



CITY OF

**PORTLAND,
OREGON**

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 13th DAY OF AUGUST, 1997 AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Hales, Kafoury and Sten, 4.

OFFICERS IN ATTENDANCE: Britta Olson, Acting Clerk of the Council; Harry Auerbach, Deputy City Attorney; and Officer Chuck Bolliger, Sergeant at Arms.

Agenda No. 1230 was pulled from Consent. On a Y-4 roll call, the balance of the Consent Agenda was adopted as follows:

CONSENT AGENDA - NO DISCUSSION

1208 Cash investment balances July 1 through July 23, 1997 (Report; Treasurer)

Disposition: Placed on File.

1209 Accept bid of Quimby Corp. for furnishing industrial and medical gases for five years for an estimated annual amount of \$22,110 (Purchasing Report - Bid 220-A)

Disposition: Accepted; prepare contract.

1210 Accept bid of Boyington Construction, Inc. for restroom renovation at Woodstock and Rose City Parks for \$121,697 (Purchasing Report - Bid 98005)

Disposition: Accepted; prepare contract.

1211 Accept bid of J.P. Contractors, Inc. for softball field and sitework at Mary Rieke Elementary School for \$178,000 (Purchasing Report - Bid 98011)

Disposition: Accepted; prepare contract.

1212 Accept bid of CEMS, Inc. for SW Multnomah Blvd. at SW 48th Ave. slide repair for \$159,670 (Purchasing Report - Bid 98013)

Disposition: Accepted; prepare contract.

- 1213 Accept bid of CEMS, Inc. for SW Multnomah Blvd. at SW 56th Ave. slide repair for \$268,560 (Purchasing Report - Bid 98014)

Disposition: Accepted; prepare contract.

- 1214 Accept bid of Brant Construction, Inc. for Oak Creek sanitary sewer protection for \$146,454 (Purchasing Report - Bid 98016)

Disposition: Accepted; prepare contract.

- 1215 Vacate a certain portion of NW Macleay Boulevard west of NW Warrenton Terrace, under certain conditions (Ordinance by Order of Council; C-9933)

Disposition: Passed to Second Reading August 20, 1997 at 9:30 a.m.

Mayor Vera Katz

- 1216 Confirm appointment of Melissa Cole Darby to the Portland Historical Landmarks Commission (Report)

Disposition: Confirmed.

- 1217 Confirm appointment of Anne Anderson, Daniel Dowell, Renee Kajimoto, Patrick O'Day, Joseph Higgins, James Mann, Lisa Miller, Douglas Sarkkinen and Donald Scott to the Advisory Board for Special Inspections (Report)

Disposition: Confirmed.

- *1218 Pay claim of Scott M. Rose (Ordinance)

Disposition: Ordinance No. 171463. (Y-4)

- *1219 Establish new classifications and salary for Deputy Auditor-Administration in accordance with the Personnel Rules adopted by the City Council (Ordinance)

Disposition: Ordinance No. 171464. (Y-4)

Commissioner Jim Francesconi

- *1220 Execute a contract with Tualatin Valley Water District for the purchase of a water meter and payment of system development charges at the Progress Downs Golf Course (Ordinance)

Disposition: Ordinance No. 171465. (Y-4)

- *1221** Grant a revocable permit to Alan D. Henderson and Ethel M. Henderson and their heirs and assigns for non-park use of Springwater Corridor for a sanitary sewer lateral crossing at 5120 SE Johnson Creek Blvd. under certain terms and conditions (Ordinance)

Disposition: Ordinance No. 171466. (Y-4)

Commissioner Charlie Hales

- 1222** Set hearing date, 9:30 a.m., Wednesday, September 10, 1997, to vacate portions of SE Tacoma Street, SE 24th and 25th Avenues (Report; C-9905)

Disposition: Adopted. (Y-4)

- 1223** Accept completion by 2KG Contractors, Inc. of Knott Park renovation, make final payment and release retainage (Report; Contract No. 30599)

Disposition: Accepted. (Y-4)

- 1224** Accept completion of restroom renovation at Wilshire, Oregon and Grant Parks by Jim Miller Construction Co. and release retainage (Report; Contract no. 30362)

Disposition: Accepted. (Y-4)

- 1225** Accept completion of Glenhaven Park renovation by Davis Landscape Nursery, make final payment and release retainage (Report; Contract No. 30630)

Disposition: Accepted. (Y-4)

- *1226** Establish mechanism for setting on-street carpool parking rates and amend agreement with Tri-County Metropolitan Transportation District of Oregon to manage and operate the Carpool Program (Ordinance; amend Contract No. 27301)

Disposition: Ordinance No. 171467. (Y-4)

- *1227** Accept grant from Oregon State Marine Board for \$580,000 and approve Cooperative Agreement for construction of Eastbank Steel Bridge-transient boat tie-up (Ordinance)

Disposition: Ordinance No. 171468. (Y-4)

- *1228** Agreement with Portland State University to conduct an evaluation of the results of the Pedestrian Access to Transit improvements constructed in the study area (Ordinance)

Disposition: Ordinance No. 171469. (Y-4)

- *1229** Amend agreement with Thompson Vaivoda & Associates to include an expanded scope of services and additional compensation not to exceed \$12,681 for design of the East Portland Community Center (Ordinance; amend Contract No. 30063)

Disposition: Ordinance No. 171470. (Y-4)

Commissioner Gretchen Miller Kafoury

- *1231** Authorize application to the U.S. Department of Housing and Urban Development for a grant in the amount of \$987,161 for the Continuum of Care Homeless Assistance Program for the Fiscal Year 1997-1998 (Ordinance)

Disposition: Ordinance No. 171471. (Y-4)

- *1232** Contract with REACH Community Development Initiatives for \$115,000 to support affordable housing development and provide for payment (Ordinance)

Disposition: Ordinance No. 171472. (Y-4)

- *1233** Contract with Central City Concern for \$55,000 to support affordable housing development and provide for payment (Ordinance)

Disposition: Ordinance No. 171473. (Y-4)

- *1234** Contract with Central City Concern for \$285,070 for the CHIERS Outreach Program and provide for payment (Ordinance)

Disposition: Ordinance No. 171474. (Y-4)

- *1235** Contract with Central City Concern for \$185,557 to provide emergency repair and maintenance services to non-profit public facilities and residential hotels and provide for payment (Ordinance)

Disposition: Ordinance No. 171475. (Y-4)

- *1236** Amend agreement with Raphael House to increase contract amount by \$15,039, extend term and provide for payment (Ordinance; amend Agreement No. 30867)

Disposition: Ordinance No. 171476. (Y-4)

- *1237** Contract with the Northeast Coalition of Neighborhoods for \$31,313 to conduct HCD-project related citizen participation in inner-north/northeast HCD-eligible neighborhoods and provide for payment (Ordinance)

Disposition: Ordinance No. 171477. (Y-4)

***1238** Contract with Southeast Uplift Neighborhood Program for \$42,336 to conduct HCD-project related citizen participation activities in inner and outer southeast HCD-eligible neighborhoods and provide for payment (Ordinance)

Disposition: Ordinance No. 171478. (Y-4)

***1239** Contract with Catholic Charities for \$22,051 to provide the Asian Youth Outreach Project and provide for payment (Ordinance)

Disposition: Ordinance No. 171479. (Y-4)

***1240** Contract with Portland State University for \$80,000 to provide mentoring services to small businesses in Outer SE and provide for payment (Ordinance)

Disposition: Ordinance No. 171480. (Y-4)

***1241** Contract with Bureau of Labor and Industries for \$25,000 to provide civil rights enforcement services and provide for payment (Ordinance)

Disposition: Ordinance No. 171481. (Y-4)

***1242** Contract with Franciscan Enterprise of Oregon for \$62,500 to support affordable housing development and provide for payment (Ordinance)

Disposition: Ordinance No. 171482. (Y-4)

***1243** Contract with Rose Community Development Corporation for \$56,500 to support affordable housing development and provide for payment (Ordinance)

Disposition: Ordinance No. 171483. (Y-4)

***1244** Contract with Low Income Housing for Native Americans of Portland, Oregon for \$60,000 to support affordable housing development and provide for payment (Ordinance)

Disposition: Ordinance No. 171484. (Y-4)

***1245** Contract with Northwest Housing Alternatives for \$53,500 to support affordable housing development and provide for payment (Ordinance)

Disposition: Ordinance No. 171485. (Y-4)

Commissioner Erik Sten

1246 Accept completion of SE 37th and Gladstone, Project No. 5880, and authorize final payment to Insituform West, Inc. (Report; Contract No. 31164)

Disposition: Accepted. (Y-4)

- *1247 Authorize the Mayor to submit a proposal to the U.S. Environmental Protection Agency to apply for a sustainable development challenge grant of \$225,000 (Ordinance)

Disposition: Ordinance No. 171486. (Y-4)

- *1248 Authorize the extension of a performance-based, intergovernmental agreement with Oregon Office of Energy for the Multifamily Energy Savings Program (Ordinance)

Disposition: Ordinance No. 171487. (Y-4)

- *1249 Authorize agreements for the conveyance of property to the Bureau of Environmental Services, subject to certain conditions being fulfilled, and authorize acceptance of deeds and payments of expenses (Ordinance)

Disposition: Ordinance No. 171488. (Y-4)

- *1250 Accept conveyance of property from Metro and approve an Intergovernmental Agreement with Metro as tenants in common for property in North Portland (Ordinance)

Disposition: Ordinance No. 171489. (Y-4)

- *1251 Approve an Intergovernmental Agreement with the USGS to monitor wells for groundwater quality in the sumped areas of the Columbia Slough watershed in the amount of \$101,480 (Ordinance)

Disposition: Ordinance No. 171490. (Y-4)

- *1252 Amend contract with Economic & Engineering Services, Inc. for consultant services to assist the Water Bureau during EPA's review of the Bureau's Project XL proposal for lead hazard reduction (Ordinance; amend PO 1020691)

Disposition: Ordinance No. 171491. (Y-4)

REGULAR AGENDA

- 1207 **TIME CERTAIN: 9:30 AM** - Update on the Neighborhoods USA Conference (Report introduced by Commissioner Kafoury)

Discussion: Commissioner Kafoury said the City's representatives attending the Albany, N.Y. conference were told that people are very excited about attending the next one in Portland. She acknowledged Portland General Electric's (PGE) contribution.

Diane Linn, Director, Office of Neighborhood Associations, said they were working very hard to develop a comprehensive program for the conference participants and will put

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together a comprehensive training program for people new to community organizing and neighborhood activism. For those who are experienced, they will provide discussions on the evolution of citizen involvement, where it is going and how to learn from each other to do a better job. Ms. Linn said they are asking for input from the City bureaus and Council, as well. Every year, the highlight of the conference is to bus tour the neighborhoods. She and staff were given a tour by the Bureau of Housing and Community Development (BHCD) recently, which gave a direct sense of what is going on. To help financially, they are developing a home-stay program with Portland activists to host out-of-town activists. This would also give them a comprehensive experience.

Sheila Holden, Pacificorp employee and NE Coalition of Neighborhoods member, said for all the years Portland activists have attended conferences in other cities they have been told that Portland is on the cutting edge with all the great programs. Ms. Holden said that the vice mayor of Little Rock, Arkansas, the city hosting the 1996 conference, said Portland has so much to offer the nation that she will work to get more mayors and bureau heads to our 1998 conference. Ms. Holden said they are looking to Council for support through seminars and access to other bureau heads to see how the City operates and would like to hear from Council what should be showcased. The major event will be the Mayor's reception in May in the newly-opened City Hall.

Ms. Linn said PGE provided half their commitment as cash up front, early enough to launch the conference and to leverage other businesses.

Carol Morris, PGE/Enron, said one reason her company got involved was to show its continued commitment to the neighborhoods, a commitment that has gone on for 100 years. She noted this is a good example of Portland being a model of public/private partnerships. As a result of the early money, Fred Meyer has been approached and will give printing services in addition to a monetary donation.

Commissioner Hales said Council will instruct the bureaus to help. Obviously this will be a chance to tell Portland's success stories but he cautioned that when visitors see how great the land use planning is, it should be made clear that it has been hard work, difficult and controversial. Also, neighborhoods' interaction with other, non-City government organizations should be emphasized, such as Friends of Trees.

Ms. Holden said there will be a lot of emphasis on public/private agreements and grass roots organizing on communities' behalf.

Disposition: Placed on File.

REGULAR AGENDA

S-*1230 Authorize negotiation and establish exemption for Southwest Community Center (Ordinance)

Discussion: Zari Santner, Parks and Recreation Bureau, said for the past two years

Parks has been working with a 12-member citizen task force and the community to select a site for a community/aquatic center in southwest. The task force recommendation was accepted by the bureau a year ago at which time the design was begun. In February, 1996, after going through the conditional use process, the Council decision was appealed to the Land Use Board of Appeal (LUBA). A LUBA decision was expected by June, 1997 so Parks went out to bid last March. She said as they realized LUBA had a large backlog, the bid opening date was postponed. In addition, the Gabriel Park project had gone to bid and the bid received was much higher than they had funds for. It was decided to combine that project with the community center project and the bid opening was extended to this July. The lowest bid was about \$1.2 million higher than available funds.

Ms. Santner said Parks then brainstormed with the City Attorney's Office, Purchasing and the Bureau of General Services. It was agreed that all bids should be rejected and to negotiate with the lowest bidder and/or the next lowest so Parks could do value engineering to bring the price within its budget. This ordinance authorizes the Park Bureau to do this.

Jim Van Dyke, Senior Deputy City Attorney, said this ordinance is very clear that any contract will have to come back before Council for acceptance, if the LUBA appeal is successful.

Commissioner Hales moved the substitute and hearing no objections Mayor Katz so ordered.

Disposition: Substitute Ordinance No. 171492. (Y-4)

Mayor Vera Katz

***1253** Amend Chapter 4.44 of the City Code in order to bring the City's Deferred Compensation Plan into compliance with applicable federal legislation and make certain housekeeping revisions relative to administration of the Plan (Ordinance)

Disposition: Ordinance No. 171493. (Y-4)

***1254** Authorize amendment to the ICMA Retirement Corporation's Deferred Compensation Plan (Ordinance)

Disposition: Ordinance No. 171494. (Y-4)

1255 Accept Portland Development Commission Annual Urban Renewal Report covering Fiscal Year 1996-97 and Fiscal Year 1997-98 (Report)

Discussion: Commissioner Kafoury asked if this were Council's actual approval of their extended budget.

Mayor Katz said this was basically a routine report required by the Oregon Revised Statutes.

Disposition: Accepted. (Y-4)

- *1256 Authorize appointment of Emmanuel Nwokocha to the position of Program Coordinator-Construction Compliance at a rate of pay at the top of the range (Ordinance)

Disposition: Ordinance No. 171495. (Y-4)

Commissioner Jim Francesconi

- 1257 Allow Portland Parks and Recreation to draw from the City's contingency fund for five landslide and flood related repair projects (Report)

Discussion: Commissioner Kafoury asked if anyone were keeping tabs on these contingency taps and how they affect the fund balance as this is a fair amount of money.

Mayor Katz said the Office of Finance and Administration was certainly keeping tabs on this.

Commissioner Hales said Items 1257 and 1258 were going to be pulled and a consolidated request for contingency taps for landslide stuff would be brought back later.

Disposition: Referred to Commissioner of Public Utilities.

- *1258 Authorize Portland Parks and Recreation to draw from the City's contingency fund to share in the cost of a landslide repair project with the City of Portland Department of Transportation (Ordinance)

Disposition: Referred to Commissioner of Public Utilities.

Commissioner Charlie Hales

- 1259 Consider vacating an unnamed right-of-way north of SE Powell Boulevard and east I-205, at the request of the Central Church of the Nazarene (Hearing; Report; C-9902)

Discussion: Milt Ellis, Property Manager, Central Church of the Nazarene, 11605 SW 35th Avenue, said this is a request to shift the east/west portion of the right-of-way south about 25 feet on the property at 9715 SE Powell Boulevard. They had hoped to have the right-of-way vacated but compromised to come up with this plan after consultation with the Water and Transportation Bureaus.

Commissioner Hales moved adoption of the report.

Disposition: Approved: City Engineer Prepare Ordinance. (Y-4)

Commissioner Erik Sten

1260 Grant a franchise to Portland LFG Joint Venture for a period of 20 years (Second Reading Agenda 1066)

Disposition: Ordinance No. 171496. (Y-4)

City Auditor Barbara Clark

***1261** Create a local improvement district to improve streets in the proposed SE 48th Avenue, Mitchell Street to Raymond Street, Local Improvement Project (Hearing; Ordinance; C-9906)

Discussion: Moshe Lenske, 4314 SE Crystal Springs Boulevard, reminded Council that a related subdivision had previously been before it and two procedural questions are still open: 1) the process of developing streets at the time or before a subdivision is created -- how it will be done and what will be the requirements and 2) in cases like this, with an unimproved street and where a developer owns more than 50 percent, the other people paying for it are being taxed without representation. As they do not have the requisite amount of property, they cannot remonstrate. One person has a \$10,000 to \$15,000 assessment for the subdivision. He suggested that in some cases the City could offer assistance beyond Bancrofting, which simply extends the time.

Commissioner Hales said Vic Rhodes, City Engineer, proposed that the City create a fund to, in effect, subsidize the formation of LIDs on local streets. He agreed in principle that both the community and property owners should be responsible for funding.

Mr. Lenske noted that the estimates have gone from \$56,000 to the present \$132,000.

Disposition: Ordinance No. 171497. (Y-4)

1262 Assess property for sewer connection contracts processed through the Private Plumbing Loan Program for the period ending July 29, 1997 (Second Reading Agenda 1202; P0028)

Disposition: Ordinance No. 171498. (Y-4)

1263 Assess property for sidewalk repair by the Bureau of Maintenance for billing processed through July 1, 1997 (Second Reading Agenda 1203; Y1020, Y1021)

Disposition: Ordinance No. 171499. (Y-4)

1264 Assess property for sewer system development contracts for the period ending July 1, 1997 for the mid-county and non mid-county area (Second Reading Agenda 1204; Z0665, Z0666, Z0667, Z0668)

Disposition: Ordinance No. 171500. (Y-4)

At 10:05 a.m., Council recessed.

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 13th DAY OF AUGUST, 1997 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Hales, Kafoury and Sten, 4.

OFFICERS IN ATTENDANCE: Britta Olson, Acting Clerk of the Council; Kathryn Beaumont, Senior Deputy City Attorney; and Officer Chuck Bolliger, Sergeant at Arms.

1265 TIME CERTAIN: 2:00 PM - Amend the Zoning Code, Willamette Greenway Plan and Special Design Guidelines for the North Macadam District of the Central City Plan to implement the accepted North Macadam District Street Plan (Ordinance; amend Code Title 33)

Discussion: David Knowles, Planning Bureau Director, said the purpose of these amendments is to provide some certainty in the time period between now and when the framework plan for the district is completed. He said the North Macadam development and the planning policies they are putting in place are pursuant to the vision of the Central City Plan, adopted by the City almost ten years ago. It will be different from River District and it should be emphasized that this is in a different place, different in its relationship to the river, and access to the area is different and difficult. The existence of a large number of property owners, large and small, will change the way the City approaches them and the kinds of investments it makes. He said the policies Planning has in mind for North Macadam are obviously different from those for the River District.

John Spencer, 3533 NE 24th Avenue, said he has been asked by the Development Commission to act as project manager for the creation of the North Macadam Framework Plan, which includes all the properties from the Marquam Bridge to roughly the Old Spaghetti Factory. The steering committee has begun to draft a work program for a number of specific technical tasks identified in the resolution passed in June; in particular the development of an overall transportation, land-use and development plan. This plan will address housing affordability, job strategy, transportation access--transit and pedestrian--, a greenway and parks. Mr. Spencer said the plan will also look at implementation, the public role, if any, and the whole strategy to implement the program. The steering committee is inclusive: large and small property owners; stakeholders; public partners; and bureau managers of those bureaus directly involved in implementing the plan. They hope to have the plan completed within 12 to 16 months.

Mayor Katz said there would be a Council informal on some of these issues.

Commissioner Kafoury asked about the urban renewal aspects.

Mr. Spencer said that will be one of the implementation measures to be evaluated.

Mayor Katz said there are definite budget implications to Transportation, Planning, Parks, Environmental Services and the Portland Development Commission. She said she has a rough outline and it is one-time money. She asked them to keep it tight.

Debbie Bischoff, Planning Bureau, said it has been a six-month process to develop these amendments, with a lot of public, neighborhood association and transportation participation. Three sections in the recommended draft propose text and format changes to the Central City Plan, the Zoning Code, the Willamette Greenway Plan and the Special Design Guidelines for the North Macadam District. The amendments depict the general location of streets but not how the streets would be constructed. Also in the street plan are functional and design priority classifications for streets. Tools used elsewhere in the Central City can be used for this environment and include building lines, active building requirements, parking access-restricted streets and retail use bonus options. Ms. Bischoff said the floor area ratio (FAR) and maximum height maps are revised to use the center lines of the new streets. Also, the ultimate FAR and maximum height provision are proposed for deletion as they may be achieved without a Master Plan process through the current Design Review process and through the regulations, policies and design guidelines that are currently in effect. There is no overall increase in development potential in the district mainly because the new street system has taken it away. A new section, the North Macadam Interim Transportation Review, has been added. The amendment, the required retail opportunity area standard, is being proposed to change to active building use standards. The change would help lessen the confusion on what the requirement means -- it is a construction standard to build 50 percent of the building along a street, 25 feet back and 12 feet maximum ceiling height to create the opportunity for retail and other uses to locate there, providing pedestrian-level activity.

Commissioner Kafoury asked for a definition of "active building use."

Ms. Bischoff said it is an interactive use between the building, the first floor and the street level.

Commissioner Hales noted that an instance would be a day care center, which is not commercial but is very active.

Ms. Bischoff said the Planning Commission, after public testimony, recommended that parking not be allowed in the active building area. She noted that the only changes to the Willamette Greenway Plan were to add access roads to the public access map and a new incentive option for owners along the Greenway to dedicate additional land area to it. There is an additional special Design Guideline to coordinate with River Parkway treatment. River Parkway is envisioned as a North/South main corridor on the eastern half of the district, paralleling the river and would be a unique parkway. In addition to the recommendations by the Design Commission and Planning Commission, the latter asked Council to direct the Portland Development Commission (PDC) to address new corridors, active parks, development standards, uses adjacent

to the Greenway and FAR in the District. The Planning Commission also asked that the Planning Bureau be directed to reconsider the FAR as either part of the 2040 implementation work or the Code language improvement.

Commissioner Hales said these interim regulations will ensure some minimum expectations of what constitutes a good neighborhood. It is important to clarify and agree on the vision of what North Macadam will be when it grows up, but in the meantime these guidelines will make that vision possible.

Eric Saito, 0690 SW Bancroft Street, President, North Macadam Development Council (NMDC), said the district is comprised of many different properties, large and small, and a wide variety of property owners. Such a diverse group will have varying opinions on how this area should be developed and the timing and his group is looking forward to the framework plan to provide the guidance for them to speak as one. NMDC is in general support of the implementation amendments, but there are two key issues that can be resolved in a better manner: 1) the active building use area and the prohibition of parking as an interim use; and 2) the methodology to determine the FAR calculation. NMDC feels that issue one is damaging from the standpoint of development in that it may lead to the development of more parking than will ultimately be needed as the interim use of parking is lost. Therefore, they believe parking should be allowed as an interim only use and the active building area standards stay as recommended. Calculating the FAR on an above grade (above sidewalk level) parking structure needs to be adjusted. Mr. Saito said they have specific issues with soils, contamination of soils and high water.

Leonard Gard, 7688 SW Capitol Highway, Southwest Neighborhoods, said his association calls for an expansion of the Willamette Greenway setback to 50 feet or more and reduction of maximum building height to 35 feet within the first 100 feet of that setback.

Pamela Alegria, 3750 SE Henry Street, President, Willamette Pedestrian Coalition, said the active building use is reasonable as, if the area is developed for the car, pedestrians will not come in. The coalition was pleased to see the extension of the 200-foot block into North Macadam and the river access.

Ann Gardner, Schnitzer Investment, 3200 NW Yeon, said she was there in approval of this Street Plan and to agree on the significant issues brought up by Mr. Saito. Schnitzer Investment will be using this interim document as the beginning point.

Tim Sercombe, Preston Gates and Ellis, 111 SW 5th Avenue, 97204, said he represents U.S. Bank, trustee of the Morrow Trust. The Trust owns an 18-acre parcel developed with industrial and commercial uses and a good part of it is vacant. They were most concerned with the fundamental and significant framework process and that it will be based on past decisions. An appropriate way to decide where the streets are and how they are arranged should be based on decisions about minimum parcel size for cost-effective development, what kinds of public/private teamwork can be developed to finance infrastructure and the width of the Greenway. They object to the

implementation amendments and the street plan as they are not based on data.

Commissioner Hales said a November, 1996 letter from NMDC included the signature of John Wagner, U.S. Bank Trust, and the letter recommended approval of the street plan. He asked what had changed since then. The commissioner also asked if Mr. Sercombe was suggesting to wait for things like street planning, based on market analyses of individual properties.

Mr. Sercombe answered that market analysis is used in the framework development process. It is premature to lay out the street plan in this area and decide which streets parking is going to be prohibited on without first making decisions about the area being developed for commercial or residential uses. There are such questions as will the area be served by light rail, how wide will the Greenway be and what kind of financing is available for infrastructure. These decisions need to be in play as everyone goes through the framework plan.

Jeanne E. Galick, 7005 SW Virginia Street, Chair, Greenway Committee for Corbett/Terwilliger Lair Hill (CTLH) Neighborhood Association, said they support the street plan with three additional items for approval: 1) expand the Greenway setback; 2) drop maximum building heights to 35 feet in the first 100 feet west of the Greenway setback; and 3) lower the threshold for exemptions in 33.510.253. FAR bonuses should not have exemptions as development can more than double its FAR with them, becoming a very large project with very low FARs. The 25-foot setback is inadequate to handle the recreational and community use of thousands, let alone provide wildlife habitat. Presently the maximum height allowed next to the Greenway is 75 feet, or seven stories, compared to South Waterfront and South Macadam, which is 35 feet. Downtown the river is buffered by Tom McCall Waterfront Park. CTLH said the Greenway issues should not be settled by the framework committee but be through open, public discussion. Development is occurring now while the framework decisions may be one to two years away. Ms. Galick noted there were no designated view corridors at all in the district. They are concerned how cumulative FARs can become through bonuses.

Jeffrey Lang, 7240 SW Fulton Park Blvd., 97219, CTLH Board of Directors, CTLH past President and a downtown business owner, said his Board passed recommendations to widen the Greenway, to forbid any retail operations or development along the Greenway and to staircase building heights up from the Greenway. He read from a document of July, 1964 he found in the Planning library when the Planning Commission was discussing the concept of a contiguous greenway along the Willamette. Mr. Lang noted that this Council could leave a legacy by doing something different with the last piece of vacant property between the Sellwood Bridge and Union Station. It would be along the order of Robert Moses setting aside Forest Park and Bennett setting aside the park blocks.

Commissioner Hales asked about forbidding retail on the Greenway border and what kind of uses would be in the river base of the buildings, if not retail.

Mr. Lang said the Board suggested that so there would not be a major retailer right on the border. The hope was for some tiering of any structure, such as lawns, so there is a pleasant transition from a walk along the river rather than entering a strip mall.

Ann Blume, 1300 SW 5th Ave., Suite 2600, 97201, speaking on behalf of Pegasus Development, the Landing at Macadam and LLC, said they agree with the issues and concerns raised by U.S. Bank.

Jeff Joslin, Planning Bureau, said the active building use area originally came up from the A.I.A. Urban Design Committee. An internal review supported that notion with a provision that blocks are surrounded on three or four sides with active building use streets. Instead, the Planning Commission believed the standard was appropriate and consistent with the policies for the district which are to maintain the standard without the exceptions but allow for adjustments. The ground floor window requirement will also apply. The adjustment required for parking would be necessary anyway as a ground floor standard requirement.

Commissioner Hales noted the four levels of approach to parking: parking is fine anywhere; parking is allowed as an interim use; parking is not allowed, although adjustments could be granted; and parking is prohibited. Noting the Planning Commission recommendation of the third, he asked for an example.

Mr. Joslin said the Design Commission has been grappling with the issue of interim parking as it seems once parking is allowed, it never goes away. Structure parking is very expensive and Planning has yet to see a scheme for conversion back. An attempt could be made to craft a more specific set of parking-related restrictions for those uses.

Commissioner Hales asked for a specific example of an applicant whose building is surrounded on four sides by active building use designation and wants an adjustment -- what standards would he have to meet.

Mr. Joslin said there are three sets of approval criteria: 1) design guidelines; 2) purpose of the regulation; and 3) goals and purposes.

Commissioner Hales said it would be a tough, but not impossible, standard for adjustment.

Commissioner Kafoury said it troubles her that they are setting up expectations where both the businesses and neighborhoods think they are getting what they want.

Mr. Joslin said there is still a lot of flexibility.

Commissioner Hales said he might be willing to go with not allowed/potentially adjustable, rather than prohibited, as very good jobs on building design would be necessary for these larger-than-normal blocks.

Ms. Bischoff said, regarding the Greenway issues, both the Planning Bureau staff and the Planning Commission feel very strong that the suggestions and concerns raised are

legitimate. The Greenway itself is a regional greenway, involving more than the property owners and neighborhood association. Neither Planning staff nor the Commission recommend a hasty decision without further study, which should be part of the framework plan.

Mayor Katz said she understands that Planning envisions, within the framework map, creating teams or sub-groups for Greenway discussion.

Mr. Spencer said that was correct as the Greenway is one very important issue.

Mayor Katz asked about the implication of Council deciding in this meeting to extend the Greenway to 100 feet.

Ms. Bischoff said it would need fuller public participation and study to determine the appropriate setback.

Commissioner Hales said, for the property owner, it would be a setback requirement and dedication and therefore (allowable) regulatory taking. He suggested the possibility to allow a building more height in trade for more setback. He agreed with the height control next to the Greenway but disagreed about the retail as it is an urban greenway and it will have a very wide, concrete sidewalk. There is a need for more active uses along the waterfront.

Commissioner Sten said he does not think the 25 feet is adequate.

Ms. Bischoff reiterated that it was their understanding the Greenway would be addressed in the framework discussions.

Mayor Katz asked when the Planning Commission will go back to that issue.

Ms. Bischoff said Council could direct PDC to make it a priority in the work program with a timeline.

Commissioner Hales said determining the character of the development should precede setbacks and this is an urban neighborhood which needs parkland. But the notion of a linear park with no people is anathema and buildings facing the sidewalk need activity in them.

Mayor Katz said she thinks Council is in agreement that it should be active.

Mr. Knowles said there are certainly different visions on how the Greenway will look. He recommended that it come back to the Planning Commission. Parks has a study to look at open space needs and design.

Commissioner Sten said the point of the interim guidelines is to preserve the area so the framework plan will be successful. The Achilles' heel is someone could legally affect the entire Greenway stretch in the interim period.

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Mr. Knowles said the concern affects the footprint. He suggested coming back to Council with options for amendments.

Mr. Spencer said one of the reasons for doing this plan is because the vacant property has no roads, sewers or storm drains and none of these will happen overnight. The district portion most likely to develop early is the northern section, which is the part of River Parkway that touches the Greenway. Therefore, development projects will not happen between them south of Gibbs Street and discussion of the Greenway width does not affect the portion north of Gibbs Street.

Mayor Katz directed that Planning come back with some options on frontage and stair stepping buildings.

Ms. Bischoff said they were in agreement with Mr. Saito on the FAR calculation and they recommend looking at the FAR definition as part of the 2040 implementation to ensure parking does not get in the way of compact, urban growth for certain areas. Regarding Mr. Sercombe's comments, they are implementing the transportation planning rule and the functional plan for street connectivity and design. Regarding Ms. Galick's comments on the interim transportation review and the threshold, the threshold was recommended by PDOT and is consistent with the city-wide threshold.

Mayor Katz said Council will anticipate some options on the identified issues.

Commissioner Hales said Council can direct the Planning Bureau and Commission with further amendments but take action on this.

Disposition: Passed to Second Reading August 20, 1997 at 2:00 p.m.

At 3:45 p.m., Council recessed.

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 14TH DAY OF AUGUST, 1997 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Hales, Kafoury and Sten, 4.

OFFICERS IN ATTENDANCE: Britta Olson, Acting Clerk of the Council; Linda Meng, Chief Deputy City Attorney; and Officer Chuck Bolliger, Sergeant at Arms.

1266 TIME CERTAIN: 2:00 PM - Amend the Zoning Code and adopt the Community Design Guidelines to implement the Community Planning Follow-up Proposals (Ordinance; amend Code Title 33)

Discussion: Linda Meng, Chief Deputy City Attorney, outlined the procedures to be followed.

Michael Harrison, Planning Bureau, said the applicable approval criteria for this case are the goals and policies of the City's Comprehensive Plan. The bulk of this proposal is about design review and the two-track system. Council adopted the two-track design system as part of the Albina Community Plan in 1993 and it was seen as a positive solution to the difficult problem of cost to the City and potential delays to the development community in the growing demand and interest in having design review in a broader part of the City. The General Fund supports 50 percent or more of the design review cases and the Design and Landmark Commissions have a limited ability to increase their hearings costs. As the development community was looking for a set of regulations to provide some certainty, the two-track system was devised to give a developer the option of certainty or the option of flexibility. Under the Option Certainty are the Community Design Standards (currently known as Supplemental Compatibility Standards in the Zoning Code). The standards provide clear, objective criteria as an alternative to the design review process. A project meeting the criteria that has gone through the appropriate steps is able to get a building permit without additional public hearings and without the potential of delays in appeal. Projects which desire flexibility have the option of going through the Type II design review process. This is an administrative process that involves notice to surrounding property owners and neighbors and includes the potential of a hearing before the Design Commission. The two-track system has worked well and now, to work even better, the overwhelming bulk of cases needs to use the standard track. Mr. Harrison said at the adoption of the Albina Plan, Council directed Planning to monitor the two-track system over time, which they documented for two years. At that time, the monitored projects were reviewed with the neighborhoods, the development community, designers and the

City's Permit staff to identify things that were not working as well as hoped. Some Permit Center administrative problems were eliminated along with some regulations difficult to understand or administer. It was noted in the monitoring that some projects fell short of community expectations. The monitoring process for these regulations needs to continue as, from time to time, additional standards may be necessary. The proposal today also calls for a provision to continue this monitoring and to check back in with the three key groups: those who administer it; those who build; and those who have to live with the product.

Mr. Harrison said the overhaul of the Supplemental Compatibility Standards has been the subject of the bulk of the hearings and review process. The overhaul of the two-track system included extensive review by the Landmarks and Design Commissions and by the Planning Commission. The three Commissions considered over 100 requests for changes submitted by neighbors, developers and people from the design community. These Community Design Guidelines will supersede the Albina Design Guidelines and will supersede their use in the Outer Southeast area and other areas outside the Central City, the Terwilliger Parkway Design Zone and other areas which individually developed and adopted guidelines for the City as a whole. The two-track system provides a tool to use to consider the appropriateness of design review in additional areas where they may be doing neighborhood and community plans. The Design Guidelines, considered in tandem with the Community Design Standards, are unanimously recommended by the Design and Landmarks Commissions. There is also a reorganization of all the Zoning Code Chapters that affect design review, an ongoing effort to make the Code more understandable, easier to follow and administer. There is also a minor amendment to the buffer overlay zone which will deal with problems encountered when applying the buffer zone legislatively to areas like 82nd Avenue where they are not dealing with a specific project but in anticipation of future undesigned development.

Mr. Harrison said a major issue in something like this is where is all this applicable. He pointed out those areas on a prepared map for Council. The A Zone is for situations where in exchange for meeting additional design regulations or going to design review, more density is granted than otherwise would be. There are areas in Central Eastside, Northwest and on Sandy Blvd. which do not have design review. Where design review is appropriate in Southwest will be determined as part of the Southwest Community Plan. The Landmarks, Design and Planning Commissions made the decision that the design review tool should continue to be used strategically. During the Planning Commission's discussion of the Community Planning follow-up proposal and the two-track system there was a lot of testimony about applying these standards to a much broader range of projects. In response, the Planning Commission has initiated another project to develop additional design-related standards to improve the fit and appearance of new development in all the City's neighborhoods. A discussion draft document reflecting those standards calls them the Interim Design Regulations. It will go to the Planning Commission for hearings at the end of September and will address many issues about detached house infill, rowhouse infill and multifamily infill.

Julia Gisler, Planning Bureau, said the Community Planning proposals are divided into three different documents. The first is the Planning Commission's recommendations on amendments to the buffer zone and the Supplemental Compatibility Standards. (Another proposal is to call them the Community Design Standards.) The second document is Community Design Guidelines recommended by the Landmarks and Design Commissions and the third is the reorganization of the Zoning Code and Design of Historic Regulations, the Planning Commission's recommendations. For the first two proposals, three major issues were identified as being difficult to use. The first had to do with administration and the complexity of the standards. Both applicants and staff pointed to additional drawings required, so the recommendation is to drop this requirement. The second issue was to create a whole new section which just applies to the exterior remodels and the third issue was that some of the standards were overly restrictive. These proposed standards will simplify the process and result in better projects. As this will apply City-wide, a lot of attention was given to the impacts of applying standards which were originally developed for Albina. The structuring is general standards for everyone to meet and special standards for historic resources and for special areas. Ms. Gisler said they were able to drop some standards because of the Transportation Planning Rule. As this was such a complex project, a few people offered a lot of amendments rather than many people submitting a few. The majority of the amendments were submitted by five architects who donated a great deal of time and deeply care about the built environment: Michael Dowd, Rod Merrick, Gary Papers, Bruce Sternberg and Peter Wilcox, and Paul Mycott of the Irvington neighborhood.

Ms. Gisler said there were five issues the Landmarks, Design and Planning Commissions had to review: 1) where does design review apply; 2) rowhouse concerns and a proposal to amend the A overlay zone; 3) thresholds which would apply to large projects with significant impacts; 4) neighborhood contact requirements (although no changes are being proposed); and 5) the impact of the standards on affordable housing. There was complete agreement that there needed to be monitoring of these standards up to the completed building. The Community Design Guidelines would be the approval criteria for cases in the two-track system that did not want to use the standard as they wanted the flexibility of design review, or were too large for the standard. These guidelines incorporate the Albina Community Design Guidelines, so two fundamental sets of design guidelines are in place: Central City and all else outside. Therefore, areas that have adopted design guidelines will have the option of converting to this two-track system or to use their own standard. Areas which do not have their own guidelines will automatically be able to use the two-track system. Ms. Gisler said Planning staff would like Council to direct them to keep this as an evolving document.

Ms. Gisler said they are proposing a minor amendment to the buffer zone in Section I, which is part of the Community Planning follow-up work. In response to concerns about applying the buffer zone and landscape buffer in the Albina plan in areas with

existing single-family homes, their driveways would be non-conforming uses and also in future mixed-use projects it was more appropriate to go from the rear of the site rather than from the front. This recommendation would allow residential uses to have limited vehicle access to residential uses through the buffer zone. There is no policy conflict as the intent of the buffer zone is to separate non-residential from residential uses. The recommendation is for every site have at least a nine-foot access and, depending on the lot size, it can be up to 20 feet and all these limits are adjustable.

Jessica Richmond, Planning Bureau, said they organized all the Code Chapters that relate to design review and historic design review, simplified and clarified them and made the language and the structure more consistent with the Code. This is an ongoing effort, as with the Code Language Improvement project, to make the Code fair and more easy to use.

Commissioner Hales asked about areas, such as on Powell Boulevard, that have the buffer overlay but the design review tool is not being used as no Community Plan has been done.

Mr. Harrison said that would be addressed by Policy 2.18 of the Comprehensive Plan that requires when business zoning is deepened back into a residential area, the buffer zone is applied. During consideration of the Albina Community Plan, the Planning Commission decided the issue of buffering residential development from commercial development through the application of the D or B, but not both. The Community Planning program also directs a reduction in the number of sites which have different zoning from their Comprehensive Plan designation and to foster the creation of more competitive sites by creating full-block zoning, particularly in commercial corridors. Some commercial corridors, such as 82nd Avenue, have long-standing Comprehensive Plan designations and the back half of the block (on 81st/83rd) has CG zoning with the understanding that the buffer zone will be applied when the zoning is changed to implement the Comprehensive Plan. In similar locations, such as Albina, where they were attempting to achieve full-block zoning, the CBG zone was created. But, the B zone does not allow access from the adjacent street. In creating full-block zoning there is the opportunity for independent use and also to create a standard which prohibits access to that use. The change is to deal with that prohibition of access.

Commissioner Hales said testimony to the Commissions and staff was that design review should be used more liberally than now. There may be pluses and minuses to that regarding the workload impact. Regarding the neighborhood contact requirement issue, more work would be required of applicants and he asked about additional workload on the City.

Mr. Harrison said the neighborhood contact requirement is valuable and also a difficult administrative issue for the Permit Center. Staff is hesitant to broaden its application because it can add six weeks to the project for a developer to return to the

neighborhood after everything has been done to the exact point of obtaining the permit. It is inherently broadened as areas are added subject to design review. He said this requirement is applied to all projects subject to design review using either the standard or guidelines track.

Rick Michaelson, Portland Planning Commission President, said expanding the City's ability to give more people access to a design review process has been his personal priority. He recognizes the trade-off with administrative costs and complexity and their inability to apply design review to all the circumstances where they would like to see it. The guidelines will give the ability to expand the two-track system to all the design issues outside the Central City. The proposals have appropriately been labeled "interim" as the work is not done. The zone standards will not be as rigorous or complete as it is impossible to set up one-use standards everywhere nor is it appropriate to make all buildings go through this process. This has been a real balancing process between those who wanted to see more regulations and those who wanted to pare them down. Not all regulations are suitable throughout this city of varied neighborhoods and if the regulations are too detailed each building will look the same. The Planning Commission is actively involved in trying to simplify and update the Code and a priority is to review and correct any mistakes. The buffer zones must allow for different neighborhood necessities. The neighborhood contact requirement is very important as the earlier and more information they get, the better the project. But he is comfortable with maintaining the present requirement due to the amount of applications a neighborhood and staff can handle. It does benefit the developer and community if the former, even if not required to do so, contacts and talks to the neighborhood.

John Spencer, Design Commission President, said his commission came through this process thinking this is some of the most important work the commission has been involved with. Its purpose is to deal with infill, development in existing neighborhoods, preserve livability, meet 2040 requirements and support development around the public transportation system. The key element to meet these objectives is to have well-designed projects integrated into neighborhoods that complement and enhance them. Mr. Spencer said this scope and these objectives are nationally unprecedented. He noted that it was interesting to have testimony from neighborhoods and property owners asking for design review in their communities -- generally, communities do not ask for more regulation.

Commissioner Hales said about the time this project began, he and Mr. Spencer heard Jim Kunstler, author of The Geography of Nowhere and a critic of urban sprawl, give a presentation in which he said to burn the zoning codes and replace them with something that regulates design and character and they both took his point.

Mayor Katz said she agrees with the plan to have a test committee and review the changes a year later. It would be good to know how much time and money these changes save.

Peter Wilcox, 3314 NE US Grant Place, 97212, said the Commissions have done very good job but he would like to see affordable housing development added. Regarding the setbacks for row houses, the final language is that the base zone would determine the setbacks rather than the ten essentials or the supplemental compatibility standards of the adjacent houses, which is costly and can affect the number and size of family units developed. When thinking of a street as a channel -- a river -- things that stick out have a big impact and are an impediment to eyes looking up and down the street. He suggested going back to the old standard and then in two or five years, as rowhouse development becomes more prevalent and better examples are built, push the setbacks out closer to the street.

Commissioner Hales asked if these standards still have an adjustment available to justify the setback compared to neighbors.

Mr. Harrison said the option to complying with the standards is to go through design review and adjustments to other development regulations that are not part of the community design standards may be considered at the same time during design review.

Mike Dowd, 2827 NE MLK, Jr. Blvd., said he was an architect and was very involved in the standards for the Albina Plan and he supports these standards. He has used the standards in several dozen projects so is familiar with what works and what does not and he stressed keeping them flexible. Design review is very expensive and some projects are dropped altogether due to that and the time it takes but, what is great about these standards, now a developer can see ahead of time what to do for approval. The more strict the standards are, the more the innovative projects are killed off. Mr. Dowd wished some of the material requirements and some of the ground floor standards were more flexible.

Michael Roche, 8920 SW 40th Avenue, Land Use Chair of Southwest Neighborhood Association (SWNA), said southwest is going to have infill rather than big projects. The SWNA believes the existing Comprehensive Plan has sufficient vacancies for the 2040 Plan and no need for a lot of upzoning and it is also concerned with elimination of the averaging setbacks and their replacement with base zones. The Design Commission originally voted for continuation of averaging setbacks. As base zoning, new rowhouses could have 30-foot heights with 15-foot balconies looking over 20-foot heights, eliminating the neighboring houses' privacy. He said the neighborhood contact trigger should be dropped to two projected units, as even two units can severely impact a neighborhood. Mr. Roche said it would not do much damage to take another 30 to 60 days to coordinate this into one package.

Aviva Groner, 33 NE Monroe Street, 97212, Land Use Chair of Eliot Neighborhood Association, said they were in general support of the standards. She noted that Eliot is a small neighborhood where even duplexes and triplexes have a large impact so,

even if the neighborhood contact threshold is not lowered, at least make a provision for notification to the neighborhood. She said the timing requirement of 14 days to respond and then 30 days to meet is not enough for an association that meets monthly on a particular day of the week (which can sometimes mean 37 days between meetings). She suggested a requirement for thicker trim outside new buildings to give them more depth and texture and that gables and dormers have windows in them. Also, the new landscaping should have built-in watering systems as, if it dies, it is ugly and an enforcement problem. Ms. Groner noted a typo on Page 73: the reference to "D above" should be "C."

Charlotte Uris, 2526 NE 10th Avenue, 97212, Land Use Chair of Irvington Community Association, said her Association does not meet during the summer and she had only seen the draft yesterday. Therefore, her remarks will reflect the Association's general position. A very good monitoring and evaluation process is a real plus, especially as this is a new experiment with no predictable, working models to look at. When the standards mimic compatibility and attractive design, sometimes they limit creative options and do not create compatibility, thereby allowing for homogenous design throughout the City. Irvington, as an historical district, recommended maintaining the Albina Plan compatibility standards with some improvements. As this will probably not occur, Ms. Uris said some specific standards, the setbacks immediately around the project, the height and bulk of buildings, roof pitch, are being eliminated for a set of standards. She recommends not eliminating these particular standards, but putting them in as an option.

Pamela Alegria, 3750 SE Henry Street, 97202, Willamette Pedestrian Coalition, said urban design and the essential component of livability has often been omitted or mutilated when a project was built. The Coalition appreciates the interim applications and suggests they be applied City-wide, not just to residential. She said the proliferation of signs and size of signs mars all streetscapes and this standard should not be confined to abutting regional traffic ways and environmental protection overlay zones. They heartily support the expansion of the scenic zones' ground floor window standards and recommend that no more than 40 percent of a site be used for vehicle areas.

Bruce Sternberg, 7134 SE 34th Avenue, 97202, said he has been trained in architecture and planning and has also been a developer. He has tried to bring this broad perspective to evaluating the design standards. He emphasized that the rowhouse standards need adjustment on the averaging, the height limits and the roof pitch. He noted there was not enough practicing architectural expertise in the standards, despite architects giving hundreds of hours of their time.

Julie Greene, 6326 NE Mallory Street, 97211, said she was very involved in the Albina planning process and urged a continued follow-up process on these guidelines and to keep it flexible.

Jada MacLangless, 1515 SW 12th Avenue, No. 216, 97201, said she has had five legal husbands who were developers but could not afford another husband since she turned 50 years of age. She said there were too many cars per family.

Commissioner Hales asked about leaving the neighborhood compatibility standard as an option.

Mr. Michaelson said they struggled with how far the guidelines could be customized for individual neighborhoods. In the long run, it is hoped they could go much farther in customization. In some cases, setback averaging is absolutely the way to go and makes sense but other areas would benefit with base zoning. The former would give a good developer an opportunity to do it right but might give a bad one two ways to do it wrong.

Mr. Spencer said neighborhoods look different and should look different and one set of guidelines is not appropriate to apply to every one of them in the City. It is worth trying to customize without creating an impossibly complicated system. It might be handled through the Community Planning process.

Mr. Sternberg said to build in objective flexibility makes sense and setbacks should be encouraged.

Mr. Michaelson noted some developers were building good products and found it expensive to contact the entire neighborhood. He said there should be discussion on a window requirement in sidewalls, especially in rowhouses.

Mayor Katz said the issue of rowhouses must be addressed sooner than later, especially in light of the 2040 Plan.

Mr. Roche suggested a "charette" process where commission members, staff, council and architects could look at these issues to deal with them quicker.

Mr. Harrison said many of the issues could rest within design regulations which would apply to all rowhouse development. The interim design regulations contain 15 additional regulations for rowhouse development which are not applicable today.

Mayor Katz flagged the rowhouse, setbacks and neighborhood contact as issues to bring back.

Commissioner Kafoury asked about the impact on other bureaus, besides Planning.

Mr. Harrison said they have worked with other bureaus, particularly Buildings. Every land use review case creates additional work for other bureaus/agencies. The nature of the two-track system is to minimize that cost impact and give developers clear and objective standards and another track they may choose. The administrative impact is how many projects should be subject to these standards.

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Mr. Michaelson said another administrative impact is landscaping. There are constant requests from the neighborhoods to preserve landscaping and, simultaneously, the Bureau of Buildings requests dropping them as they cannot enforce them.

Commissioner Kafoury said she would prefer having no regulation than having one that they cannot enforce because of staff capacity.

Commissioner Hales said design review should be used over a much larger area of the City than now and there should be more types of review. However, design review can be enforced at the permit counter, but a landscape standard can only be field-checked.

Mr. Michaelson said sometimes it works to put in a regulation, even if difficult to enforce, as most will follow it.

Disposition: Continued as amended to September 4, 1997 at 2 p.m.

At 4:20 p.m., Council adjourned.

BARBARA CLARK
Auditor of the City of Portland

Britta Olson

By Britta Olson
Acting Clerk of the Council