

Better Housing by Design

Code Concepts Open House Notes: June 1 , 2017

Date: June 1, 2017

Time: June 1, 5-7p

Location: June 1, BPS room 7A (1900 SW 4th Ave #7100)

Topics: General direction and concepts and for code updates

Attendees: Curt Schneider, Milt Jones, Simone Goldfeder, Catherine Mushel, Tony Iaccarino, Gayle Palmer, Andra Cassen, Doug Klotz, Terry Parker, Kate Piper, Madeline Kovacs, Jeff Dood, John Gibbon, Don Hanson, David Schoellhamer, Li Allgoud, Kym Nguyen, Douglas McLeod, Catherine Bee, R. John Anderson, Soyoung Lim, Kimberley Madrigal, Jim Gorter, Susie Stragnell, Joanne Kahn, Glenn Bridger, Christine Manning, Travis Phillips, DJ Heffernan, Kate Rogers, Ann Ober, Lisa Batey, M'Chelene Shull

Staff: Tom Armstrong, (BPS), Bill Cunningham (BPS), Shannon Buono (BPS), Sara Wright (BPS), Marc Asnis (BPS), Radcliffe Dacanay (BPS), Neil Heller (BPS), Denver Igarta (PBOT), Daniel Soebbing (PBOT)

A. Comments on Code Concepts

- What took so long? Design concepts around 20 years – how can processes for East Portland be speeded up?
- How do you define “indoor community spaces”?
- Concept #8 – Make sure code does not preclude innovative site design on small lots (*insert image*)
- Adequate off-street parking that will meet residents’ needs must be required – likely 3 spaces for every 4 units – the eastside must not become another NW Portland with cars stored on the streets.
- Setbacks must be in context (or greater) than adjacent neighboring properties.
- Height limits need to be respective of adjacent and neighboring structure on properties.
- Height limits on corridors should be compatible with other adjacent zoning along the corridor, e.g., 45’ when on corridors where adjacent CM2 is also 45’.
- “Multi-family” setbacks should be less than “single-family” house setbacks to reflect the difference in character desired in multi-family.
- Reduce minimum lot size in R1 to 5,000 Square feet.
- RH/R1 → Remove requirement for 10’ front setback. Maintain in lower density multi-dwelling zones.
- Differentiate inner vs outer areas by increasing FAR along inner corridors.
- Increase base FAR in R1 to 2.5:1 along inner & outer corridors.
- Do not eliminate front setback or potentially only require 1st floor to setback.
- On an East Portland “deep lot”, allow 4-plexes which are easier to sell. Eliminate minimum lot size to allow creation of multiple lots. (*insert image*)
- Bonuses should be additional FAR not additional units. Use same currency.

- Please create a Portland specific Middle Housing graphic and show all the cars parked on the street.
- Include unit limit w/ FAR in R1 & R2, 259 square feet/unit increasingly being built.
- Scale-based zoning concepts like FAR approach except will likely result in “more units” but all smaller. Maybe ‘more flats’. Also fewer entries/eyes on the street, more “single entry”. [*insert image*]
- Don’t think 10’ setback at front is a good idea – especially if not coupled with reduced side setbacks [*insert image*]
- Why “indoor community space” *or* outdoor? Should be *both*, maybe a *smaller* outdoor with indoor space with indoor but still an outdoor?
- Concern about total number of units in an FAR model. 7500 square foot building- 250 square foot units – that’s a lot of units.
- Couple higher ‘FAR’ density (more units, likely smaller) with more *outdoor* area requirements...a ratio? If more units ultimately, then more “pressure”, need for more ‘commons’ – extension of the private zones...or require access to “light/ventilation” from at least two directions – will require a different footprint. [*insert image*]