

The following are combined meeting minutes of the HNA Land Use / Zoning Committee from May 1 and May 8. Also attached is their website copy for future consideration of the board.

May 1 meeting minutes: pages 2-4

May 8 meeting minutes: pages 5-6

Website Copy: page 7

HNA Land Use Committee Meeting

RIP, session 1

Date of Meeting: May 1, 2019

Watershed Apartments, 7 to 9 PM

Meeting Notes

The meeting was called to order by Glenn Bridger and Tatiana Lifshitz, Co-Chairs. Each attendee introduced themselves.

Joan Frederiksen West District Liaison for BPS, provided an overview of the current proposal. Joan talked from the February 2019 8-page Summary document of the project, highlighting each major part of the program.

1. More housing types allowed in zones R7, R5, and R2.5. Some portions of these zones allow fewer types than others when they lie in floodplain, natural resource areas, landslide hazard areas, and are serviced by unpaved street. The topic of unpaved streets was noted as important in Hillsdale. The specific section on page 41 of the proposed draft was read. Clarification was requested of the city regarding which streets are considered unpaved, that is, are streets where landowners have carried out some level of privately funded paving, are those streets still categorized as unpaved for the purpose of this rule.
2. Limit overall size of buildings in these three zones. The chart in the summary was discussed, highlighting that even though more units may be allowed on a lot, the FAR changes together with the height measurement changes, end up with the actual built structure being required to be smaller under the new FAR standards.
3. Requirement for at least 1 visitable dwelling unit where the development on the lot is 3 or 4 units. This new concept was discussed, concluding that it is not full ADA compliant, but more like ADA-lite.
4. When developing a vacant double-sized lot, require at least two dwelling units be constructed.
5. Rezoning of historically narrow lots. This does not appear to affect Hillsdale.
6. Allow more latitude in creating flag lots by means of property line adjustments.
7. Continue to allow different building forms and configurations through planned development review.
8. How height is measured. A technical change as to where the base point of the measurement is taken, which should bring houses that are a little lower in total height in some instances.
9. Some more technical adjustments to the zoning code language relating to door locations and eave overhangs.
10. Adjust some aspects of ADU's to allow them to take the full basement in some instances, and allow the door of an internal ADU to face the street.
11. Eliminate minimum parking requirements in single dwelling zones. Also adjust where parking can be provided on a lot.
12. Adjust requirements regarding structure size on lots less than 32 feet wide.

The Zoning map in the middle of the summary provided a high level guide to which properties are impacted. SW Portland, including parts of Hillsdale, are excluded from where some of the added housing types are allowed. The zoning map and the new "z" overlay exclude parts because of their resource value and landslide hazard locations. There are also part of the neighborhood that have residential

zoning above less dense than the R7 zone. The question was raised as to whether those less dense areas should be included and provided the improved transit service that is also a part of where these higher number of units can be placed. The response was that there are a variety of features that preclude higher density in these areas in the same manner as where the density is being permitted.

A map app will be made available by the end of May so folks can look up specific addresses to see the impact of the proposal on them. There will also be some other flexibility in the map app to look at larger parts of the community, including the whole neighborhood association.

Joan outlined the tentative schedule for the RIP as it moves into consideration by City Council. There will be opportunities for providing testimony both on line and in person. The schedule may move from the summer on to the fall. The actual timing will be announced later and shared with the HNA.

Susan King, representing the SWNI Land Use committee and from the Hayhurst Neighborhood, shared the issues that she has heard from her neighborhood regarding the RIP. She shared that to date, they have had no issues with the existing ADU rules. The higher density allowed by the RIP is a concern; they see decreased desirability of their neighborhood with that change. The lack parking requirements is also a problem, as it will lead to more crowded streets. Since there are very few sidewalks and people have to walk in the streets, this will make walking more difficult. Susan also brought up the issue of displacements, meaning those people displaced from existing dwellings in order to accommodate new higher density structures.

Susan then outlined the status of the two bills being considered by the State Legislature. HB 2001 was introduced by Representative Kotek, and would mandate a RIP type of program for cities larger than 25,000 population. It would also forbid any new restrictive covenants upon enactment. There would be a cost to administer the new law, and so it has been referred to the Ways and Means Committee. Senator Courtney introduced SB10. This bill sets minimum housing density requirements dependent upon the distance from transit. It has been assigned to the Rules committee. Neither bill has a clear path to passage.

Rachel Duke, Director of Community Partners for Affordable Housing, addressed the group from the perspective of a housing provider. Her organization developed and owns the facility hosting this meeting. She is looking for the creation of more housing units, as there is still a housing shortage. While the new units will not directly compete with her affordable housing projects, they will provide additional housing for her tenants to graduate into as their economic situation improves. She also shared how her own personal story of how in her first home, she and her husband had roommates in order to pay the bills while she was attending college.

Issues discussed during open discussion include:

1. We need to retain a feel of community in our neighborhoods, like caring for the yard or sitting on the porch. The suggestion was that all units include porches. But another observation was that regardless of the housing configuration, people have to take the initiative and create the community.
2. How quickly would a change take place? Some felt it could be quick; but it was also observed that the changes would be incremental and slowly blend into the communities. As an example of an incremental infusion of housing, the increased density in the Hillsdale Triangle that was approved 20 years ago, while creating significant added value, has yet to see the construction of the first new unit. The residents have not wanted it and found barriers to slow the redevelopment down.

3. There was a discussion of the housing resource inventory from several years ago. A link to that report will be provided.

The Identified points for clarification will be submitted to the City for further comment.

The meeting adjourned at the appointed time.

Attending:

Bill Gallagher

Joan Frederiksen

Tatiana Lifshitz

Glenn Bridger

Susan King

Barbara Bowers

Richard Stein

Will Reese

Don Baack

Jessica Foote

Rachael Duke

Samina Reese

Respectfully submitted,

Glenn Bridger and Tatiana Lifshitz

HNA Land Use Committee Meeting

RIP, session 2

Date of Meeting: May 8, 2019

Watershed Apartments, 7 to 9 PM

Meeting Notes

The meeting was called to order by Glenn Bridger and Tatiana Lifshitz, Co-Chairs. Each attendee introduced themselves.

Discussion on the Residential Infill Project proposal by the City continued in this second of two meetings on the topic. Notes from the May 1 meeting were shared. The City 8-page handout dated February 2019 produced by BPS were handed out and were used as basis for much of the discussion.

1. Streets and parking. Leslie commented on the lack of a parking requirement for the added dwelling units, and the impact that will have on the many narrow streets in our community. Residents will be forced to park on the streets, taking away from the limited space presently available for pedestrians.

Don commented on the requirement for paved streets as a part of the current proposal, and requested the standard be clear that they not only be paved, but also be city-maintained streets. A number of "paved" streets were not done so by the city, do not meet city standards, and are not maintained by the city. Only city-maintained streets should be included as allowable sites for RIP housing expansion.
2. Natalia identified her concern regarding schools and the provision of sufficient school capacity for a growing population. Don identified that some schools are presently mothballed and not in use.
3. The lack of necessary infrastructure was further discussed, including that lack of adequate storm water facilities on many of the streets. Further, statistics show that 4 to 5 percent of the streets in our community are unpaved.
4. Leslie identified the exclusion the R10 and R20 zoned areas from the proposal, asking that they bear a proportionate share of the added housing.
5. The new standards reduce the allowed overall structure size allowed on each lot due to the changed FAR, or floor-area of lot-ration. This smaller size limit exists even for structures that could contain 3 or 4 dwelling units within them. The sizes of the buildings to be allowed was discussed, with Natalia stating that even with the new reduced size in the rules, the new housing will if built to the maximum size will be bigger than many of the existing houses.
6. Natalia Bronner commented that she had organized a RIP related meeting of the Hillsdale residents on Saturday, May 4, with a presentation from a special guest John Liu, Laurelhurst resident and activist with the Portland Coalition for Historic Resources. John Liu's presentation went into detail of the issues presented by the proposed changes in the overall structure size allowed on each lot due to the FAR. Ms. Bronner had said she will share the presentation with the HNA.

There are questions on how attics, basements, and daylight basements will be counted in this new standard.

7. Discussion was carried out on how this proposal is driven by money; developers will tear down housing. No certainty of whether the density will be focused in location or spread out in the community. Timing of development will most likely be one house at a time.
8. The new requirement for 3 or 4 unit properties is that at least one of the units must be “visitable”. This means have a no step entry, wider doorways, and bathroom and living area on ground floor. This provision was supported.
9. A change is proposed to the method for how a building height is measured. This change will effectively reduce the allowable height in a community, while still allowing 2 ½ story housing to be built.
10. Robert led a discussion on the effect of equity relative to this proposal. Achieving equity under certain circumstances can also affect personal choice for others. Evaluating the impacts with those personal desires can be a challenge.
11. Muna Rao expressed our need for new ways of doing things, yet retain and rebuild the existing community.
12. The notes from the two sessions will be posted on the web site. The community may wish to assemble a comment/recommendation letter directed to the city and/or to SWNI. Providing comments on specific change requested was discussed as more beneficial than taking a position of full support or rejection of the proposal.

The Identified points for clarification will be submitted to the City for further comment.

The meeting adjourned at the conclusion of the discussion at 8:30 PM.

Attending:

Robert Hamilton

Muna Rao

Natalia Bonner

Leslie Pohl-Kosbau

Don Baack

Glenn Bridger

Tatiana Lifshitz

Respectfully submitted,
Glenn Bridger and Tatiana Lifshitz

HNA Land Use website design

What is the HNA Land Use Committee:

This committee is an integral part of the governance of HNA and is now co-chaired by Tatiana Lifshitz and Glenn Bridger, both with many years of experience in land-use issues.

The Neighborhood Associations are provided specific notice and comment responsibilities by the City Code. The HNA Land-Use Committee brings these issues to the Neighborhood at the monthly meetings. These issues include, but are not limited to, changes in zoning, setback, environmental mitigation, business use, land development & construction proposals for new and existing buildings.

These issue also include proposed code changes which affect the entire city. These issues are evaluated by the Land-Use Committee and are brought up to the attention of the neighborhood in order of priority and are studied for further action, as they affects those living in the community.

If you are interested in land use issues, please join the land-use committee.

Links to City Information websites

Portland Maps online – your best resource for any property in the city

<https://www.portlandmaps.com/>

Bureau of Planning and Sustainability

Zoning Code

<https://www.portlandoregon.gov/bps/31612>

Zoning App

<https://www.portlandmaps.com/bps/zoning/#/map/>

Planning initiatives, including link to RIP

<https://www.portlandoregon.gov/bps/50531>

Bureau of Development Services

Land Use Notices, Hearings, Pre-application Conferences

<https://www.portlandoregon.gov/bds/36652>

Land Use Decisions

<https://www.portlandoregon.gov/bds/46429>

Land Use policies

<https://www.portlandoregon.gov/bds/35881>

HNA Meetings

Agendas

Minutes

Contact HNA Include Board email link

Contact Land Use Committee: gbridger@teleport.com