

## Parsons, Susan

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**From:** Carol Mayer-Reed <carol@mayerreed.com>  
**Sent:** Monday, November 14, 2016 7:37 PM  
**To:** TS Schneider; Hales, Mayor; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Moore-Love, Karla  
**Cc:** ted@tedwheeler.com; Dean P. Gisvold; Barbara Cooney (cooneybp@centurylink.net); Tom Cooney; jackihoyt@comcast.net; Stephanie and Keith Pitt; Leigh Ann Hieronymust; Judith and Simon Trutt; Sandy and Greg Mico; Patricia Bugas-Schramm; Helen Farrenkopf; Ken and Trina Lundgren  
**Subject:** Re: Residential Infill Project. We are OPPOSED. Written Testimony Hearings Nov. 9 and 16

Dear Mayor Hales, Mayor-Elect Wheeler and Members of the City Council:

I agree with the many points made by Susan Schneider. This proposal leaves a number of us with many questions about how well it was vetted within the east side neighborhood associations. This is a very complex proposal that I can imagine is difficult for many people to understand. Several points I'd like to make in addition to those raised by Susan are:

1. How will the west side of our city participate in accommodating more density? With the Tigard voters' approval of the SW Corridor MAX, how will transit-oriented development play out in Portland? It is essential that this transportation link be leveraged with denser housing alternatives.
2. Have models and other visuals for outcomes of the proposed zone change been developed that accurately demonstrate how the face of our neighborhoods will change with the RIP?
3. We have questions about the time frame for this process and can it wait for the leadership of the next mayoral administration and new commissioner?

Please understand that while I've lived in inner northeast for nearly four decades, I am concerned about impacts on all of the neighborhoods on the east side beyond my own. Therefore, I strongly suggest that you please consider extending the time frame in order to develop a process that both demonstrates case studies and obtains a greater sample of public opinion so that meaningful input may be gained. There appears to be no need to rush something that is so important to our livability.

Thank you.

**Carol Mayer-Reed, FASLA** Principal

**Mayer/Reed, Inc.** | Landscape Architecture | Urban Design | Visual Communications | Product Design  
 319 SW Washington St. Suite 820, Portland, OR 97204 D 971.255.5790 T 503.223.5953 mayerreed.com

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**From:** TS Schneider <[Theschneiders2@hotmail.com](mailto:Theschneiders2@hotmail.com)>  
**Date:** Monday, November 14, 2016 at 7:06 PM  
**To:** "[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)" <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, "[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)" <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, "[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)" <[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)>, "[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)" <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, "[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)" <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, "[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)" <[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)>  
**Cc:** "[ted@tedwheeler.com](mailto:ted@tedwheeler.com)" <[ted@tedwheeler.com](mailto:ted@tedwheeler.com)>, "Dean P. Gisvold" <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)>, "Barbara Cooney ([cooneybp@centurylink.net](mailto:cooneybp@centurylink.net))" <[cooneybp@centurylink.net](mailto:cooneybp@centurylink.net)>, Tom Cooney <[cooneyt@ohsu.edu](mailto:cooneyt@ohsu.edu)>, Jackie & Don Hoyt <[jackihoyt@comcast.net](mailto:jackihoyt@comcast.net)>, Stephanie and Keith Pitt <[keith.pitt@comcast.net](mailto:keith.pitt@comcast.net)>, Leigh Ann Hieronymust <[leighann.hieronymus@fredmeyer.com](mailto:leighann.hieronymus@fredmeyer.com)>, Carol Mayer-Reed <[carol@mayerreed.com](mailto:carol@mayerreed.com)>, Judith and Simon Trutt <[smtrutt@comcast.net](mailto:smtrutt@comcast.net)>, Sandy and Greg Mico



<[gsmico16@gmail.com](mailto:gsmico16@gmail.com)>, Patricia Bugas-Schramm <[patricia@pbsconsultinginc.com](mailto:patricia@pbsconsultinginc.com)>, Helen Farrenkopf <[h\\_farrenkopf@yahoo.com](mailto:h_farrenkopf@yahoo.com)>, Ken and Trina Lundgren <[trinaken@comcast.net](mailto:trinaken@comcast.net)>

**Subject:** Residential Infill Project. We are OPPOSED. Written Testimony Hearings Nov. 9 and 16

My name is Susan Schneider. My husband Ted and I live at 1509 NE Siskiyou St. in Portland. We support the UGB and want housing to be more affordable for everyone. This is not the way to do that. We are opposed to the Residential Infill Project which would be more accurately described as the East Portland Redevelopment Project.

I had planned to testify at the hearing on November 9th on behalf of Ted and myself, but I was ill. So here is my testimony:

I am here to speak to the Housing Choices section of the recommendation. It would be the biggest reversal of land use policy in this city in 50 years. Reversing 50 years of policy and investments, public and private, to support, conserve and stabilize close-in residential single family neighborhoods in Portland. I think there are three major problems with the Housing Choices section and one huge issue with the process that got us to this point.

First, in spite of what you have heard from the lobbying arm of 1000 Friends, Portland for Everyone, you don't have to do this to protect the UGB for 2035 nor will it result in affordable housing. Portland needs to be able to accommodate 123,000 new households by 2035 and with current zoning we can accommodate 197,000, according to the Planning Bureau. That is a 60% cushion. The Planning Bureau's economic consultant pegs units from this proposal at a minimum of \$450,000, so it is not affordable housing either.

Second, it will drive up the cost of single family homes in already dense neighborhoods, especially those that are the smallest and most affordable. The least costly are the most attractive to developers for conversion to multifamily. And, you will reduce the total supply of single family housing dramatically thereby eliminating single family residential neighborhoods as an option for middle income households. Single family neighborhoods will only be available to the very wealthiest residents of Portland in R10 and R20 neighborhoods. The only neighborhoods protected in this proposal.

Third, the Housing Choices zone change would put at risk neighborhoods that over the last 50 odd years we have succeeded in stabilizing! Please remember that the desirability of most of the affected neighborhoods is a relatively recent phenomenon. Not long ago federal funds were used to help make these neighborhoods "safe, decent, and sanitary". These neighborhoods were in decline. And, then there was the sweat equity that was required — 14 years of DIY rehab weekends for my husband and I first in NE and then Ladd's Addition. These were not considered desirable neighborhoods then. There is lot of research about the tipping point of a stable neighborhoods and neighborhood livability. We cannot afford to ignore that. There has been no discussion of livability or historic preservation in this proposal. We need to have those bench marks clearly in mind before we take the success resulting from the last 50 years of effort and abandon it.

Finally, the public process, even though it will affect the majority of single family neighborhoods in the city, has consisted of six neighborhood meetings in the summer, a nonscientific on line poll and these two hearings leading into the holidays. The Planning and Sustainability Commission did not even hold a hearing. This City knows how to do this better. We are in the housing supply situation we are in as a result of the 2008 national near financial collapse. Supply is finally beginning to pick up. You have time to figure out what sort of reshaping of the city and region we really want, to look at many options, to engage people in a creative process and to have a honest conversation with every neighborhood that will be impacted.

We all support the UGB, care about our city and region, and want housing to be more affordable for everyone. The process to date has been rushed. There are goals worth addressing -- make infill that does occur fit into existing neighborhoods, make it work with historic preservation and livability. We need to encourage development of more affordable housing of the type people want, not what we think they might want. There is a great deal more work to be done to find options to put before neighborhoods and policy makers before you ask the Planning Bureau to start writing code to implement any proposal. Please take the Housing Choices element off the table, step back, do the research and do the process properly.

I think that if this proposal goes ahead as currently configured all of us and 1000 Friends will be remembered as the generation who did to Portland with this zoning what many other cities did to themselves with freeways back in the 50's.



## Parsons, Susan

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**From:** TS Schneider <Theschneiders2@hotmail.com>  
**Sent:** Monday, November 14, 2016 7:06 PM  
**To:** Hales, Mayor; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Moore-Love, Karla  
**Cc:** ted@tedwheeler.com; Dean P. Gisvold; Barbara Cooney (cooneybp@centurylink.net); Tom Cooney; jackihoyt@comcast.net; Stephanie and Keith Pitt; Leigh Ann Hieronymust; Carol Mayer-Reed; Judith and Simon Trutt; Sandy and Greg Mico; Patricia Bugas-Schramm; Helen Farrenkopf; Ken and Trina Lundgren  
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neighborhoods, make it work with historic preservation and livability. We need to encourage development of more affordable housing of the type people want, not what we think they might want. There is a great deal more work to be done to find options to put before neighborhoods and policy makers before you ask the Planning Bureau to start writing code to implement any proposal. Please take the Housing Choices element off the table, step back, do the research and do the process properly.

I think that if this proposal goes ahead as currently configured all of us and 1000 Friends will be remembered as the generation who did to Portland with this zoning what many other cities did to themselves with freeways back in the 50's.



**From:** [chardy@fastmail.fm](mailto:chardy@fastmail.fm)  
**To:** [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)  
**Subject:** Residential Infill Concept Plan  
**Date:** Monday, November 14, 2016 4:19:33 PM

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RE: Residential Infill Concept Report

There is a provision in the housing overlay zone to exclude the David Douglas School District.

I encourage the council to retain this provision. Policy adopted by the City Council has a profound effect on the health of the schools and the community they serve.

I am a longtime resident of the David Douglas School District and currently employed at Gilbert Heights Elementary at the south end of the district. The David Douglas School District has already been subject to the effects of infill in the last 20 years. I walked through my neighborhood and counted 116 single-family houses, 6 duplexes and two apartment complexes that have been built in the last 20 years. Also there are 9 homes under construction. While this isn't an exact number, you can imagine the density that has been added to the area between SE Bush and SE Holgate from SE 122<sup>nd</sup> Avenue to SE 136<sup>th</sup> Avenue.

What this means at the school is that every nook and cranny is in use. Storage closets have been converted to office spaces and rooms to meet with students. When something such as a hearing or vision screening is scheduled, the library closes for the day and library classes take place in the classrooms. Two bathrooms are closed (to eliminate noise which interferes with the hearing screening). The SMART program operates from the stairwell, with volunteers using the cafeteria to meet with students. It's common to see adults working with students in the hallway.

76% of my school's students qualify for free and reduced lunches. 41% are ESL students. These families are not families that have the resources to make other education choices for their children.

Overcrowding is a fact that we live with. Our community does not have the resources to fund new schools even though they are needed. The health of the schools is crucial to the health of the community. At some point the city should recognize what policy has done to this area and protect it from further growth at least for the immediate future.

Respectfully,

Pam Hardy



4217 SE 134<sup>th</sup> Avenue

Portland, Oregon 97236



**From:** [DENNIS SCHWEPPE](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [don@portlandoregon.gov](mailto:don@portlandoregon.gov); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** RIP proposal  
**Date:** Monday, November 14, 2016 4:04:26 PM

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As homeowners in east portland we would like to go on record as being against the RIP proposal. By the admission of Morgan Tracy the city has sufficient available unbuilt capacity to accommodate the expected influx. Additionally it does not address affordability in any appreciable way.

Thanks for your consideration

Dennis Schweppe and Connie Schweppe

2104 SE Lincoln

Portland, OR 97214

503-915-8889

**From:** [Michael Molinaro](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Novick](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#)  
**Subject:** Residential Infill Testimony  
**Date:** Monday, November 14, 2016 3:49:01 PM  
**Attachments:** [Testimony Test Residential infill in Inner ring districts molinaro.pdf](#)

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See attached testimony below

Thank you

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Michael J. Molinaro AIA  
Molinaro Architect  
4007 SE Taylor St.  
Portland, OR 97214  
[molinaroarchitect@gmail.com](mailto:molinaroarchitect@gmail.com)  
1-312-391-9098  
1-503-206-5398 Fax  
Licensed in OR, IL, WA.

November 14, 2016  
 Residential Infill Project Testimony  
 Michael Molinaro  
 RIPSAC member  
 4007 SE Taylor  
 Portland, OR. 97214

To: Mayor Charlie Hales  
 Comm. Dan Saltzman  
 Comm. Steve Novick  
 Comm. Nick Fish  
 Comm. Amanda Fritz  
 CCTestimony@portlandoregon.gov

I strongly advise that the City Council initially limit the proposed Residential Infill project to the Comp Plan area known as "Inner Ring Districts" that have "Multiple Mixed-use corridors" for a period of 5 years. See map below. This map was taken from the June 2016 Comprehensive plan page GP3-29.

Further, with Neighborhood approvals, enlist those neighborhoods who approve of the residential infill proposal, to participate in the test areas.

For example, Cully Neighborhood, who endorses this plan, has a residential density, less the industrial land, 10.0 population per acre. If Cully's density is increased to that of Sunnyside, 19.2 population per acre, Cully would yield an additional 12,000 population, or 5,000 households.





**From:** [Donna Meyer](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Proposal Testimony  
**Date:** Monday, November 14, 2016 3:39:28 PM

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I am a 65 year old life-long Portlander. I care deeply about the city. I have lived in many neighborhoods in all types of housing. I am currently a homeowner in inner SE Portland. I want more housing choice and more affordable housing in the city.

**Scale of Houses.** I strongly support the proposals reducing the scale of houses. However, I have a concern regarding setbacks that I have not seen discussed.

That is, in spite of the existing 5 foot minimum setback, in R5 zones there has been a reasonable expectation that there will be a backyard between lots. If missing middle housing is allowed, then it could push new houses close up to the boundary of current homes, with a big impact on privacy and light.

For example, cottage clusters, which otherwise sound great, would likely be developed with the available green space in their front yards, with the backyards overlooking and negatively impacting all of the existing houses around the perimeter. This kind of impact should be considered and minimized. To address this example, perhaps some wording should be included in the "section on rules to ensure development is integrated into the neighborhood," which would encourage consideration of the impact on privacy and light on adjoining pre-existing houses in the design and placement.

### **Housing Choice--Missing Middle**

1. *Affordability.* I strongly support measures to create more affordable housing for all Portlanders. There is conflicting information about whether the RIF proposal will result in substantially more affordability. Before the City makes these radical changes it is essential that the City have enough data and accurate data to ensure this is true.
2. *Internal conversions.* I strongly support policy that incentivizes conversions and minimizes demolitions. Is the City sure the RIF proposal as written will not incentivize demolition?
3. *Allow more housing types in new housing opportunity overlay zone.* I support the concept of allowing more units in the same size envelope as otherwise allowed for single family home. This would increase density without substantially changing the character of the neighborhood.

However, I am concerned about unintended consequences. Particularly, I see cottage clusters and bonus units causing new housing to push up against existing homes as described above in my example. There are probably other examples. People will be unhappy if it feels like the new housing is "crammed in" to R5 neighborhoods.

**Conclusion.** I overall support the RIF proposal, but am concerned about unintended consequences. I therefore believe there should be more study, and a test period in selected neighborhoods.

Thank you!

Donna R. Meyer  
4545 SE Brooklyn Street  
Portland Oregon 97206  
503-314-7322

Sent from my iPad

**From:** [Barbara Amen](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP 67728  
**Date:** Monday, November 14, 2016 2:10:11 PM

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To the Planning Bureau and City Council,

I am writing to express my concern with the proposed Residential Infill Project (RIP) that will allow, even encourage, multi-family infill projects in what traditionally have been regarded as residential neighborhoods of single family homes. By allowing duplexes and multiple ADUs on every lot, triplexes on corner lots (of which there are over 300 in my neighborhood), and the possibility of cluster houses, this change in policy could dramatically alter the livability of residential neighborhoods and reduce critical greenspaces and tree canopies. Resident owners have a vested interest in not only their own homes, but also in the neighborhood in general, from home/property upkeep to involvement in important neighborhood functions. Rental properties that are owned by non-residential investors do not bring the same kind of commitment to the neighborhood.

I do support the RIP recommendation to reduce the maximum allowed size of new home construction, and to provide incentives for retaining existing houses.

Thank you for your consideration,  
Barbara Amen  
7441 SE 30 Avenue  
Portland 97202



**From:** [howard huck bales](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#); [info@chloeforportland.com](#); [ted@tedwheeler.com](#)  
**Subject:** opposition to RIP report  
**Date:** Monday, November 14, 2016 11:47:03 AM

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I am opposed to the RIP report, as revised, and here's why.

First some context. My wife and I moved to Portland in 1993 and purchased our first home on Thompson street. The neighborhood was a bit sketch, but we could see some positive energy, so we took a chance.

We've raised two daughters in this house, who are now in college. Over the years we've converted a worn rental property into a comfortable place to come home to. We've invested in this home and in this community.

My opposition to RIP is simple. It will likely not accomplish its goals and undermine existing communities along the way.

I am a proponent of Portland for Everyone, and a fan of a diverse community. But the current RIP report won't ensure their goals, and may make it worse.

Just as adding more lanes doesn't reduce congestion, adding more inventory may not yield more affordable housing. The current RIP report may not help those suffering high costs, and will likely hurt those like myself who have spent decades investing in our neighborhoods. The only clear benefactors to this plan are the developers.

I urge you to take care with this plan and spend some more time to ensure that the true goals of a better Portland are actually realized.

Regards,  
Howard Huck Bales  
1218 NE Thompson Street  
Portland, Ore. 97212

Kevin Davis and Gail Powell  
2600 S.W. Troy Street  
Portland, Oregon 97219

AUDITOR 11/14/16 AM 10:01

November 12, 2016

Portland City Council  
1221 S.W. Fourth Avenue, Room 130  
Portland, Oregon 97204

By Email and Regular Mail

Re: Residential Infill Project Concept Recommendation

Dear Council Members:

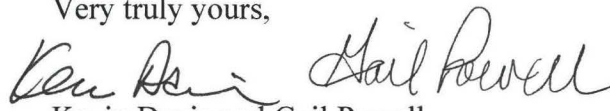
We are writing to express our opposition to further pursuit of the portion of the Residential Infill Project Concept proposal that would allow deviation from current zoning restrictions applicable to R5 and R7 designations. According to a map recently published by the City, the proposed overlay allowing duplexes and triplexes would be applicable to our property and our entire neighborhood. It would adversely affect our quality of life.

We purchased our home in 1985 at this specific location expressly for the reason that lots are relatively large and the zoning protects the feeling of openness and space between neighbors that many of us prefer. At least, we thought the zoning protected us. It is a neighborhood of single-family dwellings mostly inhabited by those who own the properties. We have worked diligently to enhance the visual appeal of our home and property, for the benefit of ourselves and our neighbors.

Allowing duplexes and triplexes would destroy the very things that brought us here in the first place. The increased density would be objectionable, as would the change of character that inevitably occurs when properties shift from owner occupied to renter occupied. We understand that many people if given the opportunity might like to move to Portland. Accommodating at least some of them is a reasonable objective, but not at the expense of those of us who have been here for decades. It is poor policy to injure the current, home owning, taxpaying residents for the benefit of those who might like to move here in the future. There is no obligation to take such action and no logical reason to diminish the livability of neighborhoods in order to pack in possible newcomers.

We are strongly opposed to the portion of the Residential Infill Project described above and ask you to reject further consideration of it.

Very truly yours,

  
Kevin Davis and Gail Powell

cc: RIP Staff (by email)

Re: Public Testimony on Residential-Infill Project

November 11, 2016

To the Portland City Council:

AUDITOR 11/14/16 AM10:01


Thank you for providing the November 9 and 16 public hearings. If I didn't work in Oregon City on Wednesdays until six, I would have come and testified in person.

Here is a little of my background: I grew up in Portland and attended the Robert D. Clark Honors College at the University of Oregon. After college I lived away from Oregon for over eight years, returning to Portland with my husband last winter. We rent a studio between Tryon Creek and Multnomah Village. He works for the Knight Cancer Institute at OHSU, and I copyedit trade fiction and nonfiction for three publishing companies and work as an on-call library assistant.

Last summer I noticed the "stop rezoning" signs around Multnomah Village. I looked into the residential-infill issue, and, although I understand people's frustration that the changes will result in higher density, I conditionally support this particular rezoning. As I understand it, as part of the rezoning, structures near neighborhood centers will be able to accommodate multi-family dwellings, creating much-needed "middle housing." The maximum square-footage and height on houses would be lowered, which would help retain the look of the neighborhoods. I have looked over the City of Portland's Bureau of Planning and Sustainability hypothetical house plans for internal conversion of single-family homes into multi-family homes, and I think this plan, and similar plans, could be great way to make Portland affordable for middle-class adults, while slowing the current demolition epidemic. Right now, my husband and I are thinking of looking at 1000-or-so-square-foot houses in Oregon City next year, but we would consider buying part of a house in Portland instead if we could afford it.

In the year and a half since I began looking at houses online my husband and I have been priced out of Milwaukie and North Portland. We have high credit scores, we are hard workers, and my husband is on a fast track to pay off his college debt. If we are having trouble affording a home here, I can't imagine the challenges for couples without college degrees. If housing prices, demolitions of small homes, and square-footage of new houses continue to rise, Portland will lose its middle class, as well as its working-class, diversity. I think it's sad that so many who grew up in Portland in the eighties and nineties cannot afford to settle here now. Please rezone toward conversions of old houses into multi-family dwellings, toward fewer demolitions of small houses, and toward affordable, new middle housing so that people like us can have a home.

Sincerely,



Rachel King  
503-914-8546

9875 SW 35th Dr. Apt. 17  
Portland, OR 97219



**From:** [Christopher Coiner](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Comment on Residential Infill - Coiner  
**Date:** Monday, November 14, 2016 10:26:58 AM

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Hello Those Responsible for the Residential Infill Project,

I would like to voice some opposition to the proposed infill project. The majority of the proposed changes I find quite acceptable and needed, however my complaint is with the proposed zoning of traditionally small lots. This proposal would unfairly affect neighborhoods that were from the beginning plotted incorrectly to the sized houses and lots that were built. An example of this is in my neighborhood of Madison South, which under your proposal would be changed from the standard zone of r5 to r2.5. The neighborhood is predominantly single family houses on 5,000 ft lots. A change in zoning would destroy the character of this very interconnected, family oriented neighborhood of working class families and people of color.

I would also like to mention that the proposal puts the burden only on neighborhoods that were plotted with historical small plots even though the neighborhoods do not reflect these small lots. The burden is being put unfairly only on Portland's working class neighborhoods, those which character would be destroyed by the rezoning. This is appallingly against Portland's commitment to equity and it is surprising that this proposal has made it this far without sharp opposition.

I implore you, Portland has been down this road before. Please don't make the same mistake again. If rezoning needs to be done, let it be done without a quick fix, knee jerk reaction that would destroy neighborhoods. Changing zoning is much more than numbers on a book, it dictates the future. Let this future not be build on the backs of the already underserved and unprotected.

Christopher Coiner  
8510 NE Brazee st  
Portland, OR 97220

**From:** [Weallneedbees](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Re: new density rules/East Portland  
**Date:** Monday, November 14, 2016 10:20:31 AM

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Dear City Council members,

I have lived in SE Portland for thirty years. In theory, I support increased density of our neighborhoods to help provide more affordable housing for the new influx of residents.

But the first crucial question is- how much lower income housing will this really provide? I think tax breaks to those building ADUs (we built one and our tax bill has skyrocketed) or tiny homes should be part of this increased density plan- rather than just offering sweetheart deals for new development.

Further, I have some very serious concerns about traffic; pedestrian and cyclist safety; loss of mature trees and greenspaces; increased pollution from cars; increased burden on our schools; increased burdens on infrastructure and resources- especially our dwindling snow-pack water supplies; increased noise; and more burdens on emergency preparedness needs. Please see below:

My greatest concerns with this plan are:

- 1) East side should not bear this burden of extreme density alone. Why is the East side targeted for this? It seems very unfair to limit such density to one part of the city.
  - 2) Hazards to our biking/walking children from many more cars. As the mother of a teen son who bikes a lot, I greatly fear the inevitable massive increase in traffic and parking concerns. It is a fantasy to think new residents will all be biking or taking mass transit.
  - 3) Loss of greenspaces vital for birds and bees. As a beekeeper I know how very significant urban greenspaces are for the survival of our bees. Incredibly, rural areas are often so polluted with toxics and denuded of diverse bee forage, our urban areas are now actually bee sanctuaries. Without sufficient forage in Portland backyards, we will surely see a continued decline of our songbirds and bees.
  - 4) Much more pollution and loss of trees which mitigate much of the pollution. As a breather who has raised my family for decades in the "Bullseye Hotzone," - all of us breathing dangerous levels of arsenic, lead, cadmium, selenium, chromium 6 and other toxics for literally decades, I greatly lament that now we will also be breathing even more car fumes, which also are full of toxic chemicals which are contributing to asthma and allergies (from which my family greatly suffers) and other health problems.
- I limit my driving every possible way, but I know most new residents are statistically quite likely to be at least part-time drivers.
- 5) Loss of character, peace, and big trees. I think it makes sense for folks to seek out smaller residential spaces- this could help with lower heating and electricity costs and thus help reduce carbon emissions from heating, etc.

Few modern families need a space bigger than 1400 square feet, in my opinion. That said, this new ruling will make developers very eager to tear down historic homes, which will also mean our mature trees will go- and fill up a lot with as many smaller buildings as they can.

The more peaceful character of our neighborhoods will certainly change. The beauty, and bird and animal sanctuary as well as the cooling and air pollution mitigation from our big trees will be gone.

Loss of the beauty from the historic homes and mature trees will also reduce our property values.

6) Greatly increased burden on schools. Without Measure 97 funds-how will neighborhood schools meet the increases in student enrollment?

7) Greatly increased burden on resources- with fewer and smaller inner city water reservoirs-increased density will place more stress on water supplies already dwindling in our warmer winters/loss of snow pack. We will need to integrate water wise usage, as well as low flow toilets and greywater recycling into new density plans.

8) Heavier Burden on roads. Please see below.

Some reasonable solutions-

- allow more density in even quotas per neighborhood, so density is evenly dispersed throughout the city.

- work with city to preserve more greenspaces, bioswales, urban farm zones and pollinator corridors within these urban areas to protect our birds and bees. Latest research shows birds and bees are radically declining, and they are crucial to our food supply. Further, urban farming will be increasingly essential as our water supplies dwindle and farming spaces continue to be threatened from the impacts of polluting gmo agriculture.

- make strict rules about maintaining our mature tree stock. Research has proven mature trees not only help significantly to clean our air- they also cool our houses, provide crucial wildlife habitat, but also their beauty significantly increases property value.

- to mitigate the community's burden to build and maintain new infrastructure (like the increased burden on our sewer and gas lines) and roads to accomodate vastly increased density- the city should offer free or very reduced cost bus passes to all residents, and also increase their bikeshare program.

- The city will be receiving increased revenue from taxes on these new residences, and fees on developers and these new tax dollars can go to fund the bus pass and bikeshare program. This will help offset pollution, traffic and safety concerns new density will bring.

- The city should become more involved in helping to design and implement new housing density plans. For example, like in Paris, every new structure should be required to have solar panels or a green roof.

- Instead of just cramming more housing on a lot, urban foresters and the Soil and Water Conservation service should help offer boilerplate solutions for maximum pollinator habitat



per lot, protection of trees, best orientation to maximize solar exposure for electricity and or urban farming, etc.

- With increased residents comes increased pollution, increased water usage, increased gas and electrical usage; more garbage, etc.

- The city need to provide opportunities and incentives for composting toilets installation; greywater usage for ornamentals; and training in resource conservation (such as buying in bulk, reducing plastic use, repurposing and fixing older items, etc) as well as use of green cleaning products, reducing toxics use throughout the home, etc. These should be essential parts of this plan.

- Increased density will bring increased need for excellent emergency planning in case of earthquakes or other disasters.

The city should work with developers to consider best emergency exit routes for citizens- and all new buildings should be well designed to sustain a massive earthquake. Gas lines should be located with consideration for easy shut- off, and all residents should be given proper tools and training to do this.

Every resident should be given large containers for water storage and five gallon buckets for emergency toilet usage, as sewage is a huge concern in emergencies. In fact, the city should work with local retailers to create emergency packs of food and necessities which the public can purchase at reduced cost- now- before the need occurs.

Thank you!  
Jennifer Davis

Jen Davis  
Director/Founder: Bee Friendly Portland  
Working with small farmers and communities to help support and protect our crucial pollinators.  
Director/Founder: Bee Friendly Portland

## Bee Friendly Portland

70 of 100 of our most consumed foods depend on bees for pollination. Help save our dying bees!

- 1) Buy organic and local foods when possible.
- 2) avoid GMOS, which are heavily treated with very bee-toxic chemicals.
- 3) grow lots of organic flowers, including dandelions, important bee forage- avoid herbicides and pesticides.
- 4) place out shallow dishes of water with pebbles in them for thirsty bees.
- 5) leave an area of your yard wild for native bees (like bumblebees) to nest in ground undisturbed.
- 6) tell your nursery to TRACK their plants to make sure they are not pretreated with pesticides.
- 7) help stop climate change, which is also killing bees: turn down heat, hang out clothes, avoid driving and flying unless absolutely necessary, buy reused goods, recycle, avoid plastics- which are petroleum products, eat less meat and dairy, especially conventional -both depend on huge water usage and large petroleum chemical inputs, avoid chemical laden products- many chemicals are produced with petroleum.

PLEASE SHARE!!!

<http://i.imgur.com/c3wrqp2.gif>

More info at: <https://www.facebook.com/pages/Bee-Friendly-Portland/650478741630390?ref=bookmarks>

**From:** [Gisler, Julia](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [ernie.hayes@gmail.com](mailto:ernie.hayes@gmail.com)  
**Subject:** Testimony for Residential Infill Project  
**Date:** Monday, November 14, 2016 10:00:55 AM

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Dear Mayor Hales and City Commissioners,

I hope you will support the Residential Infill Project, and the lessening of restrictive zoning practices in residential neighborhoods.

These zoning practices inevitably contribute to the housing crisis we are facing. While it is very true that Portland is filled with picturesque, historic and architecturally significant homes all across the city, there are also many that do not meet this criterion. We can be thoughtful enough to ensure the protection of the features of our neighborhoods that make them unique, while still allowing for a more nonhierarchical housing stock everywhere.

There are so many great examples of older smaller and multi-family homes that incorporate seamlessly into their neighborhoods around our city. This is not a new idea, just lost for several decades.

All neighborhoods benefit when there is a mix of families building communities together from a constellation of diverse characteristics, which enrich our ways of living in a well-developed society. This only happens when a thriving community is accessible to all family configurations and income levels.

We all know the benefits of an affordable, accessible and equitable community for all. These kinds of measures—that speak to housing and neighborhoods, to the character of our city, to the future we expect to see—all come with the continued change and evolution that, while hard to initially face, is inevitable, needed, and will help us all grow better together.

The question at hand is not about density, its about design. Density is happening. It's our management that will count. A well built community can be configured any way we make. This opens the door to different, new and better blueprints for how we are all going to grow together, if done with consideration and care.

I appreciate your time and continued dedication to making Portland a place we can all call home.



Very truly yours,

Ernest Hayes

SE Cora St.

Portland, OR

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**Ernest Hayes**

Portland, Oregon

503 550 3365

[ernie.hayes@gmail](mailto:ernie.hayes@gmail)

**From:** [Patricia Bugas Schramm](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project - Public Testimony  
**Date:** Monday, November 14, 2016 9:31:09 AM

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City Council:

We object to the proposed Residential Infill Project. We object to the timeline and request additional notice and analysis of this proposal which would substantially impact existing Portland neighborhoods while not achieving the stated objectives. We request postponing any consideration of this RIP until the new City Council is assembled in January 2017, and that further staff analysis occur to address its impacts. Portland will back into its future without understanding what impacts will occur. We strongly suggest staff reports, the Comprehensive Plan and more public hearings be a part of Council considerations before such a far reaching change is made to City zoning.

Our comments are presented as bicycle commuters, as a professional urban planner, an expert in transportation infrastructure asset management with over 40 years of experience, as well as Portland homeowners. We support the UGB and realize the projected increase in population and households will occur in Portland and support the 20-minute neighborhood where people work, walk/bike/take transit. We believe this is part and parcel of what attracts people to Portland. Portland is becoming unaffordable for many. The RIP appears to contribute to escalating the cost of housing within Portland's neighborhoods while decreasing the livability we are known for.

- The recently completed Comprehensive Plan update states that an anticipated 123,000 additional housing units over the next 20 years will be needed. It also states there is capacity in existing zoning to absorb 197,000 households.
- A variety of housing options, including retention of the smaller entry homes in our neighborhoods will be required as we welcome this change. The RIP proposal encourages demolition of these smaller homes and does not address the impact on public services. Therefore the RIP should not be supported as a viable way to address Portland's growth issues at this time.
- The RIP objective is to increase the number of affordable housing units in Portland. According to the economic study just performed, the entry price of a home built under this proposal would be \$450,000. Under the RIP, demolition of small houses, e.g., near NE Alberta, might occur. These houses are priced as "entry" houses of \$300-350,000. We commend the attempt to address the design height and set back issues which so far have allowed "McMansions" to be built on existing zoning, however the RIP **proposed scale is larger than 80% of existing housing stock, would likely lead to demolition of these smaller homes and not lead to more affordable housing.**
- An analysis of the impact of property crimes near these higher density developments with no parking should accompany further Council deliberations. The RIP does not include parking requirements. This places undue pressure on inner east side and northern neighborhoods. There is a decrease in the quality of life and an increase in property crimes as on street parking in adjoining areas near these developments pits neighbor against neighbor.
- The RIP omits analysis of the impact these higher densities on public services and infrastructure (schools, water, transportation). David Douglas School District's requested

exemption from the RIP is an indication of impact. Portland Public Schools must be given time to analyze whether and where impacts occur as a part of Council staffing. It is remarkably short sighted and naïve to omit analysis of public service impacts. They will occur. Where and how much and the cost associated with implementing needed changes should be considered. Without this Council backs into Portland's future rather than being fully informed and inclusive as they deliberate major shifts in public policy.

We respectfully request this proposed zoning change be delayed until more analysis of its impact and time for public awareness and comment can occur, and the new City Council members weigh in on this change given its impact on Portland's future cost and quality of living.

Patricia Bugas-Schramm and Richard Schramm

**Patricia Bugas-Schramm**  
3024 NE Bryce Street  
Portland, OR 97212  
[patricia@pbsconsultinginc.com](mailto:patricia@pbsconsultinginc.com)

**From:** [Shari S](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** In opposition to the currently proposed RIP  
**Date:** Monday, November 14, 2016 8:19:36 AM

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I am in opposition to the proposed RIP as it is currently proposed for the following reasons:

1) Its primary purpose has been touted as making affordable additions to the current Portland housing market. Yet the most affordable price goal I have seen mentioned of \$450 k is still high very high. How many studies have been done to establish affordability needs (ie demographics present and projected future, wage and salary, etc) , and ensure that those needs will be met?

2) Not enough consideration has been made regarding keeping the flavor and quality of life intact for already existing neighborhoods. Specifically, issues such as building materials, architectural style, setbacks, parking accommodations, affordability for a wide range of retail services - not just for high-end restaurants and boutiques. Things that make a neighborhood a cohesive community.

Let's not change permanently and irrevocably, the beauty and liveability of so many of our Eastside neighborhoods for quick, unstudied responses to an unexpected surge in population growth. Please do not erase our zoning map completely before knowing if our housing needs cannot be met using this existing map.

More housing, yes! But, thoughtful housing, please - sometimes it just takes a little more time and effort in the beginning to produce a more successful end result.

Most respectfully,

Shari Sokel  
2404 SE Brooklyn St.  
Portland, OR 97202



**From:** [Michael Molinaro](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Testimony  
**Date:** Monday, November 14, 2016 8:03:04 AM  
**Attachments:** [Residential Infill Testimony Neighborhoods rejecting proposal.pdf](#)

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Please enter the attached as testimony for the residential infill project

Thanks

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Michael J. Molinaro AIA  
Molinaro Architect  
4007 SE Taylor St.  
Portland, OR 97214  
[molinaroarchitect@gmail.com](mailto:molinaroarchitect@gmail.com)  
1-312-391-9098  
1-503-206-5398 Fax  
Licensed in OR, IL, WA.

November 14, 2016  
Residential Infill Project Testimony  
Michael Molinaro  
RIPSAC member  
4007 SE Taylor  
Portland, OR. 97214

The initial draft proposal of the Residential Infill project dated June 2016 received attention via open neighborhood meetings, surveys, and detailed review by many neighborhood associations. This Public comment period ran from June 15, 2016 to August 15, 2016.

The results of these comments were published in several appendixes to the initial report. The staff egregiously focused on only one of these comment vehicles, the questioner that garnered a mere 2,375 respondents.

In their summary on page 4 of the "2016 Public Comment Summary Report", "Public Engagement, By The Numbers," the comments by Portland Neighborhood Coalitions, and neighborhood associations were treated as a single response. With no weight given to the numbers of citizens represented in those responses.

Appendix E: letters from Organizations are duly published and, when read, display the extreme displeasure with the infill report.

This testimony was thoughtful and succinct. Of the 32 neighborhoods represented in this testimony, only 4 approved the Infill Report. 28 did not approve. The population which is represented in this disapproval exceeds 140,000 residents. Compare this to the mere 2,375 that opened the survey.

Staff exhaustively analyzed to survey results to wrongly present the "favorable" comments as the general feeling throughout Portland, completely ignoring these neighborhood comments.

Since this initial report is now superseded with the October 17, 2016 report, all this testimony, we have been told, is moot.

There is overwhelming written testimony rejecting this residential infill project that has been systemically ignored.

Attached is a neighborhood by neighborhood listing of testimony submitted. Those who rejected the infill report are highlighted in red, and those accepting the proposal are in green.

We urge the Commissioners to heed the call of the many participants who reject this project.

10/29/2016		YES	NO
NEIGHBORHOODS SUBMITTING TESTIMONY ON RIP 9/16 PROPOSAL			
NEIGHBORHOOD ASSOCIATION	POPULATION	AREA	POP./ACRE
PREPARED BY MICHAEL MOLINARO, AIA SEUL REPRESENTATIVE TO RIP			
ARNOLD CREEK	3,125	718	4.4
ASHCREEK	5,719	757	7.6
BEAUMONT-WILSHIRE	5346	470	11.4
BRENTWOOD-DARLINGTON	12,994	1117	11.6
BRIDLEMILE	5,481	901	6.1
COLLINSVIEW	3,036	465	6.5
CRESTWOOD	1,047	221	4.7
CULLY	13,209	1971	6.7
EASTMORELAND	5,007	705	7.1
FAR SOUTHWEST	1,320	391	3.4
HAYHURST	5,382	730	7.4
HEALY HEIGHTS	187	35	5.3
HILLSDALE	7,540	1131	6.7
HOLLYWOOD	1,578	142	11.1
HOMESTEAD	2,009	569	3.5
IRVINGTON	8,501	551	15.4
MADISON SOUTH	7,130	1149	6.2
MAPLEWOOD	2,557	398	6.4
MARKHAM	2,248	288	7.8
MARSHALL PARK	1,248	366	3.4
MULTNOMAH	7,409	923	8
NORTH TABOR	5,163	371	13.9
RICHMOND	11,607	814	14.3
ROSE CITY PARK	8,982	748	12
ROSEWAY	6,323	535	11.8
SELLWOOD-MORELAND	11,621	1155	10.1
SOUTH PORTLAND	6,631	872	7.6
SOUTHWEST HILLS	8,389	1936	4.3
SUMNER	2,137	481	4.4
SUNDERLAND	718	1056	0.7
SUNNYSIDE	7,354	382	19.2
WEST PORTLAND PARK	3,921	472	8.3
TOTAL NEIGHBORHOODS REPRESENTED	32		
TOTAL POPULATION REPRESENTED IN TESTIMONY	174,919	26.8	OF TOTAL POP
YES TO RIP PROPOSAL	33,266	19.02%	
NO TO PROPOSAL	141,653	80.98%	

**From:** [Jim Barta](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Novick](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#)  
**Subject:** Writtend Testimony\_RIP hearing, November 16th, 2016  
**Date:** Sunday, November 13, 2016 9:04:27 PM

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Mayor & City Council:

I write these comments as a longtime resident (22 years) of close-in Portland neighborhoods.

Prior to my current neighborhood, Irvington, I lived in the Richmond, Northwest, and Overlook neighborhoods.

I object to the Residential Infill Project (RIP), and request that Council vote not to move forward with the project for the following reasons:

- The proposed project is a massive up-zoning of existing single neighborhoods with minimal public input or notice.
- A goal of the proposed up-zone is to provide more affordable housing in Portland. No evidence is provided the up zone will provide more affordable housing.
- New higher density development ignores existing scale/mass of housing in neighborhoods.
- The proposed up-zone is unfair to owners that purchased homes in single family zones surrounded by single family zone.
- The existing zoning in the city has the capacity to allow for all expected new population on the city through 2035

There doesn't appear to be a good justification for the policies contained in RIP?

Why is the RIP being pushed forward in such a rapid manner?

Again, I object to most of the policies in the RIP, and request Council vote not to move forward with the existing proposal.

Jim Barta  
2317 NE 12th Ave  
Portland, OR 97212



**From:** [Simon Trutt](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Revised RIP needs more revision  
**Date:** Sunday, November 13, 2016 8:26:20 PM

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> We oppose adoption of the current RIP proposal before the council and ask that you consider the following points:

1. thus far infill building has not increased the stock of affordable housing;
2. we should be careful before taking actions that undermine the existing diversity of our neighborhoods, especially measures that impose the very same requirements upon all new development and do not take into account the historic nature and the existing character of the neighborhoods, including the current amount of density;
3. why are there no rental controls in this program if the goal is affordable housing?
4. what happens to all of us who have spent time and money upgrading our properties according to city requirements?
5. is there consideration of the impact of this program on school populations?

We do not want to oppose affordable housing. We want neighborhoods with all kinds of neighbors, of all races and genders, of all income groups, with many different work and travel experiences. When you go for perfection, do not forget the law of unintended consequences.

Simon and Judith Trutt  
3145 NE 16th Avenue  
Portland 97212

**From:** [Greg](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP - Residential Infill testimony  
**Date:** Sunday, November 13, 2016 7:34:47 PM

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Hi Portland City Council-

I have been following the proposed updates to the Residential Single-family Infill standards. I wanted to write in support of this initiative-- I think it is very important for providing much needed diversity of building types, unit sizes, and affordability. I live in a converted Victorian quad-plex that is wonderful, yet would be prohibited under current single family zoning. I would love to buy a unit in the neighborhood (Buckman), but need something between the lofts on Hawthorne and the new 2,400 sqft single family houses going up in our neighborhood. If design standards help guide infill these new mid-density units can indeed fit wonderfully into the neighborhood. Personally, I would prefer we take the tallest Victorian and allow any number of units you can attractively fit in under that height limit, but I will settle for your proposed tri- and quad-plex allowances.

Also, I don't think recent new single family homes are too tall, in fact they make sense for an urban neighborhood.

Thanks,

Greg Adams  
Buckman (20th and Salmon, 97214)

**From:** [JG Miller](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Program hearing testimony  
**Date:** Sunday, November 13, 2016 7:24:29 PM

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To whom it may concern:

I have owned and lived in a house in SW Portland for over 10 years. When my partner and I bought the home we expected, as any rational person would expect just about anywhere in the US, that the zoning of our neighborhood is a very long-term, very slow to change characteristic of the area. We carefully chose our home based on several factors, a chief one being housing and population density, because relatively low density is a crucial part of the life we want to live.

I have carefully studied the various recommendation and revision documents of the RIP task force, and it is plainly obvious to me that some of the features of the plan, especially the Centers and Corridors overlay for increased density, are a huge over-reach by the city and the builders backing this plan. A very large percentage of the city will simply have its existing zoning regulations ripped up, if not in name then certainly in essence.

This is unacceptable. And the Centers and Corridors designation is wildly simplistic. If the rationale for higher density around corridors is more housing for people who will take mass transit, then the specific topography of much of SW, especially along Beaverton-Hillsdale Hwy., needs to be examined on a block by block level, and the plan pared back and adjusted accordingly. ¼ mile increased density on each side of corridors is excessive to start with, and in some areas the steepness of hills makes walking to and from transit corridors difficult for many people.

Slow down, pare way back, and listen to the people who already live, and especially those who own, in this city. We didn't move here to be subjected to having our environs altered in such profound ways.

Sincerely,

James Miller  
4315 SW Flower Street  
Portland, OR 97221

**From:** [contactiadenemayla@gmail.com](mailto:contactiadenemayla@gmail.com) on behalf of [Jadene Mayla](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Public comments  
**Date:** Sunday, November 13, 2016 5:40:18 PM

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Multiplex infill is not people-friendly and contributes nothing to walkability in a neighborhood. Multiuse buildings are a little better, with cafes and places to go adding to neighborhood amenities on the ground floor. Multiplex apartment development makes the streets less walkable and the neighborhood less beautiful and enjoyable. I cite the megalith on the corner of 50th and SE Division. It's a dead space.



**From:** [David Landau](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** City Council Testimony - Residential Infill Proposal - Wed 11/16  
**Date:** Sunday, November 13, 2016 4:10:07 PM  
**Attachments:** [CouncilRIPletter.pdf](#)

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Portland City Council      David Landau  
 RE: Residential Infill Proposal (RIP) 2233 SE Tibbetts St  
 Portland OR 97202

I am opposed to the current RIP report for the following reasons:

I agree with the original intent of the project, to increase density in the urban core, but the study and its conclusions are flawed

RIP is a major rezoning of R 5 neighborhood's without any evidence that such rezoning will make rentals and purchases more affordable. A significant portion of East side neighborhoods are already zoned multifamily and already contain double the capacity for increased density. Focus on these areas before altering the single family portion of existing neighborhoods.

According to the City's own numbers and their Economic consultants, it will not provide more affordable housing. Portland is projected to grow by 123,000 households by 2035. It has capacity within the UGB with *existing zoning* to absorb 197,000 households. According to the City's consultant, the least expensive units resulting from this would be in the \$450,000 range. The RIP as it is written will drive up the cost of single family residential houses by reducing the total supply as developers buy up the most affordable small houses for multifamily. All east side neighborhoods are at risk for continued instability due to poorly conceived infill projects. RIP does not discuss the impact on existing historic districts

The RIP proposal promotes splitting R5 properties for skinny lots and skinny houses. RIP wants to "allow houses on historically narrow lots near centers and corridors." More than 12,000 homes across Portland or nearly 17% of all R5 homes in the city are subject to lot splitting and potential demolition. This lot splitting proposal, plus the addition of duplexes on lots in an R 5 zone and triplexes on corner lots is a major rezoning of existing R5 zoning without sufficient study and data and justification. This broad-brush approach to rezoning all R5 zones ignores the underlying development of inner city neighborhoods, which, in most cases, are more dense than the City average, and have a sizeable amount of existing middle housing.

## Process

Establishment of a task force composed on 50% neighborhood organizations and 50% city staff and concerned citizens to determine the distance required for notifications [of upcoming demolitions] as well as:

- *Revision of code to limit the mass, footprint, setbacks, and height of construction to that of the average of existing homes within a specified distance*
- *Revision of current zoning and lot-splitting policies to protect existing housing and lot size*
- *Recommendations for tree and solar access provisions.*
- The Mayor and Council stated they shared concerns about demolitions and infill houses when they created the Residential Infill Project (RIP), however, problems with RIP process appeared soon after formation of the RIP:
  - Scope: the RIP was supposed to be about mass and scale and neighborhood context but was expanded to address alternative housing and rezoning.

City ignored the bulk of the issues that were raised during the public open houses and other input from groups and neighborhoods. *See Appendices D and E in the BPS Public Comment section on their website:*

<http://www.portlandoregon.gov/bps/71629>

- City has ignored public input from 6 open house meetings and is relying entirely on a complex survey partially answered by 1200 people and actually completed by 600 people. See Appendices A, B, and C in the BPS Public Section on their website:  
<http://www.portlandoregon.gov/bps/71629> . What resulted from this process is a proposed huge rezoning to radically increase density without any analysis of the impacts on neighborhoods, public infrastructure and the environment.

### **Scale/Mass/Set-backs**

- The FAR (floor area ratio) limits would still allow completely oversized, non-compatible new houses in many neighborhood areas within the city. (FAR is the ratio of the size of the house to the size of the lot.) While new limits are significantly lower than the maximum size allowed under existing code language, they have little impact on size of what's actually being built except if a few extreme cases. For more detail on FAR see Appendix C  
<http://www.portlandoregon.gov/bps/article/594798>
- The proposal allows houses much larger than the touted 2500 SF on a 5000 square foot lot: an area of 2500 SF for the house, plus 1200 SF for the basement (which is not counted in the 2500 SF figure), plus 15% density bonus, equals more than 4000 SF.
- This proposed scale is larger than 80% of existing housing stock.
- The proposed allowed FAR on smaller lots is greater than on larger lots. This results in larger impacts on neighbors in areas of smaller lots. FAR should be the same for all lot sizes.
- The new height restrictions potentially have some impact on scale of new development scale, but do not directly address compatibility in all areas.
- While increasing minimum front setback is a step towards limiting disruption to existing street-character, a 15 feet maximum front setback completely ignores the other possibility of existing neighborhoods with significantly larger front set-backs. This issue was identified by many of the participants in the BPS open houses but ignored in the re-write of the draft report.
- "One size fits all", completely ignores existing varying scale /mass of housing between and within neighborhoods. Other cities have handled these compatibility issues with much more nuanced approach by linking new development limits to existing housing stock within similar areas. If you want to read more about this, go to the presentation by planner Nore Winter.  
<http://www.portlandtogether.org/events>
- The Geographic Information System (GIS) data allows sophisticated analyses of residential area patterns. Many other cities are using this analysis for development of new infill regulations. Portland city planners have chosen not to use this commonly used analytical tool in assessing infill options.

### **Overlay Zone and Alternative Housing**

- The proposal is an unprecedented radical redefinition of rezoning that ignores most of the relevant goals and policies of the 2035 Comprehensive Plan.
- The proposed rezoning of single-family residential areas to a 200-300% increase in density (mostly in R5) within a widespread “housing opportunity zone” overlay is much greater than the previously proposed density increases within ¼ mile of centers and corridors described in the 2035 Comprehensive Plan.
- It fails to focus increased density and middle housing around centers and corridors, which has been a goal for the last 40 years and is a focus of the current 2035 Comprehensive Plan.
- This proposal will allow density in R5 greater than what is currently allowed in R2.
- The proposed new housing types (duplexes, triplexes, additional ADUs) are an unprecedented opportunity for developers to tear down more houses.
- There is no analysis to show why duplexes, allowed under current R5 code, are not being built now in most neighborhoods, or that they would be built, and be salable/affordable in the future.
- The building of duplexes and triplexes in many areas of the city will likely result in an ownership shift to investors and a percentage increase of renters in Portland.
- Additional probable effects of the proposed “housing opportunity overlay”:
  - Will destroy unique neighborhood character, and do so unequally.
  - Will accelerate destruction of the smallest, most affordable homes.
  - Fails to match the extent of rezoned areas to availability of businesses, services, and infrastructure in centers and corridors.
  - Will prompt neighborhoods to seek protection via historic districts, plan districts
  - Bases planning on existing transportation corridors which are open to changes by TriMet.
  - Fails to address proliferation of vacation (e.g., Airbnb) rentals in residential neighborhoods.
  - Fails to directly address the issue of affordability.

### **Skinny Lots, Historical Lot Lines**

- The proposal to up zone skinny lots to R2.5 in existing R5 zones in the “housing opportunity overlay”, according to the randomly spaced underlying historical 25' x 100' lot lines located within the overlay zone, is total abdication of any modern urban planning logic.
- The RIP proposal asserts, “State law requires cities to recognize these lots as discrete parcels.” State law does not mandate that city zoning must allow lot splitting in R5 zones.
- To date building skinny houses has not resulted in affordable housing.
- The results for neighborhoods with these 2500SF underlying lots have been speculation, demolitions and destabilization.
- This proposal encourages widespread demolition without guiding planning principles.
- The proposal's own language concerning R2.5 as a transition from higher density to lower density areas is completely ignored.



- While encouraging new development within R2.5 to fully use density allowed within this zone (one unit per 2500SF is understandable; to require it is heavy handedness by the city.
- We disagree with rezoning 25'x100' lots in R5 zones as R 2.5. Allow historically platted narrow and skinny lots to be confirmed only in the current R2.5 zone. Do not use these historic lines to dictate zoning.

### ***Infrastructure***

- Public transportation and other infrastructure is not adequate in many areas to support this proposed density. Water and sewer systems are deteriorating in many neighborhoods as the Water Bureau team can attest.
- Developing walkable, complete neighborhoods was an often cited goal by BPS staff during the public workshops. If this is truly a goal, then East Portland should be included in the overlay zone. This will require the much needed public investment in East Portland infrastructure.

### ***Deconstruction***

- New regulations requiring deconstruction of homes built before 1917 just went into effect this month. It will be several years before Council will consider extension of required deconstruction to homes built after 1916.
- In its current form this BPS proposal will greatly increase demolitions of houses, and the majority of these will continue to be demolition via bulldozer. This reckless policy will result in waste of old growth timbers and other historic materials that could be re-used. This flies in the face of climate change and hazardous materials concerns expressed by City Council and many Portland citizens.
- In Portland, deconstruction is still in its infancy. We need to ensure that we have a deconstruction industry in place before we continue to demolish homes.
- Again this lack of infrastructure is reason to approach this idea of rezoning for middle housing with much more finesse than what we see in this plan. It needs to be properly tested in a thoughtful, analytic way

### **Affordability & Financial Analysis**

- There has been no analysis or evidence that this widespread damaging development in established neighborhoods will result in affordable housing, regardless of how it is defined.
- As long as there is a strong demand for housing and it can be profitably built and sold, rezoning for increased density will cause land values to increase. The average land value of a 50x100 lot in the inner Portland neighborhoods is already over \$300,000. If the RIP proposal is adopted as-is, land values will undoubtedly go even higher. With the cost of land acquisition so high, there is no formula that can produce housing units affordable to households making less than 100% of MFI.
- Where is an example of a city where densification of housing has resulted in affordable? Certainly it doesn't exist on the West Coast.
- There are no examples in Portland where splitting a lot to build two replacement houses,



regardless of size, and without public subsidy, resulted in housing that is less expensive than the house that was demolished.

- We must address housing affordability as a regional issue with care and urgency, not as an excuse to provide even more opportunities for speculative profits to developers at the cost of demolition, displacement and livability.

- 

David Landau  
2233 SE Tibbetts St  
Portland OR 97202  
(503) 989-9317

Portland City Council  
RE: Residential Infill Proposal (RIP)

David Landau  
2233 SE Tibbetts St  
Portland OR 97202

I am opposed to the current RIP report for the following reasons:

I agree with the original intent of the project, to increase density in the urban core, but the study and its conclusions are flawed

RIP is a major rezoning of R 5 neighborhood's without any evidence that such rezoning will make rentals and purchases more affordable. A significant portion of East side neighborhoods are already zoned multifamily and already contain double the capacity for increased density. Focus on these areas before altering the single family portion of existing neighborhoods.

According to the City's own numbers and their Economic consultants, it will not provide more affordable housing. Portland is projected to grow by 123,000 households by 2035. It has capacity within the UGB with *existing zoning* to absorb 197,000 households. According to the City's consultant, the least expensive units resulting from this would be in the \$450,000 range. The RIP as it is written will drive up the cost of single family residential houses by reducing the total supply as developers buy up the most affordable small houses for multifamily. All east side neighborhoods are at risk for continued instability due to poorly conceived infill projects. RIP does not discuss the impact on existing historic districts

The RIP proposal promotes splitting R5 properties for skinny lots and skinny houses. RIP wants to "allow houses on historically narrow lots near centers and corridors." More than 12,000 homes across Portland or nearly 17% of all R5 homes in the city are subject to lot splitting and potential demolition. This lot splitting proposal, plus the addition of duplexes on lots in an R 5 zone and triplexes on corner lots is a major rezoning of existing R5 zoning without sufficient study and data and justification. This broad- brush approach to rezoning all R5 zones ignores the underlying development of inner city neighborhoods, which, in most cases, are more dense than the City average, and have a sizeable amount of existing middle housing.

#### **Process**

Establishment of a task force composed on 50% neighborhood organizations and 50% city staff and concerned citizens to determine the distance required for notifications [of upcoming demolitions] as well as:

- *Revision of code to limit the mass, footprint, setbacks, and height of construction to that of the average of existing homes within a specified distance*
- *Revision of current zoning and lot-splitting policies to protect existing housing and lot size*
- *Recommendations for tree and solar access provisions.*
- The Mayor and Council stated they shared concerns about demolitions and infill houses when they created the Residential Infill Project (RIP), however, problems with RIP process appeared soon after formation of the RIP:
  - Scope: the RIP was supposed to be about mass and scale and neighborhood context but was expanded to address alternative housing and rezoning.
  - City ignored the bulk of the issues that were raised during the public open houses and other input from groups and neighborhoods. *See Appendices D and E in the BPS Public Comment section on their website:*  
<http://www.portlandoregon.gov/bps/71629>
  - City has ignored public input from 6 open house meetings and is relying entirely on a complex survey partially answered by 1200 people and actually completed by 600 people. See Appendices A, B, and C in the BPS Public Section on their website:  
<http://www.portlandoregon.gov/bps/71629> . What resulted from this process is a proposed huge rezoning to radically increase density without any analysis of the impacts on neighborhoods, public infrastructure and the environment.

### **Scale/Mass/Set-backs**

- The FAR (floor area ratio) limits would still allow completely oversized, non-compatible new houses in many neighborhood areas within the city. (FAR is the ratio of the size of the house to the size of the lot.) While new limits are significantly lower than the maximum size allowed under existing code language, they have little impact on size of what's actually being built except if a few extreme cases. For more detail on FAR see Appendix C  
<http://www.portlandoregon.gov/bps/article/594798>
- The proposal allows houses much larger than the touted 2500 SF on a 5000 square foot lot: an area of 2500 SF for the house, plus 1200 SF for the basement (which is not counted in the 2500 SF figure), plus 15% density bonus, equals more than 4000 SF.
- This proposed scale is larger than 80% of existing housing stock.
- The proposed allowed FAR on smaller lots is greater than on larger lots. This results in larger impacts on neighbors in areas of smaller lots. FAR should be the same for all lot sizes.

- The new height restrictions potentially have some impact on scale of new development scale, but do not directly address compatibility in all areas.
- While increasing minimum front setback is a step towards limiting disruption to existing street-character, a 15 feet maximum front setback completely ignores the other possibility of existing neighborhoods with significantly larger front set-backs. This issue was identified by many of the participants in the BPS open houses but ignored in the re-write of the draft report.
- "One size fits all", completely ignores existing varying scale /mass of housing between and within neighborhoods. Other cities have handled these compatibility issues with much more nuanced approach by linking new development limits to existing housing stock within similar areas. If you want to read more about this, go to the presentation by planner Nore Winter.  
<http://www.portlandtogether.org/events>
- The Geographic Information System (GIS) data allows sophisticated analyses of residential area patterns. Many other cities are using this analysis for development of new infill regulations. Portland city planners have chosen not to use this commonly used analytical tool in assessing infill options.

### **Overlay Zone and Alternative Housing**

- The proposal is an unprecedented radical redefinition of rezoning that ignores most of the relevant goals and policies of the 2035 Comprehensive Plan.
- The proposed rezoning of single-family residential areas to a 200-300% increase in density (mostly in R5) within a widespread "housing opportunity zone" overlay is much greater than the previously proposed density increases within ¼ mile of centers and corridors described in the 2035 Comprehensive Plan.
- It fails to focus increased density and middle housing around centers and corridors, which has been a goal for the last 40 years and is a focus of the current 2035 Comprehensive Plan.
- This proposal will allow density in R5 greater than what is currently allowed in R2.
- The proposed new housing types (duplexes, triplexes, additional ADUs) are an unprecedented opportunity for developers to tear down more houses.
- There is no analysis to show why duplexes, allowed under current R5 code, are not being built now in most neighborhoods, or that they would be built, and be salable/affordable in the future.
- The building of duplexes and triplexes in many areas of the city will likely result in an ownership shift to investors and a percentage increase of renters in Portland.
- Additional probable effects of the proposed "housing opportunity overlay":
  - Will destroy unique neighborhood character, and do so unequally.



- Will accelerate destruction of the smallest, most affordable homes.
- Fails to match the extent of rezoned areas to availability of businesses, services, and infrastructure in centers and corridors.
- Will prompt neighborhoods to seek protection via historic districts, plan districts
- Bases planning on existing transportation corridors which are open to changes by TriMet.
- Fails to address proliferation of vacation (e.g., Airbnb) rentals in residential neighborhoods.
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- We must address housing affordability as a regional issue with care and urgency, not as an excuse to provide even more opportunities for speculative profits to developers at the cost of demolition, displacement and livability.

**From:** [Meryl Logue](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#); [meryllogue@comcast.net](mailto:meryllogue@comcast.net); [Commissioner Fish](#)  
**Subject:** I am opposed to new RIP proposal 1927 NE 22nd Ave 97212  
**Date:** Sunday, November 13, 2016 9:16:56 AM

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To Whom it May Concern:

I want to go on record as opposed to the new RIP as proposed, **being heard on November 16 for the last time.**

Just a few of the reasons for my opposition:

1. Inserting multi-family dwellings in every neighborhood (except Douglas) on 5000 and 2,500 sf lots in single-family neighborhoods will dramatically alter that area, and that street.
2. Existing homeowners will have multiple negative impacts, from quality of life (lights, traffic, noise) to tax implications, to home value.
3. This encourages the teardown of existing homes, already an issue within Portland
4. The need for housing can already be accommodated through 2035 (197,000 households)
5. Under revised RIP, contrary to supporters' belief, housing will not be more affordable. The average estimate for new multi-family dwellings is \$450K, per City's own numbers. That is not affordable in the terms of those seeking affordable housing.

All east side neighborhoods are at risk for continued instability and destructive-to-neighborhood infill projects. It took a long time for these neighborhoods to come back from earlier neglect and inappropriate uses in places. It took (and continues to take) a lot of private investment, sweat equity and federal funds to bring these neighborhoods back over the past 40 years. I don't think we should take success and break it without a lot more to go on. We have worked the long and hard to protect and sustain close in neighborhoods. Let's not break it now, as we just get a good head of steam up!

Sincerely,

Meryl Logue  
1927 NE 22<sup>nd</sup> Ave  
Portland, OR 97212  
503-502-0540

**From:** [mjones@miltjones.com](mailto:mjones@miltjones.com)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Saturday, November 12, 2016 5:53:33 PM

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Please accept this testimony concerning the Residential Infill Project. It is in two parts. The first part is a rant concerning the wrongheadedness of the policy direction you are considering for the city as a whole. The second part is observations concerning the application of this policy, should you choose to follow it, on the Marquam Hill/Homestead neighborhood.

### **Part One: Rant**

Are you people nuts? Portland is a unique city with wonderfully diverse neighborhoods. By comparison to other cities, it is a green jewel with substantial large-tree cover and an environment that is largely at one with its natural surroundings. That is why we live here in Southwest Portland. The Residential Infill Proposal would take us instead down the miserable, failed path of other cities. If we wanted to live in a San Francisco with its cheek-by-jowl crowding and daily headaches, we would move there. Instead of selling out Portland to make it uniform and cheap for people who may want to crowd in here, you should be concentrating on preserving and enhancing the best of what we have that makes Portland so attractive. Your constituents are the people who live here now, not the people you hear clamoring for entrance at the gate.

### **Part Two: The Proposed Policy As Applied To Marquam Hill/Homestead**

Briefly stated, one size does not fit all. What may work for the flat lands of East Portland can be a very bad fit for the Southwest Hills. If implemented at all, infill should be planned and tailored to specific neighborhoods. In this regard, I make the following observations concerning the Marquam Hill/Homestead area (henceforth "Homestead"):

- Homestead lacks in many areas the city infrastructure needed to support the level of new development contemplated by the Project. This is true for streets, sidewalks, and in particular for stormwater control.
- Homestead's lack of stormwater infrastructure already results in flooding from insufficiently planned and controlled uphill developments. Downhill impacts of development need to be assessed and stormwater infrastructure must be in place before contemplating new development.
- Continuous (not piecemeal) sidewalks need to be in place before or as a part of development.
- Many streets in Homestead are unpaved. They should be paved before or as a part of allowing additional development.
- Many streets in Homestead are "paper streets" that are platted, but will never be built because of topography. These paper streets create desirable green space and tree canopy. They should be preserved as green space. They should also not count as forming intersections in single family residential zones for the purpose of allowing greater density (duplexes/triplexes).
- Homestead topography is one of hills, streams, gullies, canyons and ravines. The Project, however, appears to treat the entire area as though it were flat. It appears to place a portion of the top of Marquam Hill within the "Inner Ring District" development zone which is nonsense given the functional purpose of this zone. Planning and development needs to take the physical character of



the neighborhood into account.

- The Project may be placing (this is not clear from the maps I have seen) Homestead within the "Inner Neighborhood Pattern Area." The topography and physical characteristics of the neighborhood indicate that it should be within the "Western Neighborhood Pattern Area".
- Homestead is home to a substantial amount of Portland's valuable and unique large-tree canopy. This canopy is also part of the "green background" making downtown Portland as beautiful a city as it is. The Project fails to protect this asset. Instead, it would encourage its destruction.

This testimony should not be taken as being "anti-development". Rather, development in Homestead should be done thoughtfully, with very local considerations of impacts and benefits. In Homestead, this has already been largely accomplished in the Marquam Hill Plan. For reasons unknown, planning staff have chosen to ignore this localized, finer-grained planning and have created instead a "one size fits all" plan to be imposed on everybody. The Marquam Hill Plan already contemplates increased density, multi-story, multi-family residential development on Marquam Hill within walking distance of the very substantial employment opportunities at OHSU, Doernbecher, the VA Hospital and Shriners Hospital. And there is appropriate zoning in place today to accommodate both this residential density and services for residents. Moreover, the neighborhood is on record as welcoming this planned development. Homestead is simply ahead of the planners in these regards.

For all of the above reasons, I urge you to send the planners back to the drawing board with direction to both consider the localized planning that has already been done and to produce plans that reflect local neighborhood conditions and concerns.

Thank you,

Milt Jones  
425 SW Bancroft

**From:** [M Sean Green](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#)  
**Subject:** RIP as currently configured is not what Portland needs.  
**Date:** Saturday, November 12, 2016 4:44:40 PM

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Dear Council,

Portland has a substantial and growing problem with respect to affordable housing in general and single-family housing in particular. I have lived in Irvington for 19 years; it is one of the inner-city residential neighborhoods that has been so remarkably preserved in Portland. Many of us living in close-in R5 neighborhoods believe that the RIP proposal will have the **opposite** of the desired effect.

The current proposal provides strong economic incentives for the destruction of single family housing and replacement with even more expensive housing. It will benefit developers and the trades, but will reduce the stock of affordable single-family housing - and may have many other undesirable consequences.

My concerns are not formed out of thin air or free-floating anxiety - I have seen this happen at several locations near my home. Smaller single family homes - relatively affordable for my area (300-400K) - are being demolished and replaced with two units, each of which is sold for ~ 800K. Close-in neighborhoods such as mine (Irvington) already have much higher density than other residential areas in Portland. The BPS has acknowledged that the projected household growth can be accommodated by existing zoning. They have acknowledged that they DO NOT KNOW what part of the region's growth is being absorbed by unincorporated suburbs or the R10 & R20 zones.

When the BPS was asked what their research revealed about the available affordable single family housing and what the actual effects of the proposal on affordability might be, they responded that a consultant had found that the LEAST expensive SFH was ~ 450k; the actual effects on affordability - "Don't think we looked at that." In terms of alternative approaches or options for middle housing explored: "None."

I agree with my neighbor who stated - This proposal as it relates to the Housing Choices provision is drastic, risky and not evidence based. The stakes are high enough that the City should demand world-class planning; we did not preserve our inner city only to destroy it for the benefit of short-term profits.

Portland can and should do better than this. If we want an exemplar livable city, we need thorough and evidence based planning that does not put the profits of developers above the needs of the rest of us.

Respectfully,

Sean Green

2618 NE 8th Ave

**From:** [Robin and George Helm](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Saturday, November 12, 2016 4:21:07 PM

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Dear Mayor Hales and Portland City Council:

My name is Robin Helm. I have been a long time resident of Portland and have called SW Portland my home for over four decades. I am writing in regards to the Residential Infill Project Concept Report currently under consideration.

I share the City's goal of abundant, diverse and affordable housing. I also believe we need accessible housing and urge you to promote housing that incorporates barrier-free, universal design concepts to accommodate our aging and disabled population.

I have seen the need for accessible housing first-hand as my mother struggled to stay safe and maintain her independence in her home. She eventually had to move because her house did not have basic features that supported aging. Had it not been for that, she would have remained in her home for several more years; instead, she was forced to move to an assisted living facility, a costly resolution – a challenge to both her finances and her dignity.

My mother is not alone. Older adults need options. Without accessible housing, they have none. The RIP should encourage accessible housing for people of all ages and abilities.

Sincerely,

Robin Helm  
Portland Resident

**Parsons, Susan**

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**From:** eliot.feenstra@gmail.com  
**Sent:** Saturday, November 12, 2016 3:53 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony on RIP project

Hi there,

I would like to submit my testimony about the proposed rezoning for the Residential Infill Project. I live at 34<sup>th</sup> and Clinton. I am new to Portland and moved here from rural southern Oregon to go to graduate school. Finding housing was extremely difficult for me and I'm lucky to have found a place with an old friend. I am opposed to this project because it prioritizes the interests of developers over residents, particularly lower-income and elderly folks. The increasing prices and shifting culture of Portland have been really difficult for people in my community, which is largely LGBTQ and low-income. While the urban growth boundary and keeping Portland from sprawling out into neighboring rural communities is very important to me, I don't think this project would help to create housing for Portland's current residents and the anticipated growth. I would like to see growth and infill happen in a way that clearly benefits residents and the local environment over developers' and upper class peoples' interests.

Thanks,  
Eliot Feenstra  
(412) 608 6904



**Moore-Love, Karla**

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**From:** Brook <ohbrook@gmail.com>  
**Sent:** Saturday, November 12, 2016 9:59 AM  
**To:** Moore-Love, Karla  
**Subject:** Accessible Housing is a universal benefit  
**Attachments:** DeLaTorre\_letter to Council re RIPSAC\_accessibility.pdf

Dear Karla and Portland City Council,

My name is Brook McCall, and I am a Portland resident, a public health professional, active community member, and a quadriplegic. I moved here to take part in a fellowship at OHSU, and have chosen to stay because I care about the future of this city. The apartment I live in is not wheelchair accessible, I have been able to make do with going up and down a curb everyday (dependent on assistance), traversing a ramp (that I had to self purchase), and making do with a tiny bathroom (inaccessible to any visiting friends in wheelchairs).

Not only do we need proper housing to fully support the growth and inclusion of people with disabilities, but also because of the unique needs of our aging population. Supporting comfort and quality of life for individuals in the home, allows for more well-rounded lives and less isolation and dependency for vulnerable populations.

I strongly urge the integration of Dr. AlanDeLaTorre's Residential Infill Plan attached below.

Thank you sincerely for all the work you do, and for your continued support of inclusivity.

Sincerely,  
Brook McCall, MPH

## Parsons, Susan

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**From:** Lucas Gray <lucas@propelstudio.com>  
**Sent:** Friday, November 11, 2016 5:32 PM  
**To:** Council Clerk – Testimony; Madeline Kovacs; Michael Andersen  
**Subject:** Residential Infill Project Testimony

Dear City Council and Staff,

I am writing to offer some feedback and suggestions regarding the Residential Infill Project Concept Report. As a designer and founder of an architecture firm, [Propel Studio](#), that works on a lot of ADUs, residential additions, and new construction, I feel that I have the expertise and experience to talk about the issues presented in this report and offer suggestions that meet the city's goals regarding housing affordability as well as creating a more sustainable and equitable city.

### Density

I think the suggestions allowing a wider range of uses is fantastic and needs to be adopted as soon as possible. Our city is predominantly zoned single family housing, which puts a strain on our streets, public transportation network, utility grid, and affordable housing options. By building density into all of our neighborhoods, by allowing more ADUs, duplexes, triplexes, cottage clusters, tiny houses, and other creative housing options, we can create more sustainable, equitable, affordable, livable and walkable communities. This is imperative to accommodating the expected growth we will see over the coming years. I urge you to change our zoning codes to only address size and not limit the residential uses within the buildings. We should not limit unit counts as long as they work within the envelope that meets the existing zoning limitations.

I would go as far as suggesting that the city adopt a rule where demolitions will only be permitted if the existing structure is condemned or if it is replaced with an increase in the number of units. So you can demo an existing house if you replace it with more than one unit - either a duplex, triplex, two houses, a house with an ADU, etc. I think this is the only way that you would actually disincentivize demolition of functioning homes while at the same time incentivizing density and the increase in the housing stock.

### Affordability

Everytime you pass a rule that limits size, you inherently increase the cost. By limiting size, you make each square foot of building more valuable and thus it will get more expensive for new houses and old. You can't increase affordability by limiting the size, decreasing height limits, increasing setbacks and other changes as recommended in this report. The more you put limitations on a project the more it will cost to buy. If you create a 2500sf size limit, any existing house that is over that size will be out of compliance with the code. Also, people who do want a larger home will be bidding on the few existing houses that would meet their desires. This will drastically increase the cost (affordability) of these houses in our neighborhoods as supply will be severely limited. Demand will remain and the wealthier people will end up buying some of the smaller homes, thus driving up the costs of those as well. You can't effectively affect demand by limiting the supply.

The only way to increase affordability is to make it easier to build projects with multiple units. To do this you should allow for houses with more square footage (just leave the existing size limitations and height restrictions as is) but allow the creation of duplexes, triplexes and ADUs as part of any new development in any Single Family Zone.

### Size Limits

Introducing FAR as the size limitation makes our work a lot harder and makes it much more difficult for average people to understand what they can and can't do. We don't need more complexity in our zoning code, we



need simplification! Simplify our rules. Remove rules that aren't necessary. Don't add new ones and don't change ones that have been in place for years. All that does is confuse people and make architect take longer to analyze what is allowed - thus increasing the cost of our work and again, increasing the cost of new development.

There is also the issue of changing family structures and alternative lifestyles to that of suburban America. We can't assume that everyone wants to live as a single family household. There are many people who are starting to have multi-generational living situations with larger families sharing a house. By limiting house size you are making this more challenging and uncomfortable for many. We should allow uses such as co-housing, multi-generational living, or even just roommates and couples sharing a home. This is something we should be supporting in our regulations. Currently, and with the proposal to limit house size, you are making this harder for people.

I strongly urge you to reconsider the proposed smaller size limitations of new developments. It is bad for Portlanders and limits choice and lifestyle.

### **Property Setbacks**

Increasing front setbacks is an absolutely terrible idea! I can't stress enough how bad of a decision this would be. We currently have setbacks on all sides as well as maximum setbacks for new houses. If we increase the front setback, while maintaining a maximum setback we are extremely limiting the location on a property that a house can be built. Basically you are forcing people to build houses directly in the middle of the lot without thought as to how yards are used. This limits creativity as well as the ability to respond to site conditions like tree locations, garages, terrain or other site elements. This could drastically increase the cost of construction or cause the demolition of trees or other elements.

My other issue with increased setback has to do with how people use yards and open space. If you force people to push back houses you're basically making front yards bigger and backyards smaller. This is not a good trade based on how families use their property. Most kids play, and other uses happen, in backyards where there is more safety and security. People plant food gardens in the back where strangers and dogs won't get into them. People fence off their backyards for their pets. People use backyards for sports and play structures and BBQs. By pushing houses back, you are limiting this space while forcing people to have larger front yards that are mostly under-utilized.

Further, by making backyards smaller you are making it more difficult for people to add ADUs, garages, art studios, and other accessory structures in the future. This is in direct contrast to other city programs that incentivize ADUs.

Even side setbacks are pretty useless. They create wasted space. Having two 5' strips of land is less usefull than having a single 10' strip of land. As long as houses meet fire separation rules there should be NO setbacks at all. Look at the great neighborhoods of European cities or even the brownstones of Brooklyn. Houses that stretch from property line to property line can create amazing neighborhoods and streets and great architecture. Setbacks are for the suburbs and should not be used within the urban growth boundary. It is just bad urban planning policy.

I would strongly urge you to remove this aspect of the proposal, or even go in the opposite direction and get rid of front setback altogether and remove maximum setbacks. Let the placement of new houses be based on what is best for the owner and the site conditions and not limited by arbitrary rules and imaginary lines.

### **Equity**

There are a lot of benefits to homeowners, property owners and renters with the proposal to loosen the rules regarding the number of units on each property. I am strongly in support of allowing duplexes, triplexes, tiny houses, cottage clusters, and multiple ADUs on residential properties. This allows for a wide range of housing



types, sizes, and prices. This should be adopted as soon as possible.

However, I am very opposed to the limitations on locations this can happen as outlined in the report. The rules need to be applied evenly across the entire city. No neighborhood should be exempt from these housing options. There are homeowners in all neighborhoods who would like to benefit from rental income and other benefits associated with these rules. More importantly, the people looking for housing should have the ability to find affordable options in ALL areas of the city. We need to accommodate people's diverse needs and wants, and help give people of all income levels the choice in where and how to live. Limiting where these projects can happen usually is based on feedback from relatively wealthy homeowners in specific neighborhoods who don't want change. We need to think bigger and take ALL Portlanders into account when making these decisions, and not weigh the viewpoint of homeowners or Neighborhood Associations over the need to address the vast housing gap that is causing a state of emergency.

Also, you can't make different rules for wealthy neighborhoods to appease a particular demographic or reduce complaints. The rules must affect everyone, including the neighborhoods where each of you live.

As an example, if you allow triplexes, there is no reason to limit them only to corner lots. As long as someone builds a building that meets the building codes and size limitations, it shouldn't matter how many units are within their house. In fact, it should be encouraged for them to add multiple units to provide more housing stock. Same with regard to the proximity to transit corridors. You can't reward those who are lucky enough to be within a short distance of transit and punish their neighbors who might be just across the street, or a block further away. These rules MUST be applied evenly across the entire city giving ALL Portlanders the benefits and limitations of what they can do with their property. This is the simplest and most effective way to implement new rules. It also simplifies the work of architects, builders, planners and city staff by eliminating some of the complex layers of rules that dictate what can be built. We don't need more patchwork rules that are different as we move from block to block or even lot to lot. It needs to be simple and easy to see what rules and regulations affect each property and it shouldn't vary based on neighborhood or arbitrary distance from transit or any other public amenity.

### **Property Rights**

One important thing to consider when making decisions is that individuals should have some right to build their property based on their needs, wants, and values. We can't be too restrictive on what can and can't be built. You also can't unevenly apply the rules where certain property owners gain an advantage (increased property value, ability to add rental units, etc.) while others are severely restricted in what they can do on their private land.

The city should NEVER dictate style. NEVER. That isn't the role that a city plays in society. Our rules should only be focused on protecting the health, safety, and welfare of the public. People should be allowed to experiment and build according to their values and tastes. Although putting some reasonable limits on what can be built can benefit the livability of our city for the majority of people, we need to make sure that any new rules don't infringe on the freedom of individuals to develop their property to benefit their lifestyles, aesthetic taste, and personal values.

I would be happy to work with the City Council and planning staff to further develop and implement regulations that would facilitate a more affordable city with diverse housing options. If you have any questions please don't hesitate to reach out.

Sincerely

Lucas Gray Associate AIA, LEED BD+C

Propel Studio | [www.propelstudio.com](http://www.propelstudio.com) | (503) 453-7195 | 5229 NE MLK BLVD Ste 101, Portland, OR 97212



**Parsons, Susan**

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**From:** Tony Jordan <twjordan@gmail.com>  
**Sent:** Friday, November 11, 2016 1:47 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony from Sunnyside Neighborhood Association on Residential Infill Project  
**Attachments:** SNA Residential Infill Project Testimony\_Nov2016.pdf

Council Clerk,

Please accept the attached testimony on behalf of the Sunnyside Neighborhood Association.

On Thursday November 10, with a 7-0 vote, the SNA endorsed the following letter in support of the Residential Infill Project.

Thank you,  
Tony Jordan  
President - Sunnyside Neighborhood Association  
4540 SE Yamhill St.  
Portland, OR  
97215



November 10, 2016

Council Clerk  
1221 SE 4<sup>th</sup> Avenue, Room 130  
Portland, OR 97204

**Re: Sunnyside Neighborhood Association – Residential Infill Project Testimony**

Dear Mayor Hales and City Commissioners,

The Sunnyside Neighborhood Association (SNA) Board [mailing address: 3534 SE Main St, Portland, OR 97214] has deliberated on the Residential Infill Project and urges the City to embrace *Portland for Everyone's* policy recommendations. These include the areas that *Portland For Everyone* has identified the Residential Infill Project Concept Report does well and the following areas where the Residential Infill Project Concept Report can be better:

- **Affordability Incentives.** To provide incentives for affordable housing the Residential Infill Project should be changed to allow the following:
  - An additional unit and modest FAR bonus when it meets affordability requirements, and
  - Allowance for one extra affordable unit for each Cottage Cluster.
- **Housing choice.** The Housing Choice options (Recommendation 4) should be allowed in all neighborhoods, not only in the Housing Opportunity Overlay Zone. This should include the David Douglas School District. School capacity and funding should be addressed directly rather than through the zoning code. Neither East Portland nor other areas should be denied the benefits of walkable neighborhoods and housing choices.
- **Accessibility.** The Residential Infill Project should encourage adaptable and accessible housing for all ages and abilities in housing through:
  - Regulatory and incentive policies related to accessibility, and
  - Flexibility in reducing or waiving system development charges.
- **Internal conversion of existing houses.** The City should undertake the steps outlined in the Conversion Report to make internal conversions of single dwelling homes the easier and more economical choice. The added flexibility for retaining existing homes (Recommendation 7) should apply citywide to encourage house retention everywhere.
- **Tree preservation.** Flexibility in the siting of houses should be encouraged when it will allow for the preservation of significant trees.

Sincerely,

Tony Jordan, President  
on behalf of the Sunnyside Neighborhood Association Board

**Parsons, Susan**

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**From:** M TL <h97219@gmail.com>  
**Sent:** Friday, November 11, 2016 10:34 AM  
**To:** Council Clerk – Testimony  
**Subject:** oppose Multnomah Village Residential Infill

November 8, 2016

Council Clerk, [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
Portland City Hall  
1221 SW 4th Ave  
Portland, OR 97204

To the City Council:

I join Multnomah Neighborhood Association in opposing the Residential Infill Concept Report and the "housing opportunity zone" overlay map over the whole neighborhood of Multnomah. This overlay will vastly increase density throughout the neighborhood and, coupled with overlays from West Portland Park and Hillsdale Town Centers, will wipe out the entire single-family residential character of our neighborhood.

The Residential Infill project is just too radical-for our neighborhood. I urge you to reject the current proposal and create infill development standards that fit with the neighborhoods' context and where they want density to occur.

Sincerely,

Marianne Terrell-Lavine  
8619 SW 37th Ave  
Portland OR 97219

**Parsons, Susan**

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**From:** Maria Thi Mai <[thimai.maria@gmail.com](mailto:thimai.maria@gmail.com)>  
**Sent:** Friday, November 11, 2016 9:50 AM  
**To:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; [jim.rue@state.or.us](mailto:jim.rue@state.or.us); Council Clerk – Testimony  
**Subject:** Residential Infill Project Testimony - Maria Thi Mai  
**Attachments:** 110916 Letter to Council on Infill .pdf

Please accept this letter as my written testimony to the Residential Infill Project. I testified in person on November 9, 2pm hearing.

--

Smiles and sunshine,

Maria Thi Mai  
503.539.4966  
[thimai.maria@gmail.com](mailto:thimai.maria@gmail.com)

*"the only real stumbling block is fear of failure. In cooking, you've got to have a what-the-hell attitude." - Julia Child*



**Maria Thi Mai**  
**3637 SW Canby St, Portland, OR 97219**

**503.539.4966**  
[Thimai.maria@gmail.com](mailto:Thimai.maria@gmail.com)

November 11, 2016

**Maria Thi Mai Testimony on Residential Infill Project**

I am writing to address issues I spoke about 20 years ago when the Southwest Portland Comprehensive Plan was originally drafted.

My intent is to ensure this round of planning incorporates the geomorphology of the landscape and sustains existing or increases pervious surface areas.

The goals are to:

- ✓ Reduce the impact on Portland's sewer system and thereby limiting infrastructure costs;
- ✓ Sustain and increase open space for urban wildlife habitat, large trees, and yards large enough to plant a garden, play space for children, and enjoy being outdoors;
- ✓ Create a 1:3 structure size to open space construction model. In other words, the size of the structure would be 1/3 the size of the lot and thereby increase pervious surface areas;
- ✓ Provide incentives such as tax abatements and reduced System Development Charges (SDC's), to developers who employ the 1:3 model;
- ✓ Reward residents that currently live on a 1:3 lot and residents who purchase a home that apply the 1:3 model with an incentive similar to the stormwater discount program; and
- ✓ Adopt a lifestyle ordinance of "living simply means living small" to reinforce the City's commitment and values.

During the November 9<sup>th</sup> hearing many people testified preferences of housing types, sizes, and characteristics. What we didn't hear much about was the fact that most proposed housing types increase impervious surface areas and costs to the City's sewer system.

The planning report needs to address the footprint of the structure relative to lot size and maximize pervious surface areas. This is especially relevant throughout southwest Portland where the terrain is hilly and subject to landslides. Early developers knew this to be true. Southwest Portland was platted on half-acre lots with run-off and septic systems in mind. Furthermore, in the 1940's, the City of Portland purchased 90-acres from developers who knew the high water table would create foundation and drainage problems to construction. Gabriel Park today is an incredible asset to all of Portlanders. We can be grateful that it didn't become flooded with houses. Pun intended.

In the past 3 years, 700 of mostly small bungalows have been gobbled up by developers and replaced with McMansions, duplexes, and apartments that maximize the buildable footprint and increase impervious surface areas. I get it. In order to pencil out and maximize profits, trees need to be mowed down to build-out to the lot line limit. This paradigm needs to change.

I implore you to re-imagine what's possible. Do the right thing and make wise decisions that preserve open space, pervious surfaces, urban wildlife habitat, trees, and small bungalows.

Sincerely,  
 /s/ Maria Thi Mai

**Parsons, Susan**

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**From:** Christina Hurley <christinahurley3@gmail.com>  
**Sent:** Thursday, November 10, 2016 7:55 PM  
**To:** Council Clerk – Testimony  
**Subject:** Letter in Support of Residential Infill Project

Dear Council members,

I would like to submit my letter of support for the residential infill project.

I believe the project will prevent the demolition of older Portland homes to build oversize single family "McMansions" and will make adding units the most profitable way to redevelop, which will improve housing supply in close-in neighborhoods. Narrow lot development, duplexes, and tri-plexes on corner lots will allow for increased density without interrupting neighborhood character. I think this policy is a great way to balance preserving neighborhood character with increasing supply at a time where there is a dire shortage of housing in the region.

Thank you,

Christina Hurley  
3717 SW Corbett Ave, #26  
Portland, OR 97239  
Sent from my iPhone

**Parsons, Susan**

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**From:** Carol Poliak <cap823@hotmail.com>  
**Sent:** Thursday, November 10, 2016 5:46 PM  
**To:** Council Clerk – Testimony  
**Subject:** Residential Infill Testimony

Dear Portland City Council,

Thank you for attempting to find ways for all types of people to live affordably in Portland. I support this goal. I am concerned about many aspects of the residential infill project however. Here are some things I have been thinking about in reference to the inner SE. My neighborhood is Hawthorne/Sunnyside.

1. We already have a nice range of housing types, both single- and multi-family.
2. We have qualities which make the neighborhood desirable and unique which would be interrupted by the demolitions and densification required by infill. Chief among these are big old trees, diverse residents, a distinctive personality for each neighborhood, and irreplaceable historic architecture.
3. Demolitions create toxic hazards with the release of lead-based paint. This is particularly dangerous for our youngest residents.
4. The most environmentally-friendly house is the one that is already standing.
5. Densification is not creating affordability. These new duplexes and apartments are selling at market rate, which is very often higher than much older single-family bungalows. I watch the real estate listings.
6. The developers are really the only beneficiaries of this infill plan. They get to take down one home (which might have sold for around \$400,000 if it is a fixer) and replace it with 2 or more units selling for about \$700,000 each. (Or in the case of 'Doppelganger' on SE 28th, they are asking over 1 million for **each** of 2 adjoining units.) Those who can afford to buy this new construction only diversify the neighborhood by being more wealthy.
7. ADUs and basement apartments are being encouraged, but so many are being rented out on a nightly basis on Airbnb as opposed to creating more and more affordable long-term rentals.
8. The inner city schools are already overcrowded. How will they deal with larger student bodies?

Somehow the developers have captured the support of some progressives, who rightfully want to be inclusionary. However I believe that the results will not be as hoped.

Let's develop new urban centers. Let's preserve the qualities which are drawing more people to Portland. Let's be sure not to incentivize demolitions of the current housing stock.

Thank you so much for considering my perspective. And again thank you for working on solving these complex issues.

Sincerely,  
 Carol Poliak  
 1327 SE 32nd Place  
 Portland OR 97214

**Moore-Love, Karla**

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**From:** John Liu <johnyaoliu@gmail.com>  
**Sent:** Thursday, November 10, 2016 5:20 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony For Residential Infill Project Hearings  
**Attachments:** Letter To Council 10-21-2016.pdf

**To:**  
**Mayor Charlie Hales**

**Commissioner Dan Saltzman**

**Commissioner Nick Fish**

**Commissioner Amanda Fritz**

**Commissioner Steve Novick.**

**Mayor-Elect Ted Wheeler**  
**Candidate for Commissioner Chloe Eudaly**

**From: John Liu, 461 NE Mirimar Pl, Portland OR 97232**  
**johnliu@earthlink.net 510 847 0070 (mobile)**

**Date: October 21, 2016**

**Dear Sirs and Madams:**

I oppose Recommendations 4, 5, and 6 of the Residential Infill Project proposals (the RIP changes) that the Bureau of Planning and Sustainability (BPS) has submitted to the City Council. I ask you to vote against those recommendations on December 7, and on all future occasions, for these reasons:

1. The RIP changes are not necessary to accommodate Portland's growth.
2. The RIP changes will not provide affordable housing.
3. The RIP changes will irreparably damage Portland's single family home neighborhoods.

**The RIP changes I oppose are Recommendations 4, 5, and 6.**

Please refer to the Concept Report To City Council. Recommendations 4 and 5 of RIP will change Portland's R2.5, R5 and R7 zoning in most of East Portland to permit duplexes on every lot and triplexes on every corner lot. Recommendation 6 will permit "clusters" of small houses and apartments on large lots.

I do not oppose Recommendations 1, 2, 3, 7, 8, or 9. In particular, I support accessory dwelling units (ADUs) as a source of affordable housing and allowing older residents to not only age in place, but to age with their families nearby.

**The RIP changes are not necessary to accommodate Portland's growth.**

The RIP changes are claimed to be necessary because "123,000 new households are projected by 2035." Concept Report, page 2.

The 2012 Buildable Lands Inventory report by BPS ("BLI report") shows that Portland has enough buildable land, under current zoning, to accommodate 231,500 additional housing units.

BLI report, page 8: "The Buildable Lands Inventory (BLI) is an estimate of how much development potential is possible under current city plans and zoning." (emphasis added).



BLI report, page 18. "Zoned capacity in Portland is sufficient to meet projected housing need; that is, enough land in Portland is currently zoned to accommodate the projected number of new households. There are approximately 250,000 households in Portland today. The total estimated residential capacity of the city, with the existing Comprehensive Plan designations and evaluating the degree of impact from the constraints is 231,500 units." (emphasis added)

BLI report, page 19: "there is a remaining capacity of approximately 231,500 potential new dwellings." (emphasis added)

The BLI report shows that 85% of that 231,500 unit capacity is in the Central City core, in mixed use corridors, and neighborhood centers.

BLI report, page 18: "About 15 percent of that capacity is in land available for single dwelling residential development (detached or attached homes on their own lot). The largest concentration of single dwelling capacity is in East Portland in the Powellhurst-Gilbert neighborhood."

"At least 14 percent of Portland's capacity is located in the Central City (approximately 33,000 dwellings). For a more detailed study of the Central City's capacity (see the 2011 Central City Development Capacity Report – Appendix B). That report estimated a capacity of 50,000 to 60,000 additional housing units, after considering available development incentives and bonuses. "

"Outside of the Central City, most of the remaining growth capacity is in mixed use corridors and neighborhood centers. Notable areas of high growth capacity are Gateway, North Interstate Corridor, Lents, Hayden Island, Montavilla, and some areas of East Portland. The areas of town with the least capacity for additional growth are some areas in Northeast Portland and most of West Portland."

Therefore, Portland has capacity for 196,775 additional housing units ( $= 85\% \times 231,500$ ) outside of single family house neighborhoods. Portland also has capacity for 34,725 additional housing units ( $= 15\% \times 231,500$ ) in single family house neighborhoods, without the RIP zoning changes.

The projected need for 123,000 new housing units by 2035 can easily be met without the RIP changes.

### **The RIP changes will not provide affordable housing for Portland's lower income residents.**

The need for affordable housing is another claimed reason for the RIP changes.

"A young couple living in a one-bedroom apartment may not be able to afford the leap to buy a house. But as their family grows, they may look for additional living space and a yard within a walkable neighborhood. A duplex or triplex could offer this opportunity. Or consider an "empty nester" couple who no longer wants to take care of their large house and yard but want to remain in their familiar neighborhood with a sense of community support. Cottage cluster communities and accessory dwelling units provide desirable alternatives. More options mean more variety in unit prices and living arrangements." Concept report, page 2.

The economic reality is that the infill duplexes and triplexes proposed in the RIP changes will not and can not meet any reasonable definition of "affordability". Multi-level apartment buildings benefit from high density and scale economies, and thus can result in affordable units. Building a duplex costs as much or more, on a per square foot basis, as building a brand new single family house.

Here are the economics:

The median price of a single family house in Portland is \$400,000.

Demolishing the house, preparing the site, and permitting costs \$10,000.

Building a duplex of 3,000 square feet (1,500 square feet per unit) costs \$450,000 at typical \$150/square foot.

That totals \$860,000 in cost, not including construction financing and real estate transaction costs.

The developer will require 30% gross profit, for a sale price of \$1,180,000.

Each unit of the duplex will sell for half that, or \$559,000: more than the original house.

All RIP will do is allow developers to demolish existing houses to build and sell more expensive duplex and triplex units.

The existing house might be affordable, if small or a "fixer upper". The new units will not be affordable. The only one who benefits is the developer.

I would like to give you a real world example, in my neighborhood. In 2015, developer Everett Custom Homes purchased a lovely, historic, 98 year old house in Laurelhurst, at 115 NE Cesar Chavez for \$601,300, demolished it, and built two new infill houses, re-addressed as 3823 NE Couch St and 3835 NE Couch St. The first sold for \$938,000 and the second sold for \$927,000. The new houses cost far more than the original house. Families that might have been able to afford the original

house could not have hoped to afford the new infill houses. Everett Custom Homes' owner, Vic Remmers, was part of the Stakeholders Advisory Committee that wrote the RIP proposal.

**The RIP changes will irreparably damage Portland's single family home neighborhoods.**

The express intention of the RIP changes is to convert Portland's single family home neighborhoods to mixed neighborhoods of duplexes, triplexes, and small apartment clusters. In the words of a RIP author – again, Vic Remmers:

“the city of Portland ‘should remove barriers and identify incentives to encourage development of more housing types ... streamlining the design review process and revising the zoning code to allow for middle housing types in residential neighborhoods.’ In doing so, this would mean neighborhoods would start seeing more duplexes, triplexes, four-plexes and two-story apartments built around small courtyards.” (emphasis added) May 10, 2016 Op-Ed, Portland Tribune “My View: Rezone For Affordable Housing” by Vic Remmers.

Portland residents who live in single family house neighborhoods, chose to live in those neighborhoods. They could have chosen very different neighborhoods of apartments, duplexes, or triplexes; they did not. They invested their life savings, much of their income, and often their sweat equity in their house in that single family house neighborhood. Owning a home means stability and security. The neighborhood's zoning was a fundamental characteristic of the house.

Portland is a city of neighborhoods, each with its unique characteristics. It is fundamentally inequitable for the city council to make a sweeping change in the zoning of dozens of such neighborhoods from single family house to multi family dwelling. A particular neighborhood could vote to accept such a change, but the city council should not impose the uniform “one size fits all” RIP on the neighborhoods that reject it.

Note that the inequity will weigh heaviest in lower income neighborhoods. As explained previously, replacing an existing house with infill duplexes and triplexes will increase the price per unit. The lower income residents will be displaced as the original houses are demolished and replaced with new units that are more expensive.

Please be aware that the overwhelming majority of Portlanders have never heard of the RIP. BPS received fewer than 1,500 comments on RIP (not 0.25% of the city's population). The RIP brochure was lengthy and unclear. The most important zoning changes (Recommendations 4, 5, and 6) were buried near the end of a 20 page document.

**Thank you for your attention.**

I would welcome the opportunity speak further with you or your staff, or to testify on this subject at a public meeting of the city council where the RIP is considered.

John Liu  
461 NE Mirimar Pl  
Portland OR 97232  
[johnliu@earthlink.net](mailto:johnliu@earthlink.net)  
510 847 0070 (mobile)

To: Mayor Charlie Hales  
 Commissioner Dan Saltzman  
 Commissioner Nick Fish  
 Commissioner Amanda Fritz  
 Commissioner Steve Novick.  
 Mayor-Elect Ted Wheeler  
 Candidate for Commissioner Chloe Eudaly

From: John Liu, 461 NE Mirimar Pl, Portland OR 97232  
[johnliu@earthlink.net](mailto:johnliu@earthlink.net) 510 847 0070 (mobile)

Date: October 21, 2016

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2. The RIP changes will not provide affordable housing.
3. The RIP changes will irreparably damage Portland's single family home neighborhoods.

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Please refer to the Concept Report To City Council. Recommendations 4 and 5 of RIP will change Portland's R2.5, R5 and R7 zoning in most of East Portland to permit duplexes on every lot and triplexes on every corner lot. Recommendation 6 will permit "clusters" of small houses and apartments on large lots.

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The express intention of the RIP changes is to convert Portland's single family home neighborhoods to mixed neighborhoods of duplexes, triplexes, and small apartment clusters. In the words of a RIP author – again, Vic Remmers:

“the city of Portland ‘should remove barriers and identify incentives to encourage development of more housing types ... streamlining the design review process and revising the zoning code to allow for middle housing types in residential neighborhoods.’ In doing so, this would mean neighborhoods would start seeing more duplexes, triplexes, four-plexes and two-story apartments built around small courtyards.” (emphasis added) May 10, 2016 Op-Ed, Portland Tribune “My View: Rezone For Affordable Housing” by Vic Remmers.

Portland residents who live in single family house neighborhoods, chose to live in those neighborhoods. They could have chosen very different neighborhoods of apartments, duplexes, or triplexes; they did not. They invested their life savings, much of their income, and often their sweat equity in their house in that single family house neighborhood. Owning a home means stability and security. The neighborhood's zoning was a fundamental characteristic of the house.

Portland is a city of neighborhoods, each with its unique characteristics. It is fundamentally inequitable for the city council to make a sweeping change in the zoning of dozens of such neighborhoods from single family house to multi family dwelling. A particular neighborhood could vote to accept such a change, but the city council should not impose the uniform “one size fits all” RIP on the neighborhoods that reject it.

Note that the inequity will weigh heaviest in lower income neighborhoods. As explained previously, replacing an existing house with infill duplexes and triplexes will increase the price per unit. The lower income residents will be displaced as the original houses are demolished and replaced with new units that are more expensive.

Please be aware that the overwhelming majority of Portlanders have never heard of the RIP. BPS received fewer than 1,500 comments on RIP (not 0.25% of the city's population). The RIP brochure was lengthy and unclear. The most important zoning changes (Recommendations 4, 5, and 6) were buried near the end of a 20 page document.

### **Thank you for your attention.**

I would welcome the opportunity speak further with you or your staff, or to testify on this subject at a public meeting of the city council where the RIP is considered.

John Liu  
461 NE Mirimar Pl  
Portland OR 97232  
[johnliu@earthlink.net](mailto:johnliu@earthlink.net)  
510 847 0070 (mobile)

**Moore-Love, Karla**

---

**From:** Max Woodbury <max.woodbury@gmail.com>  
**Sent:** Thursday, November 10, 2016 5:00 PM  
**To:** Moore-Love, Karla

Dear Karla and Portland City Council,

My name is Max Woodbury, and I live with a spinal cord injury. Accessibility in the built environment is an important civil rights issue that effects me personally and my community. I am a member of an organization called Oregon Spinal Cord Injury Connection (OregonSCI.org) with over 300 local members. I can say with confidence that finding accessible housing in Portland that is near services, local businesses, and public transportation is nearly impossible.

I strongly urge that Portland City Council integrate Dr. Alan DeLaTorre's recommendations into the Residential Infill Plan, which can be found in the attached document and previously submitted to the Council November 2nd.

Thank you for planning for a Portland that embodies and welcomes all abilities!  
Kind regards,

Max Woodbury

[Preview attachment DeLaTorre\\_letter to Council re RIPSAC\\_accesibility.pdf](#)



PDF

[DeLaTorre\\_letter to Council re RIPSAC\\_accesibility.pdf](#)

270 KB

**Moore-Love, Karla**

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**From:** Alejandra Sanchez Hernandez <asanc310@gmail.com>  
**Sent:** Thursday, November 10, 2016 12:54 PM  
**To:** Council Clerk – Testimony  
**Subject:** My testimony

I'm sure that this project is the best option for housing in Portland, I wish, you approve the project soon,  
thank you.

Alejandra Sanchez Hdz.  
503 804 9502  
Sent from my iPhone

**Moore-Love, Karla**

---

**From:** Lindsey Freysinger <lindseyfreysinger@gmail.com>  
**Sent:** Thursday, November 10, 2016 11:55 AM  
**To:** Moore-Love, Karla  
**Cc:** Pierce, Tera; Nunez, Diana; Dunphy, Jamie; Schmanski, Sonia; Adamsick, Claire; Commissioner Fish; Fritz, Amanda; Saltzman, Dan; Commissioner Novick; Hales, Charlie; Crail, Tim; Finn, Brendan; Brewster, Stacy; Warner, Chris; Shriver, Katie  
**Subject:** Residential Infill Plan: Include DeLaTorre's recommendations  
**Attachments:** DeLaTorre\_letter to Council re RIPSAC\_accessibility.pdf

Dear Karla and Portland City Council,

My name is Lindsey Freysinger, and I live with a cervical spinal cord injury. Accessibility in the housing environment is an important civil rights issue for those with a disability. This issue effects me personally and effects many members of my community. I am a member of Oregon Spinal Cord injury Connection. We have over 300 members locally and each of us has struggled with accessible housing. I am also a registered nurse and currently enrolled at the University of Michigan in their administrative nurse leadership program. My dream is to create a community that supports those with disabilities instead of turning a blind eye. Spinal cord injuries can happen to anyone at anytime. I can say with confidence that finding accessible housing in Portland that is near services, local businesses, and public transportation is nearly impossible. I recently witnessed one of my very good friends going through the painful process of finding affordable accessible housing. She ended up in a place that is equivalent to a jail cell in size. Is this really the value that society puts on us?

I strongly urge that Portland City Council integrate Dr. Alan DeLaTorre's recommendations into the Residential Infill Plan, which can be found in the attached document and previously submitted to the Council November 2nd.

Thank you for planning for a Portland that embodies and welcomes all abilities!

Kind regards,

Lindsey Freysinger



November 2, 2016

Re: Residential Infill Project - Concept Report to City Council

Dear Portland City Council:

My name is Alan DeLaTorre and I have served as a member of the Residential Infill Project Stakeholder Advisory Committee (RIP-SAC) from its inception in September, 2015, until the last Committee meeting on Tuesday, October 18, 2016. In addition to my role as a member of the RIP-SAC,<sup>1</sup> I am also writing to you as the co-coordinator of the Age-friendly Portland and Multnomah County initiatives, as a past member of the Neighborhood Centers Policy Expert Group to Portland's Comprehensive Plan, a self-described "urban gerontologist," as a researcher at Portland State University's Institute on Aging, and as a parent and aging citizen of our City.

On October 18, 2016, staff from the Bureau of Planning and Sustainability released a Residential Infill Concept Report<sup>2</sup> to City Council that detailed a series of recommendations for future infill housing in Portland. Although both the Comprehensive Plan and the Concept Report have highlighted that Portland's population is becoming older, and, that a more accessible, diverse, and adaptable housing stock is needed, **the final Concept Report failed to offer a single recommendation that would lead to housing in Portland becoming more accessible. This outcome is inequitable, short-sighted, and unacceptable. I expect that Portland's leaders and policymakers will take the necessary steps to remedy this omission and advance opportunities for Portlanders to find housing that facilitates aging in their homes and communities while maintaining critically important social connections that enable their health, well-being, and independence.**

I suggest City Council consider the following: Portland must create and implement regulatory (e.g., zoning code) and incentive-based policies (e.g., density bonuses) that increase our housing stock's accessibility as part of the outcomes associated with the Residential Infill Project. Please consider adding the following requirements as part of the final Concept Report and resulting policies (note: see the next page for suggested "visitable" and "accessible" criteria):

- (1) Require that all new housing built in Portland's single family zones as a result of the Residential Infill Project as "visitable" (note: exceptions can be considered)**
- (2) When cottage cluster developments and bonus unit provisions are given for infill housing (i.e., above and beyond by-right development detailed in Proposal 1), all qualifying units should be built to as "accessible"**

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<sup>1</sup> For additional information about the Residential Infill Project and recommendations pertaining to accessibility, please see the participant observation report submitted to the City of Portland on October 15, 2016: [http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre\\_Residential-Infill-Project-Report\\_Oct14.2016.pdf](http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre_Residential-Infill-Project-Report_Oct14.2016.pdf).

<sup>2</sup> City of Portland (October, 2016). *Residential Infill Project - Concept Report to City Council*. Retrieved from: <http://www.portlandoregon.gov/bps/article/594795>.

**Visitable Guidelines:**<sup>3</sup> The three main visitability criteria are:

1. At least one zero-step entrance
  - A step less path no steeper than 1:12, preferably less steep, which leads to the entry door
  - A 3'0" entry door
  - A threshold preferably no higher than ½ inch<sup>4</sup>
2. 32" clear passageways
3. One bathroom/powder room on the main floor (ground level) with mobility device access and maneuvering

**Accessibility Guidelines:** The accessibility criteria are:

1. All visitability criteria as detailed above
2. Single level living or, at the very least, a full bathroom and kitchen on the ground floor
3. Bathroom with required turning space for person in a mobility device (circular or "T-shaped")
4. Curb less shower or wet bathroom
5. Backing of bathrooms walls to enable variable grab bar position
6. Varied and/or adjustable kitchen countertops
7. Sinks and stoves with roll-under cabinetry
8. Electrical outlets and phone jacks at least 18-24 inches above floor
9. Task lighting and natural light sources in areas of the home often used by residents (e.g., kitchens and bedrooms)
10. Ventilation and air conditioning for comfort
11. Lever handle hardware, rocker light switches, and "D-shaped" or loop-style hardware
12. Pocket doors (when possible) or outward swinging doors in bathrooms (when pocket doors are not possible), and front entryways that allow for a door to open while a mobility device is present

Sincerely,

Alan DeLaTorre, Ph.D.



503.725.5134

[aland@pdx.edu](mailto:aland@pdx.edu)

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<sup>3</sup> Visitability.org (2016). Visitability – what is it? Retrieved from: <http://www.visitability.org/>. Note: The term visitability refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers

<sup>4</sup> According to ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A111.1 - 2009 American National Standard 404.2.4 that relates to thresholds: If provided, thresholds at doorways shall be ½ inch (13 mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303. EXCEPTION: An existing or altered threshold shall be permitted to be ¾ inch (19 mm) maximum in height provided that the threshold has a beveled edge on each side with a maximum slope of 1:2 for the height exceeding ¼ inch (6.4 mm).

**DAVE & DIXIE JOHNSTON**

0550 S.W. Palatine Hill Rd.  
Portland, Oregon 97219  
(503) 636-0959

November 7, 2016

Mayor Charlie Hales, Rm. 340  
Commissioner Steve Novick, Rm. 210  
Commissioner Dan Saltzman, Rm. 320  
Commissioner Nick Fish, Rm. 340  
Commissioner Amanda Fritz, Rm. 220

AUDITOR 11/09/16 AM 10:55

Portland City Hall  
1221 S.W. 4 th  
Portland, Oregon 97204

Re: Residential Infill Concept  
Recommendation

Mayor Hales and Commissioners:

We are Land Use Chairs for Collins View Neighborhood Association. However, the Association has not voted on these comments and they should not be considered its official position.

Of particular concern are recommendations 4, 5, and 6 under "Housing Choice". These provisions would potentially turn single dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.

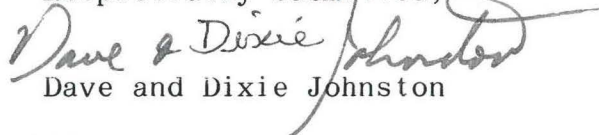
Among our reasons:

- Once City Council has approved this in concept form it will be largely predecided,
- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. It stated: "Apply zoning that would allow this within a quarter mile of designated centers ... and within the Inner Ring around the Central City" (ammendment #P45)
  1. As of October, it extended the "Cottage Cluster " concept to "Citywide".
  2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
  3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
  4. An R10 lot could have about 8-10 units with "cottages" and ADUs and an R20 lot could have twice as many.

- This is likely invite redevelopment into small apartment like complexes or motel like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
- This would completely change the nature of single dwelling neighborhoods.
- It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zone changes, and Figure 10-1 regarding allowed zone changes.
- Amendment #P45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accomodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map Designations and zoning.

Respectfully submitted,

  
Dave and Dixie Johnston

cc: Council Clerk, Rm. 130



**Moore-Love, Karla**

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**From:** Maryellen Read <maryellenread@gmail.com>  
**Sent:** Tuesday, November 08, 2016 3:30 PM  
**To:** Council Clerk – Testimony  
**Subject:** Cottage Clusters and Infill rezoning

Maryellen Read

125 SW Collins St.

Portland OR 97219-6584

Nov 8, 2016

Mayor Charlie Hayles and Commissioners

Portland City Hall Room 240

1221 SW 4<sup>th</sup>, Portland Oregon 97214

**RE: Opposition to Residential Infill “Cottage Cluster” Concept and Stealth Rezoning**

Dear Mayor Hayles and Commissioners,

Of particular concern are recommendations 4, 5, and 6 under “Housing Choice.” These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. **This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.**

Among the reasons,

- Once City Council has approved this in concept it will be largely pre decided.
- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: “Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City” (amendment #P45).
  1. As of October, it extended the “Cottage Cluster” concept to “Citywide.”
  2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
  3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
  4. An R10 lot could have about 8-10 units with “cottages” and ADUs and an R20 lot could have twice as many.
    - This is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
    - This would completely change the character of single dwelling neighborhoods.
    - It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.

- Amendment #P45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

**Be very aware that our neighborhoods are very concerned about this.**

I include below only some of the many comments on Nextdoor that have been generated by this **Citywide Cottage Cluster and Rezoning** effort by the city:

“The proposed higher density by the city is rather troubling, considering the topography, lack of good road infrastructure and environmental concerns not found in other part of the city. High density works well in areas that are laid out in a grid and are relatively level. Neither of which are true from many parts of West Portland.

I'm not pleased with what has been allowed to take place with the back handed change in the zoning definitions years ago. I am not against infill development, but this should be on available vacant land, not at the cost tearing down existing homes. Also it does not take an education in traffic engineering to see that all of the supporting roads in our part of Southwest Portland are beyond capacity during peak usage.

\*\*\*\*\*

As I stated above this proposal is directly in contradiction to the 2035 Comp Plan which severely limits development on R20 lots because of natural hazards and the fact that the city doesn't want to invest too deeply in these areas.

\*\*\*\*\*

One of my concerns with regards to the boundary is it is partially based on transit lines. If passed, the city could change the overlay zones with little public involvement when a new transit meets the definitions outlined in the code.

Of course one of the reasons the city is using an overlay zone is to avoid the steps required to rezone properties. The future implications is a bit concerning because overlay zones sidestep many laws of notification and involvement related to re-zoning

\*\*\*\*\*

I agree with \*\*\*. The thing that is the most troubling to me is the fact that **the city is clearly using the infill plan to sidestep the longer and more tedious process of rezoning.** I was impressed with the amount of citizen involvement in the 2035 comprehensive plan which included a significant amount of rezoning. **The infill project at times directly contradicts the 2035 comp plan and has had almost no citizen involvement compared to the comp plan.** I also think it is troubling that for many projects they are proposing moving from a "type iii" review which takes 110 days to a "type ii-x" review which takes 42. There is a reason these things should take time... so that everyone involved gets a fair shake.

\*\*\*\*\*[end of Nextdoor comments' excerpts]

**I urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.**

Respectfully submitted,

Maryellen Read, Resident of Collins View Neighborhood



**Moore-Love, Karla**

---

**From:** Landoe, Brian  
**Sent:** Tuesday, November 08, 2016 3:20 PM  
**To:** Council Clerk – Testimony  
**Cc:** Cairo, Jenn; Barbara Hollenbeck (bhollenbeck98@gmail.com); Brian French (ai.brianfrench@gmail.com); Catherine Mushel (cmushel@comcast.net); Damon Schrosk (damon@treecology.com); Gregg Everhart (gseverhart@gmail.com); Mark Bello (markrichardbello@gmail.com); Redisch, Meryl; Vivek Shandas (vshandas@pdx.edu)  
**Subject:** Urban Forestry Commission Statement for 11-9-16 Council Session  
**Attachments:** Residential Infill Comments to City Council.pdf

Good Afternoon,

Please accept the attached statement from the Urban Forestry Commission regarding the Residential Infill Project (Council Agenda Item 1258).

Thank you,  
Brian

**Brian Landoe**

Asst. Program Specialist | Urban Forestry  
Portland Parks & Recreation  
10910 N. Denver Ave.  
Portland, Oregon 97217  
503.504.0836  
[brian.landoe@portlandoregon.gov](mailto:brian.landoe@portlandoregon.gov)  
[portlandparks.org](http://portlandparks.org)



CITY OF PORTLAND

# URBAN FORESTRY COMMISSION

1120 SW FIFTH AVENUE, PORTLAND, OREGON 97204  
PHONE 503-823-5396 FAX 503-823-5570



AMANDA FRITZ, COMMISSIONER

MIKE ABBATÉ, DIRECTOR

November 8, 2016

Mayor Hales and Members of Portland City Council  
Portland City Hall  
1221 SW 4<sup>th</sup> Ave.  
Portland, OR 97204

Dear Mayor Hales and City Commissioners,

On behalf of the Urban Forestry Commission, please accept the following comments about the Residential Infill Project that expresses our concerns and recommendations.

When staff from the Bureau of Planning and Sustainability briefed the Urban Forestry Commission last summer about this project, we all noted that the schematics failed to reference trees or represent them at all. Given the overarching goals and aspirations contained in the Comprehensive Plan and other future looking documents developed by the City, we view this as another instance where canopy standards are a secondary consideration and, in this case, are omitted entirely. While we recognize that this document is focused on scale and types of housing, we firmly believe that if trees are not represented at the outset, they will continue to be an afterthought. The work of the Commission is to ensure that Portland meets its forestry targets and that large, healthy trees are preserved. We are counting on this Council to confirm that canopy standards are an investment that all bureaus need to take seriously.

We have concerns about the impacts that the RIF project will have on the preservation and growth of large, healthy trees on private residential land. The City needs to move quickly to develop a site review process for these types of trees to ensure the overall purpose of Title 11 to preserve trees when new development is achieved. We understand that such a site review process cannot be implemented as part of the Residential Infill Project. Therefore, we recommend, at the very least, the City incorporate the following into proposed code changes currently being considered:

1. Allow an additional dwelling unit within allowed building footprint or additional square footage within the allowed building footprint in exchange for extra tree preservation.
2. Instead of simply "retaining current side and rear setback minimums," allow adjustment of setbacks in exchange for the preservation of one or more large, healthy trees (20" or greater including root protection zones required by Title 11) that would otherwise have to be removed.



CITY OF PORTLAND  
**URBAN FORESTRY COMMISSION**  
1120 SW FIFTH AVENUE, PORTLAND, OREGON 97204  
PHONE 503-823-5396 FAX 503-823-5570



AMANDA FRITZ, COMMISSIONER

MIKE ABBATÉ, DIRECTOR

3. Instead of simply "retaining current parking requirements for all houses on standard lots," allow for parking requirements to be waived in exchange for the preservation of one or more large, healthy trees (20' or greater including root protection zones required by Title 11) that would otherwise have to be removed.

Points #2 and #3 are direct recommendations from the Title 11 Oversight Advisory Committee Report. Additionally, these recommendations note a 20" diameter threshold as a direct reference to the Tree Code's large tree classification. We are highlighting this threshold for permitting greater flexibility in site planning and development situations than would be the case if this flexibility were granted only for trees above the larger diameter threshold, i.e. 36" dbh.

The Urban Forestry Commission appreciates your attention to and consideration of these recommendations that will provide more flexibility to developers while capitalizing on opportunities to reach Portland's canopy and livability goals.

Sincerely,

Meryl A. Redisch, Chair, Policy Committee  
Mark Bello, Chair, Urban Forestry Commission

Cc. Jenn Cairo, City Forester  
Susan Anderson, Director, BPS

**Moore-Love, Karla**

---

**From:** Rachael Esterkin Millican <rachael.esterkin@gmail.com>  
**Sent:** Tuesday, November 08, 2016 3:12 PM  
**To:** Council Clerk – Testimony  
**Subject:** Comment about Residential Infill Concept Recommendation

November 8, 2016

Mayor Charlie Hales, Rm. 340  
 Commissioner Nick Fish, Rm. 240  
 Commissioner Amanda Fritz, Rm. 220  
 Commissioner Steve Novick, Rm. 210  
 Commissioner Dan Saltzman, Rm. 230

Re: Residential Infill Concept Recommendation

Mayor Hales and Commissioners:

I am concerned that this concept might be approved, even as a concept, without a full legislative process including public outreach and hearings.

Of particular concern are recommendations 4, 5, and 6 under “Housing Choice”. These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay.

Among reasons for my concern,

- Once City Council has approved this in concept it will be largely pre decided.
- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: “Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City” (amendment #P45).
  1. As of October, it extended the “Cottage Cluster” concept to “Citywide”.
  2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
  3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
  4. An R10 lot could have about 8-10 units with “cottages” and ADUSs and an R20 lot could have twice as many.
- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
- This would completely change the character of single dwelling neighborhoods.



- It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.
- Amendment #P45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted,

Rachael Millican

**Moore-Love, Karla**

---

**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 12:32 PM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Residential Infill Project: Opposition Statement  
**Attachments:** Letter To Council 10-21-2016.pdf

**From:** John Liu [mailto:johnyaoliu@gmail.com]  
**Sent:** Friday, October 21, 2016 10:47 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Cc:** ted@tedwheeler.com; info@chloeforportland.com  
**Subject:** Residential Infill Project: Opposition Statement

This email is also attached as a PDF file.

**To:**  
**Mayor Charlie Hales**

**Commissioner Dan Saltzman**

**Commissioner Nick Fish**

**Commissioner Amanda Fritz**

**Commissioner Steve Novick.**

**Mayor-Elect Ted Wheeler**  
**Candidate for Commissioner Chloe Eudaly**

**From:** John Liu, 461 NE Mirimar Pl, Portland OR 97232  
**johnliu@earthlink.net** 510 847 0070 (mobile)

**Date:** October 21, 2016

**Dear Sirs and Madams:**

I oppose Recommendations 4, 5, and 6 of the Residential Infill Project proposals (the RIP changes) that the Bureau of Planning and Sustainability (BPS) has submitted to the City Council. I ask you to vote against those recommendations on December 7, and on all future occasions, for these reasons:

1. 1.
2. The RIP changes are not necessary to accommodate Portland's growth.
3. 2.
4. The RIP changes will not provide affordable housing.
5. 3.
6. The RIP changes will irreparably damage Portland's single family home neighborhoods.

**The RIP changes I oppose are Recommendations 4, 5, and 6.**

Please refer to the Concept Report To City Council. Recommendations 4 and 5 of RIP will change Portland's R2.5, R5 and R7 zoning in most of East Portland to permit duplexes on every lot and triplexes on every corner lot. Recommendation 6 will permit "clusters" of small houses and apartments on large lots.

I do not oppose Recommendations 1, 2, 3, 7, 8, or 9. In particular, I support accessory dwelling units (ADUs) as a source of affordable housing and allowing older residents to not only age in place, but to age with their families nearby.

### **The RIP changes are not necessary to accommodate Portland's growth.**

The RIP changes are claimed to be necessary because "123,000 new households are projected by 2035." Concept Report, page 2.

The 2012 Buildable Lands Inventory report by BPS ("BLI report") shows that Portland has enough buildable land, under current zoning, to accommodate 231,500 additional housing units.

BLI report, page 8: "The Buildable Lands Inventory (BLI) is an estimate of how much development potential is possible under current city plans and zoning." (emphasis added).

BLI report, page 18. "Zoned capacity in Portland is sufficient to meet projected housing need; that is, enough land in Portland is currently zoned to accommodate the projected number of new households. There are approximately 250,000 households in Portland today. The total estimated residential capacity of the city, with the existing Comprehensive Plan designations and evaluating the degree of impact from the constraints is 231,500 units." (emphasis added)

BLI report, page 19: "there is a remaining capacity of approximately 231,500 potential new dwellings." (emphasis added)

The BLI report shows that 85% of that 231,500 unit capacity is in the Central City core, in mixed use corridors, and neighborhood centers.

BLI report, page 18: "About 15 percent of that capacity is in land available for single dwelling residential development (detached or attached homes on their own lot). The largest concentration of single dwelling capacity is in East Portland in the Powelhurst-Gilbert neighborhood."

"At least 14 percent of Portland's capacity is located in the Central City (approximately 33,000 dwellings). For a more detailed study of the Central City's capacity (see the 2011 Central City Development Capacity Report – Appendix B). That report estimated a capacity of 50,000 to 60,000 additional housing units, after considering available development incentives and bonuses."

"Outside of the Central City, most of the remaining growth capacity is in mixed use corridors and neighborhood centers. Notable areas of high growth capacity are Gateway, North Interstate Corridor, Lents, Hayden Island, Montavilla, and some areas of East Portland. The areas of town with the least capacity for additional growth are some areas in Northeast Portland and most of West Portland."

Therefore, Portland has capacity for 196,775 additional housing units (= 85% x 231,500) outside of single family house neighborhoods. Portland also has capacity for 34,725 additional housing units (=15% x 231,500) in single family house neighborhoods, without the RIP zoning changes.

The projected need for 123,000 new housing units by 2035 can easily be met without the RIP changes.

### **The RIP changes will not provide affordable housing for Portland's lower income residents.**

The need for affordable housing is another claimed reason for the RIP changes.

"A young couple living in a one-bedroom apartment may not be able to afford the leap to buy a house. But as their family grows, they may look for additional living space and a yard within a walkable neighborhood. A duplex or triplex could offer this opportunity. Or consider an "empty nester" couple who no longer wants to take care of their large house and yard but want to remain in their familiar neighborhood with a sense of community support. Cottage cluster communities and accessory dwelling units provide desirable alternatives. More options mean more variety in unit prices and living arrangements." Concept report, page 2.

The economic reality is that the infill duplexes and triplexes proposed in the RIP changes will not and can not meet any reasonable definition of "affordability". Multi-level apartment buildings benefit from high density and scale economies, and thus can result in affordable units. Building a duplex costs as much or more, on a per square foot basis, as building a brand new single family house.

Here are the economics:

The median price of a single family house in Portland is \$400,000.  
Demolishing the house, preparing the site, and permitting costs \$10,000.  
Building a duplex of 3,000 square feet (1,500 square feet per unit) costs \$450,000 at typical \$150/square foot.  
That totals \$860,000 in cost, not including construction financing and real estate transaction costs.  
The developer will require 30% gross profit, for a sale price of \$1,180,000.  
Each unit of the duplex will sell for half that, or \$590,000: more than the original house.

All RIP will do is allow developers to demolish existing houses to build and sell more expensive duplex and triplex units.

The existing house might be affordable, if small or a "fixer upper". The new units will not be affordable. The only one who benefits is the developer.

I would like to give you a real world example, in my neighborhood. In 2015, developer Everett Custom Homes purchased a lovely, historic, 98 year old house in Laurelhurst, at 115 NE Cesar Chavez for \$601,300, demolished it, and built two new infill houses, re-addressed as 3823 NE Couch St and 3835 NE Couch St. The first sold for \$938,000 and the second sold for \$927,000. The new houses cost far more than the original house. Families that might have been able to afford the original house could not have hoped to afford the new infill houses. Everett Custom Homes' owner, Vic Remmers, was part of the Stakeholders Advisory Committee that wrote the RIP proposal.

### **The RIP changes will irreparably damage Portland's single family home neighborhoods.**

The express intention of the RIP changes is to convert Portland's single family home neighborhoods to mixed neighborhoods of duplexes, triplexes, and small apartment clusters. In the words of a RIP author – again, Vic Remmers:

"the city of Portland 'should remove barriers and identify incentives to encourage development of more housing types ... streamlining the design review process and revising the zoning code to allow for middle housing types in residential neighborhoods.' In doing so, this would mean

neighborhoods would start seeing more duplexes, triplexes, four-plexes and two-story apartments built around small courtyards." (emphasis added) May 10, 2016 Op-Ed, Portland Tribune "My View: Rezone For Affordable Housing" by Vic Remmers.

Portland residents who live in single family house neighborhoods, chose to live in those neighborhoods. They could have chosen very different neighborhoods of apartments, duplexes, or triplexes; they did not. They invested their life savings, much of their income, and often their sweat equity in their house in that single family house neighborhood. Owning a home means stability and security. The neighborhood's zoning was a fundamental characteristic of the house.

Portland is a city of neighborhoods, each with its unique characteristics. It is fundamentally inequitable for the city council to make a sweeping change in the zoning of dozens of such neighborhoods from single family house to multi family dwelling. A particular neighborhood could vote to accept such a change, but the city council should not impose the uniform "one size fits all" RIP on the neighborhoods that reject it.

Note that the inequity will weigh heaviest in lower income neighborhoods. As explained previously, replacing an existing house with infill duplexes and triplexes will increase the price per unit. The lower income residents will be displaced as the original houses are demolished and replaced with new units that are more expensive.

Please be aware that the overwhelming majority of Portlanders have never heard of the RIP. BPS received fewer than 1,500 comments on RIP (not 0.25% of the city's population). The RIP brochure was lengthy and unclear. The most important zoning changes (Recommendations 4, 5, and 6) were buried near the end of a 20 page document.

### **Thank you for your attention.**

I would welcome the opportunity speak further with you or your staff, or to testify on this subject at a public meeting of the city council where the RIP is considered.

John Liu  
461 NE Mirimar Pl  
Portland OR 97232  
[johnliu@earthlink.net](mailto:johnliu@earthlink.net)  
510 847 0070 (mobile)



To: Mayor Charlie Hales  
 Commissioner Dan Saltzman  
 Commissioner Nick Fish  
 Commissioner Amanda Fritz  
 Commissioner Steve Novick.  
 Mayor-Elect Ted Wheeler  
 Candidate for Commissioner Chloe Eudaly

From: John Liu, 461 NE Mirimar Pl, Portland OR 97232  
[johnliu@earthlink.net](mailto:johnliu@earthlink.net) 510 847 0070 (mobile)

Date: October 21, 2016

Dear Sirs and Madams:

I oppose Recommendations 4, 5, and 6 of the Residential Infill Project proposals (the RIP changes) that the Bureau of Planning and Sustainability (BPS) has submitted to the City Council. I ask you to vote against those recommendations on December 7, and on all future occasions, for these reasons:

1. The RIP changes are not necessary to accommodate Portland's growth.
2. The RIP changes will not provide affordable housing.
3. The RIP changes will irreparably damage Portland's single family home neighborhoods.

### **The RIP changes I oppose are Recommendations 4, 5, and 6.**

Please refer to the [Concept Report To City Council](#). Recommendations 4 and 5 of RIP will change Portland's R2.5, R5 and R7 zoning in most of East Portland to permit duplexes on every lot and triplexes on every corner lot. Recommendation 6 will permit "clusters" of small houses and apartments on large lots.

I do not oppose Recommendations 1, 2, 3, 7, 8, or 9. In particular, I support accessory dwelling units (ADUs) as a source of affordable housing and allowing older residents to not only age in place, but to age with their families nearby.

### **The RIP changes are not necessary to accommodate Portland's growth.**

The RIP changes are claimed to be necessary because "123,000 new households are projected by 2035." Concept Report, page 2.

The [2012 Buildable Lands Inventory report by BPS](#) ("BLI report") shows that Portland has enough buildable land, under current zoning, to accommodate 231,500 additional housing units.

BLI report, page 8: "The Buildable Lands Inventory (BLI) is an estimate of how much development potential is possible under current city plans and zoning." (emphasis added).

BLI report, page 18. "Zoned capacity in Portland is sufficient to meet projected housing need; that is, enough land in Portland is currently zoned to accommodate the projected number of new households. There are approximately 250,000 households in Portland today. The total estimated residential capacity of the city, with the existing Comprehensive Plan designations and evaluating the degree of impact from the constraints is 231,500 units." (emphasis added)

BLI report, page 19: "there is a remaining capacity of approximately 231,500 potential new dwellings." (emphasis added)

The BLI report shows that 85% of that 231,500 unit capacity is in the Central City core, in mixed use corridors, and neighborhood centers.

BLI report, page 18: "About 15 percent of that capacity is in land available for single dwelling residential development (detached or attached homes on their own lot). The largest concentration of single dwelling capacity is in East Portland in the Powelhurst-Gilbert neighborhood."

"At least 14 percent of Portland's capacity is located in the Central City (approximately 33,000 dwellings). For a more detailed study of the Central City's capacity (see the 2011 Central City Development Capacity Report – Appendix B). That report estimated a capacity of 50,000 to 60,000 additional housing units, after considering available development incentives and bonuses. "

"Outside of the Central City, most of the remaining growth capacity is in mixed use corridors and neighborhood centers. Notable areas of high growth capacity are Gateway, North Interstate Corridor, Lents, Hayden Island, Montavilla, and some areas of East Portland. The areas of town with the least capacity for additional growth are some areas in Northeast Portland and most of West Portland."

Therefore, Portland has capacity for 196,775 additional housing units ( $= 85\% \times 231,500$ ) outside of single family house neighborhoods. Portland also has capacity for 34,725 additional housing units ( $= 15\% \times 231,500$ ) in single family house neighborhoods, without the RIP zoning changes.

The projected need for 123,000 new housing units by 2035 can easily be met without the RIP changes.

### **The RIP changes will not provide affordable housing for Portland's lower income residents.**

The need for affordable housing is another claimed reason for the RIP changes.

"A young couple living in a one-bedroom apartment may not be able to afford the leap to buy a house. But as their family grows, they may look for additional living space and a yard within a walkable neighborhood. A duplex or triplex could offer this opportunity. Or consider an "empty nester" couple who no longer wants to take care of their large house and yard but want to remain in their familiar neighborhood with a sense of community support. Cottage cluster communities and accessory dwelling units provide desirable alternatives. More options mean more variety in unit prices and living arrangements." Concept report, page 2.

The economic reality is that the infill duplexes and triplexes proposed in the RIP changes will not and can not meet any reasonable definition of "affordability". Multi-level apartment buildings benefit from high density and scale economies, and thus can result in affordable units. Building a duplex costs as much or more, on a per square foot basis, as building a brand new single family house.

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### **The RIP changes will irreparably damage Portland's single family home neighborhoods.**

The express intention of the RIP changes is to convert Portland's single family home neighborhoods to mixed neighborhoods of duplexes, triplexes, and small apartment clusters. In the words of a RIP author – again, Vic Remmers:

“the city of Portland ‘should remove barriers and identify incentives to encourage development of more housing types ... streamlining the design review process and revising the zoning code to allow for middle housing types in residential neighborhoods.’ In doing so, this would mean neighborhoods would start seeing more duplexes, triplexes, four-plexes and two-story apartments built around small courtyards.” (emphasis added) [May 10, 2016 Op-Ed, Portland Tribune](#) “My View: Rezone For Affordable Housing” by Vic Remmers.

Portland residents who live in single family house neighborhoods, chose to live in those neighborhoods. They could have chosen very different neighborhoods of apartments, duplexes, or triplexes; they did not. They invested their life savings, much of their income, and often their sweat equity in their house in that single family house neighborhood. Owning a home means stability and security. The neighborhood's zoning was a fundamental characteristic of the house.

Portland is a city of neighborhoods, each with its unique characteristics. It is fundamentally inequitable for the city council to make a sweeping change in the zoning of dozens of such neighborhoods from single family house to multi family dwelling. A particular neighborhood could vote to accept such a change, but the city council should not impose the uniform “one size fits all” RIP on the neighborhoods that reject it.

Note that the inequity will weigh heaviest in lower income neighborhoods. As explained previously, replacing an existing house with infill duplexes and triplexes will increase the price per unit. The lower income residents will be displaced as the original houses are demolished and replaced with new units that are more expensive.

Please be aware that the overwhelming majority of Portlanders have never heard of the RIP. BPS received fewer than 1,500 comments on RIP (not 0.25% of the city's population). The [RIP brochure](#) was lengthy and unclear. The most important zoning changes (Recommendations 4, 5, and 6) were buried near the end of a 20 page document.

**Thank you for your attention.**

I would welcome the opportunity speak further with you or your staff, or to testify on this subject at a public meeting of the city council where the RIP is considered.

John Liu  
461 NE Mirimar Pl  
Portland OR 97232  
[johnliu@earthlink.net](mailto:johnliu@earthlink.net)  
510 847 0070 (mobile)

**Moore-Love, Karla**

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**From:** David Meyer <dmeyer@teleport.com>  
**Sent:** Wednesday, November 09, 2016 12:11 PM  
**To:** Council Clerk – Testimony  
**Subject:** Please enact lower height limits on new houses

Please enact new lower height limits on new houses in Portland as soon as possible.

That one change will be a wonderful service to existing Portland residents.

We know that the new lower height limits are a tiny part of the wide-ranging set of changes in the Residential Infill Project. But separating out the height restrictions and enacting them as a stand-alone change to code would be a dramatic gesture that would be VERY popular, with good reason. The current height limits have allowed the march of monster houses all over the city.

From the Bureau of Planning and Sustainability, all four proposals included in the current "Summary of the Residential Infill Project, Concept Report: Concept Recommendations" seem good:

"Lower the house roofline: a) Restrict height to 2 1/2 stories on standard lots. b) Measure the basepoint from the lowest point 5 feet from a house, not from the highest point. c) For down-sloping lots, allow use of average street grade as a basepoint alternative. d) Ensure that dormers are a secondary roof-mass."

Thank you!!

David Meyer and Jane Meyer

3550 SW Custer St.

Portland 97219

503 501 9742

[dmeyer@teleport.com](mailto:dmeyer@teleport.com)



**Moore-Love, Karla**

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**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 11:49 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Residential infill

-----Original Message-----

**From:** James Gorter [mailto:jcgortsac@gmail.com]  
**Sent:** Monday, October 31, 2016 11:43 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>  
**Subject:** Residential infill

Dear Mayor Hales and Commissioners,

I am taking a few moments from my travels in Madagascar to make a couple of comments regarding the infill proposals prior to Council's work session. I am a member of the neighborhood context contingent Residential Infill Project Stakeholder Advisory Committee and am in agreement with all of the contingent's positions. I am also a Southwest Portland resident.

1. The overlays will disrupt the fabric of already complete and vibrant neighborhoods. Efforts should be directed to the creation of additional strong neighborhoods and the infrastructure to support them.
2. The one size fits all proposals will seriously damage the historic character of neighborhoods valued by their residents.
3. The one size fits all and density proposals will lead to the demolition of smaller viable homes and increased displacement of our housing vulnerable citizens.

I look forward to submitting testimony to Council next week.

Sincerely  
 Jim Gorter  
 SWNI Representative to RIPSAC

Sent from my iPad

**Moore-Love, Karla**

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**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 11:47 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: please vote NO on increased density zoning

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**From:** Elly Adelman [mailto:ellyy@comcast.net]  
**Sent:** Saturday, November 05, 2016 3:55 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** please vote NO on increased density zoning

Dear Mayor Hales,

I strongly urge you to vote NO on the proposed rezoning that would greatly increase density in residential areas. I say this with my background in social justice and my keen interest in affordable housing, some of it involving friends and family who are struggling to live in Portland. Unfortunately this ill-conceived rezoning approach will serve primarily to enrich developers while destroying the character of neighborhoods without making an appreciable dent in providing housing for “the middle”. One of the most valuable attributes that Portland has is its livability and the character and vibrancy of its neighborhoods. Look at cities where increased densities destroyed neighborhoods and beware. Let’s keep neighborhoods intact while adding more housing in a more thoughtful and effective way.

Please vote NO on the proposed rezoning.

Thank you,  
Elly Adelman



Virus-free. [www.avast.com](http://www.avast.com)

**Moore-Love, Karla**

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**From:** Mary Kyle McCurdy <mkm@friends.org>  
**Sent:** Wednesday, November 09, 2016 11:28 AM  
**To:** Council Clerk – Testimony  
**Cc:** Mary Kyle McCurdy  
**Subject:** 1000 Friends of Oregon: RIP testimony  
**Attachments:** RIP testimony 11.9.16 final.doc

Attached please find the testimony of 1000 Friends of Oregon on the Residential Infill Project. Thank you.

Mary Kyle McCurdy

Mary Kyle McCurdy | Deputy Director and Staff Attorney  
1000 Friends of Oregon | 133 SW 2nd Ave #201 | Portland, Oregon 97204  
<http://www.friends.org> | office: 503-497-1000 ext.130, fax: 503-223-0073 | [mkm@friends.org](mailto:mkm@friends.org)



November 9, 2016

Mayor Hales  
Portland City Commissioners

Re: Residential infill Project

Dear Mayor Hales and Commissioners:

I was a member of your Residential Infill Project Stakeholder Advisory Committee (RIP SAC), representing 1000 Friends of Oregon. Initially, I was not confident that our diverse group would reach a consensus on much. But through 15 months of frequent and long meetings, many walking tours, a summer of open houses (most of which I attended), community surveys, and meetings with community-based organizations, most of the SAC reached consensus on all three of the integrated topics presented to us: scale of housing, development on smaller lots, and choice in housing type. This is reflected in the RIP SAC Summary Report of June 17, 2016, <http://www.portlandoregon.gov/bps/article/581153> and in the letter sent to the Bureau of Sustainability and Planning in June, signed by 16 of the 22 RIP SAC members. This consensus group includes representatives of nonprofit affordable housing providers, disability rights advocates, community-based groups, homebuilders, neighborhood associations, and more.

My comments here will focus on one issue: the role of the RIP proposal in meeting the full spectrum of Portland's housing needs. ***The RIP fills in a significant gap in Portland's housing supply, by providing smaller housing choices throughout our neighborhoods that are relatively more affordable for more of Portland's families.***

**You will hear that Portland has plenty of zoned capacity for housing.** However, as data from your staff, the Oregon Department of Economic Analysis, and national experts shows,<sup>1</sup> Portland has a gap of 25-30% in the demand for and supply of smaller single family and attached housing choices – the “missing middle” of housing types. Today, 45% of the city is zoned for single family dwellings, and another 10% for multi-family dwellings – and that consists almost entirely of larger apartment buildings downtown and in corridors. Yet almost 2/3 of Portland's families are 1-2 person households, and not every family of a parent and child, or a single retired person, wants to live on the 4<sup>th</sup> floor along Division or in a downtown tower. The RIP proposal delivers *family* housing in *family* neighborhoods, at a scale that meets the needs of more Portlanders.

**You will hear that the RIP proposal will not provide housing affordable to Portlanders.** The economic report commissioned by the city shows this is not true, as does the support for the

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<sup>1</sup> Dan Parolek, Opticos Design, Inc.; Josh Lehner, senior economist with the Oregon Department of Economic Analyses, recently stated that Portland is underbuilt by about 24,000 housing units from 2010-2016, most of which is in this “missing middle” category. This is consistent with estimates from the Portland Bureau of Planning & Sustainability.



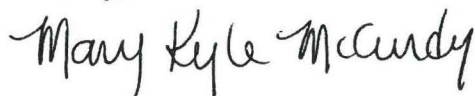
RIP proposal from nonprofits affordable housing organizations that specialize in putting lower income families and individuals into homeownership opportunities. Right now there is little supply – and little opportunity to increase the supply – of smaller homes, duplexes, and cottages in the \$200,000-\$400,000 price range. By reducing the scale of new dwellings and allowing more duplexes, triplexes, ADUs, and internal conversions of existing homes, the economic report demonstrates that the RIP provides for more affordable homeownership and rentals opportunities. The RIP proposal also discourages demolitions in several ways that help maintain affordability of existing houses: the size reduction changes the economics of 1:1 and even 1:2 demolitions; and internal conversions of existing housing to 2 or 3 units is allowed.

**You will hear that the RIP proposal should apply only to a narrow band around corridors and centers.** Portland has always prided itself on being a welcoming community for all. And that means adapting to changing families and those of different economic, social, and racial backgrounds. This is not the time to shut some people out of some neighborhoods. The housing decisions you are making are for the long-term, and should not be limited to today's transit routes and retail nodes. Neighborhood opportunities include a variety of amenities, such as accessibility to parks and schools and the ability to downsize in the neighborhood where one has raised a family. The Housing Opportunity Overlay Zone is carefully crafted to bring in more neighborhoods where everyone should have a chance to and choice of housing type to live.

**You will hear that the RIP proposal is really a re-zoning.** Portland's notion of a "single family" dwelling – and the consequent zoning of 45% of the city for single family housing since the 1950s - needs to evolve to reflect changing family's sizes and configurations. Increased opportunities for duplexes, triplexes, and ADUs – all within the same size structure as a traditional single family home – allows intergenerational living, aging in one's community, and homes for 1-2 person households. The use of an overlay is not new – Portland currently has 11 such overlays in its residential zones, including allowance of duplexes on every corner and one ADU. Just like those overlays, the RIP will allow the sprinkling of smaller housing choices near Portland's schools, parks, and other amenities. And we have ample evidence that this meets the needs of families –some of the most in-demand inner eastside neighborhoods used to allow just these family-friendly housing types.

1000 Friends supports the Residential Infill proposal before you. We encourage you to approve these three intertwined sets of recommendations on scale reduction, smaller lot development, and housing choice, plus direct your staff – as they craft the implementing codes next year - to incorporate flexibility in setbacks and FAR to incentivize outcomes such as affordable units, tree preservation, and accessibility. Thank you for consideration of our comments.

Sincerely,



Mary Kyle McCurdy  
Deputy Director

## Moore-Love, Karla

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**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 11:15 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Residential Infill Project  
**Attachments:** housing infill.docx

**From:** Jeanne Roy [mailto:jeanne@earthleaders.org]  
**Sent:** Tuesday, November 08, 2016 8:30 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Residential Infill Project

To: Mayor Charlie Hales  
 From: Jeanne Roy  
 Subject: Residential Infill Project  
 Date: November 8, 2016

I support the following recommendations of the Residential Infill Project Concept Report:

- **Limit size of housing.** I believe this will assuage the outcry from residents who fear they will lose the character of their neighborhood.
- **Allow more housing types.** This should make housing more affordable in the inner city so that people don't have to commute from Milwaukie or Gresham.
- **Increase flexibility for housing clusters on large lots.** This practice can promote sharing so that residents don't feel they need such large homes.

I favor the PIP concepts for the following reasons:

- They will protect our urban growth boundary.
- They will promote increased density so that walking, biking, and transit use are possible for more people.
- They will provide more affordable housing where it most needed.
- They will help protect the character of neighborhoods.

Jeanne Roy | Co-Director  
 Center for Earth Leadership  
 319 SW Washington Street, Suite 400  
 Portland, Oregon 97204  
 (503) 244-0026; [www.earthleaders.org](http://www.earthleaders.org)

Forging citizen leadership to a sustainable future

To: Mayor Charlie Hales  
From: Jeanne Roy  
Subject: Residential Infill Project  
Date: November 8, 2016

I support the following recommendations of the Residential Infill Project Concept Report:

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**Moore-Love, Karla**

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**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 11:15 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Residential Infill Housing proposal

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**From:** apcharness [mailto:apcharness@gmail.com]  
**Sent:** Tuesday, November 08, 2016 6:29 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Residential Infill Housing proposal

Mayor Hales:

As a resident of Sellwood-Moreland I'm extremely concerned about the ramifications of the proposed infill housing proposal.

The proposal as it currently stands will essentially turn my single family residential community (although many homes already have ADU and basement conversions) into a high density area. Most of the homes in our neighborhood are older, and each one that comes up for sale will be an incentive for a builder to tear down and replace with the maximal coverage of 2-3 units per lot.

Our family moved out of the downtown core because we wanted to live in a less high intensity area. For the City to essentially rezone it without taking into account the concerns of the residents (since the consensus of opinion is definitely against this proposal) is not the reason you were elected as our representatives. Has any thought been given to not only the quality of life implications, but also the impact this huge density increase will have on our schools, community services, sewer and water, and parking? These changes fly in the face of the current Comprehensive Plan Zoning Designations and the prescribed method of making zoning changes.

In addition, your own staff stated at the Nov. 1<sup>st</sup> meeting that this additional housing isn't needed to accommodate current growth projections.

This plan is poorly thought out and the implications of rezoning all of Southeast need to be reviewed prior to any further action. I ask you not to go forward with this proposal as it stands.

Sincerely,

Annemarie Hartman-Charness  
1580 SE Marion Street  
Portland, OR 97202



**Moore-Love, Karla**

---

**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 11:15 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Allow More Tree Preservation & Planting: Comments on Residential Infill Project Proposal

-----Original Message-----

From: Jim Labbe [mailto:jlabb@urbanfauna.org]  
 Sent: Monday, November 07, 2016 4:18 PM  
 To: Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
 Cc: Tracy, Morgan <Morgan.Tracy@portlandoregon.gov>; Beckman, Stephanie <Stephanie.Beckman@portlandoregon.gov>; Planning and Sustainability Commission <psc@portlandoregon.gov>  
 Subject: Allow More Tree Preservation & Planting: Comments on Residential Infill Project Proposal

Dear Mayor Hales and City Council,

I am submitting the following comments in advance of Wednesdays hearing on the Residential Infill Project (RIP) proposal. Generally I support the staff report and the testimony of Portland for Everyone with respect to this package. It will make single family zones more inclusive and affordable while creating incentives to preserve existing homes and reducing house and dwelling sizes without increasing pressure on tree removal. This is smart policy that integrates the interests and desires of the majority of Portlanders. The RIP proposals has something for almost everyone.

That said, the proposal does very little for our urban trees and forest canopy. It misses an important opportunity to implement key recommendations from the 2015 Title 11 Oversight Advisory Committee (OAC) and the Urban Forestry Commission you received earlier this year. These recommendations are entirely relevant to concerns that Portlanders widely share regarding the impact residential infill can have on trees and urban forest canopy.

The Title 11 OAC report (February 2016) that staff and committee members presented to you earlier this year specifically called for additional regulatory flexibility in the RIP to allow more tree preservation. Page 8 reads:

"Explore options to add flexibility in the zoning code to make it easier to preserve trees.

The Citywide Tree Project included several "flexible development standards" that are available to projects that preserve trees. The Committee is supportive of providing additional flexibility, particularly for preservation of trees over a certain threshold (20 inches was suggested). Support was expressed for reduced setbacks, waiving parking requirements in single-dwelling zones, and allowing parking and required outdoor area in the front setback. It was recommended that this issue be considered as part of the Bureau of Planning and Sustainability's Residential Infill Project that is currently underway."

See <https://www.portlandoregon.gov/trees/article/564719>)

I urge the City Council to incorporate these recommendations into the RIP proposal by making the following changes:

1. Allow automatic flexibility in front and rear lot line setbacks to the extent they would allow more tree preservation (healthy, non-nuisance trees) on site in accordance with Title 11 tree protection requirements. The RIP proposal calls for flexibility in front setbacks to match neighboring homes. Why not to help preserve more trees? Portland's value tree preservation at least as much or more than street level alignment of homes.
2. Allow automatic flexibility in front lot line setbacks for the required parking space in single family residential zones to the extent this would allow more tree preservation (healthy and non-nuisance trees) on site in accordance with Title 11 tree protection requirements. Also allow required parking areas to be allowed within side street setbacks to the extent this would preserve more trees on site. Chapter 33.266.120 C requires parking to be set back from the front lot line requiring more parking space and possibly tree removal and hardscape because the driveway extends through the setback. This flexibility should be allowed even if it provides a space for a planted tree or just more pervious surface. Portlanders value tree preservation more than parking.
3. Allow complete waiver of parking requirements in circumstances where it would allow preservation a larger, healthy, non-nuisance trees >20" dbh in accordance with Title 11's protection requirements. The waiver should also be granted if curb cuts and driveways would require removing large healthy street trees.

More broadly, I think it is time for the City Council consider waiving ALL off-street parking requirements in single family zones. Doing so will reduce impervious surfaces and allow more space to grow large healthy trees. On-street parking is more than adequate already in most single-family zones and driveways frequently take up space for existing or future trees on both private property and in the public right-of-way.

4. Add a unit bonus for the preservation of large healthy non-nuisance trees (> 36" dbh) in accordance with Title 11's tree protection standards. It makes sense to include preservation of large trees in the list of possible qualifiers for a density bonus..

Thank you for considering these comments and proposed changes to the RIP proposal.

Sincerely,

Jim Labbe

--

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Jim Labbe  
6025B N. Vancouver  
Portland, OR 97217

**Moore-Love, Karla**

---

**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 11:15 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Neighborhood Infill

---

**From:** Stewart Thompson [mailto:sthompson@ffadesign.com]  
**Sent:** Monday, November 07, 2016 12:14 PM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>  
**Subject:** Neighborhood Infill

Dear Mayor Hales,

I am concerned about the recent rash of infill housing projects in our neighborhood. As you know many of the so called infill units are in fact only a one for one replacement. This fact runs contrary to the intended result of the city's need for additional housing and threatens the character of the existing neighborhood. I suggest that this type of building should have a minimum three year owner occupied requirement associated with it. This will limit insensitive speculative development of monster houses in Portland's well scaled older neighborhoods. Bigger is not always better. You know there are many examples that can be sighted.

I noticed on a recent visit to Seattle that higher density redevelopment is taking place along transit corridors, rather than throughout the neighborhood fabric. Seattle is also building to a five-over-two envelope, which is significantly denser than Portland's four-over-one. Portland would better maintain its livability by allowing Seattle's higher density along corridors like SE Division, SE Woodstock, and SE Holgate, while letting the single family residential neighborhoods keep their scale and character.

Please be pro-Portland first, and pro-development second.

Thank you,

Stewart Thompson AIA | LEED BD+C

**Moore-Love, Karla**

---

**From:** Washington, Mustafa  
**Sent:** Wednesday, November 09, 2016 11:06 AM  
**To:** Council Clerk – Testimony  
**Subject:** FW: Residential Infill  
**Attachments:** residential infill 2016-11.pdf

**From:** Nick Sauvie [mailto:nick@ROSECDC.org]  
**Sent:** Wednesday, November 09, 2016 9:22 AM  
**To:** Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>  
**Cc:** Atkins, Ruth <ruth@oregonon.org>  
**Subject:** Residential Infill

Please see the attached letter. Thank you for your consideration.

Nick Sauvie  
Executive Director  
503-788-8052 x16



ROSE connects our community to build good homes, healthy families and neighborhood opportunities.  
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November 9, 2016

To: Mayor Hales & City Council  
 From: Nick Sauvie, ROSE CDC  
 RE: Residential Infill Standards

*Nick Sauvie*

I support the Bureau of Planning and Sustainability's residential infill design standards. Updating the City's zoning and development standards to allow plexes, rowhouses and courtyard housing is an important step that will lead to development of more "missing middle" housing.

These standards should apply across the city and not only in corridors. According to the Portland Housing Bureau's 2015 "State of Housing in Portland" report, home sale price inflation in East Portland has been the most rapid in the city. From 2011 to 2014, home price inflation in East Portland districts was as follows:

Lents-Foster .....	60.7%
Parkrose-Argay .....	41.5%
Pleasant Valley .....	41.4%
122 <sup>nd</sup> -Division .....	38.2%

These were the four highest home price inflation rates in the city. This demonstrates that the housing affordability crisis is hitting hardest at the lower half of the market.

Today, 80% of the residentially zoned land in Portland is reserved for single-family development. Limiting the supply of land available for moderately dense development is a simple supply and demand issue: limiting supply will drive up costs.

Creating more Missing Middle housing options is an important tool for addressing the housing affordability crisis in Portland. The affordable housing bond that passed overwhelmingly last night is an important step. Permitting a greater diversity of options within the vast majority of residential zones is another. I hope that City Council will take that step.

**Moore-Love, Karla**

---

**From:** robby munford <rkmun@hotmail.com>  
**Sent:** Wednesday, November 09, 2016 10:48 AM  
**To:** Council Clerk – Testimony  
**Subject:** Hearing on density and infill

November 8, 2016

**Council Clerk,** [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
 Portland City Hall  
 1221 SW 4th Ave  
 Portland, OR 97204

**To the City Council:**

I join Multnomah Neighborhood Association in opposing the Residential Infill Concept Report and the "housing opportunity zone" overlay map over the whole neighborhood of Multnomah. This overlay will vastly increase density throughout the neighborhood and, coupled with overlays from West Portland Park and Hillsdale Town Centers, will wipe out the entire single-family residential character of our neighborhood.

The Residential Infill project is just too radical-for our neighborhood and for Portland. I urge you to reject the current proposal and create infill development standards that fit with the neighborhoods' context and where they want density to occur.

Sincerely,

**Karyn and Robert Munford**  
 2710 SW Troy St  
 Portland, OR 97219

**Copies:**

**Mayor Charlie Hales,** [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)  
**Commissioner Amanda Fritz,** [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)  
**Commissioner Nick Fish,** [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)  
**Commissioner Steve Novick,** [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)  
**Commissioner Dan Saltzman,** [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)

**Moore-Love, Karla**

---

**From:** Peggy Moretti <PeggyM@restoreoregon.org>  
**Sent:** Wednesday, November 09, 2016 10:14 AM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony 11/9/16 re Residential Infill Project  
**Attachments:** Infill Design Project-RO Testimony\_11-09-16.pdf

Forwarding a copy of my testimony – I will also deliver it in person at today's City Council meeting.  
Thank you.

*Peggy*

Peggy Moretti  
Executive Director



1130 SW Morrison St. | Suite 318 | Portland OR 97205

503 243-1923 main

503 946-6446 direct

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November 9, 2016

Portland City Council  
1221 SW Fourth  
Portland, OR

## Testimony on Residential Infill Project Concept Report

Not since the 1960s have Portland's older neighborhoods come under greater threat of the bulldozer and loss of their identity. When the Residential Infill Project was first proposed, the intent was to ensure that new development was compatible so older neighborhoods would retain their unique character. It has since morphed into a treatise on density and affordability, *with little proof that its proposals will effect either of these goals in a meaningful way.*

As it stands today, **the proposals here could do as much harm as good.** On behalf of the members of Restore Oregon, a non-profit organization whose mission is to preserve, reuse, and pass forward the historic places that make our communities livable and sustainable, I offer the following comments:

### We appreciate and support:

- The limited size proposed for infill housing, and the set-back alignment that would avoid out-sized McMansions and create a more harmonious sense of continuity.
- The construction of duplexes, triplexes, and cottage clusters – especially when they are designed to echo their surrounding context.
- The ability to add ADUs – more than one in some cases.
- The ability to internally convert a large existing house into multiple units.
- Not allowing garage doors to be the primary feature of skinny houses
- Sharing driveways and garages to open up more parking on the street.

### However, Restore Oregon is very concerned about and objects to:

1. **The insufficient incentives for retaining existing houses.** We propose that:
  - New development of middle housing be restricted to vacant lots, or lots where an existing house is less than 50 years old.
  - The waiver of system development fees be limited to projects that retain the existing house.
  - Existing residential structures be allowed greater flexibility for interior conversions without triggering commercial building code compliance.
  - Allow additional ADUs on properties that are designated historic, since the design would be subject to review.



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**2. The lack of any context-specific design standards.** What will keep our neighborhoods from becoming a dense, cheap mish-mash of ugly? Restore Oregon strongly recommends:

- Creating clear, simple context-specific design guidelines such as Denver and other cities are doing.
- Not promoting flag lots (have you ever seen one that didn't look weird?) or 3-story skinny houses.
- Setting an absolute maximum FAR per lot.

In short, we fear that in a mad rush towards affordability-at-all-costs, we may make mistakes similar to those in the 1960s who thought "urban renewal" was the answer to society's ills. Today we still mourn the loss of entire neighborhoods.

Yes, we need to add density. Of course we need affordable housing. But the decisions we make here will determine what Portland looks like for generations. **Let's make decisions based on sound evidence, proven results, and a respect for our heritage.**

This plan has quite a way to go to in that regard.



Peggy Moretti  
Executive Director

**Moore-Love, Karla**

---

**From:** Tom Hughes <Tom.Hughes@oregonmetro.gov>  
**Sent:** Wednesday, November 09, 2016 4:53 PM  
**To:** zCharlie Hales  
**Cc:** Sam Chase; Bob Stacey; Martha Bennett; Anderson, Susan; Armstrong, Tom; Emily Lieb; Ted Reid; All Council-COO; Elissa Gertler; Moore-Love, Karla  
**Subject:** Support Letter re: Residential Infill Project  
**Attachments:** Tom Hughes City of Portland Residential Infill input letter 11-9-16.pdf

Good evening Mayor Hales,

Please find the attached letter in support of the City's Residential Infill Project, to be entered into the record as testimony. I thank you in advance for your consideration.

Sincerely,

Tom Hughes  
President  
Metro Council

Metro  
600 NE Grand Ave.  
Portland, OR 97232-2736  
503-797-1889  
[www.oregonmetro.gov](http://www.oregonmetro.gov)

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600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

November 9, 2016

Portland City Council  
1221 SW Fourth Ave. Room 130  
Portland, Oregon 97204

Re: Residential infill project

Mayor Hales and commissioners:

There are many people – teachers, small families, college students, first-time homebuyers, and downsizing retirees – that are looking for housing in Portland’s walkable neighborhoods, but are struggling to find the variety of housing that meets their needs and budget. Our region’s changing demographics – with more one-and-two-person households and an aging population – demand creative housing solutions.

I am writing in support of the city’s Residential Infill Project and its proposed improvements to the variety of housing that would be allowable in neighborhoods. Metro’s January 2016 Opportunities and Challenges for Equitable Housing report identified increasing the supply and diversity of market rate housing as essential to meeting housing demand and ensuring overall housing affordability throughout the region. The report identified the need to increase the availability of “missing middle” housing to provide more choices for people who wish to live in Portland’s walkable communities.

I believe that the city’s proposal would advance those goals. These missing middle housing types used to be built in Portland’s neighborhoods and are – along with the people that live in them – part of what gives these neighborhoods their character. To meet the city and region’s goals of housing affordability, walkability and reducing carbon emissions, these varied housing types are needed more than ever.

The proposal also seeks to address concerns about the scale of new housing. While Metro does not have a position on the proposed scale of new homes in neighborhoods, we believe that seeking a balance is a worthwhile effort since it can lead to people having more choices of housing.

Thank you for considering our comments.

Respectfully,

A handwritten signature in cursive script that reads "Tom Hughes".

Tom Hughes  
Metro Council President

Cc: Portland Mayor-elect Ted Wheeler  
Metro Councilor Sam Chase  
Metro Councilor Bob Stacey  
Martha Bennett  
Susan Anderson  
Tom Armstrong  
Emily Lieb  
Ted Reid



**Moore-Love, Karla**

---

**From:** West <livaudais@gmail.com>  
**Sent:** Wednesday, November 09, 2016 2:35 PM  
**To:** Moore-Love, Karla  
**Subject:** Residential Infill Plan: Include DeLaTorre's recommendations  
**Attachments:** DeLaTorre\_letter to Council re RIPSAC\_accessibility.pdf

Dear Karla and Portland City Council,

My name is West Livaudais, and I live with a spinal cord injury. Accessibility in the built environment is an important civil rights issue that effects me personally and my community. I founded an organization called Oregon Spinal Cord Injury Connection (OregonSCI.org) with over 300 local members. I can say with confidence finding accessible housing in Portland that is near services, local businesses, and public transportation is nearly impossible.

I strongly urge that Portland City Council integrate Dr. Alan DeLaTorre's recommendations into the Residential Infill Plan, which can be found in the attached document and previously submitted to the Council November 2nd.

Thank you for planning for a Portland that embodies and welcomes all abilities!

Kind regards,

West Livaudais  
OHSU MPH student  
Founder/ED [Oregon Spinal Cord Injury Connection](#)

November 2, 2016

Re: Residential Infill Project - Concept Report to City Council

Dear Portland City Council:

My name is Alan DeLaTorre and I have served as a member of the Residential Infill Project Stakeholder Advisory Committee (RIP-SAC) from its inception in September, 2015, until the last Committee meeting on Tuesday, October 18, 2016. In addition to my role as a member of the RIP-SAC,<sup>1</sup> I am also writing to you as the co-coordinator of the Age-friendly Portland and Multnomah County initiatives, as a past member of the Neighborhood Centers Policy Expert Group to Portland's Comprehensive Plan, a self-described "urban gerontologist," as a researcher at Portland State University's Institute on Aging, and as a parent and aging citizen of our City.

On October 18, 2016, staff from the Bureau of Planning and Sustainability released a Residential Infill Concept Report<sup>2</sup> to City Council that detailed a series of recommendations for future infill housing in Portland. Although both the Comprehensive Plan and the Concept Report have highlighted that Portland's population is becoming older, and, that a more accessible, diverse, and adaptable housing stock is needed, **the final Concept Report failed to offer a single recommendation that would lead to housing in Portland becoming more accessible. This outcome is inequitable, short-sighted, and unacceptable. I expect that Portland's leaders and policymakers will take the necessary steps to remedy this omission and advance opportunities for Portlanders to find housing that facilitates aging in their homes and communities while maintaining critically important social connections that enable their health, well-being, and independence.**

I suggest City Council consider the following: Portland must create and implement regulatory (e.g., zoning code) and incentive-based policies (e.g., density bonuses) that increase our housing stock's accessibility as part of the outcomes associated with the Residential Infill Project. Please consider adding the following requirements as part of the final Concept Report and resulting policies (note: see the next page for suggested "visitable" and "accessible" criteria):

- (1) Require that all new housing built in Portland's single family zones as a result of the Residential Infill Project as "visitable" (note: exceptions can be considered)**
- (2) When cottage cluster developments and bonus unit provisions are given for infill housing (i.e., above and beyond by-right development detailed in Proposal 1), all qualifying units should be built to as "accessible"**

---

<sup>1</sup> For additional information about the Residential Infill Project and recommendations pertaining to accessibility, please see the participant observation report submitted to the City of Portland on October 15, 2016: [http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre\\_Residential-Infill-Project-Report\\_Oct14.2016.pdf](http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre_Residential-Infill-Project-Report_Oct14.2016.pdf).

<sup>2</sup> City of Portland (October, 2016). *Residential Infill Project - Concept Report to City Council*. Retrieved from: <http://www.portlandoregon.gov/bps/article/594795>.

**Visitable Guidelines:**<sup>3</sup> The three main visitability criteria are:

1. At least one zero-step entrance
  - A step less path no steeper than 1:12, preferably less steep, which leads to the entry door
  - A 3'0" entry door
  - A threshold preferably no higher than ½ inch<sup>4</sup>
2. 32" clear passageways
3. One bathroom/powder room on the main floor (ground level) with mobility device access and maneuvering

**Accessibility Guidelines:** The accessibility criteria are:

1. All visitability criteria as detailed above
2. Single level living or, at the very least, a full bathroom and kitchen on the ground floor
3. Bathroom with required turning space for person in a mobility device (circular or "T-shaped")
4. Curb less shower or wet bathroom
5. Backing of bathroom walls to enable variable grab bar position
6. Varied and/or adjustable kitchen countertops
7. Sinks and stoves with roll-under cabinetry
8. Electrical outlets and phone jacks at least 18-24 inches above floor
9. Task lighting and natural light sources in areas of the home often used by residents (e.g., kitchens and bedrooms)
10. Ventilation and air conditioning for comfort
11. Lever handle hardware, rocker light switches, and "D-shaped" or loop-style hardware
12. Pocket doors (when possible) or outward swinging doors in bathrooms (when pocket doors are not possible), and front entryways that allow for a door to open while a mobility device is present

Sincerely,

Alan DeLaTorre, Ph.D.



503.725.5134

[aland@pdx.edu](mailto:aland@pdx.edu)

---

<sup>3</sup> Visitability.org (2016). Visitability – what is it? Retrieved from: <http://www.visitability.org/>. Note: The term visitability refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers

<sup>4</sup> According to ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A111.1 - 2009 American National Standard 404.2.4 that relates to thresholds: If provided, thresholds at doorways shall be ½ inch (13 mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303. EXCEPTION: An existing or altered threshold shall be permitted to be ¾ inch (19 mm) maximum in height provided that the threshold has a beveled edge on each side with a maximum slope of 1:2 for the height exceeding ¼ inch (6.4 mm).

**Moore-Love, Karla**

---

**From:** mvogelpnw@gmail.com on behalf of Mary Vogel <mary@plangreen.net>  
**Sent:** Wednesday, November 09, 2016 2:32 PM  
**To:** Moore-Love, Karla  
**Cc:** Fritz, Amanda; Novick, Steve; Hales, Mayor; Saltzman, Dan; Commissioner Fish  
**Subject:** Mary Vogel's Oral Testimony on the RIP 11-9-16  
**Attachments:** Mary VogelRIP Oral Testimony11-9-16 .docx

Karla,

This is the current written version of my oral testimony today--subject to last minute change. Commissioners may want to see it while I'm testifying--because of the chart comparing density--but its not critical. I'll cc them too.

Thanks,

Mary

**Mary Vogel, CNU-A**



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503-245-7858

[mary@plangreen.net](mailto:mary@plangreen.net)

<http://plangreen.net>

Blog: [Housing Affordability - Put a Bern on It](#)



## Residential Infill Project Oral Testimony of Mary Vogel/PlanGreen – 11-09-16

As a planning consultant who usually focuses her energy on the Central City, I want to address why we need the mix of uses suggested in the Residential Infill Project. I will also suggest several improvements that should be made to the current proposal.

Of the four most oft-cited cities on the West Coast, Portland is the least dense.

City	Vancouver	San Francisco	Seattle	Portland
Population (2010)	629,000	805,000	609,000	584,000
Land Area (sq. mi.)	44	47	84	145
Density (ppl/sq.mi.)	14,199	17,238	7,259	4,030

The City of Portland takes up almost four times as much space as the cities of San Francisco or Vancouver, yet has a lower population--resulting in an **average population density less than many suburbs.**

Population density matters for Portland, if we are to **support both our historic commercial districts and to add the additional 20-minute neighborhoods** we claim we want in our Climate Action Plan. More people on a given block lead to more customers, which leads to more variety in local services, which leads to a convenient lifestyle on foot or on transit, which leads to building a Happy City! [SHOW BOOK]

You can't provide enough density to support a beloved commercial node much less build new retail nodes with single-family homes alone. **We need to increase the overall unit density to the 16 units/acre needed to support thriving retail.** It is important to note that 16 units/acre is also the typical recognized minimum density needed for a place to be transit supportive. **So, I strongly support the Housing Choices recommendations in the Residential Infill Project.**

**Recommendations:** I've never understood why a city that is largely without alleys would require off-street parking. **Curb cuts for private driveways should be taxed rather than required because they usurp at least one parking space/unit in the public realm.** So I especially want to support the last point of **Portlanders for Parking Reform**—an organization founded by and largely run by the young people we should be planning for BTW:

**Eliminate parking requirements for all future infill and manage parking with pricing.**

I also want to support their other three recommendations for improvement:

- **Exempt parking requirements as an incentive for affordable housing units...**
- **Offer parking exemption for tree preservation..**
- **The Housing Choice options (Recommendation 4) should be allowed in all neighborhoods,** not only in the Housing Opportunity Overlay Zone.

**The only building height change from existing zoning I support is measuring from the low point of the lot rather than the high point of the lot.** I also support a Size, Height and/or Density Bonus for: Preserving existing structures, attached housing, zero-step entries, affordable housing, proximity to centers & corridors and tree preservation—as already mentioned.

**Moore-Love, Karla**

---

**From:** Alan DeLaTorre <aland@pdx.edu>  
**Sent:** Wednesday, November 09, 2016 1:35 PM  
**To:** Moore-Love, Karla  
**Subject:** Written testimony for Residential Infill Project  
**Attachments:** DeLaTorre\_letter to Council re RIPSAC\_accessibility.pdf

Hello Karla,

Attached is my official written testimony for the Residential Infill Project (RIP). I was a member of the RIP Stakeholder Advisory Committee and I am a resident of the City of Portland - 5659 N Denver Ave, Portland, OR 97217.

Sincerely,

Alan

Alan DeLaTorre, Ph.D.

Research Associate | Institute on Aging



Office: 503.725.5134

Fax: 503.725.5100

E-mail: aland@pdx.edu

Mail: PSU-IOA, P.O. Box 751, Portland, OR 97207-0751

Office: 506 SW Mill Street, Suite 470S, Portland, OR 97201

November 2, 2016

Re: Residential Infill Project - Concept Report to City Council

Dear Portland City Council:

My name is Alan DeLaTorre and I have served as a member of the Residential Infill Project Stakeholder Advisory Committee (RIP-SAC) from its inception in September, 2015, until the last Committee meeting on Tuesday, October 18, 2016. In addition to my role as a member of the RIP-SAC,<sup>1</sup> I am also writing to you as the co-coordinator of the Age-friendly Portland and Multnomah County initiatives, as a past member of the Neighborhood Centers Policy Expert Group to Portland's Comprehensive Plan, a self-described "urban gerontologist," as a researcher at Portland State University's Institute on Aging, and as a parent and aging citizen of our City.

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<sup>1</sup> For additional information about the Residential Infill Project and recommendations pertaining to accessibility, please see the participant observation report submitted to the City of Portland on October 15, 2016: [http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre\\_Residential-Infill-Project-Report\\_Oct14.2016.pdf](http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre_Residential-Infill-Project-Report_Oct14.2016.pdf).

<sup>2</sup> City of Portland (October, 2016). *Residential Infill Project - Concept Report to City Council*. Retrieved from: <http://www.portlandoregon.gov/bps/article/594795>.



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4. Curb less shower or wet bathroom
5. Backing of bathrooms walls to enable variable grab bar position
6. Varied and/or adjustable kitchen countertops
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8. Electrical outlets and phone jacks at least 18-24 inches above floor
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10. Ventilation and air conditioning for comfort
11. Lever handle hardware, rocker light switches, and "D-shaped" or loop-style hardware
12. Pocket doors (when possible) or outward swinging doors in bathrooms (when pocket doors are not possible), and front entryways that allow for a door to open while a mobility device is present

Sincerely,

Alan DeLaTorre, Ph.D.



503.725.5134

[aland@pdx.edu](mailto:aland@pdx.edu)

---

<sup>3</sup> Visitability.org (2016). Visitability – what is it? Retrieved from: <http://www.visitability.org/>. Note: The term visitability refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers

<sup>4</sup> According to ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A111.1 - 2009 American National Standard 404.2.4 that relates to thresholds: If provided, thresholds at doorways shall be ½ inch (13 mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303. EXCEPTION: An existing or altered threshold shall be permitted to be ¾ inch (19 mm) maximum in height provided that the threshold has a beveled edge on each side with a maximum slope of 1:2 for the height exceeding ¼ inch (6.4 mm).



November 2, 2016

Re: Residential Infill Project - Concept Report to City Council

Dear Portland City Council:

My name is Alan DeLaTorre and I have served as a member of the Residential Infill Project Stakeholder Advisory Committee (RIP-SAC) from its inception in September, 2015, until the last Committee meeting on Tuesday, October 18, 2016. In addition to my role as a member of the RIP-SAC,<sup>1</sup> I am also writing to you as the co-coordinator of the Age-friendly Portland and Multnomah County initiatives, as a past member of the Neighborhood Centers Policy Expert Group to Portland's Comprehensive Plan, a self-described "urban gerontologist," as a researcher at Portland State University's Institute on Aging, and as a parent and aging citizen of our City.

On October 18, 2016, staff from the Bureau of Planning and Sustainability released a Residential Infill Concept Report<sup>2</sup> to City Council that detailed a series of recommendations for future infill housing in Portland. Although both the Comprehensive Plan and the Concept Report have highlighted that Portland's population is becoming older, and, that a more accessible, diverse, and adaptable housing stock is needed, **the final Concept Report failed to offer a single recommendation that would lead to housing in Portland becoming more accessible. This outcome is inequitable, short-sighted, and unacceptable. I expect that Portland's leaders and policymakers will take the necessary steps to remedy this omission and advance opportunities for Portlanders to find housing that facilitates aging in their homes and communities while maintaining critically important social connections that enable their health, well-being, and independence.**

I suggest City Council consider the following: Portland must create and implement regulatory (e.g., zoning code) and incentive-based policies (e.g., density bonuses) that increase our housing stock's accessibility as part of the outcomes associated with the Residential Infill Project. Please consider adding the following requirements as part of the final Concept Report and resulting policies (note: see the next page for suggested "visitable" and "accessible" criteria):

- (1) Require that all new housing built in Portland's single family zones as a result of the Residential Infill Project as "visitable" (note: exceptions can be considered)**
- (2) When cottage cluster developments and bonus unit provisions are given for infill housing (i.e., above and beyond by-right development detailed in Proposal 1), all qualifying units should be built to as "accessible"**

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<sup>1</sup> For additional information about the Residential Infill Project and recommendations pertaining to accessibility, please see the participant observation report submitted to the City of Portland on October 15, 2016: [http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre\\_Residential-Infill-Project-Report\\_Oct14.2016.pdf](http://agefriendlyportland.org/wp-content/uploads/2016/10/DeLaTorre_Residential-Infill-Project-Report_Oct14.2016.pdf).

<sup>2</sup> City of Portland (October, 2016). *Residential Infill Project - Concept Report to City Council*. Retrieved from: <http://www.portlandoregon.gov/bps/article/594795>.

**Visitable Guidelines:**<sup>3</sup> The three main visitability criteria are:

1. At least one zero-step entrance
  - A step less path no steeper than 1:12, preferably less steep, which leads to the entry door
  - A 3'0" entry door
  - A threshold preferably no higher than ½ inch<sup>4</sup>
2. 32" clear passageways
3. One bathroom/powder room on the main floor (ground level) with mobility device access and maneuvering

**Accessibility Guidelines:** The accessibility criteria are:

1. All visitability criteria as detailed above
2. Single level living or, at the very least, a full bathroom and kitchen on the ground floor
3. Bathroom with required turning space for person in a mobility device (circular or "T-shaped")
4. Curb less shower or wet bathroom
5. Backing of bathrooms walls to enable variable grab bar position
6. Varied and/or adjustable kitchen countertops
7. Sinks and stoves with roll-under cabinetry
8. Electrical outlets and phone jacks at least 18-24 inches above floor
9. Task lighting and natural light sources in areas of the home often used by residents (e.g., kitchens and bedrooms)
10. Ventilation and air conditioning for comfort
11. Lever handle hardware, rocker light switches, and "D-shaped" or loop-style hardware
12. Pocket doors (when possible) or outward swinging doors in bathrooms (when pocket doors are not possible), and front entryways that allow for a door to open while a mobility device is present

Sincerely,

Alan DeLaTorre, Ph.D.



503.725.5134

[aland@pdx.edu](mailto:aland@pdx.edu)

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<sup>3</sup> Visitability.org (2016). Visitability – what is it? Retrieved from: <http://www.visitability.org/>. Note: The term visitability refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers

<sup>4</sup> According to ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A111.1 - 2009 American National Standard 404.2.4 that relates to thresholds: If provided, thresholds at doorways shall be ½ inch (13 mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303. EXCEPTION: An existing or altered threshold shall be permitted to be ¾ inch (19 mm) maximum in height provided that the threshold has a beveled edge on each side with a maximum slope of 1:2 for the height exceeding ¼ inch (6.4 mm).

**From:** [Beth Belanger](#)  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#)  
**Subject:** Comments on Portland Residential Infill Project (RIP)  
**Date:** Monday, November 14, 2016 9:43:38 PM

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Hello,

I have been a resident of Portland, OR for the past 11.5 years and a homeowner here for 7 of those years. I have loved living in Portland for the majority of those years. But in the past year, Portland has changed so dramatically that it's becoming less livable. For starters, my 3 mile commute to work takes 30 minutes, each way. Some days it takes 40 minutes to go those 3 miles. I've missed several appointments because traffic was so bad. It's terrible on the weekends too.

The homeless population is growing out of control. It's disheartening to see all those people out on the streets but at the same time I feel less safe. I've had to teach my 5 year old son about what to do if he finds a needle because we've actually seen them around.

Our beautiful city used to be clean! Now it's strewn with garbage. The homeless camps move and leave tons of garbage behind (i.e. the steep slopes all along Hwy 84).

Now getting back to the infill. I think this city is moving too fast.

Sellwood is a mess! Traffic is so bad there already and you continue to allow huge multi-unit buildings to go in. It's unrealistic to believe that the newcomers are not going to have cars. Parking is going to be a nightmare for everybody if you increase the density in our residential zones.

Also, all of this construction is clogging up our streets. There are constantly cement mixers, backhoes and excavators blocking traffic, not to mention adding an extreme amount of emissions to our air. Also, the construction is closing the sidewalks and making it more difficult for pedestrians to get through. I know it is temporary, but it is an issue that will continue to be ongoing with the RIP project.

I've been checking out some of the new buildings going up and have found that the rental apartments are incredibly expensive. Over \$1500 for a 1-bdrm apt is out of reach for the average worker.

I'm also very concerned about our aging sewer system not being able to handle the increased loads. Already, I've noticed sewage smell wafting up from the sewers. And it seems that during every major storm, we still have raw sewage going into the Willamette, even after the construction of the big pipe. Furthermore, the building footprints you are permitting leave less, and less, permeable surfaces to absorb rainfall. Major storms will get flashier with less vegetation and trees soaking up the precipitation. I believe the flooding we had last year was partially due to this.

And speaking of trees, stop allowing so many beautiful trees to be removed. Today, I saw another large tree removed to make way for development. I used to love looking out onto the eastside and seeing the sea of green trees; shading our city, absorbing CO2 and other pollutants, and just making people happier.

Stop bending over backwards for developers like Vic Remmers and start representing the people that live in this city.

Sincerely,  
Beth Belanger  
4103 SE Cora Street  
Portland, OR 97202



**From:** [Jackie Partch](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Written testimony about Residential Infill Project  
**Date:** Monday, November 14, 2016 9:15:07 PM

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Dear City Council members,

I am unable to attend the meeting on 11/16 about the Residential Infill Project (RIP) due to lack of childcare, so please accept my written testimony:

I have been very disappointed with some of the infill occurring in my neighborhood, so when I first heard of the RIP, I was encouraged. The recommendations to come out of the group, though, were not what I (or any of my neighbors) was looking for.

The group making the recommendations seems dominated by those who have a financial interest in the decisions. I would encourage you to make your choices on what is best for city residents rather than developers/construction industry. The recent election of Chloe Eudaly shows that Portland residents are inclined to elect politicians who will serve the needs of residents first and foremost.

My thoughts on each area:

- Reduce the maximum allowed size of houses based on lot size and zone.
  - Yes, definitely in favor of this. There are far too many very large homes being squeezed onto standard lots. This does not increase density, nor does it help Portland's tree canopy.
- Apply a Housing Opportunity Overlay Zone in areas with good access to services, jobs, transportation options and other amenities. Within the new overlay zone, allow more housing types (duplexes, triplexes on corners, additional ADUs) and rezone historically narrow lots to R2.5.
  - The current definition of 1/4 mile from transit centers/corridors, etc. is too much. This rezones far too much of Portland.
  - I am only in favor of duplexes/triplexes/etc if they do not involve demolishing any home already on the lot. ADUs or additional units can be carved out of existing homes.
  - Also, the reduced size of buildings should still apply, no matter how many units are in the building. Developers will try to get away with building enormous structures just by calling them duplexes. We already have several of these in our neighborhood, and they are not compatible with existing housing, in addition to decreasing the property values of the homes around them (no one wants their backyard or all the windows on one side of the house completely blocked from sunlight, for example).
- Increase flexibility for cottage clusters (groups of small homes typically oriented around a shared common space).
  - Again, only if this doesn't involve demolishing existing structures.
- Provide incentives for retaining existing houses.
  - Yes, absolutely in favor of this. Demolition is toxic, and the greenest buildings are the ones that are already there. Many homes can be remodeled internally to create more units.

- Revise parking rules for houses on narrow lots.
  - No opinion on this issue

Thank you for taking the time to read and consider my comments.

Jackie Partch  
NE 32nd Ave.

**From:** [Tara Goddard](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony for the Residential Infill Project  
**Date:** Monday, November 14, 2016 9:02:13 PM  
**Attachments:** [GoddardRIPlatter.pdf](#)

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Thank you for the opportunity to provide written testimony.

Tara

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Tara Goddard  
PhD candidate, Urban Studies  
Portland State University  
[goddard@pdx.edu](mailto:goddard@pdx.edu)  
@GoddardTara  
[www.walkandbike.com](http://www.walkandbike.com)

November 14, 2016

To the Members of the Portland City Council –

Thank you for the opportunity to provide testimony in support of the Residential Infill Project even though I could not be there in person. I'm trying to finish my dissertation, so I like to think that's a pretty good reason to be glued to my desk chair. My advisor definitely does! Here is my story:

I moved to Portland in 2011 to start a PhD. My mother flew up with me to look for a place to live. Yes, I was 31 at the time and my Mom had to help me, but have you ever had to spend hours following up on craigslist posts or literally driving up and down streets hoping to catch sight of a sign? Nobody should have to do that alone. After four days, I could find nothing in my budget that was remotely close in (I own a car, but was really hoping to be in reasonable biking distance, and near transit). Just when I was ready to give up (and do what instead, I don't know), I happened to see a craigslist posting that had just gone up about a room for rent on Division at 35<sup>th</sup>. Remember, this was five years ago, and that section looked nothing like it looks now. But it was a great walkable neighborhood, it was an actual house(!), and only 3½ miles from campus. I hit it off with the couple who lived in the other bedroom, and moved in a month later.

From the beginning, those roommates were “weird” about the landlord. They never wanted to upset her. They cautioned me about calling her when things broke. I couldn't understand – I had lived in Davis and Santa Barbara, where housing is expensive and in-demand, but I'd NEVER faced this situation. It is hard to convey how stressful it is to live with that feeling of precariousness. Despite the basement flooding, and a serious rat problem, and a fireplace that was crumbling inside the walls, where the only bathroom was a “jack and jill” connecting the bedrooms, and the landlord was difficult and punitive, we didn't want to leave. So, since I loved living in inner SE, I increasingly adopted their approach. Keep your head down, fix stuff yourself or live with it.

After a year and a half, the construction on Division started. It was loud, dusty, disruptive (our water had to be shut off repeatedly during construction), and inconvenient. But the worst part by far was the looming sense that, while we would have to live through the construction, we wouldn't get to enjoy the fruits of it. And we were right.

In October 2014, the landlord informed us that she would be raising the rent \$300/month in one month (an increase of almost 20%). There was no way we could afford to absorb that kind of increase in one month, or at all – particularly in a place that flooded and had rats. So we moved out.

I was one of the lucky ones. My friend was taking a job out of state right when I was scrambling to find a place I could afford (spoiler: I almost couldn't. My income didn't increase in those three years, but the rents sure did). He needed a tenant he could trust, I needed a place to live and a landlord who cared. But, as lucky as I am to have a roof over my head, my life has definitely been different since moving out near 82<sup>nd</sup> Ave. The only things to walk to are a Plaid Pantry, a Taco Bell, and a Les Schwab (no offense to any of those businesses, they are just not your “vibrant” neighborhood destinations). It is only two blocks to a bus stop by there are not sidewalks on one side of the street, so I have to cross the street twice in those two blocks if I want to avoid walking in the street. Many of the streets around me don't have sidewalks. I basically stopped bicycling, because my commute doubled and the barriers between my house and campus just got too stressful to navigate. I'm lucky



because I can walk to the 82<sup>nd</sup> Max Station, but it isn't an area I feel safe walking to and from, especially at night.

I confess I still, almost two years later, harbor a resentment about having to leave inner SE. I recently received a good fellowship and thought about trying to move into a more walkable neighborhood, but the rent for the exact 1-bedroom I'd looked at in 2011 had gone from \$785/month to \$1149/month, NOT COUNTING water/sewer/garbage and all other utilities. Looking this time around, I found a lot of studios and one-bedrooms in big apartment buildings. Not only are they not affordable, they are tiny. I don't need a lot of space. I'm single, no kids. But I don't want to live in 300 or 400 square feet (for \$1250/month no less!) in a big condo building.

When I lived in Sacramento, I lived in one of 10 "garden apartments" on one lot. I loved it. I had neighbors and community, but my own walls, too. It was small and manageable and affordable, and allowed me to live in a neighborhood I couldn't otherwise have afforded despite making a good city salary. When I lived in Davis, I lived in a "granny flat" just a few blocks from downtown. It was great. The neighbor in the front house, a single retired woman, and I were like built-in family. We watched each other's pets, kept an eye on things, and helped each other out.

I'm not looking for much. I don't need or want one of those new tall houses they built on Clinton (although if they split one of those into three units, I'd be SO down). But I would love the opportunity to live in a neighborhood where I can walk or bike for most of my needs and wants, and where I can feel like the Portland we all love is accessible to me, too.

The Residential Infill Project seems like an important step to provide for people like me: middle income, single, do not need or want a huge house to ourselves but don't want to live in a shoebox, more interested in walkability than freeway access, and looking for places to live where we feel part of a community, or more particularly, the Portland community. Thank you for the opportunity to share my story with you.

Sincerely,

Tara Goddard

2108 NE 80<sup>th</sup> Ave

Portland, OR 97213

**From:** [David Heslam](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Comments on Residential Infill Policy  
**Date:** Monday, November 14, 2016 8:17:58 PM  
**Attachments:** [RIP SAC Letter 11-14-16.pdf](#)

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To whom it may concern,

I am writing to submit the attached letter for consideration during the City Council's 11/16/16 discussion of the Residential Infill Project.

Thank you,

-David

**David Heslam**  
*Executive Director*

E [dheslam@earthadvantage.org](mailto:dheslam@earthadvantage.org)   
T 503.968.7160 x34 / C 971-344-7173

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**Testimony - Residential Infill Project****Natural resource & climate benefits of smaller, space-efficient, & attached housing.***November 14, 2016*

Dear Mayor Hales and Commissioners,

Given the critical need for responses to climate change, it is timely that Portland is now in the process of updating its zoning code for low-density residential zones that cover nearly 45% of the city's land area, where we expect to accommodate 20% of our growth over the next 20 years. On behalf of local, state and regional organizations focused on waste reduction and greenhouse gas emissions, we encourage you to support zoning reforms that will steer home production towards compact, attached housing types with lower per capita carbon footprints than the large, detached, single-family homes predominantly being built today.

Whereas homes in high-density mixed-use zones tend already to be small and attached, the opposite is happening in single-dwelling neighborhood settings, where average new home sizes are back up to pre-recession levels of 2,500 square feet - even as average household sizes are at record lows and continuing to decline. This represents a major obstacle to achievement of Portland's stated climate action goals.<sup>1</sup>

Per recent Oregon DEQ research, smaller and attached housing types reduce waste and yield significantly smaller carbon footprints. Specifically:

- Of 30 material reduction and reuse practices evaluated, reducing home size and multi-family living achieved the largest greenhouse gas reductions, and significant reductions in other impact categories.
- The life cycle carbon impact of a code-built 1,600 square foot house is less than that of a 2,200 square foot home built to minimum green certification standards.
- As the house gets smaller and/or attached, the carbon reduction benefits continue to grow. For instance reducing home size by 50% results in a projected 36% reduction in lifecycle greenhouse gas emissions."

Although the market will always create some larger homes, we support code changes that allow for (and encourage) more environmentally-friendly alternatives, not penalize them. Specifically, we join Portland for Everyone, most members of the Residential Infill Project SAC, and Oregon ON, the Bicycle Transportation Alliance, and others, in calling on Portland to adopt zoning reforms that both reduce the scale of residential buildings *and* open the door to alternative development configurations within them, including:

- Allowing 2 Accessory Dwelling Units (ADUs) on a single residential lot,
- Allowing up to 3 units within the envelope of a typical single family home (and a 4<sup>th</sup> in exchange for long-term affordability and accessibility);

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<sup>1</sup> Climate Action Plan, Bureau of Planning & Sustainability, City of Portland, 2015  
<https://www.portlandoregon.gov/bps/article/531994>



- Making it easier to preserve and adapt existing housing stock by adding a backyard cottage, internally dividing a home into 2 or more units, and/or offering density bonuses for preservation and adaptation.
- Offering density bonuses for smaller attached townhomes in the R2.5 zone;
- Amending the 'cottage cluster zoning' to provide a density bonus in exchange for smaller homes in subdivisions or planned developments.
- Supporting the elimination of on-site parking requirements for homes on 'narrow lots' and ADUs.

We recognize that these changes would shift the way our zoning code supports neighborhood compatibility of new development: by simultaneously tightening regulations on massing and setbacks while loosening up rules on exactly what happens within the building's envelope, in terms of numbers of units. But ***if Portland wants to reduce climate impacts and waste per person in the residential housing sector, this is exactly the direction we need to be heading.***

Lastly, we should also recognize the less immediately-quantifiable environmental, climate, and social benefits of locating more, smaller homes in existing cities and neighborhoods, rather than sprawling out.

- Allowing all of Portland's neighborhoods to be built under zoning that allows them to become walkable, bikeable, and transit-enabled is a critical step towards reducing VMT per resident over the long term.
- Allowing more affordable, smaller housing options in currently well-connected neighborhoods simultaneously eliminates or reduces both housing and transportation cost burdens on middle- and lower-income residents.
- Allowing flexible site plans and reducing total building footprints can actively help preserve and enhance Portland's tree canopy.

Signed,

David Heslam  
Executive Director  
Earth Advantage, Inc.

**From:** [Chemynne Perlingieri](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#)  
**Subject:** I am opposed to the RIP project  
**Date:** Monday, November 14, 2016 7:52:10 PM

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Good evening City of Portland,  
 I am writing to you as a SE resident against the Residential Infill Project.

RIP proposes to rezone all single family residential areas in zones of 5000 and 2500 square foot lots for multifamily uses. That includes almost all the East side neighborhoods and a little bit on the west side. There are also parts of the proposal that deal with the size, setbacks and floor area ratio of new buildings and with small lots. RIP does not discuss its effect on historic preservation or neighborhood livability and there are no exceptions other than the David Douglas school district. The plan does not address affordable housing or current residential issues.

I myself have been living in inner SE for near 8 years, have been displaced twice with no-fault evictions (and rent raised 400+ month plus) each time. One time my daughter and I became near homeless had a friend not taken us in. Worth mentioning I'm still sitting on a sizeable down payment from my family, but have been priced out of buying anything safe enough to live in for my daughter and myself on my modest income.

I have two college degrees and earn a fair income, but cannot STAND that I can't even have a ONE FREAKING BEDROOM for under \$1500 a month for my daughter and I in this no-rent-control market. The greed and constant change of this city before anyone knows what's going on is killing its residents, and killing what once was a great city. It's put my family in a very difficult situation.

There has been extensive promotion of this proposal by a group calling themselves "Portland for Everyone" who believe this will protect the Urban Growth Boundary and others who believe this will provide much more affordable housing. According to the City's own numbers and their Economic consultants, it will do neither. Portland is projected to grow by 123,000 households by 2035. It has capacity in existing zoning to absorb 197,000 households. And, the least expensive units resulting from this would be in the \$450,000 range, according to the City's consultant. In spite of the facts, the City Council has received hundreds of e-mails from people in support of this proposal based on UGB and housing affordability arguments.

We all support the UGB and Oregon's Land Use planning laws. We all care about our city and region. We all want housing to be more affordable for everyone. There is no evidence that this proposal will result in meeting any of those goals. What the proposal will do is introduce uncertainty into the protection, preservation and stability of the affected neighborhoods. It will drive up the cost of single family residential houses by reducing the total supply as developers buy up the most affordable small houses for multifamily. (Like we need any more of that!!!) All east side neighborhoods are at risk for continued instability and deplorable infill projects. It took a long time for these neighborhoods to come back from earlier neglect and inappropriate uses in places. It took a lot of private investment, sweat equity and federal funds to bring these neighborhoods back over the past 40 years. I don't think we should take success and break it without a lot more to go on. This is a huge change in direction for Portland! We have worked the long and hard to protect and sustain close in neighborhoods. It worked. There will be many machinations in the jobs, the economy, banking, and what's cool over the next 20 years. That is enough uncertainty without this. Twenty years is a long time. Clinton was still in his first term 20 years ago. This proposal as it relates to the Housing Choices provision is drastic, risky and not evidence based.

There are goals worth addressing -- make infill that does occur fit into existing neighborhoods, encourage development of more affordable housing of the type people want. From the answers I got to the questions I asked today, I think there is a great deal more work to be done to find options to put before neighborhoods and policy makers before they start writing code to implement any proposal.

People FIRST.  
 Developers.... LAST. More consideration needs to be given to this.



Thank you for including my concerns as documented disagreement with RIP for the Wednesday Nov 16th meeting...  
(appropriately named since none of us can survive this).

Sincerely,  
chemynne perlingieri  
mom/designer/longtime resident of SE

**From:** [Laurie Causgrove](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Comments  
**Date:** Monday, November 14, 2016 7:25:09 PM

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From: Laurie Causgrove

Date: November 14, 2016

Dear Mayor Hales And Commissioners:

I recently became aware of the RIP proposals that the Bureau of Planning and Sustainability has submitted to City Council. After wading through a lengthy and unclear document, I'd like to weigh in. I oppose Recommendations 4, 5, and 6. Recommendations 4 and 5 of RIP will change Portland's R2.5, R5 and R7 zoning in most of East Portland to permit duplexes on every lot and triplexes on every corner lot. Recommendation 6 will permit "clusters" of small houses and apartments on large lots.

I fail to see how these changes will provide affordable housing.

The median price of a single family house in Portland is \$400,000.

Demolishing the house, preparing the site, and permitting costs \$10,000.

Building a duplex of 3,000 square feet (1,500 square feet per unit) costs \$450,000 at typical \$150/square foot.

That totals \$860,000 in cost, not including construction financing and real estate transaction costs.

The developer will require 30% gross profit, for a sale price of \$1,180,000.

Each unit of the duplex will sell for half that, or \$559,000: more than the original house.

Everett Custom Homes recently built a duplex in my neighborhood, Laurelhurst, after demolishing a historic 98-year old house. Two units were created, each selling for well over 900K each. It's a developer's dream, and apparently developers are very much involved in pushing for this sweeping change to the zoning code.

The economic reality is that the infill duplexes and triplexes proposed in the RIP changes will not and can not meet any reasonable definition of "affordability". Multi-level apartment buildings benefit from high density and scale economies, and thus can result in affordable units. Building a duplex costs as much or more, on a per square foot basis, as building a brand new single family house.

This will do the exact opposite of providing affordable housing. A family may have been able to afford the "fixer upper," but will be displaced with the new expensive units.

I urge you to vote no on these recommendations. I do support the ADU option, which allows families flexibility in dealing with aging family members.

Laurie Causgrove  
3356 NE Pacific St.  
Portland, Oregon 97232

**From:** [Michael Driscoll](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Collin View Land Use  
**Date:** Monday, November 14, 2016 5:49:12 PM

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November 5, 2016

Mayor Charlie Hales, Rm. 340  
 Commissioner Nick Fish, Rm. 340  
 Commissioner Amanda Fritz, Rm. 220  
 Commissioner Steve Novick, Rm. 210  
 Commissioner Dan Salesman, Rm. 320

Re: Residential Infill Concept Recommendation

Mayor Hales and Commissioners:

Of particular concern are recommendations 4, 5, and 6 under “Housing Choice”. These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.

Among our reasons,

- Once City Council has approved this in concept it will be largely pre decided.
- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: “Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City” (amendment #P45).
  1. As of October, it extended the “Cottage Cluster” concept to “Citywide”.
  2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
  3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
  4. An R10 lot could have about 8-10 units with “cottages” and ADUs and an R20 lot could have twice as many.
- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
- This would completely change the character of single dwelling neighborhoods.
- It would be inconsistent with the Comprehensive Plan Zoning Designations and the

zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.

- Amendment #P45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted  
Michael Driscoll  
9286 Sw 3rd Ave  
Portland OR 97219

**From:** [PALMERI Jordan](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill letter -Oregon DEQ  
**Date:** Monday, November 14, 2016 5:33:04 PM  
**Attachments:** [DEQ\\_residentialinfill\\_signedletter.pdf](#)

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Hello,

I'm writing to submit the attached letter for your consideration during the 11/16/16 Council discussions on residential infill.

Thanks,  
Jordan

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Jordan Palmeri  
Green Building and Materials Management Programs  
Oregon Department of Environmental Quality  
<http://www.deq.state.or.us/lq/sw/wasteprevention/greenbuilding.htm>  
<http://www.oregon.gov/deq/LQ/Pages/SW/MaterialsManagement.aspx>

811 SW 6th Avenue, Portland, OR, 97204  
503.229.6766 DIRECT  
503.229.6977 FAX

**This November, DEQ's Headquarters Office will be moving to a new location - the 700 Lloyd Building at 700 NE Multnomah St., Suite #600, Portland, OR 97232. The target date for operating at the new location is November 7<sup>th</sup>, 2016.**





# Oregon

Kate Brown, Governor

Department of Environmental Quality

Agency Headquarters

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5696

FAX (503) 229-6124

TTY 711

Dear Mayor Hales and Commissioners,

We are writing to highlight Oregon DEQ's research on reducing the environmental impacts of materials in residential buildings. This information may help inform the Portland City Council's deliberations regarding residential infill.

A 2010 Oregon DEQ research project demonstrates that home size is among the most important determinants of environmental impact. Smaller homes reduce waste and yield significantly smaller carbon footprints. Specifically:

- Of 30 material reduction and reuse practices DEQ evaluated, reducing home size achieved the largest greenhouse gas reductions, and significant reductions in other impact categories.
- The life cycle carbon impact of a code-built 1,600 square foot house is less than that of a 2,200 square foot home built to minimum green certification standards (Energy Star Standards).

The same study showed that the impacts of producing building materials typically dominate a new home's environmental impacts during the first 5 years of operation. Retaining existing housing stock avoids part or all of the environment impacts of using new materials. While there are numerous site specific scenarios that can affect this evaluation, existing building stock has environmental value and in some scenarios – it makes sense to preserve that building stock.

DEQ's subsequent statewide survey and evaluation of one type of smaller housing, accessory dwelling units (ADU), found that ADUs have a lower square foot per person of living area than other single-dwelling housing types, and that 80% of ADUs are used for long term rental housing.

If you have any questions regarding these studies, please contact Jordan Palmeri ([palmeri.jordan@deq.state.or.us](mailto:palmeri.jordan@deq.state.or.us) | 503-229-6766)

Sincerely,

Wendy Wiles

Administrator - Environmental Solutions

Oregon DEQ