



**North Tabor Neighborhood Association**  
**Land Use and Transportation Committee Meeting**  
Tuesday, September 9th, 2014, 6:30-8:00pm, Laurelhurst Cafe

Attendees: Beth, Terry

**1) Introductions and review agenda.**

**2) Agree on content and an outline for a letter to the City of Portland Bureau of Planning and Sustainability regarding the zoning recommendations affecting North Tabor as they relate to the Comprehensive Plan.**

**Discussion:**

NTNA recently submitted two letters to the City regarding long term zoning recommendations that relate the Comprehensive Plan and as a result, NTNA successfully informed several zoning changes in the neighborhood. There was agreement that it is still necessary to submit a third letter to emphasize the importance of supporting affordable housing options in the neighborhood.

Proposed recommendations for a draft letter:

- Support for inclusionary zoning – use language and expand from previous NTNA Comprehensive Plan letters. This is the overarching theme of the letter. Also suggest ratio of “workforce” vs “affordable” housing.
- Suggest that basic design standards are in place to lower the rate of home demolitions and save structures, which would result in more affordable housing options. Discuss example of NE 57<sup>th</sup> demolition conducted by Portland Development Group.
- Revise residential zoning rules to allow for Cottage apartments, granny flats, and ADU’s, specifically suggesting that residential properties R2 or higher should be allowed to have **both** a granny flat of less than 800 square feet **and** an ADU on the property as a way to increase affordable housing.
- Revise residential zoning rules to allow all detached garages, wherever they lay on the property, to be rebuilt or converted into housing regardless of the property lines, including second story ADU’s.
- Suggest that comprehensive plan residential density in the “Pocket” and along 60<sup>th</sup> and Burnside be upzoned with the caveat that rules should be revised to support more remodels, add ons, etc instead of home demolitions in order to support affordable housing.
- Request that the area near 63<sup>rd</sup> and Burnside is updated to be dispersed mixed use zoning.

**Action Items:**

- Terry will draft an outline for a letter and provide a brief document that explains the recommendations along with the rationale/benefits to the neighborhood.
- At the 9/16 NTNA general membership meeting, Terry will give an brief overview on the comprehensive plan, recent letters submitted to the City on this topic, slated changes proposed via the new Map App, the draft letter outline, timeline for submitting the letter, and explain how North Tabor residents can individually comment on the Map App.

**Next LU/T Meeting: Tuesday, October 7th, 6:30-8pm, Laurelhurst Cafe**