



## **COMMUNITY ADVISORY COMMITTEE- Summary Minutes**

Zoom Webinar

**September 21, 2021, 6:00 PM**

**CAC Members Present:** Kate Perle, Jon Belcher, Cameron Ewing, Jerry Finigan, Rick Duncan, Louisa de Heer, Mary Leontovich, Beth Gerot, Hans Wittig, Ed McMahon, Ann Vaughn

**Planning Commission Members Present:** Dan Isaacson, Kristen Taylor

**Community Members Present:** Carleen Reilly, Harry Sanger

**Staff Present:** Chelsea Hartman, Elena Domingo, Terri Harding

**Contractors Present:** Colin McArthur, Zach Rix, Grace Graham

### **Agenda Items**

#### **1. Standing Items**

- Introductions
- Agenda Review
- Public Comments
  - Carleen Reilly – introduced herself, has been involved in this project for many years as a River Road neighbor.

#### **2. Overview of Middle Housing Code Amendments**

- Terri gave an update on the middle housing code amendment process/implementation of HB 2001. She can send the upcoming schedule to the CAC and people can join the interested parties list if interested in following the process more closely.
- Discussed how these code amendments would specifically impact transit corridors and encourage middle housing near transit routes. Planning Commission gave direction to encourage middle housing development citywide as equitably as possible, but to remove parking requirements for transit routes.
- Talked about how lack of parking requirements could impact neighborhood streets and asked about parking districts. Talked about how important it would be for the neighbors to have street parking management solutions in place.

#### **3. Introduction with Planning Commission Resources**

- Kristen and Dan introduced themselves and talked about the responsibilities of the Planning Commission and their role as liaisons between Planning Commission and the CAC.

#### 4. Discuss Draft Code Concepts

- Colin gave an overview of the code concepts process and schedule. CAC will discuss code concepts at this meeting and in October and plan to review draft code in November.

##### Integration

- Colin talked about integration, outlining the purpose and intent of the Special Area Zone (SAZ) and presented proposed zone changes by showing current zoning and proposed zoning maps.
- Discussed why we're focusing on the corridor and mixed-use neighborhood centers.
- Questions about whether the bus stop placement was different from previous versions of the map. Noted that the bus stop locations used here were from LTD, showing potential locations for Mx stops, but these are not final placements.

##### Corridor Mixed Use (COR-MU) and Corridor Residential (COR-RES)

- Colin gave an overview of the new zones proposed, including some development standards: lot coverage, building orientation, parking between building and the street, building massing, building height, building face, and window coverage.
- Questions and discussion related to:
  - Minimum/maximum density calculations
  - Shared commercial driveways
  - Depth minimums/maximums for different lot sizes
  - Small lots not being able to redevelop if they have same standards as big lots
  - How the code would promote redevelopment as neighborhood mixed-use centers
  - Concerns about lowering height limits on a major transit corridor
  - Using floor area ratio instead of minimum depth requirement
  - Courtyard entry for residential instead of street
  - Overlap with current commercial code/multi-family standards
  - Buildings all looking the same

##### Transition Standards and Willamette River Greenway

- Did not get to these topics in this meeting, but Colin will record a video going over these topics so CAC can review.

#### 5. Wrap Up/Next Steps

- The Cameron McCarthy team will continue refining these concepts and we will discuss batch 2 in October.
- Please send feedback to staff and Colin by next Tuesday so they can incorporate comments as they refine the concepts and start drafting code.
- RRCO recommended that Beth (as previous alternate) become a member of the CAC, filling Harry's vacancy. This appointment does not have to go to the Planning Commission, because she was already appointed an alternate. RRCO will need to recommend an alternate and that person will need to be appointed by the Planning Commission.

## **Follow-Ups**

- Colin will record a video going over transition standards and Willamette Greenway for CAC to review.
- CAC to send feedback to staff and Colin by next Tuesday so comments can be incorporated as code concepts are refined.
- RRCO will need to recommend an alternate to replace Beth.
- Staff to send upcoming middle housing schedule.
- Staff will look into whether the bus stop placement is different from previous versions of the map.