

## **RNA [Month 2018] Minutes**

01/08/2018

Minutes by: Adam Meltzer

Meeting was called to order at Eric Matthews at 7:04p

### **Introductions:**

Board Members Present: **Susan Beal, Jan Carlisle, Heather Flint Chato, Allen Field, Jessica Gillard, Brian Hochhalter, Erik Matthews, Adam Meltzer, Rob Mumford**

Board Members Absent: Brendon Haggerty, Jonathan King, Matt Otis, Lauren Sher

Others Present: (Sign in sheet) Debby Hochhalter, Donna Meyer, Doug Klotz, Andrea Brown, Bruce Lellman, Callie Jones, Susie Silva-Strommer, Jordan Lang, Greg Petras, James Carberry, D.A. Wiley, Dave Silberstein, Chris Eikam, Corey Fish – Pediatric Doctor

### **Community Announcements:**

- Movie: Priced Out -implications for Portland redevelopment
- Corey Fish announced that he has a new pediatric urgent care opening up in the neighborhood.
- Christmas tree recycling by the boy scouts at 43<sup>rd</sup> and Powell – St. Ignatius parking lot. There is a fee.
- Last graffiti removal clean up was a big success!

### **Agenda Items:**

1. Crime/Safety Report: No one present. EM used the time to discuss the new website and how to navigate it.
  - a. AF: Can anyone post to the Google groups? EM to find out approval process and work on posting guidelines.
2. Support of Franklin High School PTSA Auction: Suzy: Parent of a senior at Franklin High School. ½ of the Richmond neighborhood falls under Franklin HS. Last year they raised \$43K. Franklin Foundation and grants are funded. Grants are up to \$5,000. The district does not pay for a lot of items that are needed. Durable items are focused on. Student clubs can access grants through donations.
  - a. Community discussion:
    - i. How much money does the RNA have?
    - ii. How much have other NA's donated? \$250
    - iii. Does Suzy have a goal? No. Personal goal is \$5K.
    - iv. Susan Beal attended last year and it was a great event.
    - v. Allen Field: We have given in the past.

Motion: Heather Chatto – Motion to give \$500 to Franklin HS  
Jessica – 2<sup>nd</sup>  
Unanimous vote for yes.

3. Residential Infill Project (RIP):
  - a. Marti Stockton – BPS (Planning Sustainability Commission) Morgan Tracy is the Project Manager (not present). Working with the mapping of the program. Long range effort. Gave some background on the project.
    - i. Issue dealing with demolition and
    - ii. Scale of new housing being developed
    - iii. Housing affordability
  - b. Working on RIP for 2 ½ years.
  - c. Discussion draft was released last fall and they are developing the program further. A new draft will be coming out this winter.
  - d. Question and answer between EM and Marty.
    - i. The questions and answers will be posted on the RNA website.
    - ii. May 24, 2018 is the re-zoning target date.
  - e. Webpage to sign up for BPS updates:  
<https://signup.e2ma.net/signup/1790310/1362558/?v=a>
4. EM: Do people want a special session about RIP? Yes.
5. Vote on SEUL REP: The current RNA rep has left. We need a new rep for SEUL.
  - a. Motion: EM: Eric Matthews and Brian Hochhalter to co-chair as representatives at SEUL starting in January 2018.  
2<sup>nd</sup> Jan  
Unanimous: Yes
6. Adoption of Minutes Oct, Nov, Dec: Tabled till next meeting.

#### **Committee Reports:**

1. Treasurer: No updates
2. Richmond Cleanup: No updates
3. Land Use: No updates
4. Liquor Licenses: No update
5. Community Spaces: PBOT grant submitted to fix up SE 45<sup>th</sup> right of way – denied.
6. Graffiti Removal: January 23<sup>rd</sup> meeting at D Street Conference Room on 2<sup>nd</sup> Floor. 7p-8pm
7. Division Design Committee: Policy update will be in the newsletter. Appendix to the design guidelines are being worked on. Looking at Buckman for guidance. Met with the City about DOSA.

8. Richmond Ready: Article in RNA newsletter will be coming out. The website will be getting more content. PSU class will be taught with students and branding around emergency preparedness. Future ask: Donation to Studio 5. Offset costs for student design and branding. Printing of final branding projects will be a budget request. Recycled content and sustainability is a requirement of the students final projects. Business modeled after "Sunnyside Prepared."
9. Hawthorne Business Assoc. Rep: No updates
10. SEUL Rep: No updates
11. SEUL Land Use: No updates
12. Tree Committee: No updates
13. Richmond Newsletter: First week of February new newsletter coming out.
14. Division Clinton Business Assoc: No updates

**Committee Reports:**

1. See above

Next meeting: February 12

Meeting adjourned at. 9:03p

## RESIDENTIAL INFILL PROJECT

### RNA QUESTIONS FOR MARTY STOCKTON, SE DISTRICT LIAISON, PBP+S

Questions compiled from RNA LUTC Meeting on 12.06.2017, RNA General Meeting on 12.11.2017 + emailed questions from a neighbor

#### General

1. How can we better alert residents to projects that are in play like RIP?
2. Where can I find information for projects on vulnerable communities?
3. Who if any community members were consulted?
4. Will the process create gentrification with the RIP overlay?
5. Are there specific density goals for Richmond?
6. Can we structure requirements to improve process?
7. Are there incentives for relocating houses?
8. Are there incentives for relocating overhead electrical services to underground?
9. How could developers take advantage of RIP?
10. Why just one proposal on residential infill in lieu of 2 or 3 and why now? i.e., process/project fatigue/saturation.
11. Are there fee waivers for conversion of existing houses?
12. If conversions are used for AirBNB can their fees/taxes be assessed at "market rate"?

#### Scale

13. Does basement and attic square footage count towards FAR?
14. How can we see the worst-case outcome in advance to understand what we're getting?
15. How can we make an FAR for entire parcels? i.e., larger ADU if under overall FAR for parcel.
16. Can we have a future discussion on tiny homes? i.e., how do tiny homes fit in with the big picture and how can we keep track of this topic?

#### Height + Setbacks

17. How is the lowest point determined- can the point be manipulated by piling up dirt/moving dirt around?
18. How can we make our slopes work for us?
19. Why increase the front setback from 10'-0" to 15'-0"?
20. Can there be more context-based rules?
21. Was consideration given to height being context-based?

#### Stairs

22. What is the objective for the limit?

#### 'a' Overlay

23. What does the amenity bonus allow?
24. Will this be done by homeowners versus developers?
25. Is creating affordable housing a goal?
26. Is demolition being incentivized?
27. Are there loopholes which will allow 4-6 units?
28. Do we need this density- have density goals already been met in some areas?
29. Do we want different housing opportunities in our neighborhood?
30. Are there incentives for encouraging waiving SDC fees for conversions?
31. Are there any conversions being "condo-ized"?
32. How can incentives be created for long term rentals?
33. Have there been studies of where the 'a' overlay will likely happen?
34. Will there be an equitable distribution of neighborhoods benefiting from the overlay?
35. Is there a way to incentivize to favor home owner's over developers?
36. How is infrastructure being addressed- is it?
37. Can more parks be added?
38. Can incentives be created for areas that meet development standards?
39. How does low income housing work (80% MFI) with rental versus ownership properties- is there an affordability bonus?

#### Cottage Clusters

40. Can design be regulated to have minimum impact on adjacent home owners- are there policy tools being used for analysis?
41. How many SF are allowed- how does FAR work?
42. Can multifamily dwellings be created in single family dwelling zones? i.e., creating the missing middle.

#### Emailed Questions From A Neighbor

43. We support waivers of SDC charges for internal conversions. What is the best forum, time and method for doing this?
44. Cottage clusters: We support cottage clusters. But encouraging green space in front of "cottages" will naturally mean the houses are pushed back against existing homes, perhaps as close as 5 feet. Do the existing regulations give enough consideration of privacy and other negative effect on existing homes?
45. Oregon HB 2737 requires the Oregon Department of Consumer and Business Services Building Codes Division to adopt code construction standards for homes not more than 600 sq feet. How does this apply in Portland? Will there be higher standards in Portland or will this open up the likelihood of more small homes with lower standards and costs which could affect the building that actually happens under RIP?