

## Residential Infill Project

(Continued from Page 1)

vising planner for the code development team, there isn't time to attend the many neighborhood meetings. She said that outreach included "drop-ins" located in six district coalition areas including Southwest.

"Additionally," Wood said, "we met with land use and transportation chairs at each of the district coalition offices."

"Given that we discussed the concepts with community members last year, we felt that two appearances within the Multnomah neighborhood provided ample opportunity for folks to learn about the project."

The Residential Infill Project held a series of open houses throughout Portland neighborhoods including one on Oct. 30 at the Multnomah Arts Center. Neighborhood association members attended including Peterson.

"We're fine with the scale of the houses," Peterson said, "but now that lots can be 16 feet wide, we'll likely see more flag lots and no parking requirements."

"Will single-family houses with backyards for kids, gardens, and open space be a thing of the past in Portland?" Peterson asked.

Wood sees it differently.

"Single-family houses will continue to be a predominant housing type into the future," she said. "Roughly 56 percent of existing houses in Portland are detached houses."

"The addition of ADUs (acces-



Murphy Terrell (right), watershed chair for the Multnomah Neighborhood Association, discusses her viewpoints with city staff at the recent Residential Infill Project open house.

(Post photo by Erik Vidstrand)

sory dwelling units), duplexes, and triplexes will not only provide backyards, gardens, and open space like their single-unit counterparts," Wood said, "but will do so for more people who might otherwise only be able to live in an apartment."

Peterson responded by saying nothing in the code requires accessory dwelling units to be affordable or to prevent them from being vacation rentals.

"It is unclear why 100,000 pieces of property in the city are having the definitions of their base zone changed when the redevelopment of

R2.5 corner lot and ADUs have been significantly less than the planners expect," Peterson said.

He asked if the city radically allows more capacity, does it stimulate the development of the past failed policies, or does it end up destroying what people value the most?

The city acknowledges that the average household size is shrinking. A century ago, there were on average 4.5 people living in a house.

"Today, that number is around 2.5 and is projected to drop to 2.1 over the next 20 years," Wood said. "The city gathered this data from a special report compiled by the Census Bureau in 2002."

Future demographic projections regarding household composition were developed as part of the comprehensive plan work.

According to city documents, the Residential Infill Project allows the number of accessory dwelling units, from the current one per property, to either two unaffordable ADUs, or four affordable ADUs per property. Triplexes can be allowed on corner lots.

"This project does not affect properties in multi-dwelling zones or residential development in commercial/mixed-use zones," Wood said.

"There are a number of issues that fall outside the scope of this project including changes to community design standards, rules for affordable housing, demolition, historic preservation, and movable homes (tiny houses on wheels)."

The Bureau of Planning and Sus-

tainability is exploring changing the current threshold for deconstruction requirements. This would increase the number of homes that would be deconstructed and salvaged instead of being demolished.

An upcoming historic resources code improvement project will amend procedures and regulations that protect designated historic resources and propose new options for creating local historic and conservation districts.

According to Julia Gisler, public involvement coordinator, staff is currently reading and categorizing all the comments received and preparing a summary report.

"Look for the 'What We Heard' summary report on the project website by mid-January," Gisler said. "In addition to this report, all the comments in their entirety will be posted on the project website."

Comments will guide staff as they make refinements to the discussion draft proposals and develop a proposed draft for the Planning and Sustainability Commission to consider next spring.

"The Commission will make recommendations to the City Council," Gisler said. "Public hearings will then be held and then voted on to adopt the final package of map and code amendments."

For more information: Morgan Tracy, project manager, 503-823-6879 or [morgan.tracy@portlandoregon.gov](mailto:morgan.tracy@portlandoregon.gov). Visit [www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill). Contact the Multnomah Neighborhood Association at [mnachair@gmail.com](mailto:mnachair@gmail.com).

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