

**Planning and Sustainability Commission
Questions (through 5/7/2018)**

SCALE		RESPONSE
FAR		
1	Clarify "Floor area ratio: The maximum FAR allowed for a duplex in the R2.5 zone is the same as for attached houses in the R2.5 zone." (V.2 p. 93. 33.110.270.E.4) how does this relate to duplexes in R2.5 (corners, mid-block). (Spevak)	
2	How do the FAR limits for accessory structures impact ADU size? If I recall, current code allows 800 sq ft as the maximum ADU size. Would the proposal reduce that in any cases? (Smith)	
3	What happens to existing homes that are larger than the FAR limits? Do they become "non-conforming" in some way? What are the implications? (Smith)	
Height		
4	How is height measured for zero-lot-line gabled houses, where each unit technically has a shed roof and ridge lies on the property line? V. 2, p. 75. 33.110.260.C. (Spevak)	
Setbacks		
5	What's the difference between Figure 920-18. B & J? (figure V2 p. 231) (Spevak)	
Parking		
6	How many lots are served by alleys? (Bachrach)	
7	it would be helpful to have a one-pager just for parking for all the single-dwelling zones and maybe multi-dwelling. (Bachrach)	
Main entrance		
8	If the primary dwelling's main entrance doesn't comply with C1 (V.2. p. 45) and you want to add a basement or 2 nd floor ADU, would that trigger a requirement to bring the primary dwelling's main entrance into compliance? I think this is probably an example of a broader question I should already know the answer to on whether new work is conditioned on bringing non-conforming prior work into compliance. (Spevak)	
9	How is "Solid" defined for porch roofs (V.1, p. 45. 33.110.235 C.)? For example, would clear twin-wall plastic or other translucent material count? A roof with skylight (to let light through)? (Spevak)	
Impervious surface limits		
10	One piece of testimony addressed the issue of impervious surface. Is there anything in the current proposal that specifically regulates impervious surface? If not, what if any existing regulations would apply? (Smith)	
HOUSING CHOICE		RESPONSE
Parking		
1	The proposal removes required parking except for 1:1 redevelopment. How would removal of all required parking in the affected zones further or detract from the proposal's goals? How would it further or detract from Comp Plan goals? (Smith)	
2	What do we know about on street parking capacity city wide? I get the argument that houses use to have more occupants but as we establish more independent dwelling units that is more adults potentially with cars. (Rudd)	
Additional Housing Types		

3	As I am reading through the RIP testimonies, I noticed there are quite a few that mention a similar effort being carried out in Seattle. I'd like to know a bit more about that proposal, and ideally hear about any initial feedback if available. (Bortollazo)	
4	Impact on utilities of having a bigger house and/or more units. Have we talked to the utilities? (Baugh)	
5	I note that Council just made the SDC waivers for ADUs permanent (at least for those not used for short-term rentals). Has any consideration been given to whether SDC waivers for some types of development in the current proposal could help produce more small units? (Smith)	
6	How are "additional housing options" expected to play out in R3, R2, R1 zones (p. 145 33.405.030) (Spevak)	
7	Why are [duplexes, attached duplexes, triplexes, and multi-dwelling development] prohibited through PDs in Pleasant Valley when allowed elsewhere in Portland (p.175. 33.564.360)? (Spevak)	
	Overlay Map	
8	Concerns about excluding 100-year floodplain outright in Lents and other areas. Could this project provide assistance to homeowners living in the floodplain? (Oswill)	
9	Would like to see a map of 'a' overlay and other zoning. (Spevak)	
	Affordability Bonus	
10	How will PHB administer thousands of affordable units? What standards will property owners have to meet? How often will they be reviewed to ensure they're still habitable? (Baugh)	
11	What are the financial/feasibility implications of 80 versus 60% MFI requirement? (Baugh)	
12	Reviewing the summary of affordability incentives (Vol 1, p 27) Does this mean that there aren't affordability provisions for the flag lots or development on skinny lots etc. parts of RIP? (Rudd)	
13	Is there an ability to get a simulation showing an elevation view of the triplex with an ADU on a corner concept? To the extent the second ADU is inside the main dwelling I think people can envision that based on existing developments. The triplex with ADUS is harder to visualize. (Rudd)	
14	Wants to see a more robust set of incentives and programs to fold into this proposal and expand the opportunity to those areas, especially on the east side of town (Bortolazzo).	
15	I don't get the policy logic of this [affordability bonus] clause (p. 159 33. 405.070.B.), which seems to say that if you build 2 ADUs, the primary structure gets to be larger than would otherwise be allowed. I can see the argument for bonus FAR, but not why it could <u>only</u> be used for the primary structure. (Spevak)	
16	What is the duration of the affordability requirement? (Spevak)	
	Displacement mitigation	
17	When you don't lead with equity and anti-displacement it's hard for it to show up later. In the previous briefings we heard direct examples from past about starting with investments about then following up with programs that didn't materialize successfully. Saying we'll add something later without a detailed funding plan seems difficult. (Oswill)	
18	Unimproved streets – trying to understand if PBOT would still require improvements for new development (e.g., flag lot, ADU), and if so, concerned that having enough redevelopment on a street puts you in a Local Improvement District situation that could push people out because its expensive. (Baugh)	
	Cottage Clusters	
19	The Commentary (V.2, p. 116) says that there's language "adding clarification to align the proposals that allow accessory dwelling units (ADUs) in conjunction with detached units in multi-dwelling development PDs as well as the provision to allow a detached ADU with a duplex in a revised "a" overlay zone", but I couldn't find code language that actually does this (particularly the 2 nd part), at least in the referenced code section on the opposite page. (Spevak)	

20	What is the trigger in PDs to apply MD internal circulation standards (path widths, connectivity to all structures on the property and to property entrances...) to PD development in SD zones? I see that this has been added to some of the evaluation criteria, perhaps because it wasn't clear enough before? (Spevak)	
NARROW LOTS		RESPONSE
	<i>R2.5 rules</i>	
1	Regarding the small flag lot house size restriction: Why not let someone build two full size homes on the site? If house in back is too small, people could still take main house down and build two houses on it. (Spevak)	
2	Why don't we kick R2.5 zone over to multi-dwelling zone code update? Would be simpler. The idea that R2.5 is a single-family zone isn't the case anymore. It should be in the same code chapter as multi-dwelling. (Spevak)	
MISCELLANEOUS		RESPONSE
	<i>Economic Report</i>	
1	I'd be interested in sitting down with the appropriate staff to go through the economic modelling in more detail. Commissioner Oswill has expressed a similar interest to me. Perhaps we could set up a small group meeting or two? (Smith)	