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

**Date:** May 24, 2017

**Time:** 9:00a to 10:30a

**Location:** 1900 SW 4<sup>th</sup> Avenue, Portland, 7<sup>th</sup> Floor – Room 7A

**In Attendance:** Gary Boyles, Katie Dunham, Stephen Himes, Laura Lehman, Julie Livingston, Ted Reid

**Project Staff Present:** Bill Cunningham, Neil Heller, Denver Igarta

**Meeting Goals:** Update TAG members on project process and public input, review and discuss draft code concepts.

Q = question; C = comment; R = response

### **9:00 Welcome & Project Update**

**Q:** Have you heard much from developers on these code concepts?

**A:** We met with developers during our roundtable discussions and will do so again to discuss our code concepts.

### **9:15 Bureau/Agency Updates**

**Metro:** TOD Development Group is reviewing code concepts.

### **9:20 Zoning Code/ Street Connection Concepts Presentation**

*Scale-Based Zoning using FAR:*

**R:** I appreciate BPS moving toward scale based approach and is supportive of the type of work we do.

**Q:** Are developers interested in doing stacked units?

**Q:** What have you heard from developers about the visitability piece? Concerned about crossover with the building code.

**R:** Affordable housing developers already have requirements for accessibility/visitability - should match code with these requirements.



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*Scale Transitions to Lower-Density Zones:*

*Revise Setbacks Requirements:*

**R:** BDS loves this

**Q:** Would reduced side setbacks result in larger front or rear setbacks? - concerned about where stormwater facilities will fit.

*Development Bonuses:*

**Q:** Is there a geographic limitation on the tree preservation transfer?

**R:** Eliminating three-bedroom unit bonus may not line up with the concern about creating larger family size units.

**R:** BDS does not see three bedroom units usually used unless it was already part of the program.

**Q:** Does the tree preservation concept line up with our updated tree code?

*Outdoor Space Issues - Require outdoor space in RH; Shared open space on large lots; raised courtyards capping parking areas:*

**R:** Parks have parks in NW and Downtown but not active recreation and still don't have the LOS they would like to see. Having private open space in these zones is good for residents. Lots of need for parks in all areas of the city.

**Q:** Does this outdoor space have to be attached to the ground?

**R:** Be curious to explore this further because although pervious, still paved area - concerned about urban heat island effect - asphalt can be pervious but still get hot.

**Q:** How do raised courtyards align with Title 11?

*East Portland Site Design - Mid-block Open Area:*

*Front Setbacks - 10' in R1 & RH:*

**Q:** Continuity only to adjacent property or full block face?

*Pedestrian-Oriented Street Frontages:*

**R:** Seems as if there is a lot of d overlay, seems like there could be interest from landmarks commission on this topic, especially on the ground floor.