

Residential Infill Project Public Involvement Plan

May 2016

Amended March 2018

The amendments include changes to the project timeline and decision process and engagement matrix to reflect Phase II: Code and Mapping Amendments. Appendix B has been added to describe the public participation opportunities for the Concept Report (June-August 2016). Appendix C has been added to describe the public participation opportunities for the Discussion Draft (October-November 2017).

For more information:

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Introduction

The overarching goal of the involvement program is to ensure there is an open, balanced and fair process that provides community members, businesses, and other interested parties convenient and meaningful opportunities to participate in the planning process. The public involvement plan is a working document that will be revised as new ideas and other adjustments are identified.

Project Description

Project context

Portland is growing; people want to live here. By 2035, there will be approximately 260,000 more people in Portland in 123,000 new households. Based on data from the Comprehensive Plan Update we can anticipate significant changes in the composition of these households. We know we need to plan for smaller households; projections indicate an additional 58,000 one-person households by 2035 which will account for 48% of the total projected household growth. We know we need to plan for an aging population. As the nation faces a rapid and unprecedented aging of its population, here in Portland we can anticipate that over 40% of the new households created in the next twenty years will include a person age 65 and older. And conversely as the population ages, the share of households with children is expected to go down between 2010 and 2035. However, since Portland is slated for population growth, we still need to plan for an additional 5,000+ households with children.

While much of this growth will occur in mixed use centers and corridors, an estimated 20 percent of the new housing will be attached or detached single-dwelling units. Many neighborhoods are already seeing the construction of some of these units in the form of new houses and accessory dwelling units. These houses are often bigger and more expensive than the existing housing raising concerns about housing affordability and neighborhood compatibility.

Project outcome

The outcome of the Residential Infill Project will be a set of revised single-dwelling development standards that better meet the needs of current and future residents described in project context above. These updated standards will take into consideration city policies, current trends of construction, building industry constraints/opportunities and impacts of the development on surrounding neighbors.

Project scope

This project will adapt the City's single-dwelling development standards to meet the needs of current and future generations, with the understanding that additional infill development will be necessary as our city's population continues to grow. Portland's single-dwelling development standards will be evaluated, revised and/or clarified to provide greater consistency and improved outcomes for residents and developers as existing homes are remodeled and new ones are built. The project will focus on three topics: scale of houses, narrow lot development and alternative housing options.

This project will not address rules for demolition/deconstruction, historic preservation, systems development charges (SDCs) and fee structures, moveable homes (e.g., tiny houses on wheels) or changes to community design standards.

Following a public engagement process and Planning and Sustainability Commission recommendation, City Council will make the final decision at a public meeting.

Topic 1: Scale of Houses

Background: To meet the housing needs of our growing city, new residential units are being built. Currently, the market is strongest in neighborhoods with more amenities and services (e.g. shops, transit, parks, jobs, and schools). New houses are often larger than neighboring houses and many are built on smaller lots. In addition, building pressure has led to a number of older homes being demolished and replaced by one or two units. Residents in these neighborhoods have raised concerns about neighborhood compatibility and housing affordability (new construction is usually more expensive). Neighborhoods not currently experiencing lots of new construction also have a stake in the outcome of this project because the new standards will be effective in all single-dwelling zones.

What single-dwelling zoning rules should be maintained, revised or established regarding such things as height limits, lot coverage, setbacks, parking requirements, and garage location?

Topic 2: Narrow Lot Development

Background: Narrow lots (those less than 36 feet wide) present design challenges to fit in with nearby patterns of existing development on wider lots. These narrow lots occur in single-dwelling zones in two ways: 1) recent lot partition, and 2) historic narrow platting pattern. For areas with historic narrow platting, lots may be developed at a higher density than allowed by the base zone, lending to concerns about “truth in zoning”.

When considering infill development on lots that are narrower than 36 feet either because of historic platting or new partitions, should:

- ***Minimum lot dimensions be revised?***
- ***Narrow homes be required to be attached?***
- ***Standards be revised or created regarding building height, lot coverage, setbacks and garages on narrow lots?***
- ***Are some locations (such as close to centers and corridors) or zones more appropriate than others to allow narrow lot development?***

Topic 3: Alternative Housing Options

Background: There are many reasons why it is desirable to add additional small residential units into our single-dwelling zones:

- demographic projections anticipate smaller, less affluent households requiring smaller living spaces
- smaller units will also be desired by our aging population
- smaller units near centers and corridors allow more people access to amenities such as shops, transit, parks, jobs, and schools.
- small units can be added without a significant impact to character of single-dwelling neighborhoods, especially if this additional housing is accommodated within a typical single-dwelling form.

In addition to accessory dwelling units on sites with a house. Portland currently has two alternative development options that allow additional units in the single-dwelling zones: duplexes and attached houses on corners and an extra housing unit on residential sites that border commercial zones.

This project will explore the feasibility and appropriateness of alternative housing types that provide more people with more options and access to amenities in an effort to keep housing costs down and diversify housing choices.

- ***Are the current alternative development options sufficient and appropriate?***
- ***Should we add more options to increase housing in single-dwelling zones, such as:***
 - ***Internal house conversions (creating multiple units within an existing house)***
 - ***Second accessory dwelling unit (one internal ADU and one detached)***
 - ***Cottage cluster development (multiple smaller houses on a single lot)***
 - ***Stacked flats (units arranged on top of each other as opposed to side by side)***
 - ***Townhouses (attached houses with units side by side)***
- ***Are some locations (such as close to centers and corridors) and zones more appropriate than others for these alternative housing options?***
- ***Can these units be created through value-added renovations and infill development that contributes positively to the existing neighborhood?***
- ***Should these units be allowed in exchange for extra benefits, such a housing preservation, age friendly design, or greater affordability?***

Project timeline (subject to change)

Phase I: Concept Development

July 2015–Jan. 2016 **PROJECT STARTUP/EXPLORE OPTIONS**

Feb–Sept 2016 **DEVELOP CONCEPTS**

June 15 —Aug 15 ***Public Review of Concepts***

Oct—Dec 2016 **CITY COUNCIL REVIEW OF CONCEPTS (includes public hearings)**

Phase II: Code/Map

Jan – Sept 2017 **DEVELOP CODE LANGUAGE AND MAPPING AMENDMENTS**

Oct 3 – Nov 30 2017 ***Public Review of Draft Code/Mapping Amendments***

Spring – Fall 2018 **LEGISLATIVE PROCESS (Planning & Sustainability Commission/City Council public hearings)**



Concurrent efforts and coordination

The Residential Infill Project will be coordinated with the following projects, including:

Comprehensive Plan Update: Portland’s Comprehensive Plan helps the city prepare for and manage expected population and employment growth, as well as plan for the major public investments to accommodate that growth. It provides direction for City decision-making on land use, transportation, sewer and water systems, and natural resource management programs, while ensuring the investments in major city systems are coordinated. In addition to Chapter 5, Housing, design and location of housing is also addressed in Chapter 3, Urban Form and Chapter 4, Design and Development.

Mixed Use Zoning Project: The Mixed-Use Project will replace existing commercial zoning regulations with new mixed use base zones to implement the Centers & Corridors growth management concepts of the Comprehensive Plan Update. These regulations will apply to apartment and condominium developments within mixed use zones. City Council approved these amendments in Dec 2016 and they have been submitted to the State’s Land Conservation and Development Commission (LCDC) to be reviewed as part of the updated Comprehensive Plan.

Better Housing by Design: This project will update regulations for the multi-dwelling zones to implement policies from the Comprehensive Plan Update. The project will address reducing barriers to quality multi-dwelling development, design issues related to middle-density development in established neighborhoods, and implementation tools to foster better pedestrian connectivity and residential living environments in East Portland.

New Deconstruction Requirements: On February 17, 2016, Portland City Council approved a resolution that directs the Bureau of Planning and Sustainability to develop code language that requires projects seeking a demolition permit of a house or duplex to fully deconstruct that structure if it was built before 1916 or is a designated historic resource. Code amendments to Title 17 took effect on October 31, 2016.

Community Engagement Process, Objectives and Stakeholders

The Bureau of Planning and Sustainability will involve a variety of stakeholders and interested parties in the Residential Infill Project planning process. Stakeholders have diverse interest in the project, ranging from property owners in single-dwelling zones and homebuilders, designers, and real estate agents who will be directly impacted by the project outcomes to members of the general public who want to stay informed about what is happening on the project and how it could impact them. The level of interest in this project and its outcomes among key stakeholders and community members is expected to be high. The process will need to be inclusive, thoughtful and responsive to public concerns and sensitivities.

This plan uses the strategies and approach of the International Association of Public Participation (IAP2). Based on conversations with BPS staff and the Stakeholder Advisory Committee interviews conducted by public outreach consultants (Enviroissues), a public engagement level of “involve” was selected based on the IAP2 spectrum of public participation. BPS will involve and work with the public to ensure that concerns and aspirations are directly reflected in the options developed and provide feedback on how public input influenced the staff proposal and final decision.

Public Engagement Objectives

- Describe scope of this project and how it fits into the larger discussion of housing affordability and residential construction.
- Establish Stakeholder Committee (SAC) during the concept development phase to provide assistance to staff and provide a conduit to larger stakeholder groups.
- Use District Neighborhood Coalitions and their SAC nominees to coordinate outreach efforts to individual neighborhood associations.
- Target efforts to reach stakeholder groups with low representation in the conversation to date include: future home buyers, residents in neighborhoods not currently experiencing high levels of new development, communities of color, renters, residents east of I-205, people with disabilities and people who have recently moved to Portland.
- Present information in a way people can have access to the conversation and are able to provide input throughout the process.
- Compile and summarize public input and provide feedback on how public input influenced the staff proposal and final recommendations.
- Describe the legislative process so people know what to expect once proposals are presented the Planning and Sustainability Commission.

Key stakeholders

A summary of stakeholder interests and issues is presented below based on project staff knowledge of residential infill issues as well as interviews with members of the Stakeholder Advisory Committee (SAC), conducted during fall 2015 by Enviroissues the project’s public outreach consultants.

Stakeholder group	Interests, issues	Represented on Project SAC
Neighborhood associations and coalitions	Neighborhood livability; preservation of neighborhood character and existing housing stock	√
Developers and investors	Regulation consistency; ability to conduct profitable business; changes consider market and economic drivers of home construction	√
Architects and designers	Regulation consistency; flexibility within principles of good design	√
Historic preservation advocates	Preservation of historically significant housing stock; context of new development with existing	√
Affordable housing developers	Regulation consistency; ability to provide affordable housing, especially near services and amenities.	√
Affordable housing advocates	Availability of affordable housing options, especially near services and amenities.	√
Renters	Availability of rental options within income levels, especially near services and amenities.	√
Home buyers	Availability of homes for purchase within income levels and in desired neighborhoods	*
House/land sellers	Ability to earn a return on investment	*
School districts	Accommodate change in student populations from increased housing and changing demographics.	*

Communities of color	Availability of affordable housing options; retention and building of community identity	√
Real estate brokers/agents	Meeting goals of clients; ability to conduct profitable business	√
Current residents not active in neighborhood associations	Ability to make positive housing and life choices	√
Environmental interests	Protecting tree canopy and open space	√
Sustainability	Ensuring new neighborhood infill supports overall sustainability goals, including equity, economic, environmental and transportation	√

** Other opportunities will be provided to engage these groups during the public review periods.*

Stakeholder Advisory Committee (SAC)

The SAC will advise BPS staff as they identify issues and develop concepts to address them. After a 5-week recruitment and evaluation process, SAC members were appointed by Mayor Charlie Hales to represent those involved in the construction of single-dwelling homes (builders, architects, property owners) as well as others interested in how residential infill affects or contributes to the surrounding area (residents, homeowners, neighbors).

The SAC is composed of nominees from the Planning and Sustainability Commission (1), District Coalition Offices (7), East Portland Action Plan (1), Home Builders Association of Metropolitan Portland (2), United Neighborhoods for Reform (1) and Immigrant and Refugee Community Organization (1). In addition there are 13 members-at-large that were chosen to ensure the committee is well-balanced among individuals representing the development community, those representing neighborhood interests, and those who bring a different perspective related to single-dwelling housing issues. A balance in terms of gender composition, geographic distribution, and community networks was also considered. Committee members are expected to share their advice, insight and expertise with the SAC as well as their broader communities and the general public. Ideally, members will think beyond their professions and individual neighborhoods to discuss citywide impacts of various ideas. The SAC is an advisory group and is not expected to come to a consensus on all matters.

Note: *During the development of the Concept Report, the SAC met fourteen times (Sept. 2015- June 7, 2016 with a final meeting on Oct 18th). A summary report of their work was published June 17, 2017. See Appendix A for Stakeholder Advisory Committee members biographies and link to their summary report.*

Public involvement equity framework

The Residential Infill Project will be guided by the City of Portland Public Involvement Principles, adopted by the Portland City Council August 2010. The principles represent a road map to guide government officials and staff in establishing consistent, effective and high quality community engagement across Portland’s City government.

To uphold the values of inclusiveness and equity, which are fundamental to the City's Public Involvement Principles, this project will strive to not only encourage participation from diverse and underrepresented Portland communities, but also apply an equity lens throughout the process. The project will do this in the following ways:

- Facilitate an early discussion about equity with the Stakeholder Advisory Committee (SAC) to:
 1. Develop a shared understanding of an equity lens and framework for the project, and
 2. Identify key project issues and the communities that are impacted; with particular focus on historically underrepresented communities and communities of color.
- Use existing maps and research to get a better understanding of how communities could be impacted by changes to residential development.
- Use a variety of public engagement techniques to engage historically under-presented communities with stake in the outcome of this project, including but not limited to: seniors, people with disabilities, areas at risk of, or experiencing, gentrification, communities of color, and people who reside east of I-205.

To accomplish the first bullet, Desiree Williams-Rajee, BPS Equity Specialist, gave a presentation to the SAC at meeting #3 on Nov. 2, 2015 that discussed equity objectives followed by SAC small group discussion. She asked SAC members to apply the following questions to their work on this project to achieve intergenerational equity. 1) *Process Equity*. Is the decision process inclusive fair and open? Does it consider all communities? 2) *Distribution Equity*: Is there fair and just distribution of benefits and burdens to all residents in the community? 3) *Intergenerational Equity*: Do the decisions and actions today break the cycle of inequalities so there is equity for future generations?

She also suggested the overarching question of the project be modified from: “How will single-dwelling development standard ensure that new and remodeled houses are integrated and complement the fabric of neighborhoods?” to “How will the single-dwelling development standards adapt to meet the needs of the next generation?”

Public Engagement Techniques

A variety of tools will be used to educate and engage the myriad of audiences with a stake in the outcome of this project. These audiences will have varying needs for engaging in this planning process, ranging from very active to general observation. Tools have been selected to reach all audiences along this spectrum, providing multiple options for engagement and education.

The following techniques have been selected because they will allow BPS to share information, collect and compile input and bring people together throughout the process. Working with leaders in historically underrepresented communities, techniques that best engage these communities will be identified and implemented.

Share information

- Sign up for project mailing list (online, at events, or by calling project staff)
- E-Updates: Monthly email will be sent to project mailing list to provide project updates, and announce SAC meetings and public input opportunities
- BPS newsletter: Regular updates will be provided in the monthly BPS email newsletter to highlight progress and public input opportunities
- Fact sheet: the project fact sheet will be updated throughout the project. It will be distributed at outreach events, available at SAC meetings and posted online
- Project website: the project website will be updated regularly throughout the project with blog posts and project documents

- Media releases and BPS social media sites (Twitter, Facebook, Nextdoor)
- Project staff responds to the public's emails, phone calls
- Events hosted by other groups: Attend when invited to provide information and answer questions
- Project staff and district liaison planners will provide updates to neighborhood associations and other community groups when opportunities arise

Collect and compile input

- Stakeholder interviews: Interviews with SAC members were conducted to inform the project goal and identify issues of concern.
- Online open house(s): online open houses(s) will provide opportunities for the broader public to provide input on issue identification, priorities and narrowing the options.
- Comments will be accepted in a variety of written formats throughout the project (email, mail).
- Targeted events to engage historically underrepresented communities as options are identified, evaluated and selected.
- Collect comments from meetings and events designed to bring people together (see below) and compile comment summaries, include how common themes of comments were or were not incorporated in staff proposals.
- Use Map App to gather input on mapping proposals
- Summaries will be prepared after each public outreach stage and a final summary will be prepared prior to the PSC and City Council hearings. Key themes from the public outreach will be presented to PSC and City Council as part of staff's presentation.

Bring people together

- Stakeholder Advisory Committee: Key stakeholders will meet monthly to advise staff during the concept development phase. Public comment is accepted at each meeting.
- Neighborhood walks: Although planned as an activity for the SAC, the walks were open to the public and non-SAC members participated. Routes and the relevant information were posted on the project website to encourage self-guided tours.
- SAC design charrette and public open house: Stakeholders not represented on the SAC were able to attend and observe. Public open house followed at the end of the day
- Focus groups with identified stakeholders
- Question and answer session on public discussion draft at multiple locations
- Public hearings: The PSC and City Council will hold public hearing(s)

Decision Process and Engagement Schedule (Last updated: March 2018)

SAC Meetings	Date	Subject	Public Participation
PHASE I: CONCEPT DEVELOPMENT			
Research/Analysis/Issue Identification			
SAC #1	Tuesday 9/15	Introductions Project Overview Members' Intro and Vision for Project	Project Updates Shared <ul style="list-style-type: none"> E-Updates sent to project mailing list (sign up online, at events, or by calling project staff) Project Website BPS E-newsletter BPS social media sites (Facebook, NextDoor, Twitter) Project staff responds to public's emails and phone calls.
SAC #2	Tuesday 10/6	Administrative <ul style="list-style-type: none"> Charter Public Officials Disclosure Project Process / Timeline Scale of Houses: <ul style="list-style-type: none"> Staff Presentation 	
SAC #2a (Added)	Tuesday 10/20	Scale of Houses: <ul style="list-style-type: none"> Issue Identification / Options 	
SAC Walks	Saturday 10/24	Neighborhood Walks- Inner SE (morning) and SW (afternoon)	SAC meeting; public may attend. Routes are posted on project website.
SAC #3	Tuesday 11/3	Big Picture: <ul style="list-style-type: none"> Growth strategy Investment strategy Equity framework Alternative Housing Options: <ul style="list-style-type: none"> Issue Identification / Options 	All SAC meetings are open to the public.
SAC Walks	Saturday 11/14	Neighborhood Walks East (morning) Inner N/NE (afternoon)	SAC meeting; public may attend. Routes are posted on project website.
SAC #4a	Tuesday 11/17	OPTIONAL Q&A Meeting Land Divisions vs. Lot Confirmations	All SAC meetings are open to the public.
SAC #4b	Tuesday 12/1	Debrief Walks Public Involvement Plan Narrow lots and lot confirmations	Public Participation #1 Online Survey (English and Spanish) 12/9/15 – 1/12/16
SAC #5	Tuesday 1/5/16	Policy framework Principles for residential development Evaluation principles	All SAC meetings are open to the public. Online Survey Closes 1/12/16

Develop and Evaluate Options			
SAC #6	Thursday 1/21	Charrette A full-day design workshop that creatively engages the SAC in developing a range of concepts and options to address key issues in infill development, covering two of the three primary concerns: scale, and narrow lot development	Public Participation #2 Public open house after charrette. Project overview and initial results of the online survey followed by Q and A. Written comments from participants included in charrette summary notes.
SAC #7	Tuesday 2/2	Charrette (continued) The SAC will complete their conversation by developing a range of concepts to address alternative housing options.	All SAC meetings are open to the public. Online Survey Summary Report published, posted on website, 2/16.
SAC #8	Tuesday 3/1	Review new schedule To respond to the mayor's call for quick action, staff will cover the accelerated timeline. Discussion – Scale Part 1 SAC will review initial scenarios to address scale, starting with standard lots Discussion to include guiding principles and charrette takeaways.	All SAC meetings are open to the public. Prep for Public Outreach #3 Identify groups to be included in our outreach and strategize best ways to engage them. Talk to <ul style="list-style-type: none"> • SAC members at special public involvement SAC meeting, March 10 • BPS district liaison planners and equity specialist • ONI and district neighborhood coalition staff • Various stakeholder groups
SAC #9	Tuesday 3/15	Discussion – Scale Part 2 SAC will review initial scenarios to address scale for narrow and attached houses.	
SAC #10	Tuesday 4/5	Discussion – Alternative Housing Options SAC will review potential approaches for encouraging alternative housing types and forms.	Public Engagement Opportunities <ul style="list-style-type: none"> • Online Open House • Public Open Houses (SW, N/NE, Inner SE, east of I-205) Coordinate with District Neighborhood Coalitions and various stakeholder groups • Focus Groups/Roundtable Discussion (possibilities include: recent/active homebuyers, renters, seniors/disabled persons) • Provide information at various community meetings
SAC #11	Tuesday 4/19	Range of alternatives– Skinny Lots and Alternative Housing Options SAC will review policy approaches for where skinny lots should be allowed and discuss the range of alternative concepts for alternative housing options to include in public review.	
SAC #12	Tuesday 5/3	Range of alternatives—Scale of Houses SAC will discuss alternative concepts for scale of houses and remodels.	
SAC #13	Tuesday 6/7	Draft Proposal and Public Review Materials Staff will share draft proposal and public review materials to share with their networks.	All SAC meetings are open to the public.

	6/15-8/15	Public Review of Draft Proposals (See Appendix B)	Public Participation #3 Public Review of Draft Proposals
	8/15 – 9/30	Summarize Public Review Comments and Develop Staff Recommendations for City Council Consideration	
	10/3–11/9	Publish Staff Recommendations to City Council Available to public 30 days in advance of City Council hearing	Public Participation #4 Public Review of Staff's Recommendations to City Council
SAC #14	Tuesday 10/18	Prep for PSC/City Council Review Review summary of public comments and Staff's Recommendations to City Council	All SAC meetings are open to the public.
	10/25	PSC Briefing Staff will brief PSC on their recommendations to City Council	All PSC briefings are open to the public
	11/9 11/16 12/7	City Council Hearings <ul style="list-style-type: none"> • Nov. 9 and 16 • Voted on resolution Dec. 7 	City Council Hearing The public is invited to testify in person or submit written testimony
Phase 2: Codify and Map the Approved Concepts			
Develop Code Language and Map Amendments			
	Jan-Sept 2017	Develop draft code language and map amendments that implement concepts in City Council's final report	<ul style="list-style-type: none"> • Project website kept up to date • E-Updates to project mailing list • FAQs posted to website • Blogs, social media, media releases
	10/03-11/30	Public Review of Discussion Draft Code and Mapping Amendments (See Appendix C)	Public Participation #5 Public Review of Draft Code Language and Map Amendments
Planning and Sustainability and City Council (Legislative Process)			
	Spring – Fall 2018	PSC and City Council Hearings	Public Hearings The public is invited to testify in person or submit written testimony

Decision making process

Decisions regarding outcomes of this planning process will be based on staff's proposal, informed by SAC and other public input, to the Planning and Sustainability Commission who will make a formal recommendation to City Council for a final decision.

Accountability and evaluation

As part of this public involvement plan, staff will be responsible for gathering and disseminating the public's input to decision makers and back to the public at large. This is a necessary component for a successful project. Staff will compile public comments throughout the planning process. Comments will be integrated into ongoing work. Staff will brief the Planning and Sustainability Commission and City Council on the results of outreach efforts and public input. Commission and Council decisions will be communicated to stakeholders and the general public through the website, electronic/hard copy mailings and local media outlets.

Appendix A: Stakeholder Advisory Committee (SAC) Member Biographies

The SAC's work culminated in a [Summary Report](#) published June 17, 2017

<https://www.portlandoregon.gov/bps/article/581153>

Linda Bauer, Appointee – East Portland Action Plan

Linda is a resident of East Portland with 30 years of single family residential development experience in both inner and outer Southeast Portland through her roles as Chair of Southeast Uplift's and the East Portland Action Plan (EPAP)'s Land Use and Transportation Committees. The Southeast Uplift committee serves as a forum for discussion of plan and policy impacts on Southeast Portland neighborhoods. The EPAP committee Linda manages is responsible for all types of assistance to East Portland Neighborhood Office Neighborhood Associations with regard to land use and transportation issues.

Sarah Cantine, Architect – Scott Edwards Architects

Originally from Edmonton, Alberta and a resident of Portland since 1995, Sarah has lived in the Boise neighborhood for 12 years, working on her 1886 farmhouse that is a great example of adaptive reuse." As the land is now worth far more than the structure, she fears that she will be the home's last owner, causing her to regularly reflect on development and preservation, and creating a good balance between. Sarah, a local architect, is also on the Board of the Boise Neighborhood Association and its Land Use and Transportation Committee.

Alan DeLaTorre, Ph.D., Research Assoc. – PSU Institute on Aging

A townhouse homeowner and resident in North Portland, Alan is a self-described "urban gerontologist" and passionate about translating his research into effective policy and practice. He seeks to continually contribute to sustainable development policies and practices that lead to livable and age-friendly environments. Alan is the co-coordinator for the Age-Friendly Portland and Multnomah County initiatives. He also serves as the President of the Oregon Gerontological Association, Commissioner on the Portland Commission on Disability and as an appointee for American Association of Retired Persons (AARP) Oregon.

Jim Gorter, Appointee – Southwest Neighbors, Inc.

Raised in Southeast Portland's Westmoreland/Sellwood neighborhood, Jim is a third generation Portlander and lifelong resident. Currently a retired educator, he served most of career as the director of outdoor/ environmental education for the Northwest Regional Education Service District. He is on the Board of Trustees for the Oregon State Parks Foundation, as well as other advisory committees for the City of Portland and the City Club of Portland. Jim is a 30-year resident of South Burlingame and also a property owner in Southeast Portland.

John Hasenberg, Architect – JHA

A Chicago native, John earned a Bachelor and Master of Architecture and Housing from the University of Illinois before moving to Portland in 1976. He was Partner at Gilbert/Hasenberg Architects prior to starting his current firm, where he has designed a wide spectrum of new and remodeled homes and additions throughout Portland. John's projects – including three national award-winning remodels – have been featured in renowned home design magazines. He has also been on the Board for the Portland Chapter of the Oregon Remodelers Association and currently serves on its Code Committee.

Marshall Johnson, Residential Section Mgr. – Energy Trust of OR

Marshall is an experienced general contractor and program manager with a passion for community and homes, and a passionate belief that new development in Portland should be more affordable and better fit the context of its respective neighborhoods. He maintains a keen interest in the connection in energy efficiency and renewable energy business development and program management opportunities. Marshall is certified as a Sustainable Building Advisor and a Building Performance Institute Professional. He has been a resident of Portland for the past 12 years, including eight years living in Southeast Portland.

Emily Kemper, Senior Engineering Manager – CLEAResult

Emily is an Oregon-registered Architect and building science expert who manages CLEAResult's Residential Engineering and technical team in support of energy efficiency programs and projects across the United States. She has served as an appointee on the Oregon Governor's Board for Residential and Manufactured Structures since 2011, and is an adjunct instructor teaching an 'Assessing Sustainable Buildings' course at the University of Oregon's Portland campus. She lives in and is particularly fond of working to improve the efficiency of her 110-year old Victorian bungalow in inner Southwest Portland.

Douglas MacLeod, Appointee – Home Builders Association (PDX)

Douglas resides in Southeast Portland. With over 10 years of experience in land acquisition and development, including new construction brokering within the city of Portland, he is concerned about rising housing costs and its resulting impacts on low- and middle-income residents. Douglas has a broad spectrum of experience working with non-profit organizations on politically-charged issues and is active with helping craft effective strategies for organization and communication for the Homes Builders Association of Metropolitan Portland.

Mary Kyle McCurdy, Policy Director – 1000 Friends of Oregon

Mary grew up in the Chicago area, graduated from Stanford University, and received her law degree from the University of California, Davis. She lived mostly in Portland since 1981. Currently, Mary serves as Policy Director and Staff Attorney with 1000 Friends of Oregon, where she focuses on urban issues of affordable housing, walkable communities and active transportation. At the state and regional level, Mary has specifically been working on equitable land use and transportation solutions to minimizing climate change.

Maggie McGann, Proj. Mgr. – Habitat for Humanity/Metro East

Maggie is an accomplished and knowledgeable project manager for residential new home constructions, with experience on over 100 units and extensive familiarity with green building techniques and certification standards. In her role with Habitat for Humanity, she managed a 45-unit residential development at SE 171st and Division to completion, and also is currently managing two projects (33 total units) in Southwest Portland and East Gresham. Maggie is a native Portlander and lives in the Sunnyside neighborhood home she grew up in.

Rod Merrick, Principal – Merrick Architecture Planning

A 38-year resident of Portland, Rod is a lifetime urban explorer of architecture and infrastructure in cities and towns. His experience includes over 35 years as a practicing and registered architect on a wide range of project types. In addition, Rod is the longest serving chair (25 years) of the City of Portland's Pedestrian Advisory Committee, a founding board member of Architects Without Borders Oregon and is committed to responsible infill, preservation of architectural and cultural resources through Co-Chairmanship of the Eastmoreland Neighborhood Association's Land Use Committee.

Rick Michaelson, Appointee – Neighbors West/Northwest

Rick moved to Portland in 1975 upon earning degrees in architectural history and architecture, and has since been active in advocating for effective planning, development and historic preservation. He advised on Portland's 1980 Comprehensive Plan, worked for Commissioner Strachan and was Acting Director of the Office of Housing Policy, before founding his development and property management company specializing in residential infill and adaptive reuse of historic buildings. Rick served for 16 years (four as Chair) on the Portland Planning Commission, and on the Historic Landmarks and Design Commissions.

Mike Mitchoff, Co-Owner – Portland Houseworks

A native of Southeast Portland, Mike lives with his family in the same Westmoreland home he grew up in (four generations of his family live within one mile). In the last 15 years, he was as a real estate investor, builder, remodeler and developer on hundreds of local projects – ranging from apartments, condos, and cottage cluster developments to land acquisitions and simple rental houses. Mike is a member of the Home Builders Association of Metropolitan Portland, as well as a local infill builders group. He aims to balance progressive and affordable residential infill while respecting individual rights of property owners.

Michael Molinaro, Appointee – Southeast Uplift

Michael moved to Portland 2012, purchasing a new infill home designed by fellow SAC member Rod Merrick in Sunnyside. He sought an urban setting for his 'retirement' with good access to transportation, walkable amenities and cultural events. Michael is a licensed architect and owned a firm specializing in historic preservation. He co-chairs the Sunnyside Neighborhood Association's Land Use and Transportation Committee, and is a member of the Southeast Uplift Neighborhood Coalition, the Development Review Advisory Committee's Demolition Appeals Process Subcommittee and the Vista Bridge Restoration Advisory Committee.

Danell Norby, Urban Planner – City of Vancouver, Washington

A Portland resident, Danell advocates for increasing affordable housing options in the metropolitan area through equity-oriented planning and policymaking. A graduate of the Masters of Urban and Regional Planning program at Portland State University, she participated in local housing initiatives and studies with Living Cully, Habitat for Humanity and the Portland Bureau of Planning and Sustainability. Danell represents the Anti-Displacement PDX coalition and also serves on the board for Housing Land Advocates – an organization promoting fair and affordable housing in Oregon through effective land use planning.

Douglas Reed, Appointee – East Portland Neighborhood Office

A native of the East Portland, Douglas serves as Vice Chair of the Mill Park Neighborhood Association and oversees land use issues brought before the board. He is serving as a representative for East Portland – an area consisting of 13 neighborhood associations serving over one quarter of Portland's population. Douglas has witnessed East Portland develop from an unincorporated suburb into a diverse community of people from across the world. Currently, he is a realtor with ERA Freeman & Associates, with over a decade of experience working with home sellers and local builders on residential infill projects.

Vic Remmers, President and Owner – Everett Custom Homes

Vic is a local resource on all things urban homebuilding. He is Oregon-grown and educated (Oregon State) and is aware of the history of growth and concerns for change in Portland. Building sustainable urban homes is a passion of Vic's, and he continually has his finger on the pulse of construction science and energy efficiency. He ensures that all of his homes are certified Gold or Platinum through Earth Advantage and rated through the Energy Trust of Oregon. Vic works exclusively with The Rebuilding Center's DeConstruction Services and is a longtime member of the Home Builders Association of Metropolitan Portland.

Young Sun Song, Appointee – IRCO

Young Sun joined the Immigrant & Refugee Community Organization (IRCO) in 2015 and led its Diversity and Civic Leadership program, guiding capacity building workshops for immigrants and refugees. Bilingual in Korean and English, Young Sun is a recent transplant to Portland from Chicago, where she worked on civic empowerment and immigrant rights campaigns for over 10 years. Young Sun earned a Master of Social Work at the University of Illinois, Chicago while also working with grassroots organizations to preserve affordable housing for low-income seniors and comprehensive immigration reform. (Stepped down February 2016)

Brandon Spencer-Hartle, Field Program Mgr. – Restore Oregon

Brandon manages education and advocacy efforts at the statewide historic preservation nonprofit, Restore Oregon. With degrees in community development and historic preservation, Brandon has led efforts for the past five years to 'save Oregon's most endangered places', advance the organization's legislative and legal initiatives and collaborate with property owners and communities in stewarding historic resources across Oregon. Brandon is a housing renter, does not own a car and spends much of his free time enjoying Portland's great neighborhoods and main streets. (Stepped down February 2016)

Eli Spevak, Owner – Orange Splot, LLC

A Cully resident, Eli has been crafting affordable, community-oriented housing in since arriving in Portland in 1994. He managed the finance and construction of over 250 affordable housing units through community-based non-profit organizations. Eli also served on the board for Proud Ground and volunteered with Dignity Village before launching his current development and general contracting firm to pioneer new models for housing. Eli helped change Portland's regulations and fee structure for accessory dwelling units, which has made him a renowned advocate for discreet, affordable and environmentally friendly housing. Eli was appointed to the Portland Bureau of Planning and Sustainably Commission in January 2016.

Teresa St. Martin – Planning and Sustainability Commissioner

Teresa has been a certified EcoBroker (among the first in the Portland area) since 2006. She is a principal broker with Windermere Stellar Group, serving the Portland Metro area with her emphasis on sustainable housing. Teresa serves on the Portland Metropolitan Association of Realtors Board of Directors, assisting the local realtor community improve its standards of practice. She was appointed as a Commissioner to the City of Portland Planning and Sustainability

Commission in 2014 and advises City Council on the Comprehensive Plan Update, Climate Action Plan and Planning and Zoning Code.

Barbara Strunk, Appointee – United Neighborhoods for Reform

Barbara is a native Portlander, growing up in Woodstock, earning Bachelor and Master of Nursing from Oregon Health Sciences University (in addition to her Bachelor of Political Science and History from Occidental College) and residing in her 1926 Beaumont Wilshire home since 1976. In 2014, Barbara became actively involved in neighborhood activism to limit residential demolitions that are often replaced with large and expensive houses. She currently serves on the Steering Committee for United Neighborhoods for Reform, a citywide, grassroots organization “working for development that benefits all Portlanders.”

David Sweet, Appointee – Central Northeast Neighbors

David is a full-time volunteer, focused on projects that make his neighborhood, city and region more equitable, sustainable and resilient. He is a resident of a cohousing community in Cully. Professionally, David spent 25 years with the Bureau of Buildings (now Development Services) working on neighborhood and housing issues, including the revitalization of inner North and Northeast Portland in the 1980s/1990s. He is passionate about providing and improving Portland’s streets, sidewalks, transit system, commercial areas and parks to make neighborhoods more desirable for infill development.

Eric Thompson, Appointee – Home Builders Association (PDX)

A fourth generation Oregonian, Eric has permanently lived in Portland since 1989. As owner of a small firm, Oregon Homeworks, he is an infill builder focusing on new single family homes in Portland’s inner neighborhoods and using local subcontractors and suppliers. Eric’s firm created over 60 new homes for a variety of buyers, including empty-nesters who are downsizing from the suburbs, families who are laying roots for their children, and new residents moving to Portland to be closer to friends and family. He believes a common thread to be a love for the vibrancy of Portland.

Garlynn Woodsong, Appointee – N.E. Coalition of Neighbors

A fifth generation Oregonian, Garlynn has 15 years of experience in urban and regional planning; real estate market analysis, investment, development, and finance; and community activism related to livable communities. After working in various public- and private-sector capacities in the Portland and San Francisco regions, he now owns a local real estate investment and development firm, Woodsong Property Renovation Partners, LLC. In addition, he is Chair of the Land Use and Transportation Committee for the Concordia Neighborhood Association and Northeast Coalition of Neighborhoods.

Tatiana Xenelis-Mendoza, Appointee – N. Portland Neigh. Assoc.

A native Californian, Tatiana grew up and attended college in the San Francisco Bay Area and earned a Master of Business Administration & Social Work from Boston College. She worked with the Massachusetts Housing Partnership before relocating to Portland in 2004. Through 2011, Tatiana worked with the Portland Housing Authority in asset management and housing development departments. She then earned her real estate License and serves as one of two exclusive listing agents selling the Authority's rental portfolio. Tatiana resides in North Portland is a member of the Portsmouth Neighborhood Association.

Appendix B: Concept Draft Public Participation Opportunities (June 15 – August 15, 2016)

Residential Infill Project

AN UPDATE TO PORTLAND'S SINGLE-DWELLING ZONING RULES

Public Participation

Join us for the following opportunities to learn about the Residential Infill Project's Draft Proposals and give your feedback. Comment period is June 15 – August 15, 2016. Check the website for additional events we will be attending. www.portlandoregon.gov/bps/infill

Online Open House and Questionnaire: <http://residentialinfill.participate.online/>

An online open house and questionnaire will also offer Portlanders a chance to learn about the project and provide comments on the proposals

Open Houses

Staff will hold a series of open houses around the city. The presentations and format at all locations will be the same. Please come to learn about the project, review the proposals, ask questions and share your feedback.

Multnomah Arts Center

7688 SW Capitol Highway
Wednesday, June 15, 6:30 – 8:30 p.m.
*TriMet: Bus #44

Tabor Space

5441 SE Belmont St., Copeland Commons
Tuesday, June 28, 6:30 – 8:30 p.m.
*TriMet: Bus #15 and 71

Historic Kenton Firehouse

8105 N. Brandon Ave.
Wednesday, July 6, 6:30 – 8:30 p.m.
*TriMet: Bus #4 and MAX Yellow Line

East Portland Neighborhood Office

1017 NE 117th Ave.
Wednesday, July 13, 6:30 – 8:00 p.m.
*TriMet: Bus #25, 71 and 77

German American Society

5626 NE Alameda St. (at Sandy Blvd)
Thursday, July 14, 6:30 – 8:30 p.m.
*TriMet: Bus #12 and 71

SMILE Station

8210 SE 13th Avenue
Saturday, July 30, 10:00 am- 12:00 pm
*TriMet: Bus #70

This open house is hosted by United Neighborhoods for Reform.

*Visit TriMet's Trip Planner at <http://trimet.org/#/planner> to plan your route.

Drop-in Hours

Staff will be available to discuss the draft proposals at the following drop-in hours. BPS District Planners will also be available to answer questions about the Comprehensive Plan Update.

6/21/16	12:30 to 2:30 PM	Northwest Library, 2300 NW Thurman St.
6/21/16	5:00 to 7:00 PM	Hollywood Library, 4040 NE Tillamook St.
6/27/16	5:30 to 7:30 PM	Kenton Firehouse, 2209 N Schofield St.
6/29/16	3:30 to 5:30 PM	Woodstock Library, 6008 SE 49th Ave.
6/30/16	4:30-6:30 PM	Hillsdale Library, 1525 SW Sunset Blvd.

Sunday Parkways

Look for the Residential Infill Project table at the following Sunday Parkway bicycle events:

East Portland (May 15), North Portland (June 26) and NE Portland (July 24)—11:00 am – 4:00 pm

Open House with Focus on Accessibility, People with Disabilities and Older Adults

Wednesday, July 20, 4:00-6:00 pm

Portland State University's Urban Center, 506 SW Mill St., Parsons Gallery

Cohosted by Elders in Action, Portland Commission on Disability, and PSU's Institute on Aging

Oregon Opportunity Network Public Forum on the Residential Infill Draft Proposals

Thursday, July 28, 12-1:30 (doors open at 11:30)

First Unitarian Church, Buchan Room – 1226 SW Salmon St., Portland 97205

All are welcome! Learn more about Oregon Opportunity Network at: <http://oregonon.org/>

Getting the word out to your group or organization

Contact Julia Gisler at 503-823-7624 or julia.gisler@portlandoregon.gov to discuss options for getting information about the Residential Infill draft proposals to your group or organization; staff may be available to attend a meeting or share information about the project in other ways. ***This invitation resulted in meetings with Anti-Displacement PDX,***

Project Timeline



Contact Project Staff

Morgan Tracy, Project Manager – 503-823-6879, morgan.tracy@portlandoregon.gov

Julia Gisler, Public Involvement – 503-823-7624, julia.gisler@portlandoregon.gov

Appendix C: Discussion Draft Public Participation Opportunities (Oct 3 – Nov 30, 2017)

Residential Infill Project Kick-off Meeting

Tuesday, Oct 10, 2017

5:00 – 6:30 reports available, staff available to answer questions

6:30 – 7:30 staff presentation/ Clarifying Q and A

Portland Building, Auditorium

1120 SW 5th Avenue

Drop-In Hours

East Portland Drop-in Office Hours*

Wednesday, October 11, 2017

5:00 – 6:00 pm

East Portland Neighborhood Office (EPNO), 1017 NE 117th

*Project Presentation at EPNO Land Use Committee begins at 6:30 pm

Northeast Drop-in Office Hours

Thursday, October 19, 2017

5:00- 7:00 pm

Northeast Coalition of Neighborhoods (NECN), 4815 NE 7th

Central Northeast Office Drop-In

Monday, Oct 23, 2017

5:00 – 7:00 pm

Central Northeast Neighborhoods (CNN), 4415 NE 87th

Southwest Drop-in Office Hours

Monday, Oct 30, 2017

5:00 – 7:30 pm

Multnomah Arts Center, 7688 SW Capitol Highway

North Drop-in Office Hours

Thursday, Nov 2, 2017

5:00 – 7:30 pm

Kenton Fire House, 8105 N Brandon

Southeast Drop-in Office Hours

Tuesday, Nov. 7, 2017

5:00-7:30 pm

Southeast Uplift, 3534 SE Main

Fix-it Fair. Come visit our table!

Saturday November 18, 2017

9:30am - 2:30pm

Ron Russell Middle School, 3955 SE 112th Ave, Portland, OR 97266

District Coalition Land Use/Transportation Committee Meetings

These meetings convene the land use chairs from neighborhood associations throughout each district to discuss land use/transportation issues. Meetings are open to the public, but please check with the District Neighborhood Coalition staff for specific time and length on the agenda.

Central Northeast Neighbors (CNN)

4415 NE 87th

Thursday, Sept. 14, 2017

7:00*

CNN Contact: Sandra Lefrancois, 503.823.3156

East Portland Neighborhood Office (EPNO)

1017 NE 117th

Wednesday, Oct. 11, 2017

6:30*

EPNO Contact: Linda Bauer, 503.823.4550

Southeast Uplift

3534 SE Main

Monday, Oct 16, 2017

7:00*

SEUL Contact: Leah Fisher, 503.232.0010

Southwest Neighborhoods, Inc. (SWNI)

7688 SW Capital Hwy

Tuesday, Oct 17, 2017

7:00*

SWNI Contact: John Tappero, 503.823.4592

Northeast Coalition of Neighborhoods (NECN)

4815 NE 7th

Wednesday, October 25, 2017

7:00*

NECN Contact: Laura Becker, 503.388.5004

North Portland Neighborhood Services (NPNS)

8105 N Brandon (Kenton Fire House)

Thursday, Oct. 26, 2017

7:00*

NPNS Contact: Mary Jaron Kelley, 503.823.4524