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## MEMO

**DATE:** June 12, 2018

**TO:** Planning and Sustainability Commission

**FROM:** Bill Cunningham, Better Housing by Design Project Manager

**CC:** Susan Anderson, Director; Joe Zehnder, Chief Planner

**SUBJECT:** PSC Questions Regarding Better Housing by Design Proposed Draft, Summary of Public Testimony through June 12, 2018

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The purpose of this memo is to summarize questions raised by Planning and Sustainability (PSC) members during staff's briefing on May 22, 2018, on the Better Housing by Design (BHD) Proposed Draft. This memo also summarizes public testimony received from May 11, 2018, through the morning of June 12, 2018.

### PSC Questions on the Proposed Draft

The questions below were raised by PSC members during the May 22<sup>nd</sup> PSC briefing or during the PSC officers briefing on May 23, 2018 (other questions not listed here were answered during these meetings). Project staff will provide the PSC with answers to these questions prior to the PSC work session on the BHD proposals (anticipated in August). After the PSC has had the opportunity to review public testimony, staff will invite PSC members to raise additional questions, as well as to identify issues for discussion during the work session.

1. Why use "visitability" standards, rather than "universal design" standards?
2. How will the visitability standards address issues related to providing no-step access on sites that are raised substantially above sidewalk level?
3. How will FAR transfers be tracked over time?
4. For FAR transfers from sites preserving existing large trees, how will issues related to tree health and replacement be administered?



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5. Why regulate development scale by FAR (which can be complex to administer), rather than by building height and site coverage?
6. Would like more information on building height step downs. Questions include:
  - In what situations are there requirements for building heights to step down in the commercial/mixed use zones when next to multi-dwelling zones, and are height transitions required to the RM3/RM4 multi-dwelling zones?
  - How often are multi-dwellings zones adjacent to single-dwelling zones, and would thus require height step downs?
  - Are small-scale houses common in the higher-density multi-dwelling zones (such as RM3 and RM4), potentially resulting in significant scale contrasts between older and newer development within the multi-dwelling zones?
7. Regarding Transportation and Parking Demand Management: why use a 10-unit threshold and how will this requirement be administered?

In addition to these questions regarding the BHD Proposed Draft, PSC members also raised the following questions regarding the Portland Bureau of Transportation's (PBOT) Connected Centers Street Plan. Project staff will work with PBOT staff on providing answers to these questions and/or including them as part of the BHD work session discussion.

1. Would like to have more information on what types of situations will allow for narrower street connections.
2. What are the trade-offs of narrow street connections in terms of providing space for stormwater facilities and street trees? If we allow for narrower street connections, how will we ensure that projects that can fit these green elements will provide them?
3. What are the possibilities for "woonerf"-type streets, mixing pedestrians and vehicles within a smaller area of traffic-calmed street space?
4. How will administration over time ensure that separately-created street segments are eventually connected?
5. How do the Connected Centers Street Plan proposals relate to street standards in single-dwelling zones?

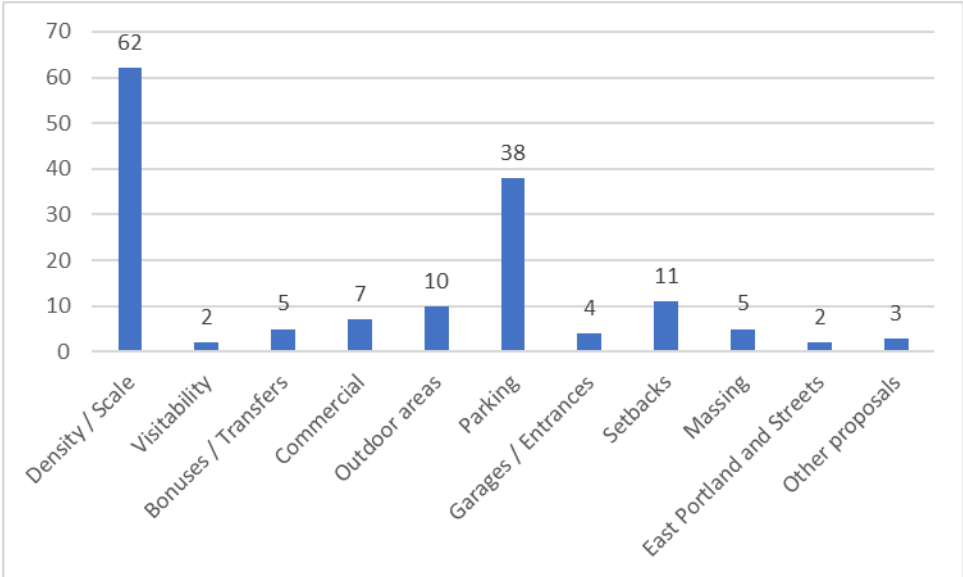
## Public Testimony Summary

The following is an interim summary of public testimony received on the Better Housing by Design Proposed Draft, as of the morning of June 12, 2018. Staff will provide a complete summary of public testimony after the public testimony period ends on Monday, June 25, 2018.



Since the release of the Proposed Draft on May 11, 2018 through June 12, 2018 at 9:00 a.m., a total of **105 pieces of testimony** were received. Staff labeled testimony based on what **topics** they concerned. These topics are based on the major proposals outlined in the Proposed Draft. Some pieces of testimony mentioned multiple topics; some did not specifically reference any specific topic. The graph below shows how frequently each topic was mentioned in the written testimony.

**Amount of Testimony by Topic**



The chart below shows how many people testified from each **district** of Portland (North, Northeast, East, Southeast, West, and Central City) based on the addresses they submitted for the record.

**Distribution of Testimony by District**

