the corridor through consistent design approaches. Encourage streetscape themes that connect and reflect the surrounding community through art, water, education, environment, history and culture.

- Decorative benches
- Trash & recycling receptacles
- Artful bike racks
- Kiosks
- Wayfinding that helps visitors navigate, reinforce neighborhood identity and sense of place (signage, sidewalk paving, roundabouts/traffic circles, art)
- Decorative, pedestrian-oriented lighting
- Interactive art (e.g. sculptures on Division)
- Planters, hanging baskets and other landscaping that softens the pedestrian environment
- Street trees that contribute to color, texture, habitat and, protective canopy





## APPENDIX | Key Sites & Properties Likely to Redevelop at Important Locations on Division

#	Key Site Name & Location	Site Description
1	<b>Division Gateway</b> - All four corner sites of Division & Cesar Chavez	NW Corner: Existing one story restaurant and tavern with tower architecture and angle cut corner surrounded by two large adjacent surface parking lots on Division and Cesar Chavez; NE Corner: Neighborhood drugstore with bus stop and two adjacent blocks of parking lots fronting Cesar Chavez; SW Corner: Gas station and bus stop; SE Corner: OHSU Richmond Clinic and adjacent large parking lot.
2	<b>Blue Sky Motors</b> - SW Corner of 33 <sup>rd</sup> Place	Small corner lot, existing old service station building
3	<b>St. Phillip Neri Parking Lots</b> – N Side of Street between 15 <sup>th</sup> & 16 <sup>th</sup> & Division	Very large parcel adjacent to historic brick building complex of church and education buildings.
4	<b>Seven Corners</b> – 20 <sup>th</sup> /21 <sup>st</sup> & Division	ADD DESCRIPTION
5	<b>Hosford-Abernethey Gateway</b> - 11 <sup>th</sup> /12 <sup>th</sup> & Division	UPDATE Surface parking lot on prominent corner parcel
6	<b>Village Merchants Parking Lot</b> – NW Corner of 41 <sup>st</sup> & Division	Parking lot currently used by local vintage retailer and consignment shop. Shared space with local food truck and outdoor seating
7	<b>33rd Place</b>	Parking Lot on N. Side adjacent to yoga studio
8	<b>All Around Automotive &amp; Hedge House</b> - 35 <sup>th</sup> & Division, SW Corner and midblock site	Older 1-story auto shop with parking lot in front and small bungalow converted to commercial restaurant with one of the few green spaces and larger trees on the street. (Owner plans to develop both sites)
9	<b>Mt Tabor Neighborhood Gateway</b> - 50 <sup>th</sup> & Division SE Corner	UPDATE DESCRIPTION
10	<b>SE Richmond Gateway S-Curve at 43<sup>rd</sup> &amp; Division</b>	ADD DESCRIPTION

## Special Buildings on SE Division Street

	<b>Building Name</b>	<b>Description</b>	<b>Address</b>	<b>Year Built</b>
1	<b>Eugenios</b> (formerly)	Single story, brick, traditional main street storefront with sidewalk seating and landscape planters	3588 SE Division	1919
2	<b>The Victory</b>	2 story, Brick, traditional main street storefront design	2509 SE 37th Ave	1924
3	<b>Drawing Studio</b>	Deco architecture, large streamline designed canopy (now removed)	3621 SE Division	1936
4	<b>Oregon Theater</b>	Brick two story corner building with tower. architecture of merit.	3542 SE Division	1926
5	<b>Ford Building</b>	Prominent renovated brick warehouse building with offices above and ground floor commercial services.	2505 SE 11th Ave	1914
6	<b>St Phillip Neri</b>	Modernist brick church - significant architecturally. New sanctuary designed by Peitro Belluschi, architect. Old Sanctuary is brick classical.	2408 SE 16th Ave Old sanctuary (at SE 16th and Hickory)	1952; old Sanctuary built in 1914
7	<b>Stumptown/Woodsman</b>	Brick single story main street architecture	4525 SE Division	1927
8	<b>35th Pl. Commercial strip</b>	Streetcar era mainstreet architecture	3574 SE Division	1926
9	<b>Division Hardware</b>	Simple, single story building with Deco rooflines	3734 SE Division	1915
10	<b>LB Market Mixed Use Corner Building</b>	Wood board and batten siding, oriel window projection at corner, special character. Appearance indicates some needed restoration.	3612 SE Division	1909
11	<b>Hedge House</b>	Bungalow adapted to commercial restaurant.	3412 SE Division	1920
12	<b>Roman Candle/Ava Gene's</b>	Deco rooflines, valuted ceilings, simple warehouse design rehabed into bakery and restaurants	3377 SE Division	1920
13	<b>Landmark Café</b>	Bungalow adapted to commercial bar	4857 SE Division	1906
14	<b>Longfellows Books</b>	ADD DESCRIPTION	1401 SE Division	1927

## Glossary of Useful Design Terms

**Adaptive Re-Use:** Remodeling and repurposing an existing building to meet new market conditions. Examples include turning old warehouses into lofts or offices, older motels into residences or offices, and old gas stations into coffee shops.

**Arcade:** A series of arches supported by columns or piers; a roofed passageway, especially one with shops on either side.

**Art Deco:** A subtype of the Modernist style, (see Modernist style definition). A style of decorative art developed originally in the 1920's with a revival in the 1960's, marked chiefly by geometric motifs, streamlined and curvilinear forms, sharply defined outlines and often bold colors.

**Articulate:** To give character or interest; to define.

**Barrier Free Design:** A building designed to be accessible to everyone regardless of age or disabilities.

**Base:** The lowermost portion of a wall, column, pier, or other structure, usually distinctively treated and considered as an architectural unit.

**Bollard:** A post or similar obstruction that prevents the passage of vehicles; the spacing of bollards usually allows the passage of bicycles and pedestrians; bollards may also incorporate lighting.

**Building Height to Street Width Ratio:** The ratio of the building height compared to the width of the street.

**Bulkhead:** A solid portion at the base of the storefront that frames and protects the store window above.

**Capital:** The top, decorated part of a column or pilaster crowning the shaft and supporting the entablature.

**Casing:** The finished, often decorative framework around a door or window opening, especially the portion parallel to the surrounding surface and at right angles to the jambs.

**Character:** A distinguishing feature or attribute of a building or area.

**Clerestory Window:** A window set in a roof structure or high in a wall, used for daylighting.

**Colonnade:** A row of columns supporting arches or entablature.

**Compatibility:** Presentation of a harmonious character between new developments and adjacent structures or the surrounding neighborhood.

**Cornice:** A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

**Context-Sensitive Design:** An approach that involves design if a building, place or streetscape so that it fits its physical setting and preserves scenic, aesthetic, historic and environmental resources. This approach considers the character and context of the adjacent buildings, block and district in which the project will exist, not just the site of the planned improvement.

**Craftsman:** Includes Bungalow and Cottage variations. Craftsman style homes have low gable or hip roofs with a wide overhang. Structural roof supports, such as knee braces and rafters, are exposed. Wide, deep front porches are supported by thick, square, simple columns, which often sit on brick or stone pedestals. Windows are frequently grouped in pairs or ribbons. One- or one-and-a-half story Craftsman homes are called bungalows.

**Design Guidelines:** A set of guidelines established to guide development to meet certain criteria in such areas as quality, appearance and the architectural features of a development.

**Design Overlay:** Design Overlay's are a zoning tool that designates special design, planning or zoning requirements within the specific area. For example, new development of sites or areas within a

design overlay may be required to meet specific design standards or special architectural design review.

**Detailing:** The use of small architectural features or elements to give character or definition to a space or building.

**Development Incentive:** A bonus or supplemental encouragement to a developer, generally given by a governmental agency, to encourage certain types of development (e.g. affordable housing).

**Eclectic style:** Of or pertaining to works of architecture and the decorative arts that derive from a wide range of historic styles, the style in each instance being chosen for its appropriateness to local tradition, geography or culture.

**Façade:** The front of a building or any of its sides facing a public way or space, especially one distinguished by its architectural treatment.

**False Front:** A form of 19th and early 20th century commercial architecture. Single story gabled buildings with the false front extending the façade vertically and horizontally so as to create a more interesting profile and convey the illusion of a larger size.

**FAR (Floor to Area Ratio):** The buildings total usable floor space compared to the size of the lot the building sits on.

**Flush-mounted Sign:** A sign that is mounted directly on the wall or slightly inset.

**Gabled Roof:** A roof sloping downward in two parts from a central ridge, so as to form a gable at each end.

**Hardscape:** In landscape architecture, the non-living components of the design, especially walls, walks, overhead structures, stones, benches, and similar objects.

**Human Scale:** The size of proportion of a building element or space, relative to the structural or functional dimensions of the human body.

This refers to using building mass and proportions that relate to the size of the human body to maintain a feeling of comfort and proportion at the street.

**International:** A functional architecture devoid of regional characteristics, developed in the 1920's and 1930's in Western Europe and the U.S. and applied throughout the world: characterized by simple geometric forms, large untextured, often white surfaces, large areas of glass, and general use of steel or reinforced concrete construction.

**Italianate (Victorian era):** Style that includes low pitched or flat roofs, wide eave with details, smaller second floor windows, recessed porches, symmetrical window patterns, and a formal entry.

**Kiosk:** A small structure used as a newsstand, refreshment booth, etc

**Live/Work Space:** Property that serves both as a residence and as a business for a person/family. While offices with outside entrances are often thought of when it comes to live/work, the commercial aspect could also be small retail, workshop, or possibly as food service.

**Loggia:** A colonnaded or arcaded space within the body of a building but open to the air on one side, often at an upper story overlooking an open court.

**Main Street Overlay:** The City of Portland's Main Street Overlay is a zoning designation that within the specified area encourages higher residential densities by allowing greater building heights, reduced required building coverage for residential developments, and more flexibility in site design. The goal is to provide transit-oriented residential densities along major corridors.

**Main Street Program:** The Main Street program is part of the Trust for Historic Preservation and is designed to help preserve and improve commercial districts.

**Masonry:** Building with units of various natural or manufactured products such as stone, brick, or concrete blocks, usually with the use of mortar as a bonding agent.

**Mass:** The overall volume or form of a building element.

**Mediterranean (Spanish Eclectic):** An architectural style found in moderate climates such as those along the Mediterranean Sea, in Mexico, and the coastal region of Southern California. Materials include stone, stucco surfaces for walls, terra cotta floor and roof tiles, and a limited use of milled lumber. Other features include low-keyed traditional colors, exposed stone and woodwork, Spanish/Mediterranean inspired ironwork, canvas, benches, fountains, arbors, signing, lighting, traditional paving and landscaping.

**Mission Revival (Spanish Eclectic):** (1890-1920) The reintroduction of a style characterized by stucco walls, round arches supported by piers, hip roof with red tiles, Decorative stringcourse outlining the arches, and overhanging eaves with exposed rafters.

**Modernist Style:** Characterized by a plain, undecorated design with modern materials of concrete, metal, and glass.

**Mosaics:** A picture or decorative pattern made by inlaying small, usually colored pieces of tile, enamel, or glass in mortar.

**Non-Conforming Use:** A non-conforming use is created when a zoning regulation is changed and the existing building on the site no longer fits into that zone but is grandfathered in because it already exists. An example of this would be a house that is now in a commercial area but is allowed to stay as residential, until the property owners decide to do something new with the site at which point it must conform to current zoning codes.

**Overlay:** An overlay is a regulatory tool, which creates special provisions over the standard zoning in a specific area and is created

to direct development in certain areas. The overlay area may or may not share the same boundaries as the standard zoning destinations. New developments within an overlay must follow design guidelines, requirements, and/or other restrictions established by the governmental agency.

**Parapet:** A low, solid, protective wall or railing along the edge of a roof or balcony.

**Paseo:** A connecting walkway that joins streets, open plazas, courtyards, cafes, and shops through the central portions of City blocks. A paseo sometimes serves as a connector between parking facilities, commercial street frontage, and other popular destinations. Paseos are intended for use by the general public and may be either publicly or privately owned and maintained.

**Pedestrian Amenities:** The type of amenities that are along a street that makes it a pleasing pedestrian environment. This can include the size of sidewalks, places to sit, a buffer between traffic and the pedestrian environment, trees to shade, canopies to protect from weather, and public spaces.

**Pedestrian Oriented:** Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

**Pedestrian Passageways:** A type of pedestrian facility that is located on private property. Pathways can serve a variety of functions, including linking separate buildings on a single site, linking buildings on adjacent sites, and connecting private buildings to sidewalks or paseos.

**Pergola:** A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.

**Portico:** A porch having a roof supported by columns, often leading to the entrance of a building.

**Public Realm:** Public space and public right of way such as streets, sidewalks, and alleyways formed by the architectural or landscape features of the area that is available to anyone.

**Public Right-of-Way:** Includes, but is not limited to, any street, avenue, boulevard, lane, mall, highway, sidewalk or other pedestrian pathway, bike path, trail, or similar place that is owned or controlled by a public entity.

**Quality of Life:** The general well-being of a person or society, defined in terms of health and happiness, rather than wealth. Factors that makes the area a good place to live might include a good physical environment, and access to air and light, neighborhood services, economic opportunities, and places to experience the public realm.

**Queen Anne (Victorian era):** (1880-1910) A late Victorian architectural style displaying ornamentally textured surfaces, especially those with highly picturesque rooflines, eccentric surface patterns, frequent use of bay windows, and chimneys that incorporate molded brick or corbelling.

**Relief:** The projection of a figure or form from the flat background on which it is formed.

**Reveals:** A recessed edge, especially the exposed masonry surface, between a window jamb and the main face of the wall.

**Sense of Place:** The characteristics of the area that make it recognizable as being unique or different from its surroundings and give a feeling of connection or belonging.

**Site Plan:** A plan prepared to scale that shows how a new development will use a piece of land including buildings, other structures, natural features, uses, and principal design.

**Stepback:** (ADD DEFINITION)

**Stepdown:** (ADD DEFINITION)

**Storefront:** A front room on the ground floor of a building, designed for use as a retail store.

**Streamline/Art Moderne:** A subtype of the Modernist style (see Modernist Style definition). Characterized by simplicity and economic style. Symbolic of dynamic twentieth century of speed and machine. Streamline Moderne relies on synthetics-plastics, plywood, black glass, and chrome strips.

**Streetscape:** The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc, that combine to form the street's character.

**Transfer of Development Rights:** Allows a developer to transfer the ability to develop a property in a certain way to another comparable property. While there are many reasons why development rights may be transferred some of the common ones include transferring development to a more acceptable spot, protecting a historic site, historic structure, open space, or other sensitive area.



## Examples of Architectural Styles in the Neighborhood



### Art Deco

(ADD DESCRIPTIONS OF EACH COMMON STYLE WITH REPRESENTATIVE GRAPHIC)

**From:** [Sylvia Sissel Ovregaard](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony - I do not support  
**Date:** Wednesday, November 23, 2016 12:16:00 PM

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We all love this city and want to see smart growth that accommodates new and existing residents, without destroying the character of established neighborhoods.

But the Proposal is being pushed as an answer to affordability, when there is every indication that it would not provide affordable housing.

In fact, a recent study by PSU Urban Studies and Planning indicates that it would more likely have the opposite effect, creating smaller but more expensive units and displacing existing residents.

Please read Nov 19th Oregonian article about latest condos in N. Portland going for \$ 425/sq ft.

If passed, this Proposal would;

- Rezone most of the city, WITHOUT going through a rezoning process
- Eliminate single family residential zoning in 65 % of the city.
- Allow Duplexes on most R5 lots, triplexes on corners
- Allow up to a 3900 sq ft home on a R5 lot
- Would increase density on most R5 lots up to 300 %, More than R 2.
- Does almost nothing to address Scale, the primary objective concern of citizens of this city.
- Does nothing to address demolitions, a primary concern of citizens.
- Ignored the Strong opposition voiced in Public Meetings.
- 27 neighborhoods opposed, with only 4 in support.
- Does not align with the Comprehensive Plan to densify near centers and (legit) corridors.
- Will not provide what we think of as affordable housing.

Please do not allow the demolition of our treasured neighborhoods in a misguided attempt to respond for the need for middle housing.

I do not support this proposal.

Sylvia Sissel Ovregaard  
0307 SW Palatine Hill Road  
Portland, Oregon 97219

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**From:** [Ravekin](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Dear City Council  
**Date:** Wednesday, November 23, 2016 12:09:22 PM

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Dear City Council,

I am writing today to voice my sincere concern with the Residential Infill Proposal and am requesting time be spent to adequately respond to citizen concerns and revise the plan to reflect our input and put it in front of our community to review before quickly ushering in a flawed plan not representative of the people and only representative of special interests.

I should state there is good work in cleaning up some of the code and I respect the arduous task before the committee and staff to consider all interests however, the plan fails to incorporate tangible research to inform the basis for much of the proposal and is contrary to the city's own findings such as we have adequate space for the projected growth of the next 20 years.

Middle Housing while it may be a lever to be introduced needs to have considerable more education to the public and public input with due process and no matter what only applied to areas specified within the comp plan next to urban sectors able to support the density growth with infrastructure.

I VEHEMENTLY OPPOSE universally re-zoning 65% of the city – this is atrocious and a disastrous approach to smart urban planning and we can do better and deserve better. You are congestion planning at its best.

Affordable housing was never part of the guiding goals of the committee just as tree preservation was not but it was co-opted as a tool by developers and special interests to move forward an agenda that will undo the character of our neighborhoods and livability of our city. These same interests would not like to build garages and parking stalls as they do little to line their pockets but as a native, I can tell you and the research supports Portlanders have not and will not abandon their cars. Bicyclists are mostly seasonal drivers and have a car that needs storing that street parking is not available in our urban sectors. This is irresponsible roll-back. If affordability is a concern then there should be requirements in place to secure the housing and not have developers build the most buildings for most profit.

Save Our Neighborhoods and the Future of Portland's Livability.

#rippdx #saynotooverlayzone

Best,

Shawn Strahan  
7809 SW 4th Avenue  
Portland, OR 97219

**From:** [Dave Nielsen](#)  
**To:** [Paul Grove](#); [Council Clerk – Testimony](#)  
**Cc:** [Caitlin Horsley](#); [James Adkins](#)  
**Subject:** RE: Energy Performance Rating Letter  
**Date:** Wednesday, November 23, 2016 12:02:39 PM

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Nice job.

Let me know how it went today.

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**From:** Paul Grove  
**Sent:** Wednesday, November 23, 2016 9:03 AM  
**To:** [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
**Cc:** [Caitlin Horsley](#); [James Adkins](#); [Dave Nielsen](#)  
**Subject:** Energy Performance Rating Letter

See the attached letter on behalf of the HBA of Metro PDX re: Energy Performance Rating.

Paul Grove  
Home Builders Association of Metro Portland  
t 503.684.1880 | f 503.684.0588 | [hbapdx.org](http://hbapdx.org)

**From:** [Jon Eaton](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Please Delay Vote on RIP - Not Good for Portland Neighborhoods & Won't Address affordable Housing  
**Date:** Wednesday, November 23, 2016 11:38:29 AM

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While my family supports efforts to increase affordable housing in Portland, there is nothing in the RIP that would make this happen.

The proposal seems to overlook the actual costs of building any form of housing within the city.

As an example: purchase and tear down a small house in Hollywood Neighborhood for \$400,000-500,00. Construct new duplex on site would be approximately 500,000 - 600,000+ on top of that. Taxes on new construction for that square footage would be at least \$10,000 plus. Then there is a tax on rental income. For a landlord (which would be the case for almost all such new developments) to make a profit, rents for these units would be astronomical. More housing but not affordable housing.

The same holds true for ADUs. Under the current property tax situation, if you build a new ADU on your property, the entire property, including your existing home is re-assessed at the new "improved" value - as if the entire property were new construction, resulting in significantly higher taxes! Factor in the high cost of building a quality ADU, plus the increased taxes, plus the taxes on rental income, and the cost of renting an ADU is no-where near affordable.

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To make sweeping zoning changes without informing each and every person who it affects, is poor public process. No one I know has even heard of this, until very recently when a single vague mention was made on the TV news. If you were to mail an overview of this proposal to the affected residents, and ask them for direct feedback, I'm sure it would never have gotten this far. People who live in Portland's neighborhoods aren't clamoring for density - they want clean, safe, friendly neighborhoods; they enjoy the historic character of the existing housing - not more demolitions, more crowding, less parking.

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Lastly, why does the increased zoning density not apply to the West Hills surrounding downtown? Is this affluent area immune to the need to increased housing? Would not low/moderate income persons want to enjoy the benefits of these beautiful view neighborhoods? This seems incredibly elitist to those of us living on the east side.

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We fully support the statement by LIVABLE PDX - repeated below.

Jon Eaton  
2826 NE 16th Ave.

Portland, OR 97212

503-319-8948

Portland's neighborhoods are diverse and unique from the excellent planning of our past and we desire to preserve what makes us great; we need your immediate help to safeguard the future of our neighborhoods with thoughtful urban planning.

In September 2015, in response to citizen concerns about demolitions and out of scale new housing, the city launched the Residential Infill Project (RIP) with BPS. The project scope outline stated "in response to community concerns, (the RIPs goal will be) new or remodeled houses are well integrated into the fabric of the community." Later this expanded into three parts: scale and mass, narrow lot development and alternative housing as meeting the needs of a rapidly growing population. Unfortunately, the project became co-opted by developers with special interests to change the conversation to increase density through development capitalizing on the communities affordability concerns which was outside the expertise and project scope of the committee. Sadly, this well-intended project went off the rails without truly addressing real concerns of displacement and affordability based in research of affected populations.

The [RIP recommendations](#) approach the multitude of challenges with a one-size-fits all-neighborhood de-facto rezoning that will devastate the city's cherished neighborhood character, drive out our most housing-vulnerable citizens and fail to deliver affordable housing. This RIP council will indeed bring death to our cherished city if the process is not amended – RIP

PDX .

The proposal seeks to eliminate single family residences in lieu of multifamily dwellings on almost every lot in the city. These recommendations are despite the city's own [studies](#) indicating that there is enough land to accommodate projected growth through 2035 without zoning changes addressing density. The city evaluates the need every 6 years and will be doing so again in 2018 to ensure we are proactive in adjusting for migration growth expansion or contraction.

We all want suitable and affordable housing and we feel this proposal would not meet those objectives. As recent at 2014, DHM Research found that our region wants to live in single-family homes with green space at a reasonable cost and this plan goes against their [findings](#). The recent [Oregonian](#) article on the failed N. Portland condos shows the need

for the city to have a deeper understanding with research before proceeding. Another recent [study](#) from PSU shows how the proposal would likely hurt those it is intended to help and could destabilize portions of the city due to speculative building and demolitions of existing homes.

### SIMPLY PUT, THE PROPOSAL WOULD

Re-zone 65% of the city with housing overlay, without due process for neighbors to understand and weigh in on the impact to their home, street & neighborhood

Increase density in R5 zones (our urban neighborhoods) by more than 300%, more than allowed in R2.5; in essence Congestion Planning

Encourage development of 2 ½ story Duplexes on most R5 lots in single dwelling zones & Triplexes on corner lots – dwarfing existing housing throughout neighborhoods

Reduce off street parking requirements (garages/parking stalls) within 500' of buslines – constricting already challenging urban street parking in neighborhoods

Allow development in areas without consideration given to infrastructure and safety to support the growth i.e.: overcrowding schools, poor access to public transportation, increasing congestion at failed intersections, poorly staffed fire/police districts, removal of old growth tree light and sound canopies and sacrifice to wildlife habitats

Provide no requirement for affordability in developments, further lining developers interests for replacing modest \$350k homes with a larger \$700k home ([demolitions by year](#))

Ignore directive to protect Neighborhood Character, a top priority voiced in public testimony

Provide no meaningful reduction in scale of homes

Would encourage demolitions and escalate land prices

Ignore and undo the work of the Portland 2035 Comprehensive Plan with a weighted interest postulating changes without research to inform the recommendations

Below, areas in yellow will allow for duplex and triplex built next to single family homes, pink areas will allow for even greater density as seen in the illustration with fourplexes and apartment buildings. Neighborhoods will experience significant destruction of older homes, tree canopies and the obliteration of yards, privacy and livability

**From:** [Jamie Stamberger](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** AFFORDABLE HOUSING COMMENT  
**Date:** Wednesday, November 23, 2016 11:26:47 AM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

The proposal can go further in key ways:

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways: 1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland. 2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

JAMIE STAMBERGER



**From:** [Josh Lehner](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 11:21:16 AM

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Council:

I want to encourage you to pass the Residential Infill Project. It should help in meet our housing demand and promote better affordability.

Right now the biggest housing issue is lack of supply. When demand outstrips supply, it turns into a bidding war. And we know who loses bidding wars. Lower income households, seniors on fixed income, and those least able to pay. This also disproportionately impacts communities of color as well. The answer to better housing affordability is increasing the supply.

Specifically allowing townhomes, triplexes and fourplexes will promote affordability, at least relative to the current status quo.

A major infill developer knocked down an old ranch on SW Iowa and built two houses. They sold for approximately \$600,000 and \$700,000. Right now 11% of Portland households can reasonably afford a \$700,000 home, assuming 5% down and average property taxes.

Directly across from our house, a tiny bungalow was torn down and replaced with two townhomes. They were sold for \$450,000 each which 27% of households can reasonably afford. Not great, but new construction is always expensive and the townhomes are significantly better than the McMansions in this regard.

Our street in Hillsdale is actually half owner occupied detached single family homes, and half townhomes and fourplexes. As far as I know, no body has died. Our neighborhood character is great. There is plenty of on street parking too.

Best,  
Josh

Sent from my iPhone

**From:** [Mary Heberling](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 11:18:09 AM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

### **I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

### **The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

As a previous intern with the Bureau of Planning and Sustainability, I know how hard the RIP team has worked on this and how thorough they have done their research,

outreach, and concept building. I fully support their efforts.

As a city planner, I support the ability for allowing a variety of housing options for all. The city is growing, we need places that will fit the needs for all income levels. While there may be some growing pains for those of us that have lived here for many years (myself included), I think this is a step in the right direction. We have to think about the future generations and what will make Portland sustainable for all. I think it's a delicate balance to try and combat the housing crisis without fully changing the identity of Portland, but staying the same and preventing new housing, or only placing lower income housing towards the outskirts of the city boundary, will not benefit the affordability of the city and inhibit diversity. A community thrives on providing the ability for people of all income levels, races, and religions to live together. This is only one of many ways to combat the housing crisis, but it's an important step forward.

As a young adult, I am deeply concerned about housing and rental prices that are only going up. For myself, I am not sure I will be able to afford to buy a house in the future even as a full-time, well-paid worker. I am not alone in this concern. While I am lucky enough to be able to rent in Portland, many young adults are finding it harder each year and the ability to save for a down payment on the current selection of housing in Portland is almost impossible. A larger selection of smaller homes for sale may provide more opportunities for young adults to eventually buy homes and not make the choice (or may not even have a choice) of having to move out of Portland.

Thank you again for your time and consideration at this critical moment,

Mary Heberling

1100 SE 12th Ave.

Portland, OR 97214

**From:** [David Thompson](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Against the rezoning plan  
**Date:** Wednesday, November 23, 2016 11:10:07 AM

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To the distinguished City Council and Mayor:

I am a 48-year-old lifetime resident of the City of Portland and I am strongly opposed to the new zoning rules you are considering with the in-fill project. I bought my 1900 square foot house with the intent of remodeling it in the future and I think what the city is doing is outrageous. In changing the rules so drastically that you will substantially reduce the potential earning of my investment seems criminal to me.

I understand that the people on the committee are far more representative of the development community and have a great deal to gain by the passage of this massive change. I think you need to ask yourself why they are pushing it so hard when so many people are opposed to it. We just went through a presidential election that turned the country upside down all because of these kind of backdoor politics. If you really want to get the opinion of the city then appoint a board that is actually representative of the people this change will effect.

Thank you for considering my objection.

Sincerely,

David Thompson  
0335 SW Florida St., Portland.

**From:** [vanessa preisler](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony - I do not support  
**Date:** Wednesday, November 23, 2016 11:06:47 AM

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We all love this city and want to see smart growth that accommodates new and existing residents, without destroying the character of established neighborhoods.

But the Proposal is being pushed as an answer to affordability, when there is every indication that it would not provide affordable housing.

In fact, a recent study by PSU Urban Studies and Planning indicates that it would more likely have the opposite effect, creating smaller but more expensive units and displacing existing residents.

Please read Nov 19th Oregonian article about latest condos in N. Portland going for \$ 425/sq ft.

If passed, this Proposal would;

- Rezone most of the city, WITHOUT going through a rezoning process
- Eliminate single family residential zoning in 65 % of the city.
- Allow Duplexes on most R5 lots, triplexes on corners
- Allow up to a 3900 sq ft home on a R5 lot
- Would increase density on most R5 lots up to 300 %, More than R 2.
- Does almost nothing to address Scale, the primary objective concern of citizens of this city.
- Does nothing to address demolitions, a primary concern of citizens.
- Ignored the Strong opposition voiced in Public Meetings.
- 27 neighborhoods opposed, with only 4 in support.
- Does not align with the Comprehensive Plan to densify near centers and (legit) corridors.
- Will not provide what we think of as affordable housing.

Please do not allow the demolition of our treasured neighborhoods in a misguided attempt to respond for the need for middle housing.

I do not support this proposal.

Vanessa Preisler  
0371 SW Palatine Hill Road  
Portland OR 97219

**Parsons, Susan**

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**From:** Jennifer Bragar <jbragar@tomasilegal.com>  
**Sent:** Wednesday, November 23, 2016 10:43 AM  
**To:** Council Clerk – Testimony  
**Subject:** [User Approved] HLA Testimony re Residential Infill Project  
**Attachments:** HLA Residential Infill Project Letter 11-23-16.PDF

Please include the attached letter in the record for consideration in the Residential Infill Project. Thank you.

Jennifer Bragar | [jbragar@tomasilegal.com](mailto:jbragar@tomasilegal.com)

Tomasi Salyer Martin | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | <http://www.tomasilegal.com>



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November 23, 2016

**BY EMAIL: CCTestimony@portlandoregon.gov**

Mayor Charlie Hales and Commissioners  
1221 SW 4<sup>th</sup> Ave., Room 340  
Portland, OR 97204

**Re: Residential Infill Project**

Dear Mayor Hales and Commissioners,

Housing Land Advocates (“HLA”) is a non-profit organization dedicated to advancing the cause of fair and affordable housing through thoughtful land use planning. Over the last year, two of our board members, Mary Kyle McCurdy and Danell Norby, served on the Residential Infill Project Stakeholder Advisory Committee as a voice for more diverse and affordable housing opportunities throughout Portland.

Our organization supports the direction of the Project Concept Report that is currently before City Council. The proposed changes would allow smaller and more affordable housing options in many neighborhoods, increasing housing choice and access for families of different sizes, household incomes, and ages. In addition, the report increases the likelihood that existing homes will be preserved by allowing more flexibility for internal conversions, and addresses scale and setback issues in response to concerns raised by many residents about the compatibility of new housing.

While the concept recommendations represent movement in the right direction, HLA encourages the City of Portland to use the Residential Infill Project more strategically to expand housing opportunities for low- and moderate-income families in neighborhoods across the city. Specifically, we ask you to consider the following changes:

- 1. Incentivize affordable housing.** Throughout the stakeholder advisory and public outreach processes, concerns about housing affordability were raised as often as those regarding demolitions. However, the Project Concept Report currently allows additional FAR only for remodels, additions and conversions, and one additional unit when an existing home is retained within a new cottage cluster development or converted to multiple units.

Additional FAR and a bonus unit should also be provided when at least one of the units created under the expanded Housing Choice policy will be affordable (at 80% MFI or below). This provision was included in the June 2016 Draft Proposal, and its reinstatement would make the development of affordable homes much more feasible for developers, particularly non-profits such as Proud Ground and Habitat for Humanity. In doing so, the City would actively demonstrate its commitment, spelled out in the recent Comprehensive Plan update, to increase opportunities for affordable housing and prevent the displacement of low-income residents and communities of color.



2. **Allow the Housing Choice options in all neighborhoods.** The current Project Concept Report limits increased flexibility for duplexes, triplexes, accessory dwelling units and other options to a new Housing Overlay Zone that excludes significant swaths of East and Southwest Portland and some portions of inner Portland. While we appreciate the intent--focusing development closer to transit and other amenities--behind the overlay, the policy is shortsighted.

By prohibiting a higher intensity of development in outer single-family neighborhoods, the City is denying these places the density needed to become more "complete" communities with shopping, transit, and services. In addition, all Portland residents, including seniors who would like to age in place, are entitled to affordable, accessible housing options in their neighborhoods. Lastly, expanding the Housing Choice options to single-family neighborhoods citywide would create more infill opportunities to better accommodate growth and reduce housing cost pressures.

Housing Land Advocates supports a variety of housing types everywhere in Portland, priced affordably and available in sufficient numbers to meet current and future demand. We are confident that the Residential Infill Project, with the changes outlined here, will increase housing opportunities for low- and moderate-income households and result in more livable, equitable neighborhoods. Thank you very much for your attention to this issue.

Sincerely,



Jennifer Bragar  
President



**From:** [Nancy Casey](#)  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#);  
[Commissioner Novick](#)  
**Subject:** Residential infill Project  
**Date:** Wednesday, November 23, 2016 11:00:49 AM

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Dear Representative,

As a voting resident from Inner NE, I strongly encourage you to **negate the Residential Infill Project (RIP) proposals Housing Opportunity Overlay Zone** to increase housing density.

We moved to this neighborhood to enjoy the architecture and structure that is currently established.

We appreciate being able to say hello to our *close-enough neighbors* although *we are at capacity for shared-street parking and noise pollution*.

RIP would negatively impact our neighborhood, allowing for multiplex dwellings in the current, primarily single-family home neighborhood.

Portland voters passed measure 26-179, allotting \$258.4 million dollars as a housing subsidy.

Do not allow greed to double and triple the families/unit in our neighborhood.

**Do not support RIP's Housing Opportunity Overlay Zone.**

This is not how we move forward. Allow the market to catch up, do not overbuild and destroy beautiful neighborhoods out of a reaction to current demands. Steps are already being taken to meet the needs. ADUs are one example that maintain the integrity of the neighborhood.

**RIP's Housing Opportunity Overlay Zone is the wrong direction.**

Thank you,  
Nancy Casey  
237 SE 33rd ave  
Portland OR 97214

**From:** [shari house](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill Project  
**Date:** Wednesday, November 23, 2016 10:49:18 AM

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My name is Shari Freshman-House, and I live at 3559 SW spring Garden, Portland, 97219. I have lived at this address for 30 years. I am totally against the rezoning efforts to increase the housing density in our single family neighborhood. Housing is critical. I understand that. However this plan destroys the fabric that makes our community livable and healthy. Why don't you spend your time and my taxes to use existing structures like warehouses to house the homeless? Do you realize how many children are living on the street?

I am not interested in making developers richer, cutting down old growth trees, and putting more cars on the streets.

**From:** [Anne Dosskey](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 10:49:02 AM

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I oppose the Housing Opportunity Overlay.

I am a 13-year homeowner in the Buckman neighborhood, at SE 13th & Belmont. My property is zoned R2.5.

I do support thoughtful neighborhood planning that preserves existing housing stock instead of encouraging demolition; that supports housing for multiple income levels; that takes into account transit needs; and that makes it financially possible for long-time residents and businesses to remain in place if they wish to do so.

Every day in my neighborhood, I see the effects of homelessness, in stark contrast to the construction boom along closer-in SE Belmont & Morrison. What kind of city do we really want Portland to be, and what kind of neighborhoods do we want to live in? I choose multi-cultural, multi-economic, local — with real roots and real history, over a disneyland of upscale residential towers and the shops that serve their upper-income residents. The Pearl District is fine. We don't need another one on this side of the river.

While we have the chance, let's choose wisely.

--

**Anne Dosskey**  
[503.460.0926](tel:503.460.0926)  
924 SE 13th Avenue, Portland OR 97214

**From:** [Jim Heuer](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fritz](#)  
**Subject:** Testimony on item 1290 by PCHR  
**Date:** Wednesday, November 23, 2016 10:46:19 AM  
**Attachments:** [PCHR\\_TestimonyForCityCouncilNov\\_23\\_2016\\_RIPProposalFINAL.pdf](#)

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Mayor Hales and Commissioners,

Attached is the formal testimony of the Portland Coalition for Historic Resources on the RIP Proposal being considered by City Council. We have taken you at your word, and crafted detailed alternative recommendations in each of the Proposal areas of the current RIP document. We urge the Council to direct BPS to move its implementation and code writing efforts along the lines of our recommendations.

Planning for the future is easy during times of fallow business activity and slow growth. Planning wisely is much harder when development pressures mount... but that is exactly the time when sound planning makes the most difference to shape cities in positive ways. This is your chance to ensure a balance between protecting what is great about Portland, including its treasured neighborhoods, while sustainably and economically building density in the areas where it can do the most good, tightly aligned along real high-frequency transit routes and near MAX stations.

We urge you to review our recommendations.

Thanks for the opportunity to submit testimony as late as today, November 23.

Regards,  
Jim Heuer  
Chairperson, Portland Coalition for Historic Resources

--

**James S. Heuer**  
**1903 NE Hancock Street**  
**Portland, OR 97212**  
(503) 284-8481 (Home)  
(503) 335-8380 (Work/Cell)  
(503) 348-8694 (Text)

**Portland Coalition for Historic Resources Analysis and Alternative  
Recommendations Addressing the Final Report of the Mayor's  
Residential Infill Project (RIP)**

**Testimony to Portland City Council on the Hearings Record Closing November 23, 2016,  
on Item 1290**

Prepared November 22, 2016, by Jim Heuer  
Chairperson of the Coalition for Historic Resources  
1903 NE Hancock Street  
Portland, OR 97212  
jim@househistorypdx.com

## Portland Coalition for Historic Resources Testimony on Final Proposals of the Mayor's Residential Infill Project (RIP) Task Force as Presented to City Council

Prepared November 22, 2016, by Jim Heuer, Chairperson, PCHR

The Portland Coalition for Historic Resources is an ad hoc group advocating for the concerns of Portland's many Historic Districts and Historic Conservation Districts. The group also supports and advocates for the nomination of other historic districts in the City, recognizing Portland's unusual history among Western cities leading to a wealth of largely intact early 20th Century Streetcar Suburbs in the inner core. Those historic Streetcar Suburbs today are among Portland's most cherished neighborhoods and are not only prized places to live but also attract tourists from around the country.

PCHR members have reviewed the documents provided by the Residential Infill Task Force BPS Team and in general have grave concerns. We find that supporting information appears to have been hastily assembled, that the arguments in favor of the proposals lack factual basis, and to the extent that the proposal as currently set forth would be implemented, there is a very good chance of unwarranted disruption, demolition, and dislocation within Portland's already densely populated inner neighborhoods. We are also disappointed that the conveners of the RIP Task Force at the outset excluded the topic of Historic Preservation, thus excluding from the conversation any potential impacts on or conflicts with Portland's designated historic neighborhoods and districts.

Perhaps worst of all, the provisions seeking to achieve more "affordable" "middle housing" appear to offer false hope to the thousands of Portland residents who currently spend an inordinate amount of their incomes on housing. That said, we feel that there are some parts of the recommendations, which could, with some wording improvements, prove valuable to the City, and there are other ways in which infill housing can be better managed to both preserve as much existing housing as possible while expanding options for mid-priced housing choices.

### Concerns and Recommended Changes to Each RIP Proposal:

- Proposal 1 - Limit the size of houses...** - The one-size-fits all approach based on lot size is an overly simplistic solution that ignores experiences in other cities with more thoughtful approaches. The proposal argues that a FAR of 0.5 would regulate size in such a way as to prevent McMansionization of our neighborhoods. That is absolutely false. As Appendix A of this report we provide a list of average current FAR ratios for every Portland neighborhood and ALL single family houses in residential zones. Only a handful of neighborhoods have a current FAR in excess of 0.5, suggesting that for the great majority of our neighborhoods, the FAR of 0.5 (especially as augmented by the ADU bonus and ignoring basements) would still result in serious demolition and replacement risks, not to mention resulting in new houses dramatically larger than their context should dictate if RIP were to meet its original objectives for context sensitivity.

The situation is even more dire in areas zoned R2.5, where the housing stock is older and smaller in general and where 8500 houses sit on potentially splittable 5000 square foot lots – and where the RIP Proposal would allow even more dramatically exorbitant FAR levels compared to the existing neighborhood fabric.

**Our Recommendation:** Explore multiple pattern areas with tailored “form-based” code standards which are both clearly understandable and reflect the perceived size and scale of existing homes across the range of housing types in Portland. As demonstrated by Nore Winter in his recent lecture in Portland, Los Angeles and Denver both have shown that this is practical and effective. The Nore Winter presentation PowerPoint may be found here:

<http://storage.googleapis.com/wzukusers/user-24571118/documents/580e3b2c8a88eQe6bLAK/PortlandConservationPresentationWinterHighResSlides.pdf>

And the video of his lecture is found here:

<https://youtu.be/bvXhA22PUug>

Note that according to Mr. Winter, carefully crafted form-based code standards can actually support larger structures which are perceived as “fitting in” by residents than simple FAR solutions. This is especially important in the R2.5 zone where a very large percentage of the currently zoned area has single family houses on 5000 square foot lots, and the potential for destruction of many thousands of houses is particularly acute.

We feel that BPS should engage Winter and Company (Nore Winter, Principal -- <http://www.winterandcompany.net>) to craft new compatibility proposals appropriate to Portland’s unique neighborhoods, with a goal of a set of recommendations in 6 months – in time to inform the crafting of code language to be adopted in mid-to-late 2017.

- **Proposal 2 - Lower the House Roofline** - Generally a very welcome concept, both in terms of measurement framework and absolute limits.

**Our Recommendation:** We support requiring a design review process if a developer wants to build higher than the limits in the proposal and allowing Type II and Type III reviews in Historic Districts to apply City Code 33.846.060G or other applicable design guidelines to set appropriate maximum heights in such districts where different from the prescribed maximum.

- **Proposal 3 - Make Front Setbacks Consistent...** - This proposal is heading in the right direction but has several fatal flaws arising from the diversity of housing patterns around the city, especially

**Our Recommendation:** Incorporate setback regulations in the pattern-area-specific form-based code. This can better accommodate the variations in historic setback standards imposed at the time of the original platting. Original required setbacks varied

by tract from 10 feet to as much as 25 feet (Irvington, Laurelhurst, others). Nearly ALL streetcar era developments had such setback requirements. Do not allow reduced setbacks without a design review process, regardless of adjacent house setbacks, especially if the adjacent house has been constructed in the last 20 years.

- **Proposal 4: Allow more housing types in select areas and limit their scale to the size of house allowed** – This proposal simply doubles down on a failed policy of allowing duplexes on every corner in residential zones. Duplexes are already allowed on some 20,000 lots in single family zones, yet only a handful of new construction is exploiting this option. The likely outcome would be scattered demolitions in areas with lower priced houses, further diminishing the stock of economical homes. Especially bad is the fact that duplexes and triplexes are typically rental housing, not owner-occupied housing. In Irvington, where we have data, barely 30% of the plexes are owner occupied compared to 87% of the detached single family houses and attached row houses. Thus this will cannibalize our owner-occupied homes for the working class in favor of rentals controlled by the investor classes.

**Our Recommendation:** We support the following approaches:

- Within public transport availability areas (see later description), relax rules for duplex conversion on corners. Eliminate rule that duplexes on corners must have entrances on different streets, and support conversion with better crafted zoning regulations (and possibly selected adjustments to the building code). Monitor results over the next 24-36 months to determine if additional adjustments are required to encourage conversions of existing single family homes in these areas only.
  - Allow both interior and stand-alone ADUs within public transport availability areas.
  - Consider raising the maximum size of an ADU to 1200 square feet in “public transport availability areas” and on existing lots in R5 zones that are over 7000 square feet in size, subject to the limitations adopted under a revised Proposal 1.
  - Re-examine the dimensional and structural rules in the R1 zone to facilitate construction of middle housing units subject to fee-simple ownership rather than apartment construction. Drop BPS’ opposition to row houses in R1 zones, and selectively in R2 and R2.5 zones in public transport availability areas, as they provide a path to home ownership with far less risk than with small condo units in duplex or triplex construction.
- **Proposal 5: Establish a Housing Opportunity Overlay Zone in select areas** – This proposal casts a wide net to intentionally cover as much of the city as possible on the nonsensical grounds that density-increasing changes must be scattered widely to achieve “equity”. This is a contradiction in terms. Density is density, and for it to have meaning and for it to help residents escape the tyranny of the automobile *it must be concentrated, not dispersed*. There are no grounds, either in actual Portland experience or in the transit planning literature for 1250 foot catchment areas along modest frequency bus routes as



suggested in the proposal. Such areas are only viable for high-capacity, high frequency heavy rail transit like the San Francisco BART or Washington, DC, METRO, which we simply don't have here in Portland.

Establishing an “opportunity overlay zone” is questionable in terms of zoning law, and doubtful in terms of its value in terms of environmental sustainability, but worse yet, the approach taken by RIP begs the question: “Exactly how much additional housing do you need and how much single family residential demolition are you prepared to accept to get it?” With over 8500 single family residences on 5000 square foot lots in R2.5 zones and over 5000 in R2 zones, it is preposterous to argue for massive expansions of areas for greater density until we have fully built out what is already zoned for more density!

**Our Recommendation:** We prefer to call these “**public transport availability areas**” recognizing that the availability of frequent and diverse transit options is essential to enable young home owners to trade the cost of a car for more housing cost in an era of rapidly rising home prices. Portland already has rules that allow reduced or no parking provision within 500 feet of transit corridors. Other zoning rules allow more density within 1000 feet of a MAX station. These long-established distance standards should be used to define “public transport availability areas” in the corridors ONLY along the 13 designated “Frequent Service Bus Routes” which Trimet schedules with 15-minute intervals most of the day.

Finally, we argue that the R2.5 zoned areas are already concentrated in areas along transit corridors and present a huge opportunity for greater density without a single change in current zoning or expansion of “opportunity overlay zone” areas. We would limit the application of our preferred approach “public transit availability area” to allowing more flexibility for ADUs and duplex conversions as described in our recommendations under Proposal 4.

- **Proposal 6: Increase flexibility for cottage clusters on large lots citywide.** - A potentially useful concept when mass demolition of existing, viable single family housing is not required.

**Our Recommendation:** Extend this concept to R10 and R20 zones, where such large lots already exist and waste over 6 square miles of Portland's prime residential land. Prohibit this form of development on merged 5000 square foot lots in R5 zones where houses were demolished in the last 5 years. Do not allow ADUs in such developments. Apply pattern area rules, per our recommendation on Proposal 1, to ensure physical compatibility with their surroundings.

- **Proposal 7: Provide added flexibility for retaining existing houses.** – The BPS study on conversion of existing houses to duplexes and triplexes provides guidance on how to enhance density without demolition. The example of the 13,500 single family houses on 5000 square foot lots in R2.5 and R2 zones, illustrates how hugely important this concept is – we cannot afford to demolish over \$2 billion in existing construction in the name of

affordability and sustainability!

**Our Recommendation:** Focus significant resources on this subject. The BPS report was prepared quickly in the last few weeks before the current report was delivered to City Council. Direct BPS to undertake a major consulting effort with an advisory committee of community representatives and builders known for cost-effective rehabilitation work (NOT new house developers!), with a charge to come back with specific zoning and building code change recommendations inside of 6 months. Plan on applying the new rules in existing R2.5 and R2 zones. Potentially limit building code changes to non-life-safety issues and only to structures over 75 years old or contributing properties in Historic Conservation Districts or National Register Historic Districts.

- **Proposal 8: Rezone historically narrow lots to R2.5 in select areas** - By far and away the worst, and most potentially destructive proposal in RIP. Potentially puts many thousands of viable, relatively affordable, single family homes at risks in areas currently designated as R5 zones because their transit and infrastructure are designed for medium-high density R5 zoning, not R2 or higher density zones. Broadly rezoning R5 areas to R2.5 simply because of the underlying lot lines and without a proven need for more R2.5 zoning not already designated in the Comp Plan makes a mockery of our planning process and betrays the public's reliance on zoning for stability and predictability.

In addition, the City's legal rationale that State Statute requires lot splitting of underlying lots of record in R5 zones and that this proposal simply ratifies that requirement is false. As other testifiers have pointed out: "33.4 LAND DIVISIONS GENERALLY -- Although ORS 97-017 requires that legally established lots continue to be recognized as individual separately transferrable lots, even where subsequent land use regulations make these lots non-conforming, a local government may impose land use regulations requiring that two or more such non-conforming lots be combined for development purposes. Campbell vs. Multnomah County 25 OR LUBA 479 (1993)."

**Our Recommendation:** Eliminate this bad idea entirely. Replace it with a zoning rule that confirms that lot splitting into two 2500 square foot parcels is NOT a right regardless of the underlying lots of record throughout the R5 zone. The R2.5 zone as currently defined provides a valuable transition between higher density areas and R5 single family zones and it should be expanded only as needed to provide more capacity in such areas. Note that as pointed out 8500 homes in R2.5 zones sit on 5000 square foot lots today – there is no rational explanation in light of that for further expanding this zone except in very specific areas contiguous to existing R2.5 zoned areas where the Comp Plan recommends it.

- **Proposal 9: Citywide improvements to the R2.5 zone.** – The slow uptake in density in existing R2.5 zones, most of which reflect re-zoning of R5 areas under prior Comprehensive Plans, suggests an opportunity for incentivizing density increases and removing institutional obstacles. There is a huge risk, however, that careless incentive programs will accelerate demolitions in a zone with some of our oldest and most highly

prized traditional homes. (A detailed analysis of options and risks in the R2.5 zone is attached as Appendix B.)

**Our Recommendation:** We propose the following alternative approach to incentivizing densification in the R2.5 zone while avoiding wholesale demolitions:

- Count internal ADUs in R2.5 zones on 5000 square foot lots as meeting the density requirement, while allowing an external ADU as well.
- Allow 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.)
- Eliminate System Development Charges for any 2<sup>nd</sup> or 3<sup>rd</sup> 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.
- 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. Explore other ways to reduce costs of lot splitting when the existing house does NOT need to be demolished to build additional capacity on the site.
- Allow a third 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).
- 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.
- Apply the same “form based code” concept described in our recommendations under Proposal 1 to the R2.5 zone with consideration for both the smaller older homes in the central city and the newer single story homes in outer R2.5 zone areas.

## In Conclusion

We feel that the profound defects in the current proposal call for a complete re-assessment of the work of the RIP task force. That re-assessment should force the City to answer the question: “Exactly how many existing single family houses are you willing to sacrifice to expand ‘middle housing’, and at what cost in energy waste and destruction of existing viable housing stock.” The City might also want to address the question: “How will Portland provide the planned 28,000 new single family homes required in the next 25 years (even with a majority of new residents relegated to multi-family housing) if this number of single family residences is destroyed?”

We are especially dismayed by the support of the current proposals by advocates for affordable housing, despite the complete lack of evidence, other than the verbal assurances of the developer community, that affordability will be enhanced by these proposals. We encourage all Portland residents concerned about problems of affordability to demand a more thoughtful and potentially effective and balanced approach to dealing with this serious problem.

The first version of this document was drafted by Jim Heuer, Chairperson of the Portland Coalition for Historic Resources, reviewed by PCHR members, and delivered as commentary during the RIP project comment period during the summer of 2016. With the revisions in the RIP proposal document as presented to City Council on October 18, 2016, it has been updated to reflect the new numbering of proposals and the wording changes included in the latest RIP draft.

<b>APPENDIX A:</b>			
<b>FAR Analysis, Portland Coalition for Historic Resources, Based on 2011 Property Database and PortlandMaps.com</b>			
<b>Prepared on November 22, 2016, by Jim Heuer, Portland Coalition for Historic Resources</b>			
<b>Neighborhood Name</b>	<b>Base Zone</b>	<b>Average FAR for Single Family Houses</b>	<b>Count of Single Family Houses</b>
ARBOR LODGE	R1	0.2725	96
BOISE	R1	0.3585	53
BOISE/ELIOT	R1	0.4537	9
BRENTWOOD-DARLINGTON	R1	0.2111	36
BRIDLEMILE	R1	0.5121	2
BROOKLYN ACTION CORPS	R1	0.2914	36
BUCKMAN	R1	0.5636	75
CATHEDRAL PARK	R1	0.2441	133
CENTENNIAL	R1	0.1640	10
CONCORDIA	R1	0.2724	11
CRESTON-KENILWORTH	R1	0.2604	32
ELIOT	R1	0.5144	16
FOSTER-POWELL	R1	0.2655	118
GLENFAIR	R1	0.1488	31
GOOSE HOLLOW	R1	0.7243	34
GOOSE HOLLOW/SOUTHWEST HILLS	R1	0.6853	12
HAYHURST	R1	0.1709	7
HAZELWOOD	R1	0.1787	181
HILLSDALE	R1	0.1314	5
HILLSIDE/NORTHWEST DISTRICT	R1	0.2623	3
HOLLYWOOD	R1	0.2979	61
HOMESTEAD	R1	0.3929	46
HOSFORD-ABERNETHY	R1	0.3909	66
HUMBOLDT	R1	0.3330	215
IRVINGTON	R1	0.4653	67
KENTON	R1	0.2523	54
KERNS	R1	0.3940	176
KING	R1	0.2877	66
LAURELHURST	R1	0.2965	28
LENTS	R1	0.2184	224
LENTS/POWELLHURST-GILBERT	R1	0.1205	2
MADISON SOUTH	R1	0.0946	1
MILL PARK	R1	0.1603	37
MONTAVILLA	R1	0.2674	458
MT. SCOTT-ARLETA	R1	0.2514	86
MT. TABOR	R1	0.2988	38
MULTNOMAH	R1	0.1647	8
NORTH TABOR	R1	0.3078	96
NORTHWEST DISTRICT	R1	0.6694	164
OVERLOOK	R1	0.3250	59
PARKROSE	R1	0.2518	24
PARKROSE HEIGHTS	R1	0.1916	28
PIEDMONT	R1	0.2558	28
PORTSMOUTH	R1	0.2472	35

POWELLHURST-GILBERT	R1	0.1615	287
REED	R1	0.1108	1
RICHMOND	R1	0.3177	84
ROSE CITY PARK	R1	0.3348	50
ROSEWAY	R1	0.3572	9
SELLWOOD-MORELAND IMPROVEMENT LEA	R1	0.2689	143
SOUTH BURLINGAME	R1	0.1718	3
SOUTH PORTLAND	R1	0.3664	35
SOUTH TABOR	R1	0.3124	41
SOUTHWEST HILLS	R1	0.2350	5
ST. JOHNS	R1	0.2649	105
SULLIVAN'S GULCH	R1	0.3302	9
SUNNYSIDE	R1	0.4495	53
UNIVERSITY PARK	R1	0.2857	10
VERNON	R1	0.3127	61
WOODLAWN	R1	0.2520	19
WOODSTOCK	R1	0.2403	12
	R10	0.1805	42
ARDENWALD-JOHNSON CREEK	R10	0.1735	24
ARDENWALD-JOHNSON CREEK/WOODSTOCK	R10	0.2582	4
ARLINGTON HEIGHTS/SYLVAN-HIGHLANDS	R10	0.0515	1
ARNOLD CREEK	R10	0.2177	900
ASHCREEK	R10	0.1546	459
BRIDLEMILE	R10	0.1949	622
BRIDLEMILE/SOUTHWEST HILLS	R10	0.2150	208
CENTENNIAL/PLEASANT VALLEY	R10	0.2526	143
COLLINS VIEW	R10	0.1419	205
CRESTWOOD	R10	0.1457	93
CULLY	R10	0.1230	200
EAST COLUMBIA	R10	0.2001	283
FAR SOUTHWEST	R10	0.1675	285
FOREST PARK	R10	0.3380	292
GOOSE HOLLOW/SOUTHWEST HILLS	R10	0.3500	19
HAYDEN ISLAND	R10	0.5841	28
HAYHURST	R10	0.1336	68
HEALY HEIGHTS/SOUTHWEST HILLS	R10	0.3119	43
HILLSDALE	R10	0.1944	514
HILLSIDE	R10	0.1448	74
HOMESTEAD	R10	0.2703	43
LENTS	R10	0.0544	9
LINNTON	R10	0.2150	44
MAPLEWOOD	R10	0.1991	161
MARKHAM	R10	0.1520	195
MARSHALL PARK	R10	0.1582	433
MC UNCLAIMED #13	R10	0.2084	7
NORTHWEST DISTRICT	R10	0.2421	39
NORTHWEST HEIGHTS	R10	0.3284	1027
PLEASANT VALLEY	R10	0.2624	1799
POWELLHURST-GILBERT	R10	0.1033	195
SOUTH BURLINGAME	R10	0.2276	86
SOUTHWEST HILLS	R10	0.2790	951
SUNDERLAND	R10	0.1180	15

SYLVAN-HIGHLANDS	R10	0.1741	211
SYLVAN-HIGHLANDS/SOUTHWEST HILLS	R10	0.1118	6
WEST PORTLAND PARK	R10	0.0374	6
WILKES	R10	0.1523	372
ARBOR LODGE	R2	0.2720	117
ASHCREEK	R2	0.2167	7
BEAUMONT-WILSHIRE	R2	0.3448	20
BOISE	R2	0.3416	246
BRENTWOOD-DARLINGTON	R2	0.2959	201
BRIDLEMILE	R2	0.1301	5
BROOKLYN ACTION CORPS	R2	0.8611	2
CATHEDRAL PARK	R2	0.2332	26
CENTENNIAL	R2	0.1392	80
CENTENNIAL/PLEASANT VALLEY	R2	0.1653	23
COLLINS VIEW	R2	0.3236	12
CONCORDIA	R2	0.2847	90
CRESTON-KENILWORTH	R2	0.2810	159
CULLY	R2	0.2268	240
EASTMORELAND/REED	R2	0.1589	4
ELIOT	R2	0.3804	530
FAR SOUTHWEST	R2	0.1433	13
FOREST PARK	R2	0.6132	3
FOSTER-POWELL	R2	0.2420	222
GLENFAIR	R2	0.1430	10
GOOSE HOLLOW	R2	0.4633	3
GOOSE HOLLOW/SOUTHWEST HILLS	R2	0.5924	12
GRANT PARK	R2	0.3809	121
HAYHURST	R2	0.2177	27
HAZELWOOD	R2	0.1687	280
HILLSDALE	R2	0.2655	52
HOLLYWOOD	R2	0.3845	20
HOMESTEAD	R2	0.3640	14
HOSFORD-ABERNETHY	R2	0.3664	82
HUMBOLDT	R2	0.3292	2
IRVINGTON	R2	0.4599	39
KENTON	R2	0.2845	127
KERNS	R2	0.3608	65
KING	R2	0.3433	182
LENTS	R2	0.2206	636
LENTS/POWELLHURST-GILBERT	R2	0.2200	76
MADISON SOUTH	R2	0.3762	24
MARKHAM	R2	0.0867	1
MILL PARK	R2	0.1787	62
MONTAVILLA	R2	0.2339	785
MT. SCOTT-ARLETA	R2	0.2410	230
MT. TABOR	R2	0.2844	88
MULTNOMAH	R2	0.1939	54
NORTH TABOR	R2	0.2906	194
NORTHWEST DISTRICT	R2	0.4607	115
NORTHWEST HEIGHTS	R2	1.2038	9
OVERLOOK	R2	0.2706	174
PARKROSE	R2	0.2069	195

PARKROSE HEIGHTS	R2	0.1971	12
PIEDMONT	R2	0.2942	224
PLEASANT VALLEY	R2	0.4155	25
PLEASANT VALLEY/POWELLHURST-GILBERT	R2	0.2128	129
PORTSMOUTH	R2	0.4523	287
POWELLHURST-GILBERT	R2	0.2192	964
REED	R2	0.2853	23
RICHMOND	R2	0.2893	37
ROSE CITY PARK	R2	0.2616	52
ROSEWAY	R2	0.2528	28
SABIN	R2	0.2464	1
SELLWOOD-MORELAND IMPROVEMENT LEA	R2	0.3038	207
SOUTH BURLINGAME	R2	0.4187	4
SOUTH PORTLAND	R2	0.5040	297
SOUTH TABOR	R2	0.2246	130
SOUTHWEST HILLS	R2	0.5431	11
ST. JOHNS	R2	0.2696	167
SULLIVAN'S GULCH	R2	0.4454	61
SUMNER	R2	0.2453	70
SUNNYSIDE	R2	0.3615	1
SYLVAN-HIGHLANDS	R2	0.0657	2
SYLVAN-HIGHLANDS/SOUTHWEST HILLS	R2	0.1393	2
UNIVERSITY PARK	R2	0.4788	1
WEST PORTLAND PARK	R2	0.2887	26
WOODLAWN	R2	0.3259	13
WOODSTOCK	R2	0.2538	42
BOISE	R2.5	0.3493	406
BRENTWOOD-DARLINGTON	R2.5	0.2079	592
BROOKLYN ACTION CORPS	R2.5	0.3372	326
BUCKMAN	R2.5	0.4787	313
CATHEDRAL PARK	R2.5	0.2935	16
COLLINS VIEW	R2.5	0.1734	23
CONCORDIA	R2.5	0.3081	462
CRESTON-KENILWORTH	R2.5	0.2817	297
FAR SOUTHWEST	R2.5	0.2116	15
FOSTER-POWELL	R2.5	0.2705	509
GLENFAIR	R2.5	0.2136	101
GRANT PARK	R2.5	0.4244	16
GRANT PARK/HOLLYWOOD	R2.5	0.3712	56
HAYHURST	R2.5	0.1891	6
HAZELWOOD	R2.5	0.1744	228
HILLSDALE	R2.5	0.2031	65
HOLLYWOOD	R2.5	0.3733	13
HOMESTEAD	R2.5	0.3812	1
HOSFORD-ABERNETHY	R2.5	0.3491	408
HUMBOLDT	R2.5	0.3313	527
KENTON	R2.5	0.2954	22
KERNS	R2.5	0.3868	151
KING	R2.5	0.3459	915
LENTS	R2.5	0.2478	739
LINNTON	R2.5	0.1207	6
MADISON SOUTH	R2.5	0.3727	18



MARKHAM	R2.5	0.3480	5
MARSHALL PARK	R2.5	0.2768	16
MILL PARK	R2.5	0.1702	27
MONTAVILLA	R2.5	0.2405	853
MT. SCOTT-ARLETA	R2.5	0.2341	1673
MT. TABOR	R2.5	0.3710	7
MULTNOMAH	R2.5	0.3556	20
NORTH TABOR	R2.5	0.2988	69
OVERLOOK	R2.5	0.3548	90
PIEDMONT	R2.5	0.2789	6
PORTSMOUTH	R2.5	0.2784	103
POWELLHURST-GILBERT	R2.5	0.1828	183
REED	R2.5	0.2765	56
RICHMOND	R2.5	0.3513	416
ROSE CITY PARK	R2.5	0.3561	330
ROSEWAY	R2.5	0.2817	391
SELLWOOD-MORELAND IMPROVEMENT LEA	R2.5	0.3106	482
SOUTH TABOR	R2.5	0.2387	460
ST. JOHNS	R2.5	0.2875	258
SULLIVAN'S GULCH	R2.5	0.3974	153
SUNNYSIDE	R2.5	0.4026	841
UNIVERSITY PARK	R2.5	0.2460	67
VERNON	R2.5	0.3033	469
WEST PORTLAND PARK	R2.5	0.2522	42
WOODLAWN	R2.5	0.2817	244
WOODSTOCK	R2.5	0.2926	14
ARNOLD CREEK	R20	0.0805	176
COLLINS VIEW	R20	0.1238	99
CULLY	R20	0.0468	5
EAST COLUMBIA	R20	0.1647	41
FOREST PARK	R20	0.1118	53
HILLSIDE	R20	0.0676	3
LINNTON	R20	0.0767	5
MARSHALL PARK	R20	0.1356	75
MC UNCLAIMED #13	R20	0.2002	9
PLEASANT VALLEY	R20	0.0511	23
SOUTHWEST HILLS	R20	0.0545	45
SYLVAN-HIGHLANDS	R20	0.0550	16
ARGAY	R3	0.2048	13
ARGAY/WILKES	R3	0.2898	2
CENTENNIAL	R3	0.2081	134
CULLY	R3	0.1696	76
HAZELWOOD	R3	0.1652	79
LENTS	R3	0.1780	7
MILL PARK	R3	0.2034	91
PARKROSE	R3	0.1453	28
PARKROSE HEIGHTS	R3	0.1181	2
RUSSELL	R3	0.2852	2
WILKES	R3	0.3072	731
ALAMEDA	R5	0.4041	1622
ALAMEDA/BEAUMONT-WILSHIRE	R5	0.3786	65
ALAMEDA/IRVINGTON	R5	0.4322	315

ARBOR LODGE	R5	0.2826	1874
ARDENWALD-JOHNSON CREEK	R5	0.2298	107
ARDENWALD-JOHNSON CREEK/WOODSTOCK	R5	0.2381	43
ASHCREEK	R5	0.2833	234
ASHCREEK/CRESTWOOD	R5	0.4738	6
BEAUMONT-WILSHIRE	R5	0.3170	2145
BRENTWOOD-DARLINGTON	R5	0.2091	3141
BRIDLEMILE	R5	0.2088	2
BRIDLEMILE/SOUTHWEST HILLS	R5	0.3396	18
BROOKLYN ACTION CORPS	R5	0.3281	347
BUCKMAN	R5	0.4521	313
CATHEDRAL PARK	R5	0.2547	684
CENTENNIAL	R5	0.1817	505
CENTENNIAL/PLEASANT VALLEY	R5	0.0521	5
COLLINS VIEW	R5	0.1896	9
CONCORDIA	R5	0.2954	2715
CRESTON-KENILWORTH	R5	0.2616	1078
CRESTWOOD	R5	0.2556	111
CULLY	R5	0.1869	669
EAST COLUMBIA	R5	0.2185	39
EASTMORELAND	R5	0.3612	1487
EASTMORELAND/REED	R5	0.2477	31
FAR SOUTHWEST	R5	0.2613	176
FOSTER-POWELL	R5	0.2510	1364
GLENFAIR	R5	0.2081	59
GOOSE HOLLOW	R5	0.6014	53
GOOSE HOLLOW/SOUTHWEST HILLS	R5	0.4932	35
GRANT PARK	R5	0.3936	1164
GRANT PARK/HOLLYWOOD	R5	0.3471	46
HAYHURST	R5	0.2449	155
HAZELWOOD	R5	0.2009	1702
HILLSDALE	R5	0.2923	343
HOLLYWOOD	R5	0.4144	8
HOMESTEAD	R5	0.3349	156
HOSFORD-ABERNETHY	R5	0.3838	1277
HUMBOLDT	R5	0.3589	272
IRVINGTON	R5	0.4521	1339
KENTON	R5	0.2705	2070
KERNS	R5	0.3839	152
KING	R5	0.3502	410
LAURELHURST	R5	0.4006	1717
LENTS	R5	0.2006	1717
LENTS/POWELLHURST-GILBERT	R5	0.1677	680
LINNTON	R5	0.2717	65
MADISON SOUTH	R5	0.2276	1633
MARKHAM	R5	0.2444	164
MARSHALL PARK	R5	0.2473	42
MC UNCLAIMED #5	R5	0.3939	85
MILL PARK	R5	0.2050	891
MONTAVILLA	R5	0.2452	2358
MT. SCOTT-ARLETA	R5	0.2336	395
MT. TABOR	R5	0.3070	2910

MULTNOMAH	R5	0.2380	511
NORTH TABOR	R5	0.3049	761
NORTHWEST DISTRICT	R5	0.4178	403
OVERLOOK	R5	0.3008	1408
PARKROSE	R5	0.2229	89
PARKROSE HEIGHTS	R5	0.2358	36
PIEDMONT	R5	0.2963	1904
PLEASANT VALLEY	R5	0.2045	244
PLEASANT VALLEY/POWELLHURST-GILBER	R5	0.2174	231
PORTSMOUTH	R5	0.2513	1632
POWELLHURST-GILBERT	R5	0.2683	2141
REED	R5	0.2792	422
RICHMOND	R5	0.3375	3089
ROSE CITY PARK	R5	0.3251	2779
ROSEWAY	R5	0.2803	2147
ROSEWAY/MADISON SOUTH	R5	0.2497	13
RUSSELL	R5	0.1598	32
SABIN	R5	0.3284	1185
SABIN/IRVINGTON	R5	0.3893	370
SELLWOOD-MORELAND IMPROVEMENT LEA	R5	0.3111	2105
SOUTH BURLINGAME	R5	0.2820	581
SOUTH PORTLAND	R5	0.3259	468
SOUTH TABOR	R5	0.2434	1236
SOUTHWEST HILLS	R5	0.4061	425
ST. JOHNS	R5	0.2398	2688
SUNNYSIDE	R5	0.3808	549
SYLVAN-HIGHLANDS	R5	0.1084	21
SYLVAN-HIGHLANDS/SOUTHWEST HILLS	R5	0.2339	18
UNIVERSITY PARK	R5	0.2674	1291
VERNON	R5	0.3169	259
WEST PORTLAND PARK	R5	0.2507	196
WILKES	R5	0.3028	53
WOODLAND PARK	R5	0.2048	101
WOODLAWN	R5	0.2516	1393
WOODSTOCK	R5	0.2491	3225
	R7	0.2090	3
ARDENWALD-JOHNSON CREEK	R7	0.1296	12
ARGAY	R7	0.2419	957
ARLINGTON HEIGHTS	R7	0.3716	294
ARNOLD CREEK	R7	0.1564	5
ASHCREEK	R7	0.2060	965
ASHCREEK/CRESTWOOD	R7	0.2474	11
BRENTWOOD-DARLINGTON	R7	0.1232	12
BRIDLEMILE	R7	0.2029	447
CENTENNIAL	R7	0.1716	4437
CENTENNIAL/PLEASANT VALLEY	R7	0.1874	45
COLLINS VIEW	R7	0.2065	416
CRESTWOOD	R7	0.2227	220
CULLY	R7	0.1788	1948
EASTMORELAND	R7	0.2983	20
GLENFAIR	R7	0.1610	147
GOOSE HOLLOW	R7	0.4116	9

GOOSE HOLLOW/SOUTHWEST HILLS	R7	0.3537	27
HAYDEN ISLAND	R7	0.3318	25
HAYHURST	R7	0.1950	1402
HAZELWOOD	R7	0.1871	1974
HEALY HEIGHTS/SOUTHWEST HILLS	R7	0.3692	44
HILLSDALE	R7	0.2613	1331
HILLSIDE	R7	0.3609	515
HILLSIDE/NORTHWEST DISTRICT	R7	0.4350	96
HOMESTEAD	R7	0.2766	7
KENTON	R7	0.1523	127
LENTS	R7	0.2001	723
LENTS/POWELLHURST-GILBERT	R7	0.1691	2
LINNTON	R7	0.2237	64
MADISON SOUTH	R7	0.2746	89
MAPLEWOOD	R7	0.1870	698
MARKHAM	R7	0.2409	551
MARSHALL PARK	R7	0.1595	23
MILL PARK	R7	0.1751	453
MT. TABOR	R7	0.2631	138
MULTNOMAH	R7	0.1932	1257
NORTHWEST DISTRICT	R7	0.3169	19
PARKROSE	R7	0.1787	750
PARKROSE HEIGHTS	R7	0.1707	1418
PLEASANT VALLEY	R7	0.2081	22
PORTSMOUTH	R7	0.1629	58
POWELLHURST-GILBERT	R7	0.1432	538
REED	R7	0.2713	225
RUSSELL	R7	0.1767	962
SOUTHWEST HILLS	R7	0.3273	387
SUMNER	R7	0.1819	704
SYLVAN-HIGHLANDS	R7	0.0840	12
SYLVAN-HIGHLANDS/SOUTHWEST HILLS	R7	0.1822	130
WEST PORTLAND PARK	R7	0.2460	636
WILKES	R7	0.2212	1200
	RF	0.0239	44
ARGAY	RF	0.2935	14
CULLY	RF	0.0597	37
EAST COLUMBIA	RF	0.0570	15
FOREST PARK	RF	0.0562	288
HILLSIDE	RF	0.0305	2
PARKROSE	RF	0.2311	1
SUNDERLAND	RF	0.0372	3
ARBOR LODGE	RH	0.2587	201
BOISE	RH	0.4054	3
ELIOT	RH	0.3497	31
GLENFAIR	RH	0.1319	14
GOOSE HOLLOW	RH	0.7098	15
HAZELWOOD	RH	0.1370	118
HOLLYWOOD	RH	0.2917	6
IRVINGTON	RH	0.5363	18
KENTON	RH	0.2571	167
KERNS	RH	0.4524	26

KING	RH	0.3388	27
LENTS	RH	0.2578	1
NORTHWEST DISTRICT	RH	0.7372	122
OVERLOOK	RH	0.2999	158
ROSE CITY PARK	RH	0.2190	1
SELLWOOD-MORELAND IMPROVEMENT LEA	RH	0.2730	67
SOUTH PORTLAND	RH	0.5333	37
SOUTHWEST HILLS	RH	0.6427	6
SULLIVAN'S GULCH	RH	0.5175	6
DOWNTOWN	RX	0.2676	1
ELIOT	RX	0.4989	10
HAZELWOOD	RX	0.1408	51
HOSFORD-ABERNETHY	RX	0.4188	10
LLOYD DISTRICT	RX	0.4824	1

## Appendix B: 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			Estimated Percent of Homes by Neighborhood on Two or More Original 25' Tax Lots
	Singles	Multiple	Grand Total	
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
<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>	Excluding Brooklyn and St. Johns

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 internal ADUs in R2.5 zones on 5000 square foot lots as meeting the density requirement, while allowing an external ADU as well.**
- 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. Explore other ways to reduce costs of lot splitting when the existing house does NOT need to be demolished to build additional capacity on the site.**
- 5) **Allow a third 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.

**From:** [Doug K](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Charlie](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Novick, Steve](#); [Commissioner Saltzman](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 10:46:15 AM

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Dear Mayor Hales and Commissioners,

I am writing to reiterate my support for the Residential Infill project, which will enable more housing to be built in our neighborhoods, while preserving much of the same feel they have today. The options this plan provides will acknowledge the different housing types that will better suit the demographics of today's population and the projected future population.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:

- Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
- Direct staff to provide meaningful incentives& flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

when we are in a housing crisis, and when we need to build a more compact city to reduce our carbon emissions and serve the new residents we expect to move here.

Sincerely,

Doug Klotz  
1908 SE 35th Pl.  
Portland, OR 97214



**From:** [craig.naze](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Smart infill! Say No to destroying our neighborhoods.  
**Date:** Wednesday, November 23, 2016 10:46:10 AM

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Please say and vote no to the current infill proposal.

Thx  
Craig Naze  
3623 se Rex street  
Portland

Enjoy the day!

**From:** [Howard Shapiro](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Elimination of minimum parking near transit stops  
**Date:** Wednesday, November 23, 2016 10:31:13 AM

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I'm in favor of this proposal only if it eliminates the time for all parking near transit. Not only low income housing. There are other riders that take transit to work that need to park when the park and ride areas are full or not at their station. With the rates that they charge, I believe that the city can forego the income from these meters to convenience their taxpayers.

--

*Howard Shapiro*  
*7426 SE 21st Ave.*  
*Portland, 97202*

**From:** [Jeff C Burns](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 10:30:17 AM  
**Attachments:** [Regarding Residential Infill Project Concept Report.pdf](#)

---

City Council and Planning Staff,

Attached via PDF is my testimony regarding the RIP concept report.

Thank you

jeff c burns . architect

1336 se 20<sup>th</sup> avenue

Portland Oregon 97214

[www.organicmodern.com](http://www.organicmodern.com)

503.351.6553

## Regarding Residential Infill Project Concept Report

City of Portland  
 CCTestimony@portlandoregon.gov

November 23, 2016

Dear City of Portland Council and Planning Staff,

I am an inner eastside homeowner and business owner. I've sat in on comp plan meetings and presentations, testified via letter, email, websites, etc. I also sit in and participate on our local neighborhood board. I'm a concerned homeowner that feels our existing neighborhoods are becoming overcrowded and losing context, and Portland is becoming a mass of housing, traffic, and less neighborhood clusters and friendly faces.

I have the following objective concerns about the RIP project;

- a. Comp Plan and the RIP: The RIP was born very late during the approvals of the comp plan, and yet seems to be moving faster than the long discussions during the comp plan about equity, growth, neighborhood clusters, and transportation.

Suggestion

- Slow down the RIP project and look at impacts to individual neighborhoods. Approach neighborhood groups to determine areas that residential INFILL is needed, and stop the panic that existing neighborhoods will be leveled by developers.

- b. Scale of Housing: On lots that back up to commercial projects, there seems to be a discrepancy; the RIP suggests lowering the scale of housing, while the Mixed Use projects adjacent to these lots will dwarf the housing. It's even more confusing that bonuses are allowed for mix use zones that increase height, but residential zones are being reduced in density.

Suggestions

- Provide consideration to site specific conditions. Sites with commercial zoning located adjacent should be given consideration of scale associated with the adjacent uses.

- c. Scale of Housing: Height measurement penalizes development on steep sites.

Suggestions

- Provide regulations that allow for height averaging with existing neighbors, (much like setback averaging).
- Provide additional clarification of height measurement that considers very steep sites, sites that have grade differences of 10 feet between highest and lowest.

- d. **Narrow Lots:** In general, design-build contractors that I work with regionally find the 'skinny housing' that is currently being built around Portland somewhat disturbing. Long, skinny houses are expensive to build due to the increased amount of exterior wall required to enclose space. They are inefficient in circulation; either halls are single loaded with rooms on one side only (vs. double loaded), or circulation crosses thru rooms, making them less useful.

**Suggestions**

- Allow 'fee simple housing'. Row houses with zero lot lines in appropriate urban neighborhoods (see bullet point above). Fee simple will retain home ownership. Zero lot lines will allow for double loaded hallways in homes, and less exterior finishes.
  - Keep the current outright regulation of 36 ft for land divisions. All other land divisions to go thru high level review, with neighborhood input to determine if they 'fit in'.
- e. **Housing Choice:** ADU's, Duplexes, Triplexes are profit driven housing. Tenants have a smaller stake in their neighborhood. Housing choice needs to include ownership. Homeowners have a vested interest in the neighborhood that is a long term commitment.
- Provide zoning regulations that encourage tenant as owner dwellings, along with multifamily rentals.
- f. **ADA:** On a separate note, most of the diagrams for RIPSAC project show stairs up to residences – considering the future need of 'aging in place' and the need for accessible dwellings in the near future for our baby boomer generation, it would be a good gesture forward to suggest that single family and duplex housing would be for all.
- Revise diagrams to omit stairs at entries.
  - Provide density increases for cluster housing that provides accessible units on grade.

Thank you for your time, and carry on.

Sincerely

Jeff C Burns

Burns Organic Modern  
 Oregon and California Licensed Architect  
 1336 SE 20<sup>th</sup> Avenue, Portland Oregon 97214  
 jeff@organicmodern.com – 503.351.6553 cell

**From:** [Susie Cunningham](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Testimony  
**Date:** Wednesday, November 23, 2016 10:21:46 AM

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Honorable Mayor Hales and City Councilors:

I am deeply concerned about the frenzied route we are taking to add density to Portland and by the constant muddling of affordable housing as the golden ring. Analysis by your own staff suggests that this increased density in RIP will not achieve the intended goals for affordable housing. The RIP proposal will only encourage more demolitions of housing stock and with nothing in this proposal to ensure any of the added density would be more affordable. Developers will continue to pick the low-lying fruit of close-in neighborhoods with little incentive to build in areas that would welcome the revitalization. GIVE THEM A REASON!

I live in the Sellwood Westmoreland neighborhood - ground zero for rampant demolition of what was the largest number of early 19<sup>th</sup> century bungalow style houses. There are now 1,300 (and growing!) multi-housing units under construction in this neighborhood. Weekly we hear of houses being razed or large parcels of property selling like Mike's Drive-in or the parking lot adjacent to the Mausoleum on SE Bybee. We all know another hulking building with little or no off-street parking will soon be built.

How much more can this neighborhood, or other close-in neighborhoods absorb? This question MUST be answered before moving forward with the middle housing part of the RIP proposal. Please! Do not approve the increased density suggested in RIP without getting a neighborhood by neighborhood analysis of how much density the infrastructure can withstand. We must calculate current and projected building projects into the equation and analyze the impact of road traffic, parking, schools, pedestrian and bike safety, BEFORE these changes are implemented.

Why not test this grand theory of the "magical middle" in one or more of the four neighborhoods that welcomed the change? Look at real-time implications before a citywide roll out (this needs to be citywide); address the successes and the pitfalls of this new direction in housing and formulate a policy based on what works in Portland – and what will really add affordable units into the housing mix. I know it can be accomplished!

I encourage you to step back. Be prudent. These changes are too monumental, too permanent, to be given the fast track. Why hand deliver an E-ticket to Disneyland to developers like Vic Remmers who helped formulate this proposal in the first place?

Thank you for your time and consideration of my testimony.

Susie Cunningham

Susie Cunningham

7506 SE 18th Avenue

Portland, OR 97202

**From:** [BPS Residential Infill](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [madyapan@yahoo.com](mailto:madyapan@yahoo.com); [BPS Residential Infill](#)  
**Subject:** FW: [Approved Sender] Re: [Approved Sender] Re: [User Approved] City of Portland Residential Infill Project  
**Date:** Wednesday, November 23, 2016 9:52:24 AM

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Dear Council Clerk,

Please include the statements below as testimony to City Council on the Residential Infill Project.  
 Thank you.

Best,

Todd M. Borkowitz RLA, LEED AP | Urban Planner  
 City of Portland Bureau of Planning and Sustainability  
 P 503.823.5042 | C 503.467.6782  
[Todd.Borkowitz@portlandoregon.gov](mailto:Todd.Borkowitz@portlandoregon.gov)

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.

503-823-7700: Traducción o interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Traducere sau Interpretare | Письменный или устный перевод | Письмовий або усний переклад | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ | التترجمة حريّة اللّو شفءية | [www.portlandoregon.gov/bps/71701](http://www.portlandoregon.gov/bps/71701)

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**From:** Madya [mailto:madyapan@yahoo.com]  
**Sent:** Monday, November 21, 2016 9:35 PM  
**To:** BPS Residential Infill <[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)>  
**Subject:** [Approved Sender] Re: [Approved Sender] Re: [User Approved] City of Portland Residential Infill Project

Yes, Please

On Monday, November 21, 2016 9:49 AM, BPS Residential Infill <[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)> wrote:

Hello [madyapan@yahoo.com](mailto:madyapan@yahoo.com),

Thanks for your email. Would you like me to also include these follow up statements to Council Clerk as testimony to City Council on the Residential Infill Project?

If you have additional comments you would like included as part of City Council testimony on the Residential Infill Project, please email them to [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)



Best,

**Todd M. Borkowitz** RLA, LEED AP | Urban Planner  
 City of Portland Bureau of Planning and Sustainability  
 P 503.823.5042 | C 503.467.6782  
[Todd.Borkowitz@portlandoregon.gov](mailto:Todd.Borkowitz@portlandoregon.gov)

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[www.portlandoregon.gov/bps/71701](http://www.portlandoregon.gov/bps/71701)

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**From:** Madya [<mailto:madyapan@yahoo.com>]  
**Sent:** Tuesday, November 15, 2016 7:17 PM  
**To:** BPS Residential Infill <[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)>  
**Subject:** [Approved Sender] Re: [User Approved] City of Portland Residential Infill Project

A quote from John F, Kennedy: Summing up his aspirations for the nation.

"I look forward," he said, "to a great future for America, a future in which our country will match its military strength with our moral strength, its wealth with our wisdom, its power with our purpose. I look forward to an America which will not be afraid of grace and beauty, which will protect the beauty of our natural environment, which will preserve the GREAT OLD AMERICAN HOUSES AND SQUARES AND PARKS OF OUR NATIONAL PAST, AND WHICH WILL BUILD HANDSOME AND BALANCED CITIES FOR OUR FUTURE..... And I look forward to an America which commands respect throughout the world not only for its strength but for its civilization as well"

Stewart L. Udall asks; Is it too much to hope that the American people will take up this challenge, and help turn this vision of our martyred President into a reality?

Please use this to instill the wisdom in the City.  
 Thank you,  
 Madya

On Monday, November 14, 2016 9:24 PM, Madya <[madyapan@yahoo.com](mailto:madyapan@yahoo.com)> wrote:

It is an absolute crime that the City of Portland is destroying many historic neighborhoods,  
 Especially, Laurelhurst.  
 This city is changing and not for the good.

Portland needs to be known for its Neighborhoods, not how much money Developers have made.

Look what has happened in the Northwest - it's all madness and chaos with all the huge condo's. Traffic is horrific.

Along Williams and Vancouver has become so crowded and one lane streets - how insane is that.

New people moving in have homeless and druggies at their door steps.

We do not want a little New York here. This city has been loved for its great neighborhoods and now they will be gone. I'm ashamed of the leadership in this city.

On Monday, November 14, 2016 9:15 PM, Madya <[madyapan@yahoo.com](mailto:madyapan@yahoo.com)> wrote:

Yes, please.

Thank you for your concern.

On Monday, November 14, 2016 12:30 PM, BPS Residential Infill <[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)> wrote:

Hello [madyapan@yahoo.com](mailto:madyapan@yahoo.com),

Thanks for your email. Would you like me to forward it to the Council Clerk as testimony to City Council on the Residential Infill Project?

Best,

Todd M. Borkowitz RLA, LEED AP | Urban Planner  
City of Portland Bureau of Planning and Sustainability  
P 503.823.5042 | C 503.467.6782  
[Todd.Borkowitz@portlandoregon.gov](mailto:Todd.Borkowitz@portlandoregon.gov)

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

From: [madyapan@yahoo.com](mailto:madyapan@yahoo.com) [mailto:[madyapan@yahoo.com](mailto:madyapan@yahoo.com)] On Behalf Of [email@addthis.com](mailto:email@addthis.com)

Sent: Wednesday, October 19, 2016 7:20 PM

To: BPS Residential Infill <[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)>  
Subject: [User Approved] City of Portland Residential Infill Project

It is an absolute crime that the City of Portland is destroying many historic neighborhoods, Especially, Laurelhurst.

This city is changing and not for the good.

Look what has happened in the Northwest - it's all madness and chaos

<http://residentialinfill.participate.online/share-feedback#.WAgp6INDfcA.email>

---

This message was sent by [madyapan@yahoo.com](mailto:madyapan@yahoo.com) via <http://addthis.com>. Please note that AddThis does not verify email addresses.

**From:** [Erik Pattison](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 9:32:34 AM  
**Attachments:** [image001.png](#)

---

City Council,

### **I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland’s climate goals.

I am most excited about the opportunities to create ownership opportunities for more Portlanders that would like to enjoy the character and amenities of the older close in neighborhoods so ensuring these options are available throughout the city is important.

Thanks

#### **Erik Pattison, Housing Developer**

ROSE Community Development | [www.rosecdc.org](http://www.rosecdc.org)  
503-788-8052 ext.18 | [Erik@rosecdc.org](mailto:Erik@rosecdc.org)



**rose**  
community development

5215 SE Duke Street, Portland, OR 97206

ROSE connects our community to build good homes, healthy families and neighborhood opportunities in outer southeast Portland.

Like us on [Facebook](#) | Follow us on [Twitter](#)

**From:** [Hilliary Giglio](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** The RIP proposal is crucial to my home!  
**Date:** Wednesday, November 23, 2016 9:25:23 AM

---

Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Hilliary Giglio

**From:** [Chris Martin](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** No new condo boxes please  
**Date:** Wednesday, November 23, 2016 9:24:53 AM

---

I love this town and my neighborhood, but the infill that is happening is making the streets extremely dangerous, creating a burden on our infrastructure, and changing what makes our neighborhood so beautiful and unique.

I understand that infill is necessary, but the scale and design should respect the neighborhood, and contribute to it's beauty.

Thank you,

Chris Martin

1727 SE 42nd Ave  
(818) 568-5151

Sent from my iPhone

**From:** [Allan Rudwick](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Testimony  
**Date:** Wednesday, November 23, 2016 9:22:23 AM

---

Dear Mayor Hales and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

The proposal can go further in key ways:

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways: 1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland. 2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Allan Rudwick

228 NE Morris St

--

Allan Rudwick  
(503) 703-3910

**From:** [Sheila Stillman](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Infill project  
**Date:** Wednesday, November 23, 2016 9:16:33 AM

---

I am writing to the Council to express my total opposition to the proposed residential INFILL project.

The reasons people want to *move* to Portland, it's livability and character, are being destroyed by tearing down heritage homes and buildings and overcrowding areas with large multi-use buildings that narrow the corridors, and overbuilding in neighborhoods creating density. Ironic isn't it, that developers, in their so called attempt to make more housing for people to move here, are destroying the character, livability and reasons that people want to be here in the first place. And it is making the city more expensive, rather than affordable or accessible. The diversity of a city is what makes it great as well, and this infill project is pricing people out of their communities and homes.

We are already experiencing the symptoms of overdevelopment and growth. Traffic, overcrowding and loss of historical structures - these are evident.

*Please save Portland by stepping back from Infill and relying on the principles and guidance of the original Comprehensive Plan. Please do not give in to greedy developers and please help keep the city livable for everyone. Let reason prevail.*

Sincerely,  
Sheila Stillman

-----  
Garage Studio  
-----

*Sheila Stillman*

7507 SE 28th Avenue

Portland, Oregon 97202

*Office* 503 775.3592

*Cell* 503 593 9426



**From:** [Adam Brunelle](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 9:07:41 AM

---

Dear Mr. Mayor and Commissioners,

**On the abusive actions targeting protesters:** First, I want to condemn the Portland Police Bureau & Mayor Charlie Hales for their blatantly unconstitutional targeting and arresting three young leaders who lead us in 'marches of hope' literally and figuratively on a daily basis.

**On the residential infill project:**

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
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- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

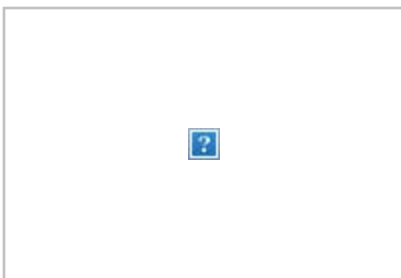
## The proposal can go further in key ways:

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- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.
- **I would like to add that we need to see very low-cost homeownership opportunities available for people who are undocumented and know that a large single family home is unrealistic (due to documentation requirements and income levels).**
- **Use Eminent Domain to take Vacant Homes in Lents. Fix them through Home Repair dollars and up the density through tiny house clusters.**
- **Any and all floodplain restoration land bought by the city with housing on it should be donated to a land trust or held in public ownership to ensure stable, affordable homeownership opportunities after restoration is completed (ex: Proud Ground).**

Thank you again for your time and consideration at this critical moment,

Adam L. Brunelle

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Adam Brunelle

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Master of Urban & Regional Planning  
Toulan School of Urban Studies & Planning  
Portland State University  
Phone: (971) 336-1777  
E-mail: [brunelleadam@gmail.com](mailto:brunelleadam@gmail.com)

**From:** [Madison Daisy Hathaway](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 8:41:50 AM

---

Good Morning,

I support, as a resident of Rose City Park neighborhood, the comments and recommendations prepared and submitted by the Rose City Park neighborhood association (Tamara DeRidder). They are balanced, allow for the city to have flexibility to achieve infill goals while also retaining the option of keeping the neighborhood character as is.

Rose City park is a neighborhood of livability within Portland. It's smaller houses maintain a neighborhood that families can live in as starter houses. this is not the case in many neighborhoods in Portland now, such as Irvington, hollywood, Laurelhurst, Dolph Park, Grant Park, etc. Constant construction of large apartment buildings with no or little parking are already drastically stressing livability by creating jammed streets (which are narrow and not designed for excessive traffic or parking) and copious traffic (Sandy Blvd is now bumper to bumper starting at 7 AM) through Hollywood. And the apartments keep getting built.

The single family, residential neighborhood must be protected for working, and young families! These smaller houses are especially prone to being preyed upon by developers who seek only to line pockets and will destroy the character of this beautiful neighborhood.

Thank you for considering my comments,

--

Madison Daisy Hathaway

**From:** [Eli Spevak](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Support the RIP concept proposal!  
**Date:** Wednesday, November 23, 2016 8:39:35 AM

---

Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
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  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Eli Spevak

4757 NE Going St.  
Portland, OR 97218

**From:** [Adria Sparhawk](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** [User Approved] Residential infill project  
**Date:** Wednesday, November 23, 2016 8:18:45 AM

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Our city is growing at an alarming rate and the need for additional housing is creating pressure on the the way of life Portlanders have traditionally enjoyed. I strongly support the need to honor our commitment to preserving the urban growth boundary limits for Portland and I believe the city of Portland can form development policies that preserve our natural spaces and also allow for greater urban density without destroying the quality of life that Portland has become known for.

We need to commit to the urban growth boundary not only to preserve our vanishing wild spaces and all the diversity and carbon catchment reserves they hold but also to protect our uniquely rich farmlands that preserve history, culture and provide for the increasing important value of food security as we move into uncertain ecological times. We can not continue to pave over this valuable land with strip malls.

I moved to the Alberta neighborhood in 2004. When my husband and I walked into the house that would become our home we fell in love. It had large southern facing windows in the dining room and kitchen and a big eastern facing bay window in the living room. But most importantly it had a large empty yard, a blank slate for me to create a garden. I proceeded to fill every room in the house with plants and then we ripped out all the grass and started landscaping like mad. My garden has fed us all Summer long and into the winter ever since, in fact I would set up a free farm stand during the Summer months and give away extra produce and flowers to our neighbors and passerby's.

Now on the rare occasions I am working in my yard someone always stops to chat, even people I have never met. They all tell me how sorry they are for what has happened. The giant duplex building being constructed next to my home towers above us blocking out most of the light from reaching my home and making vegetable gardening almost impossible.

I moved my vegetable patch to the sunniest part of my yard but anyone who gardens knows that when the sun is blocked gone by 2:00PM there isn't much you can grow besides lettuce. I have had to take out 100's of dollars worth of plants that no longer have enough sun to survive. The blueberries, currents, raspberries, the gooseberry and the medlar had to be cut down, I had hoped the fig would survive but it will have to come down this year. We are holding out hope that the plum will make it but it doesn't look as if it will. Countess smaller plants, and groundcovers I have dug and given away or thrown out because they no longer get enough light. If you have ever had to kill something you love with your own hands you understand how traumatic it has been to dig up years of my hard work, years of waiting for these plants to mature and produce, years of dreaming and planning for how my garden would continue to grow and evolve into the later years of my life. All that work and time was wasted, stolen from me when this giant duplex was erected next to me

The proposed policy to open up even more neighborhood plots to larger buildings flies in the face of everything that portland claims to stand for. Growth in Portland is looking more and more like destruction. Our beautiful livable historic neighborhoods are being destroyed by greed and it is happening under your watch. Developers who care only about profit are razing perfectly decent historic homes and constructing cheap, shoddily crafted buildings full of toxic chemicals with little character or charm that rob their neighbors of light and leave the poorest neighborhoods scattered in a construction style that will be out of vogue in the next ten years becoming eye sores that drag down the value of adjacent properties.

#### Style

These horrible monstrosities loom over the neighboring homes cutting off light and creating a feel more like a suburban development than a historic neighborhood. This style of building may be fashionable now but within a decade it will be dated and despised bringing down the surrounding home values with them.

#### Environment

Concentrating density in the city is an important goal to decrease urban sprawl but allowing developers to send single family residences to the landfill and erecting giant single or dual family buildings in their place is neither ecologically mindful nor socially just. Developers send tons of debris into the garbage dumps without paying the full cost while the rest of the taxpayers take up the burden. While they tout energy efficient construction, sending old growth beams and natural building materials to the landfill and replacing them with formaldehyde soaked and plastic laden materials seems obviously out of character with our goals of being a green city. Replacing a 1600 SF home with a 3,000 to 4,000 SF house is going to use a lot more energy no matter how efficient it is built. In the decades to come we will see increased soil contaminants as the chemical compositions found in these new building materials leach into the surrounding ground and water.

#### Social justice

Replacing a home where a lower income family resides with a giant residence that costs 6 times the amount of the original home is displacing families and decreasing our diversity. Providing apartment buildings for the poor is a good step for helping to alleviate the housing issue but a home were a family can allow their children to play outside and where they can grow their own food and feel like they are a part of a community has real value, instead we are simply relegating these families to the outskirts, housed in an affordable projects next to the freeways or on the fringes and out of sight from increasingly upperclass neighborhoods.

### Gardens

These giant obtrusive homes block light making it impossible for their adjacent neighbors to grow vegetables or fruit trees which require decent light and air flow. These new houses also syphon off much of the rainfall diverting it to our sewage system adding cost to the city and creating increasingly dry and compacted soil that further inhibits the health of adjacent gardens. As these oversized buildings take up increasing percentages of their lots they can no longer accommodate large trees on their properties, As more tree cover is lost city wide, we will loose the habitat those trees provide for migrating birds and important pollinator species. As more of our established mature trees are lost to new construction our heat index will continue to rise and our air quality will continue it's decline and with it the beauty and quality of life that Portland has become known for.

As a small business owner in the garden world I come into contact every day with people heartbroken over the state of our neighborhoods. People who can no longer grown their own food in the gardens they have invested in and worked many years to build and tend. People who have had to cut down trees and remove landscaping they had nourished and loved because they no longer have enough light or water to survive or because the new neighbors insist on removing trees that now encroach on their new oversized house. I have friends and neighbors who no longer use their outdoor spaces because they are literally disgusted by the monstrous building that now towers above them destroying the privacy they once enjoyed.

How is this commitment to excessive growth conducive to building a healthy community? How is this sustainable? How are our rights as homeowners and members of beloved communities being superseded by those of greed driven developers?

Gardening is what I do for love and for a living, my garden has also been a conduit for creating community, it is how I have met practically everyone I know in the neighborhood. As I work outside, people stop to chat, to compliment my hard work, to borrow tools, to tell garden stories, to share seeds and plant divisions. The love of gardening crosses barriers of race and religion, age, gender, and socioeconomic status and even language. I have had 2 YO neighbor offer to help me weed, a 70 year old gay man suffering from AIDS introduced himself and asked if he could snip a bit of comfrey, women in fancy hats and matching shoes stop on their way to church to admire the flowers, the kids in the metal band across the street love the blooming sweet peas and are happy to take my extra kale, older neighbors have told me stories of the people who built my home and what their garden was like, a nepali woman in broken english once admonished my pile of pulled lettuce that had gone to seed with the remark "only white people throw out food" her comment changed the way I look at gardening and the trajectory of my career path. Gardens build communities because they are a way that people from diverse backgrounds can converse, can find common ground, can share and support one another. Please don't sacrifice our gardens, what we loose will be so much more than mere aesthetics.

Please preserve Portland.

The city can plan for sustainability, equality, environmental health and density. This is your job and your legacy. Stop the needless demolitions now!

### Adria Sparhawk



Join the Conversation:



[thicketpdx.com](http://thicketpdx.com)

4933 NE 23rd Ave., PDX, OR 97211

[503.318.0049](tel:503.318.0049)

**From:** [Paige A.C. Berry](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** [User Approved] I Support Residential Infill Project  
**Date:** Wednesday, November 23, 2016 8:17:08 AM

---

Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I know you are aware of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and I'd like to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
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**The proposal can go further in key ways:**

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- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment.

Sincerely,  
Paige A. C. Berry  
Portland Native and Lifetime Resident



**From:** [Brian Rustle](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** [User Approved] We just bought a house in portland and want this.  
**Date:** Wednesday, November 23, 2016 8:17:08 AM

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Hi,

I've attached a form letter below that we strongly agree with, but would like to add some context.

Our rent has been raised by 40% in 3 years. We're over by Mall 205, not the best part of town. We've had 2 cars stolen and totaled. There's a constant bum camp in the woods next door. And we've had to start policing the camp aggressively b/c no one else is.

All the while our rent has gone up.

About 6 months ago our landlord tried to raise the rent again, we countered and said we'd move or we'd buy it. Fortunately they didn't call our bluff and we had to borrow from family and friends to get a down payment. Now we own our home.

We are *\*very\** fortunate ... but we know so many people in similar situations who have had to leave the city.

We are a working millennial family with good jobs and good pay, but if we couldn't have bought our house we were planning on leaving portland entirely.

Y'all have got to get this under control or you will lose an entire generation of well paid workers. There is a gross failure between pay and housing prices in portland. The people who work here cannot afford to live here.

We need more housing. I'm glad we're opening up the ADU and "missing middle" rules. I'm glad y'all are beginning to support publicly funded housing, I hope we do much much more to invest in housing as a right and to help Proud Ground, and we need to get legally binding inclusionary zoning.

Thanks a bunch,

Brian and Elizabeth

Mill Park

Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

NAME

**From:** [Katherine Soyars](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 23, 2016 7:41:54 AM

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i live in Beaumont Wilshire//Concordia and am extremely frustrated with demolition and new mini mansions being built. It hideous to see good homes being destroyed. So far, I have been lucky to not have a mini mansion built next to me. if it happened, I would have to move making it an extreme inconvenience for my life.

I find this measure sneaking. I says it limits size but it really does nothing. Who needs a 4,000 sq foot home. This is not the west hills. This measure would make demolition more frequent. If this passes, my vote for Charlie Hale and anyone associated with this measure will not be there for them next election.

Please do not pass this measure.

Thank you,

Katherine Soyars  
4805 NE 41st Ave  
Portland, OR 97211

**From:** [Nora Stern](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** affordable housing  
**Date:** Wednesday, November 23, 2016 7:28:50 AM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

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- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - **Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.**

Thank you again for your time and consideration at this critical moment,

Elinor Stern  
4763 NE Going St  
Portland Oregon 97218

**From:** [Hala Lautaha](#)  
**To:** [Council Clerk – Testimony](#)  
**Date:** Wednesday, November 23, 2016 7:27:52 AM

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Dear Mr. Mayor and Commissioners,

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I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

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Thank you again for your time and consideration at this critical moment,

Tupouaonu'u longi

**From:** [Linda Noble](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 23, 2016 7:04:39 AM

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I am a resident of the Sellwood-Moreland neighborhood. I am concerned about the livability of our neighborhood. I urge you to consider the recommendations proposed by SMILE.  
Thank you.

Linda Noble  
1432 SE Claybourne St.  
Portland, OR 97202  
503 753-6050  
[linda@lindanoble.net](mailto:linda@lindanoble.net)

**From:** [Ellen Thomas](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Project Infill Testimony  
**Date:** Wednesday, November 23, 2016 12:32:58 AM

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Greetings

As a resident property owner in Laurelhurst, specifically near NE 41st and Flanders (97232), I would like to express my OPPOSITION to the proposed Residential Property Infill legislation for a number of reasons.

1. My understanding is that the existing zoning allows for significant infill even without this proposed change. So let's go with what is already agreed upon and not create more regulation.
2. Buckman and other similar neighborhoods have already been obliterated by bad infill development in the 70s and 80s such as massive Joe Weston apartments in otherwise attractive and coherent areas, so why do we want to continue this degradation of our architectural and lifestyle forward resources? Especially while we are on a roll andotta be able to call the shots more creatively and powerfully?
3. Increased density does NOT necessarily provide more affordable housing options. If anything, it just squeezes the "haves" closer together. Is that really what the central values of the City of Portland area about?
4. Our city is not prepared to support the infrastructure needed to successfully align the proposed changes with actual reality. How can PPS, for example, possibly accomodte the proposed density changes in terms of school capacity?

The Built It and We Will Figure It Out method of this proposed legislation is Naive.

Increased density is a given for a city with desirable attributes and an Urban Growth Boundary vision. But let's TAKE OUR TIME and come up with something that isn't a developer's paradise as much it is as a truly strategic plan for an inclusive, diverse and sustainble community.

I request that Council extend the timeline for the proposed changes to at least an additional Five years in order for the changes to take effect.

Most sincerely,

Ellen S Thomas

iSent by iPad