Sabin LUTC Minutes

May 4, 2016

7:00 pm

Mt. Bachelor Room

Attendees:

Rachel Lee

Maria Hein

Kirke Wolfe

Asher Atkinson

1. April minutes approved without correction.
2. Demolition notice: 1030 NE Failing. Deadline: May 25.

LUTC decides not to appeal this demolition permit. There is concern over hazardous materials issues.

There is discussion of assembling information about how to contact DEQ and OSHA for suspected hazardous materials violations during demolition. Maria will gather information, and we will post it on the LUTC webpage and perhaps publish it in the newsletter. Kirke may reach out to neighbors for this particular demolition.

1. Comment on proposed deconstruction ordinance. Deadline: May 18.

LUTC supports the general idea, and assuming that the City’s initial experience with the ordinance works out, would like to see it expanded to post-1916 homes at the earliest reasonable opportunity to do so. There is some concern about whether the penalties for violations are significant enough.

Rachel will personally (not LUTC) submit a comment with technical issues about how the ordinance language is drafted.

Rachel will draft a general letter that expresses SCA’s support for requiring deconstruction, and advocates for expanding it to post-1916 homes after an initial pilot period. Such a letter would need Board approval. Rachel will see if it can be added to the May meeting agenda; if not, it can be approved by the Board in June. City Council will vote on the proposed ordinance in late June.

1. Missing Middle Housing concepts being discussed by RIPSAC

There is some interest among RIPSAC participants (not staff) in sharply reducing the allowable floor-area-ratio in the center of neighborhoods, but removing the requirement that only single-family residences be built. The idea is to allow developers to build one, two, three, four, etc units on a single lot. Whatever they think that they can fit in the reduced building size of the lower floor-area-ratio. The floor-area-ratio would scale back up near the town centers and civic corridors, so the buildings would be larger there. The idea is that allowing various types of units to be built would provide more affordable housing. The proposal is opposed by at least one member of the NECN LUTC.

This would be a radical departure from single-family zoning. Portland housing is unaffordable, but there is some feeling that we aren’t ready to support such a large change yet. A lot of apartments are being built in NE Portland—they may satisfy some of the current demand. There is some concern that this would just encourage more demolitions. It’s also pointed out that we don’t have enough information or data yet about how this would really work to figure out if we support it. Rachel will continue to monitor this issue at NECN LUTC meetings.

1. Diverters on bike greenways

There is a proposal to build diverters by default at every intersection where a bike greenway crosses a busy street. That will increase the construction expense for greenways up front, but calm traffic on the greenways, increase their use, and avoid the need to retrofit diverters later. We will continue to monitor this proposal.

1. Short term rental permit. 4604 NE 21st