

Themes—PROs and CONs— and Comments
 from East Portland Residential Open Spaces Workshop
 at the Rosewood Initiative
 March 14, 2018

Major Take Aways

- Support for the proposal for deep rear setbacks to keep the centers of East Portland’s large blocks greener and less built up.
- However, most participants felt that there should also be allowances for open spaces that are more central to residents in a multi-family development.
- Interest in creating more open spaces that can be shared among community members, not just residents of one property.
- The creation of safe connections making it easier for people to get around by walking or biking is also important.

	PROs	CONS	Add'l comments
<p>Open space, mid-block or modified mid-block, a good idea.</p> <p>If not mid-block pattern, then should have more courtyards (the modified mid-block)</p>	<p>More green/open space for residents.</p> <p>Creates opportunity for community-making, community-gathering.</p> <p>Example: Binford Condos at Tillamook and 65th a good example of internal green space and affordability.</p> <p>Example: 139th between Burnside and Stark, Nina’s Cottages, have a central courtyard that is highly desirable. People rarely move.</p> <p>Hybrid of mid-block and courtyard allows for flexibility.</p> <p>Mid-block/courtyard mix best mix to urbanize while preserving (some) rural feel, trees.</p>	<p>May cut into number of buildable units, cut into affordability.</p> <p>Privacy issues.</p> <p>Maintenance issues.</p> <p>Clean up issues; who is responsible for cleaning up pathways?</p> <p>If you only have courtyards, with a bunch of U’s, it’s a far walk from one to another. Maybe need arcade connecting them. May have fewer connections.</p>	<p>Need to balance green space with affordability. Or, preferably, do both.</p> <p>HOA could cover maintenance.</p> <p>“Love idea of inner block open space, but already tight margins with affordable housing.”</p>

<p>Fences and safety</p>	<p>(No fences.) In San Francisco this worked. Three story townhomes with no fences and common green in back. The higher building edge and trees helps to create privacy on street side. Need common activity to gather people. Green spaces offer mental and emotional respite from burdens of life.</p>	<p>Without fences, safety will (might) be an issue. People may camp.</p>	
<p>Access through mid-block green space.</p> <p>Ped safety.</p>	<p>Allows for (public or semi-public) permeability through the mid-block open space.</p>	<p>Privacy issues.</p>	<p>Continuity bonus? Allow access through mid-block space. Pavers perhaps; not necessarily need to be all grass or green.</p>
<p>Who maintains open space mid-block?</p>	<p>Public? City buys or is contracted with property owners to maintain mid-block sections as public/ semi-public (somewhat regulated) space.</p>	<p>HOA may be difficult to do.</p> <p>If turn into dog runs, might not be so nice.</p>	
<p>How do we pay for this?</p>	<p>Increased value in properties may enable better development and also include open space.</p> <p>Also could use tax-increment financing to build public infrastructure.</p> <p>PBOT, SDC funds for connectivity.</p>	<p>Gentrification and displacement. Rising values only higher incomes can afford these new and innovative housing types.</p>	<p>Eminent domain. Public needs to take some property to create access.</p>

<p>Building design, placement.</p> <p>4 or 5 stories more costly to build.</p> <p>More windows, but placement key.</p>	<p>More windows, higher standards. Make it easier to interact with one another, people don't feel like they need to hide indoors. More money, but pays off in the long run.</p> <p>Courtyard allows for looking into more pleasant green space. (Compared to looking onto busy street.)</p> <p>May allow for more density and thus affordability.</p>	<p>If busy street, even if you put in windows, you still have harsh reality of 122nd. Instead, look at back patio as a place for human interaction. Patio trellises can help with above. Maybe E-W arterials different than interior streets.</p>	<p>Need to balance affordable housing and open space.</p> <p>"Front setbacks are silly." Wasted space.</p> <p>Need mix of building types. Need mix of income times (who can afford these new dwelling units).</p>
<p>Other</p>			<p>(Add to or) Create code to address 'leftover space.' How does it connect with other neighbor open space? When you build up, you are always left with something left over.</p>