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Subject: Comprehensive Plan Testimony

## Map Feedback

Up-zone single dwelling zones to low density multi-dwelling zones (R2, occasionally R1) along borders of neighborhood parks. See this [short blog post](#) for more details.

Don't change R2 to R2.5 in close-in N. Portland. Keep as-is, since the R2 zoning is more flexible than R2.5 zoning at allowing internal conversions of larger existing homes into smaller plexes. Also, the R2.5 zone is less dense and less flexible than R2 (ie. doesn't allow density transfers from adjoining parcels or density bonuses)

Fold all R10 zone into the R7 zone – *and/or* – Fold all R-7 zone into the R5 zone. Although I appreciate the desire for larger lot sizes, there are many parts of Portland zoned for R7 and lower residential densities that are pretty close in and could easily house more people without negative neighborhood impacts. Minimum lot sizes are an important contributing factor to the construction of large and expensive homes, so reducing minimum lot sizes can also allow these neighborhoods to contain more affordable units.

## Comprehensive Plan Feedback

### **Page I-21. Key Direction 3: Create a low-carbon community (p. I-21)**

Change “Promote the development of resource-efficient buildings” to “Promote the development of smaller and attached homes and other resource-efficient building types.”

*(See [DEQ report](#) finding: “Of 30 different material reduction and reuse practices evaluated, reducing home size and multi-family living achieved the largest greenhouse gas reductions along with significant reductions in other impact categories.”)*

There are many references to climate gas reduction, compact urban form, and sustainable building development practices, but they're never explicitly linked. Somewhere in the plan, it would be nice to explicitly link them as follows: “Reduce greenhouse gas emissions associated with residential buildings by encouraging attached housing types and homes with less square footage per person.”

### **Page GP3-22. Policy 3.81 Inner Neighborhoods residential areas.**

Add language to: “Allow adaptive re-use of large older homes and other structures into multiple smaller residences to accommodate a wider variety of household sizes, provide less expensive housing options, and preserve the character of existing neighborhoods.”

**Page GP4-7. After Policy 4.14 in the section of Design and Development:  
Residential areas**

Add policy to: “Increase allowable residential densities for properties abutting neighborhood parks and other active gathering places.”

**Page GP4-12. Policies 4.47 – 4.57**

Somewhere in this section add language to support compact, space-efficient housing forms as a way to decrease resource use and reduce climate gas impacts.

**Page GP5-5. Housing Goals**

At the end of Goal 5.A or somewhere else in this section, tack on: “... including good housing options for families in high density zones and good options for smaller households in single dwelling zones.”

**Page GP5-8. Policy 5.15**

Current wording sounds like the proposal is just to ‘mitigate the impact’ of involuntary displacement. Be more active by inserting into the last couple lines: “... (such as land trusts and housing providers) to *create permanently affordable housing in affected communities and* mitigate the impacts...”

**Page GP5-9. After Policy 5.22**

Add a policy encouraging family-friendly housing design practices for high density housing, based on experience in Vancouver, BC (Read story and suggestions here: <http://daily.sightline.org/2014/07/29/are-you-planning-to-have-kids-part-2/>).

**Page GP5-10. Policy 5.33**

Alt. language?: “Encourage development and preservation of small single family homes, accessory dwelling units, and other affordable, space-efficient, and resource-efficient housing types in all (residentially zoned?) areas of the city.”

**Page GP5-11. After Policy 5.39**

Add new policy to create safe, sanitary and legal housing options for homeless and/or extremely low-income residents that meet all life safety requirements of the maintenance and landlord/tenant codes (ie. egress, smoke detectors, ventilation, hand/guard rails...), but not necessarily the full standards for new construction under today’s building and zoning codes. Open the door for limited experimentation with low-cost housing models that meet basic life safety standards to house homeless and/or extremely low-income residents with non-traditional housing forms including moveable, temporary structures and tiny homes on wheels.

**Page GP6-8. After Policy 6.10**

Add policy to support efforts that help neighborhood residents invest in locally-owned, neighborhood-based businesses.

**Page GP6-11. At the end of Policy 6.31, add:**

“, particularly those with primarily minority and women work forces.”

**Page GP6-17. Policy 6.62:**

Revise as follows: “*Reduce and remove regulatory barriers to low-impact home based...*”

**Page GP9-13. Policy 9.51:**

Revise as follows: “Limit the development of new *off-street* parking...”

**Page GP10-9**

Fold all R10 zone into R7 zone – *or* – Fold all R-7 zone into R5 zone