



NORTHEAST COALITION  
OF NEIGHBORHOODS

Land Use and Transportation Committee  
Wednesday, June 22, 2016  
NECN Office: 4815 NE 7<sup>th</sup> Avenue  
Meeting Minutes

**Attendance:**

Anjala Ehelebe, Woodlawn, NECN Rep  
Dennis Kennedy, Woodlawn, At Large  
Andrew Sheie, Humboldt, At large  
Garlynn Woodsong, Concordia, Co Chair  
Steve Elder, Concordia  
Brad Perkins  
Claire Carder, DRAC  
Zena Rockowitz, Staff

**Did not have a quorum**

**Introductions at 7:10 pm**

**Could not approve of meeting minutes without quorum**

**Residential Infill Project, Morgan Tracy, Todd, Bureau of Planning and Sustainability**

- 20% of Portland's new housing units will be built in single-dwelling residential zones
- Input on draft proposal is due by August 15
- Average # of people per dwelling unit is getting smaller
- Missing middle is only 5% of city
- Demolitions replaced by larger houses. Pushed for residential infill project to begin
- Stakeholder meeting: 26 members. Made up of neighborhood coalitions, developers, builders, architects, affordable housing, etc.
- Public opportunity for participation at German American Society
- Parking discussion: where it is required and not required.
- 3 topic areas:
  - Scale of House: Limit size of house. Makes it proportional to the lot. Lower the house roofline. Make front setbacks consistent with setbacks on existing, immediate and adjacent homes.
  - Housing Types: Housing options for duplex, triplexes, ADUs, allow cottage clusters on lots larger than 10,000 sq. feet, establish a minimum unit requirement for R2.5 zone lots
  - Historically narrow lots: Allow new houses on historically narrow lots near centers and corridors in the R5 zone. Do not require parking and do not allow front loaded garages for detached houses on narrow lots and historically narrow lots.



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#### **Discussion: Compare/contrast residential infill project matrix**

- See Proposal Comparison Table to compare side by side with existing code in order to endorse a perspective
- Staff Proposal, Neighborhood Context Perspective, Portland for Everyone (minority position), Housing Diversity Perspective (majority position)
- Minority wants to stay in corridors, majority wants to expand to all. Would it support growth in Portland?
- Staff is proposing to use an account of dwelling units. The majority position gets rid of the count and lets the market decide
- The number one issue to not take a form-based code is parking.
- Projected mode share for the comp plan, transit is supposed to stay constant but bike will increase exponentially
- Limitations to unlimited density because of infrastructure (plumbing and utilities) and cars. Will need to model impacts. More concerns in already constrained areas.
- Make assumptions on unit counts
- Portland for Everyone can present next month – housed at 1,000 friends of Oregon. Will hold 3 open houses at Lucky Lab on Hawthorne

#### **Discuss Possible Action on Diverters on Bicycle Greenways**

- Want to see what policy looks like –something like the proposal comparison table that is digestible
- Want to learn more about 7<sup>th</sup> and 9<sup>th</sup> proposals

#### **Demolition Changes**

- Code changes are coming up and will elicit public response
- Discussion of intention behind demolition delay. People need a viable plan and evidence of money.
- Claire can return and talk about demolitions within next few months.

#### **NECN LUTC Annual Budget**

- Budget was \$700. Spent \$57.06. Have \$642.94 remaining in the budget for the 15-16 FY. Voted in May LUTC meeting to determine how to spend remaining funds at June meeting.
- \$75 will go to Concordia projects
- \$550 will go to caravan display shades for Woodlawn Farmer's Market
- Note: Could allocate \$17.94 more for Concordia project

**Adjourned at 9 pm.**