

SWNI a coalition of 17 Neighborhood Associations
Land Use Committee meeting, March 21st 2017
MAC, Rm 8

Chair: Jan Wilson
Arnold Creek: Liz Marantz, Kathryn Daly
Collins View: Dave & Dixie Johnston
Hayhurst: Susan King, Brynna Hurwitz
Homestead: Milt Jones
Multnomah: James Peterson
BPS district liaison: Joan Frederiksen
Presenter: Phil Nameny

Meeting Called to order: Jan Wilson, Chair
Approval of March Agenda, Motion
Approval of February Minutes, Motion with corrections Kathryn, 2nd Brenna
Corrections: Brynna Herwitz, Co-Chair Hayhurst
Jim Peterson, Motion Passed. John Gibbon abstained
Joan Frederiksen, take out "it's a grid", not it's a grind.
Period rather than question mark, for the last sentence in Joan's section
Pg 1, November minutes corrections, "standards" rather than STD's
Jackie Philips, rather than Milt Jones. As the rep from Homestead.

BPS Updates, Joan Frederiksen: number of projects, none specific to SW Portland.
Residential Infill Project (RIP) was provided direction by council to move forward with work on the housing overlay boundary and amended version of the concept map as well as developing zoning code language. Discussion Draft to be released late summer. Public comment period September and October- dates TBD. There will be three versions for public review. Discussion Draft, with comments to staff; Proposed Draft, with public review and testimony to Planning and Sustainability Commission (PSC); a PSC Recommended Draft, with public review and testimony to City Council.
SW Corridor Plan, currently tracked by transportation committee, however there are Land Use implications.
In April BPS is kicking off another project related to comp plan, the Map Refinement Project, largely based on Councils' direction to look at certain areas of the zoning map.

Q: What is in place to make sure that projects don't overlap one another?

A: Projects that are currently being worked on address different areas of the of code within the Comp plan. Plans and projects are a reflection of the goals and policies of the 2035 Comp plan.

RICAP is an annual review of the zoning code, which largely proposes technical amendments. Task 5, Comp Plan Early Implementation Project (adopted in December 2016), addressed zoning code changes needed to make sure the larger items within the Comp Plan can be implemented and are not in conflict with city code.

Presentations:

Design Overlay Zone Assessment (DOZA), Phil Nameny, BPS

Basic structure of Portland Zoning:

Plan districts: (Central City Plan District, Gateway Plan District, Hollywood Plan District, Hillside Plan District, etc.)

Overlay Zones: (Design Overlay Zone, Environmental Zone, Historic Resource Overlay, Main Street Corridor, etc.)

Base Zones: (Mixed Use Commercial, Single Dwelling Residential, Multi-Dwelling Residential, Industrial, etc.)

The Design 'd' overlay has been in place for a while. Promotes conservation, enhancement, and continued vitality of areas with special scenic, architectural or cultural value. Promotes quality high density development near transit centers

Regional Centers: Central City, Gateway Center

Town Centers

Areas within SW Portland include PCC, Lewis & Clark, areas around Hilldale

Outside of the Regional Centers: state law, requires a two track system for projects within 'd' overlay.

Discretionary

- Subjective; Requires judgment; flexibility
- Land Use Review
- Design Guidelines
- Public Comment and potential Hearing with Design Commission
- Required in Central City and Gateway

Clear and Objective

- Objective; Does not require judgment; limits flexibility
- Building Permit
- Design Standards in Code
- Limited public involvement
- Potential option everywhere else

Measured standard ie high quality materials, set backs.

DOZA Purpose: To undertake an independent and comprehensive assessment of the tools and processes of the City of Portland design overlay zone, that have not been updated for a long period of time, and make recommendation on how to improve process.

Consultant, Walker Macy hired to review: Background of city regulations, Review of peer cities, Interviews/surveys of stakeholders, Review of built projects, wide range of projects that went through different reviews, Findings & Recommendations

Initial draft recommendations:

Process- 8 recommendations including:

- Thresholds for types of reviews: when they are and are not required, community design standards vs design commission.
- Efficiency of review: how design commission is run, time limits, education of stakeholders and commissioners
- Communication and education,
- Public notification, expanding public notices, transparency in comments received
- Monitoring changes

Tools- 11 recommendations

- Regulate 3 tenants of design: context, public vs private realm, quality and permanence
- Sync the design standards and guidelines: Attempt at a better relationship between standards and guidelines, with comp plan base zone changes.
- Ensure that community design standards add value to base zones: identifiable characteristics
- Redraft community design guidelines for a changing city: need to refine and simplify Central City Guidelines

Adding value: ie raising the bar/next level of standards through overlay zone.

Simplification of design standards and guidelines without losing the character of an area.

Hard part is how to objectively apply standards. Balance between livability with growth.

How will design standards add value rather than jumping through hoops

D overlays primarily apply to corridors, centers multiuse zones rather than single family neighborhoods. Most of the time when a overlay is applied to a residential zones, they are typically are applied to historical conservation zones.

Next Steps: *April 3rd*-publish consultants' final recommendations, *April 13th*- design commission briefing, *April 25th*- planning and sustainability commission briefing, *April 26th*- city council report hearing, to accept the report, opportunity for testimony.

Post DOZA work plan: Process improvements-17'-18' more efficient ways of running design commission, creating a charter, Community design guidelines and standards-17'-19'- public outreach Central City fundamental design guidelines-17'-19'.

Project is not changing the mapping within the 2035 Comp Plan. Committee commented that it would be useful to see the d overlays compared to comp plan map. District plans & Historic district, overrides d overlay

2017-2018 Land Use Action Planning:

Still have a couple of meetings to flush out. Reality is that many of the items on the current action plan are on going. Need for Committee to identify items that are no longer relevant and new items to address. I.e. Better Housing by Design & DOZA.

Neighborhood Reports:

Susan King, Hayhurst NA: 2.3 acre parcel with a portion of the development within a environmental zone, where the developer is proposing a 11 house development. Issues due to seeps and springs on property, revealed within the city hearing. Developer on record stated that he doesn't have any responsibility over issue flooding associated with development. Disruption of safe routes to school by opening up SW Pendleton. 48 pages of testimony

submitted, including development standards have been ignored by the developer. Transportation staff stated that they need to open the road, confusion over what elements and planning supersedes what. Developer has history of creating issues within neighborhood by ignoring environmental standards. NA is prepared to appeal if approved by the hearings officer. 96% of trees on the lot are to be removed in the developers plan. Site is a landslide hazard. City finally responded to water on property.

Milt Jones, Homestead NA: Several multifamily developments on Markham hill, within the planned district guidelines. Possible future issues with watershed issues with development and development outside of the planned areas. Lack of infrastructure to control water runoff will result in future runoffs and landslide issues.

Liz Marants, Arnold Creek NA: 2 subdivisions 7 lots & 18 lots, recently put their applications in, pre application conference phase. The 7 lot development seems pretty straight forward, while the 18 lot development is currently working through issues within the application. One item of concern is PBOTs is interested in opening up connection, increasing traffic on Arnold St. Wondering if PBOT is going to look at added impact of development vs added traffic due to opening up of connection, changing neighborhood traffic patterns.

BPS: Transportation policies within the comprehensive plan values connectivity. Good starting point in addressing transportation issues within Land use issues would be to speak to the transportation planner to understand where the requirement is coming from. Regulations related to infrastructure, trees, transportation are considered technical decisions rather than land use decision. Technical determinations are not the same as quasi jurisdiction process.

Dave & Dixie Johnston, Collins View NA: No active land use update

Jim Peterson, Multnomah NA: talking about changing the I-5 off ramp. NA is trying to get 100 trees designated as historic designation

Jan Wilson, Bridlemile: individual cut down trees within the riparian area. Issue of awareness of what the code, ie overlay, allows.

Adjourn

Next Meeting:

April 18th 2017 @ the MAC