

Metro Regional Services

- : “The construction and demolition industry has one of the single largest impacts on the region’s landfills. Metro estimates that approximately **220,000 tons or 20 percent of the region’s 1.1 million tons of waste** headed to landfills comes directly from construction activity. **Of that waste, the majority comes from the demolition phase of a project.**
- **Metro estimates that as much as 80-95% of all material leaving a construction site could be recycled, reused or otherwise diverted from the landfills.”** (From Metro’s Solid Waste Information System database and the Oregon DEQ 2009/2010 Waste Composition study)

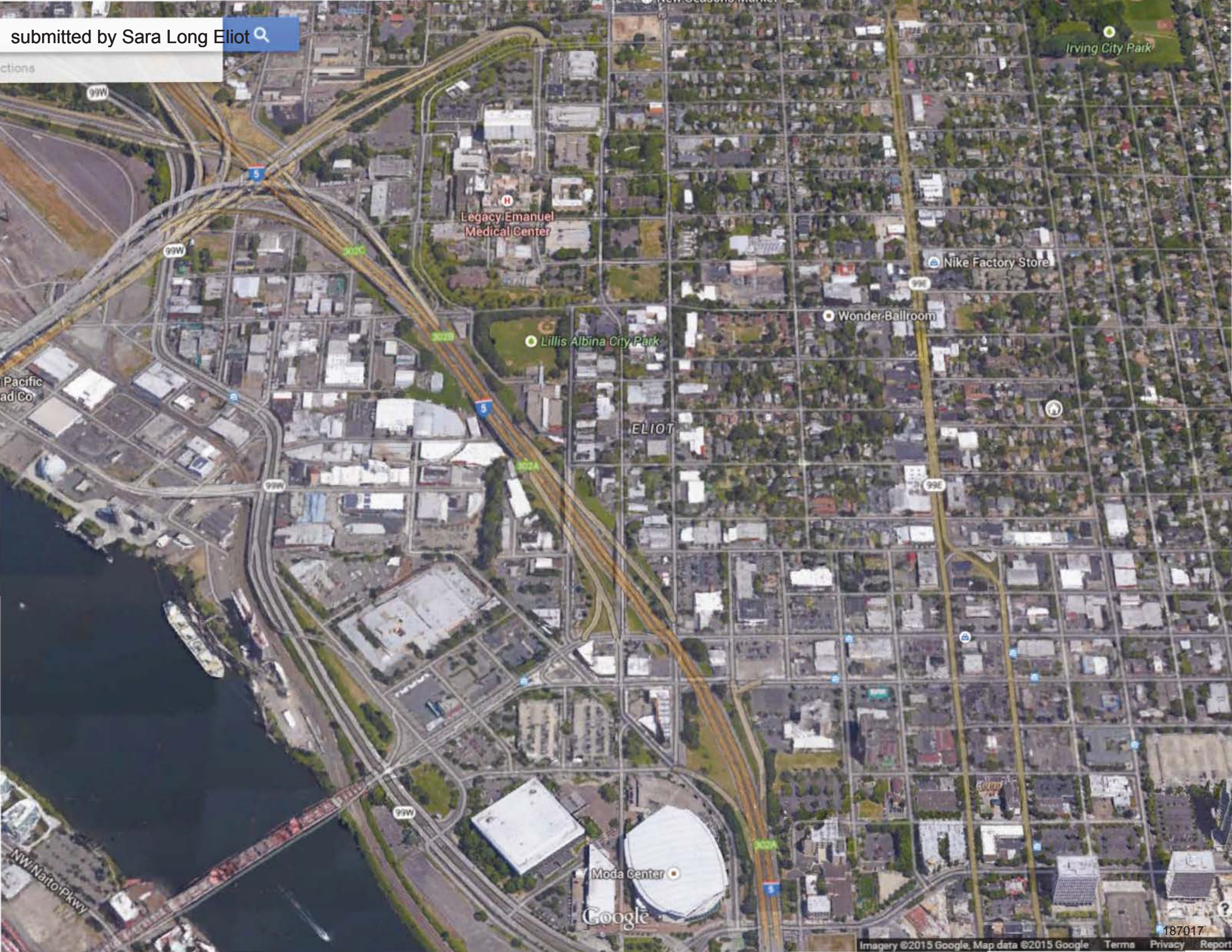
Benefits for Our Local Economy

-Creates employment opportunities

- 6 to 8 deconstruction jobs for every one in standard demolition
- Provides job training, including youth and school organizations

-Provides resources back to the community

- Donations of needed building materials that revitalize local communities
- Makes home repairs and improvements affordable



Pacific
ad Co

Legacy Emanuel
Medical Center

Lillis Albina City Park

ELIOT

Nike Factory Store

Wonder Ballroom

Moda Center

Google

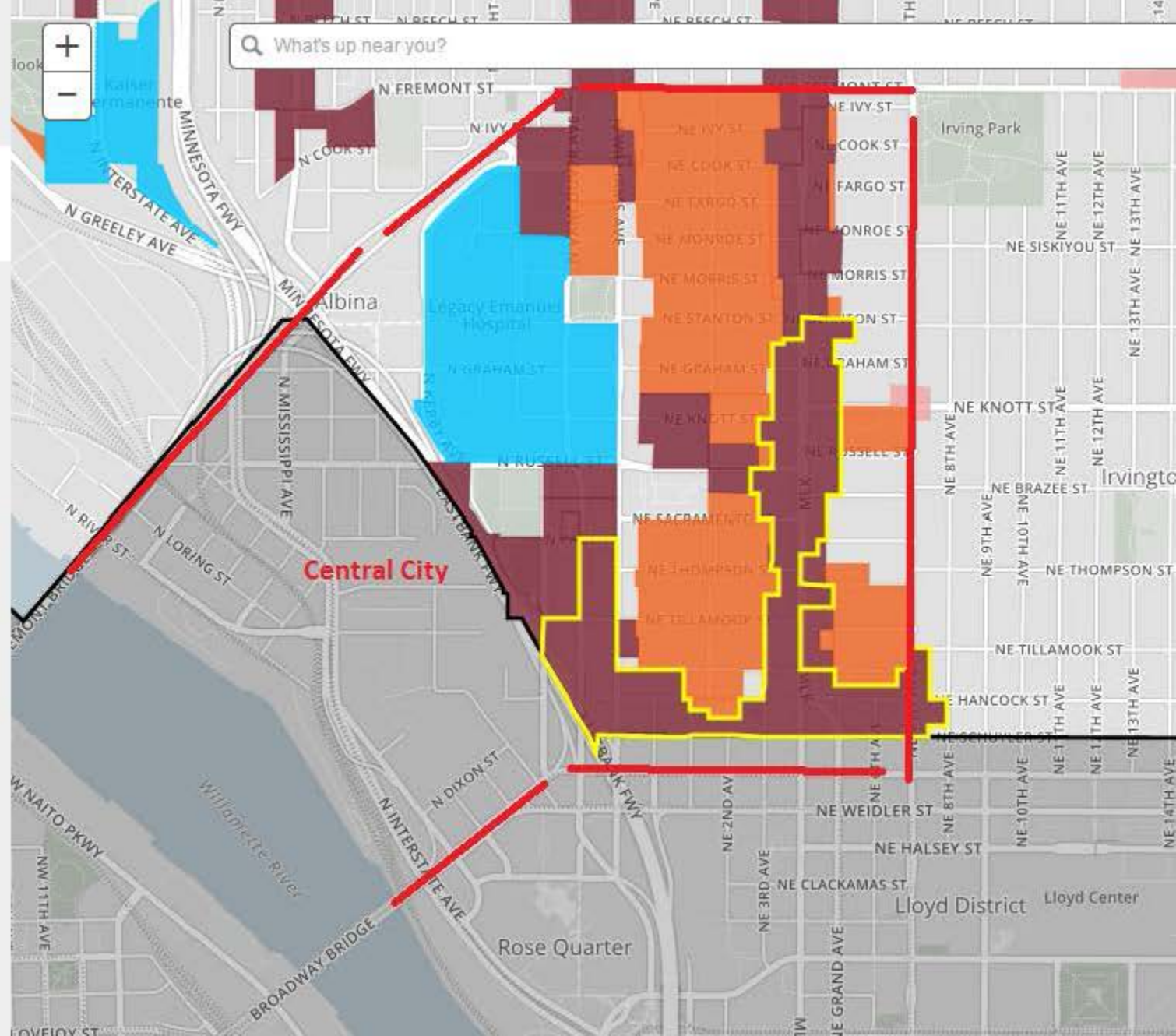
Irving City Park

NW Naito Pkwy

This proposed change intends to:

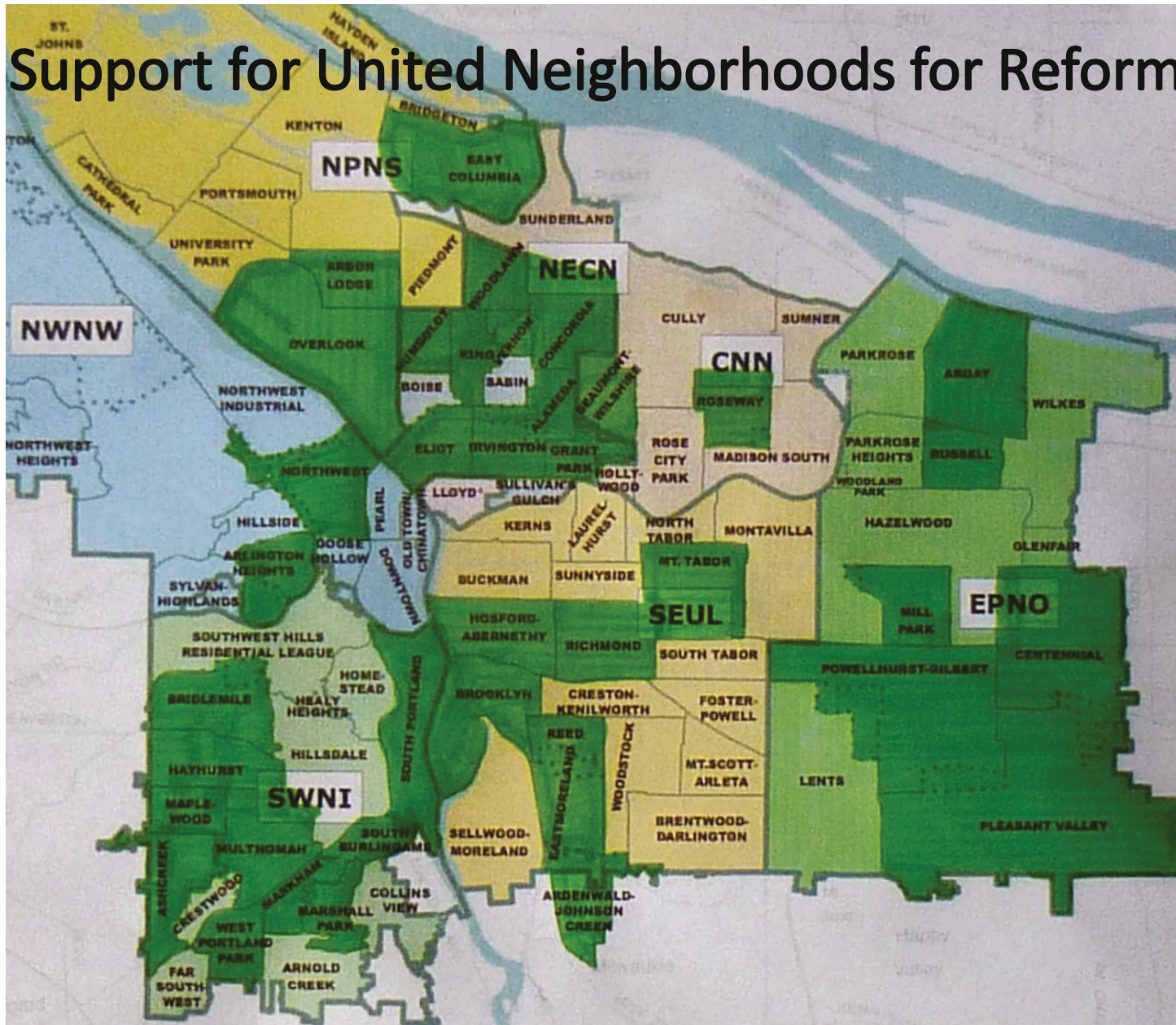
Apply a new designation to reflect the Urban Design Framework. New zones comparable to zones now in place will be applied.

Proposed Change #	633
Proposed Comprehensive Plan Designation	<u>Mixed Use – Urban Center</u>
Existing Comprehensive Plan Designation	<u>Central Employment</u>
Proposed Zone (<i>tentative, tbd in 2015</i>)	<u>Central Employment (EX), or closest comparable zone</u>
Existing Zone	<u>Central Employment (EX)</u>










Support for United Neighborhoods for Reform

submitted by
Margaret Davis



Neighbors want a say in Portland's future

DRAC recommendations fall short

DRAC Policy Area	Score	UNR Comment
Repeal of (K)(1) exemption (no delay for one-for-one replacement demolitions)		DRAC recommended repeal of (K)(1)
Demolition permit notices		Recommended mailed notices to nearby properties and neighborhood associations for demolitions. Emailed notices for Major Remodels. Door hangers inform residents of impending demolitions.
Definition of “demolition”		Demolition definition falls well short of UNR proposal for a 50% removal rule, but new “Major Remodel” definition covers most situations. May need future refinements.
35-day demolition delay		Recommended 35-day Delay for Demolitions and 35-day advance notice for Major Remodels.
120-Day optional delay extension on neighborhood request		Recommendation unacceptably would drop current code language allowing requests for 120-day delays by the neighborhoods. Proposed 30-day voluntary delay extension is meaningless.
Lead paint and asbestos hazards to neighbors and workers		Adds some “educational” language to permit forms, but is largely meaningless. Other cities in Oregon and around the country are way ahead!
Incentivize deconstruction		Action postponed for a year. The “Greenest City” deserves better!

submitted by
Margaret Davis

DEMOLITIONS – FRONT END APPROACHES

Testimony of Wendy Chung
to City Council
February 12, 2015

187017

Mayor's Feb 3rd OPB Interview



- Rejected two fallacies:
 - “Affordable housing is not connected to demolition”
 - “Density and old fashioned character at odds? No.”
NW Portland is densest neighborhood.

Reduce Incentives for Demolition

- Reconcile base Zoning with built environment and Overlays
 - No RH zoning on single-family historic landmarks!
- “Tightening the envelope”
 - Downzone/reduce FARs
 - Pass Infill/Mansionization Ordinances
- “Tighten up Demolition Regulations”

Tighten Demolition Regulations



POLITICS

Philly Has Loose Demolition Regs, But So Do Most Cities

BY PATRICK KERKSTRA | JUNE 20, 2013



NEW Certificate in Creative Cities and Economic Development

interest investigators).

Another Philadelphia failing, as **identified by PlanPhilly**, is the lack of explicit demolition guidelines for contractors. There are no lines in the city's building code telling demolition crews when to brace a wall, for instance. But again, this does not appear to be unusual. In cities across the country — Seattle, Phoenix, Austin, Boston, San Diego and Pittsburgh, to name a few — there's little in the way of firm guidelines for private demolition crews to follow.

PC 24.55.100



This exhortation from Portland's City Code is representative of the vague language most cities use: "All structures to be demolished shall be taken down in a safe manner. The streets or sidewalks shall not be littered with rubbish and shall be wet down, if necessary."

<http://nextcity.org/daily/entry/philly-has-loose-demolition-regs-but-so-do-most-cities>

Cities tend to get specific on demolitions only before and after they occur, not during. Before the wrecking balls fly, most codes require neighbors to be notified, utilities to be shut off and capped, and sometimes a site plan (which is little more than a description of the physical structure and lot). Once the building is razed,

Increase Incentives for Preservation

- Combine Historic Preservation and Affordable Housing Incentives
 - Credits/Bonuses (see BPS 2007 report)
- Expand Historic Preservation Incentives in 33.445.610 to all buildings more than 50-75 years old.
 - additional density for single-dwelling and multi-dwelling zones
- Reduce SDC fees for development that doesn't require demolition.

Solutions Other Cities Employ

NATIONAL TRUST FOR HISTORIC PRESERVATION
www.PreservationNation.org/teardowns/

TEARDOWN TOOLS ON THE WEB
TEARDOWNS RESOURCE GUIDE



Community activists in Tulsa, OK

More and more communities also pursue policies that address the environmental impacts associated with teardowns through tree ordinances, landfill tipping fees, deconstruction ordinances, and drainage standards.

Communities can do a great deal to discourage teardowns and facilitate compatible new development. They have choices. But not all communities and states are created equal. The range of tools and development regulations that are available for use varies from state to state and community to community. As a community looks to manage teardowns and implement specific approaches, it must consider how regulations are enabled, written, and administered as part of state law that expressly allows local governmental units to enact specific development regulations.

The National Trust for Historic Preservation's **Teardown Tools on the Web** is intended as a clearinghouse for some of the primary tools and approaches available online — regulatory, voluntary, and incentive-based — that communities around the country are using to address teardowns and

CONTENTS

Regulatory Tools:

Accessory Structures, 3
Conservation Districts, 5-6
Construction & Demolition Debris, 6
Demolition Delays, 7
Demolition Fees & Notice, 7-8
Development Standards, 9
Development Moratoriums, 10
Downzoning, 10-11
Floor Area Ratios, 12-13
Form-Based Codes, 13
Historic Districts, 13-14
Infill Ordinances, 14-16
Mansionization Ordinances, 16
Overlay Zones, 17
Tree Ordinances, 19-20
Zoning and Land Use, 21

Voluntary Tools:

Community Land Trusts, 4
Easements & Covenants, 11
Historic Resource Surveys, 14
Moving Houses, 16-17

Incentive-Based Tools:

Abatement Programs, 3
Development Incentives & Bonuses, 10
Real Estate Riders, 18-19
Transfer of Development Rights, 19

Planning & Information:

Affordable Housing, 3
Build-Out Analysis, 3-4
Community Planning, 4-5
Design Guidelines, 8-10
Economics of Teardowns & Preservation, 11-12
House Size, 13
Pattern Books, 17
Public Participation & Visioning, 17-18
Sustainability, 19
Web Sites, Blogs & Films, 20

Index, 21

and Use

as the primary
ment for regulating
d implementing the
such, they divide a
districts or
n certain uses may
ermitted or prohib-
and placement of
be restricted. Often
zoning laws date
nd 1960s, they pro-
and incompatible
cause they allow
tear houses that far
of existing homes.
mmunities are revis-
ensure that new
nore in scale with
in established
Also see "Infill Or-
Overlay Zones."

er. City of Denver,
links to project his-
and timeline to un-
ensive update of the
s, promoting a con-
h that will preserve
acter. **More**

and Environ-

er Forest, IL. 2006.
Ordinance intended
sting character of the
reasonable pers-
s, including maxi-
lot area calculation,
ptions, and dem-
s.

ice for Alterna- nt Standards.

April 3, 2007. (PDF
e resolution and
governing single-
passing, setback and
tions.

Lot Coverage. Arlington County, VA. Web site to help property owners gauge the impact of lot coverage zoning parameters on properties in the County, including Lot Coverage Zoning Ordinance Amendment.

Residential Bulk Regulations. Village of Lincolnshire, IL. 2007. Web site with bulk regulations (building height, setbacks and other lot restrictions) for single-family residence districts.

Teardown Regulations. Village of Lincolnshire, IL. 2004. Web site summary of local efforts to review and revise zoning regulations, in response to teardowns.

Traditional Neighborhood Development (TND). Toolkit of Best Practices. Georgia Quality Growth Partnership. Web site with links for implementing TND, model ordinances, and analysis on the effectiveness of the TND approach.

Single-Family Design Review and Guidelines. City of San Mateo, CA. (PDF 1.20 MB) Web site detailing zoning code provisions pertaining to second story additions, new two-story residences and new residences involving the demolition (substantial removal) of the existing residence, including also 32-page Single-Family Design Guidelines.

User-Friendly Zoning Code. City of Glencoe, IL. 2007. (PDF 173 KB) 21-page user-friendly guide to assist homeowners, architects and contractors to better submit a complete building permit package for permit review.

Zoning Code Exceptions for Older Homes. Village of Hinsdale, IL. Web site with link to Hinsdale Zoning Code and three amendments that grant exceptions to older homes, including roof height extensions, the construction of detached garages, and the

INDEX

Arizona Phoenix 10; Scottsdale 9
Arkansas Conway 17; Little Rock 4, 17
California 15, 5; Bel-Air 20; Canal 14; Cupertino 8; Davis 9, 12; Greater Valley Glen Council 16; Los Angeles 10, 14, 16, 21, 25, 26; Monterey 11; Oakland 9; Palo Alto 9; Pasadena 20; Sacramento 13, 21; San Leandro 5; San Mateo 21; Santa Barbara 12; Santa Cruz 3, 6
Canada Edmonton 16; Toronto 16
Colorado Aspen 7, 8; Boulder County 19; Breckenridge 18; Denver 21, 24; Durango 5, 8, 15, 17, 18, 24, 25
Connecticut 7; Westport 4, 5, 18, 20
Delaware Rehoboth Beach 4
Florida Delray Beach 3, 8; West Palm Beach 8
Georgia 19, 21; Athens-Clarke County 14, 19; Atlanta 15; DeKalb County 17
Illinois Arlington Heights 9; Chicago 11, 12; Geneva 15; Glencoe 9, 12, 21; Glen Ellyn 9, 18, 20; Highland Park 4, 7, 8; Hinsdale 14, 18; Kenilworth 5, 7, 20, 25; LaGrange 4; Lake Forest 7, 8, 12, 14, 18, 21; Lemont 21; Lincolnshire 21; Naperville 17, 18, 20; Riverdale 18; Skokie 18; Wheaton 8, 17; Winnetka 20
Indiana Indianapolis 6
Maine 3
Maryland 15; Chevy Chase Village 10, 13, 17, 18, 23, 24; Montgomery County 5, 15; Rockville 16; Town of Chevy Chase 11, 12, 23, 24
Massachusetts 4, 7, 10; Brookline 6, 8, 13; Cambridge 6, 7; Canton 7; Cape Cod 7; Chatham 7; Chelmsford 7; Freetown 7; Lexington 10; Lincoln 6; Martha's Vineyard 17; Wayland 5
Michigan 3, 14; Franklin 5
Minnesota Bloomington 20; Edina 4; Minneapolis 18, 19
Missouri St. Louis County 20
New Jersey 4, 15, 18, 20; Montclair 20
New Mexico Albuquerque 18
New York New Castle 12; Staten Island 5; Queens 10
North Carolina 20; Chapel Hill 6; Charlotte 9, 19; Durham 20; Raleigh 8, 15, 16, 20
Oklahoma Nicholas Hills 10; Tulsa 20
Oregon 15; Portland 6, 14, 15, 18
Pennsylvania Ardmore 20
South Carolina 14; Columbia 20
Texas Alamo Heights 7, 8; Austin 15, 16, 17, 19, 20; Dallas 5, 17, 20; Houston 20; San Antonio 6
Tennessee Knoxville 8
Utah 10; Salt Lake City 14, 16
Vermont 3; Burlington 4
Virginia Alexandria 15; Arlington County 4,

<http://www.preservationnation.org/information-center/sustainable-communities/creating/teardowns/Teardown-Tools-on-the-Web-1.pdf>