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Better Housing by Design Project Technical Advisory Group (TAG) Meeting Notes

Date: December 7, 2016

Time: 3:00 p.m. to 4:30 p.m.

Location: 1900 SW 4th Avenue, Portland, 7th Floor – Room 7E

In Attendance: Gary Boyles, Katie Dunham, Stephen Himes, Denver Igarta, Laura Lehman, Julie Livingston, Ted Reid, Suzanne Zuniga

Project Staff Present: Bill Cunningham, Neil Heller, Tom Armstrong

Meeting Goals: Overview of project and process; identify what issues are important to TAG members; discuss group role and upcoming agendas.

Q = question; **C** = comment; **R** = response

3:00 Welcome and Introductions

3:35 Better Housing by Design Project Overview Presentation

4:15 Discussion and Initial Comments for Project

Q: Should this group have a monthly meeting or review of deliverables at key milestones?

R: Have another meeting in January, then key milestones. Standing monthly meetings, cancel if necessary.

Q: Any general questions or comments about the [BHD] project?

C: Regulations around ground floor units – requiring commercial on ground floor doesn't always work. Meeting window requirements for residential on ground floor can be problematic.

Regarding parking requirements and TDM strategies, neighbors push back when not much parking is proposed and tenants often need the parking.

From a financial perspective, the burden on developers for improvements in the street right-of-way are very expensive.

Love the idea to count raised courtyards as greenspace.

C: Need to be aware that with Title 1, regional growth strategies and no-net loss policies, the project should not result in a net loss of zoned housing capacity.

Important to keep in mind that a purpose of grant from Metro is to remove obstacles to development.



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C: Increased access is important, some areas do not have many parks, connectivity helps access parks.

Title II – trees, flexible ideas for open space are important from an urban forestry perspective.

Need ways to improve pedestrian access, not so necessarily always full streets.

Parks has acquisition goals in our study areas. SDCs available to purchase potential properties.

C: Eco roofs and other urban green options are a good approach to helping meet stormwater management objectives.

C: This project should streamline codes.

Some amenity bonuses aren't being used.

Landscape and tree requirements – end up cramming lots of trees together in limited space.

How suitable is single-family construction in multifamily zones?

Will be important to distinguish this project from RIP [Residential Infill project].

C: Fire access issues – some ideas won't work for fire. Fire has no problem with shared access.