

SWNI a Coalition of 17 Neighborhood Associations  
Land Use Committee meeting, Minutes  
March 21<sup>st</sup> 2017 MAC, Room 8

Chair: Jan Wilson  
Arnold Creek: Liz Marantz  
Ashcreek: Jack Klinker  
Bridlemile: Claire Coleman Evans  
Collins View: Dave & Dixie Johnston  
Far Southwest: George Vranas  
Hayhurst: Brynna Hurwitz & Susan King  
Homestead: Milt Jones  
Maplewood: Ron Burian  
Markham: John Gibbon  
Multnomah: Jim Peterson  
West Portland Park: Gary Runde  
BPS Representative: Joan Frederiksen, Bill Cunningham  
Will fuller, Jim Gorter

**Meeting Called to Order:** Jan Wilson, Committee Chair  
**Approval of April Minutes** with Corrections, Motion Claire, 2<sup>nd</sup> Susan,  
Corrections submitted by: Milt Jones, Susan & Dave  
**Agenda Additions:** HB2007, Multnomah NA Task 4 Objection

### **Neighborhood Reports**

**Milt Jones, Homestead:** PBOT handout for parking stickers, preventing individuals parking in front of mailboxes. Regulations stating parked vehicles to be 10' from mailbox

**Liz Marantz, Arnold Creek:** New proposal: extension of e-zone to the end of lot, allowing individual to build away from current allowable corner on lot. Applicant is starting process all over again with additional environment review

NA round Table discussion on issues within the neighborhood. No mention of demolitions, and infill. Due to developments being non-controversial

**Claire Colman Evans, Bridlemile:** Two demos, regardless of NA appeal, site on "wetland".

**Will Fuller, guest:** deconstruction of home on Canby. Possible removal of large tree within the site of the development.

**Susan King & Brynna Hurwitz, Hayhurst:** 11 home development on a site with e zone. Site is on a slope; developer is interested in filling in hill site. NA concerned about the fact that site development would affect a local Safe Routes to School. NA vote to appeal to city council, hearing is to be scheduled very quickly, feel as if the process is being fast tracked. Has been told that the hearing would need to be scheduled by June 22<sup>nd</sup>.

**Jim Peterson, Multnomah:** Still waiting on two pre applications: SW 46<sup>th</sup> and SW 47<sup>th</sup> development. Objection to Middle Housing Amendment submitted by the Multnomah NA, addressing public input deficiencies. Task 4, all objections to be filed by 5-19-17 to LCDC

**West Portland Park:** one development on 39<sup>th</sup> and Comus St, “sp”. NA proactively contacted the developer to schedule meeting at local school library. Interest in appropriate development

**Dave & Dixie:** items on hold

**Jack Klinker, Ashcreek:** ADU on hold due to request for adjustment of setback from 15'-5'

**HB2007** has been amended once. Large turnout for town hall. Committee member encouraging individuals to continue letter and email writing campaign to state reps. Committees opinion is that the state reps took an affordable housing bill and turned it into a market rate bill.

Three legislative open houses will be held this weekend in NE and SE.

Op-ed within the Portland Tribune on 1000 friends.

### **Better Housing by Design Update, Bill Cunningham, BPS**

Project Purpose and Scope: 1. *Revise Zoning Code development and design standards* to improve outcomes in Portland’s multi-dwelling zones. 2. *Develop new approaches to creating street and pedestrian connections* in places that lack them.

#### **Relationship to other Zoning code project**

Residential Infill Project-Single Dwelling Zones

Better Housing by Design- Multi Dwelling Zones

Mixed Use Zone-Commercial/mixed use zones

Mixed-Use and Multifamily Zones (R2, R1 High Density in close proximity to central city) around Central City, centers and corridors. BPS is not looking at changing the mapping for Multi Family Zones. 80% of growth is focused in and around centers and corridors

#### **What’s the problem and how to solve? Project topics:**

1. Site design and healthy active living; open spaces for residents and green elements
2. Building design and scale; relationship of development to streets and context
3. Street Connectivity; New implementation approaches, street plans for Jade District and Rosewood centers
- 4 Development Bonuses; refinement of affordable housing bonuses, incentives for accessible housing, reconsider existing amenity bonuses

Stakeholder working group meetings-no official CAC- structured as open meetings

BPS will be taking public comments and presenting at workshops on June 1<sup>st</sup> and 3<sup>rd</sup>.

#### **General topics that ended up as top priorities**

-Usable outdoor spaces

-Prevalence of parking lots as only outdoor space

-Substantial shared spaces-require for development 20,000 sq./ft. and larger

-Urban green options that do not currently offer bonuses

-Pedestrian orientation: limits on front garages-requirement of front entrances

-Moving setbacks from 3'-10'- proposed- safety issues- flexibility in matching existing setbacks

-Considering regulation by size of buildings, instead of units

-Pre WWII, historic housing- variety of housing sizes and options built.

-Pushback by NA on RH zones due to height allowed.

-Scale based Zoning- Interest in tamping down to building scale, with flexibility for what happen inside

-Major corridors, allowing small businesses and mixed use developments, only currently available is commercial mixed use zones. MLK- has provisions for commercial developments  
-Development Bonuses-interest in prioritizing affordable housing

**Project Timeline:**

Currently within the concept phase

Looking to release concepts July 17'

Code development to take place during the summer

Release of draft tentatively scheduled for late summer.

**Action Plan: Top Priorities**

-Res infill

-DOZA

-Multifamily

Need for New Land Use Committee Chair nominations

Chairs appointed by SWNI President, through SWNI Board.

**Next meeting:** June 20<sup>th</sup> 2017 back to the MAC Room 8 @ & 7pm