



Bureau of Planning and Sustainability
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Better Housing by Design Project Technical Advisory Group (TAG) Meeting Notes

Date: January 26, 2017

Time: 1:30 p.m. to 3:00 p.m.

Location: 1900 SW 4th Avenue, Portland, 7th Floor – Room 7A

In Attendance: Laura Lehman, Katie Dunham

Project Staff Present: Bill Cunningham, Neil Heller, Denver Igarta

Meeting Goals: Provide understanding of upcoming public outreach events, review and TAG input on BHD Assessment Report.

Q = question; **C** = comment; **R** = response

1:30 Welcome and Introductions

1:45 Bureau/Agency Updates

PBOT: Staff & consultants identify connectivity opportunities and constraints in study areas. Peer city examples are limited, we are unique. PBOT is analyzing network deficiency.

2:00 Initial Comments

C:

- Clarify whose Title 1 we are referencing. (Metro?).
- Remove obstacles: improve/streamline process, knowledge/familiarity with process.

R: The Roundtable discussions are intended to explore options/bonuses for developers, also identify regulations that might be a hindrance.

C:

- Garage width on duplexes vs townhomes is an issue that keeps coming up. Is it important maintain consistency?

R: Code concept topics, varied topics by area.

We have a general outline of when events will happen (they will alternate from inner neighborhoods to eastern neighborhoods).

The description of topics will be specific to meetings.

We are working with PBOT on sequencing of topics.



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One possibility is the notion of a tree preservation TDR. Questions to that as how to legally protect trees. In eastern neighborhoods there are not a lot of street trees but are found mostly in backyards but the current multifamily pattern is to develop at the back of the lot.

2:20 Review of Assessment Report

C:

- Make sure that what we do is internally consistent, especially with work on Title 13.
- If we look at form-based in the Residential Infill Project (RIP), consider in Multifamily.
- Be consistent, maybe consider standardizing codes. Maybe have designers submit FAR diagrams.
- Eco roofs are good but should not replace open space. People will not plant large trees on them.

R: We need to start modeling soon. We may borrow approaches from RIP. Maybe affordability/accessibility unlocks ability for more density. Could also reference MUZ for outdoor space requirements. Some developers want flexibility depending on target market.

2:55 Final Announcements

Next milestone: Concept Plan Workshop. Probably no meeting in February, maybe a meeting March for PBOT work update. Going forward, we could also consider topical meetings with TAG members.