

THE RECODE STUDIO: COMMENT SUMMARY BY MAJOR TOPIC AREA

Following is a summary of written comments received from the City of Portland's ReCode Studio event, held over the course of two days on June 4 and 5, 2024. The Studio was held at One Canal Plaza, in Downtown Portland, spanning 11am-6pm on June 4 and 8am-2pm on June 5. Approximately 200 persons were in attendance. In addition to the written comments summarized here, participants at the Studio provided a large amount of verbal comments, which will also be considered as the City progresses forward with ReCode.



THOUGHT-PROVOKING QUESTIONS FROM ATTENDEES

- How can zoning incentivize pedestrian and bike activity?
- How many new dwelling units in what timeframe are you hoping to create?
- Can you encourage pedestrian cut throughs in all zones (pedestrian passages)?

MAJOR THEMES

Height

- Greater height allowance along arterials. RN setback proposals are still too stringent - so are heights.
- I would like to see the new R-6 have higher height.
- Measure height from pre-development grade rather than post-development grade.
- Lower height for single family makes good sense.
- I am very concerned about increasing height limits overall - because the historic buildings will become lost. Also, view corridors that allow pedestrians to see glimpses of the beauty of this city's location will be lost. That takes away from the unique character of this city. Furthermore, tall buildings block light from reaching the street level. The trees on the streets will die without the sunlight they already have which isn't much. New trees planted along Hancock Street - with tall new buildings - are dying.
- I recommend expanding the 325 max height area to the northern side of Center Street. I recommend expanding the heights along Congress Street to 1.5x along Congress Street. I recommend expanding all heights by 1.25x.
- B2 at 65 feet is way too high - buildings could most likely be higher depending on how they are measured and whether elevator shafts are included. High rises on what is now B1 on Washington Avenue will increase traffic dramatically.
- B-1 to B-2 (165 Washington, Northern Burner Supply) 45' is enough. Stick to human scale. There is no coherent argument for an anonymous 75'-80' height limit for this one site. It could be reasonable for a non-maximum use of the entire site (i.e. greater setbacks at north and south ends).
- 325' max height is way too tall even with "shadow mitigation." [C]oncentrate tallest heights in commercial areas on arterials off peninsula.

Housing

- Market rate apartments are still too expensive for the bulk of residents who need this new housing.
- Do not listen to developers who say they cannot build affordable housing without more density - they mean they will have to accept less profit.
- It would be great to see a map showing the "delta" between current built environment, current permitting limits, and new permitting limits for total amount of housing units.
- I love the support for walkability, transit, getting rid of cars and surface parking and dense housing. Please do everything possible to add as many units as possible. Working people being able to afford housing is so much more important than aesthetic concerns some have raised. Please remember that most people in this city are struggling with housing costs, and the only solution is to increase supply.
- The *One Climate Future* plan states that "greater Portland will see an increase of 23-27% in population by 2040". I am hoping that the city is planning to have adequate supply of housing for this change in places that encourage biking and transit use.

Transportation/Parking

- More Transit-Oriented Development (TOD)
- I live near Allen's Corner in North Deering. With the possibility of adding hundreds more residents, I am concerned about traffic. Today, it takes a half hour or more to drive from Veranda Street to Allen's Corner at peak traffic times. What does the future look like with all these extra units?
- Love parking minimums being eliminated and maximums being added and love bicycle parking minimums.
- TOD should be extensive - along Congress, Washington, and Brighton. TODZ - Why is this not on the map? Major arterial corridors should all be TOD 2.
- Love eliminating parking minimums and adding maximums and similarly, a goal to reduce vehicle trips.
- There are already signs around town complaining about the traffic from Roux Institute. Busses are too infrequent to conveniently suit people on a regular basis. Cars are still necessary.
- I would like to see the evidence for the desired effect of eliminating parking requirements, and what plans are being made for inevitable challenges of demand exceeding supply.
- I see 2 TOD-1 zones added which is awesome. I am wondering why so few. Would it be possible to add a ton more along transit corridors so that more Portlanders have access to denser/walkable amenities?
- Lack of minimum parking requirements in RN-5 zone is inadequate in such a densely populated area. At a minimum, residential parking permits should be instituted for existing property owners and tenants.
- Consider reduced setbacks to TOD zones, should mirror transit corridor as illustrated in the Comprehensive Plan (Washington off peninsula, Forest, Stevens, Brighton).
- Yes, to removing parking minimums and setting maximums. Lower Franklin (Cong. to Middle) should be higher than 65' for height limit. I am concerned that the ReCode maximums are, at best, the bare minimums we need to meet our goals for housing, walkable mixed-use neighborhoods, quality transit options. That means we will not reach these goals. We need to plan for 30% to 50% build out of zoning

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maximums and that should be the target for walkable neighborhoods and viable transit. Falling short should not be an option. We can adjust if we see overbuilding threat.

Other Content-Related Feedback

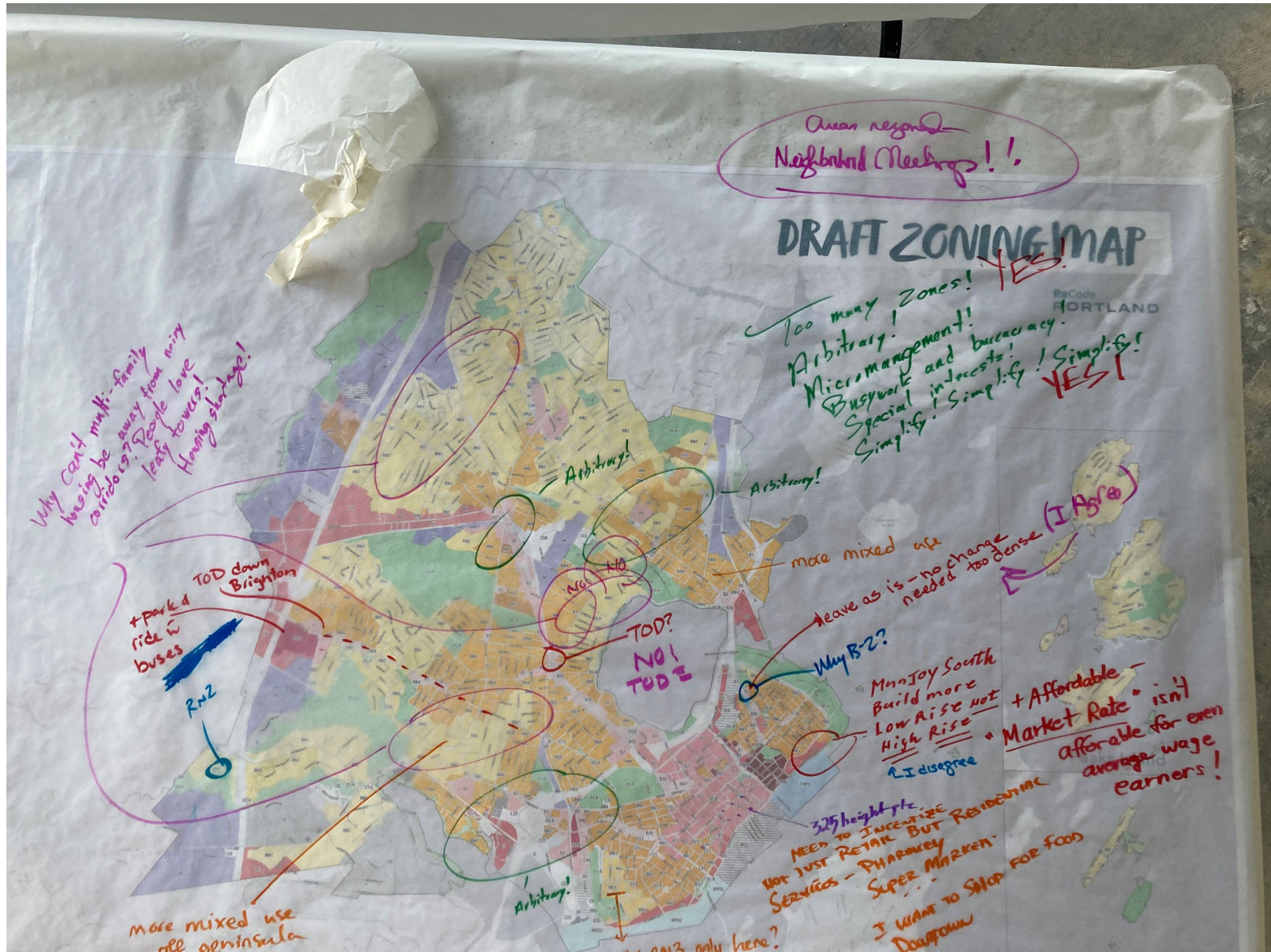
- Still way too many zones, arbitrary map, micro management; setback requirements unrealistic for urban environment, make them smaller; refer to the UCP's recommendations.
- Need mixed use and commercial 10-15 min. walk from all homes - zone for those uses in RN zones - all of them. Still too many zones - slim this down more.
- The code still seems complex - stream lining is a better way to ensure development.
- Overall the changes are too minor with respect to simplifying the code, allowing denser housing, encouraging transit-oriented development, and mixed-use neighborhoods.
- Would like to see splitting up of "retail" so that residential services are a separate use and incentivized - i.e. need small format 8-12 thousand sf supermarkets for downtown, residential service could include supermarkets, pharmacy, banks - could give density bonuses or parking decreased. We are adding residential to downtown and we need walkable services not just restaurant and clothes stores or pot shops.
- Beneficial electrification of downtown will fail unless we partner with CMP to remake the grid and harmonize the zoning/building code/EPA efficiency standards and cost.
- 20' street frontage is much too narrow in RN-5 zone. 30' is much more reasonable.
- A general "flow chart" of the process from concept to approved structure is well known among "developers" but not the general public. Getting "surprise" notices in the mail can feel out of control and you can only react, but don't know where or how. The public has different jobs and is unaware of the "process pathway". Every project follows known pathway and an outline should be shared with the public at the beginning.
- Communication between boards need improvement. The only "persons" at all the meeting is the applicant. This allows the applicant to "play" one board against another.
- I think insufficient attention to climate resiliency - though good to start. Cleaning up after flooding is expensive for all and devastating to those affected.
- Maintain interim protection for historic places/districts while under consideration for designation.
- I think it is short sighted to eliminate parking. We are creating another Boston.

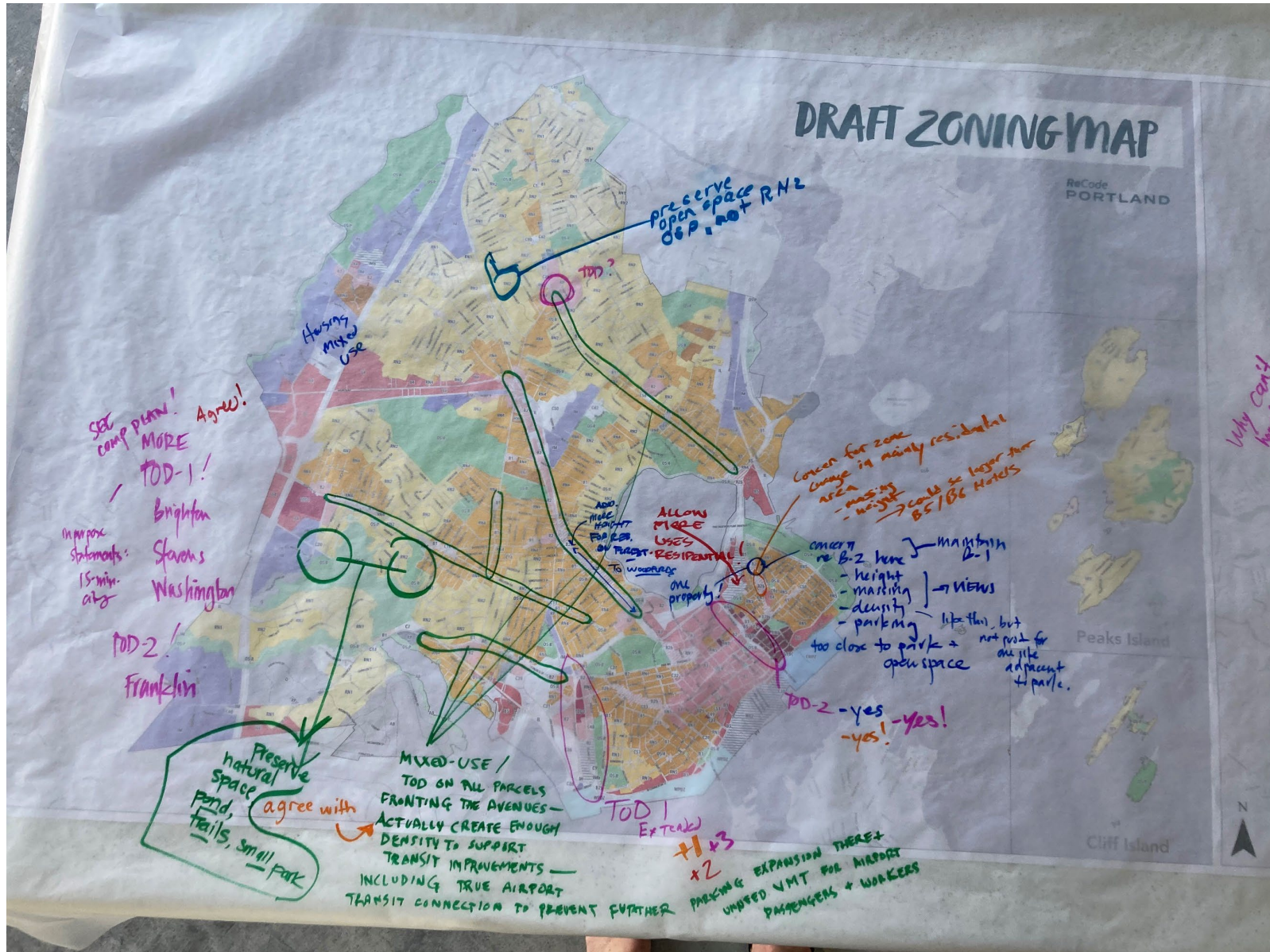
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Feedback on the ReCode Studio

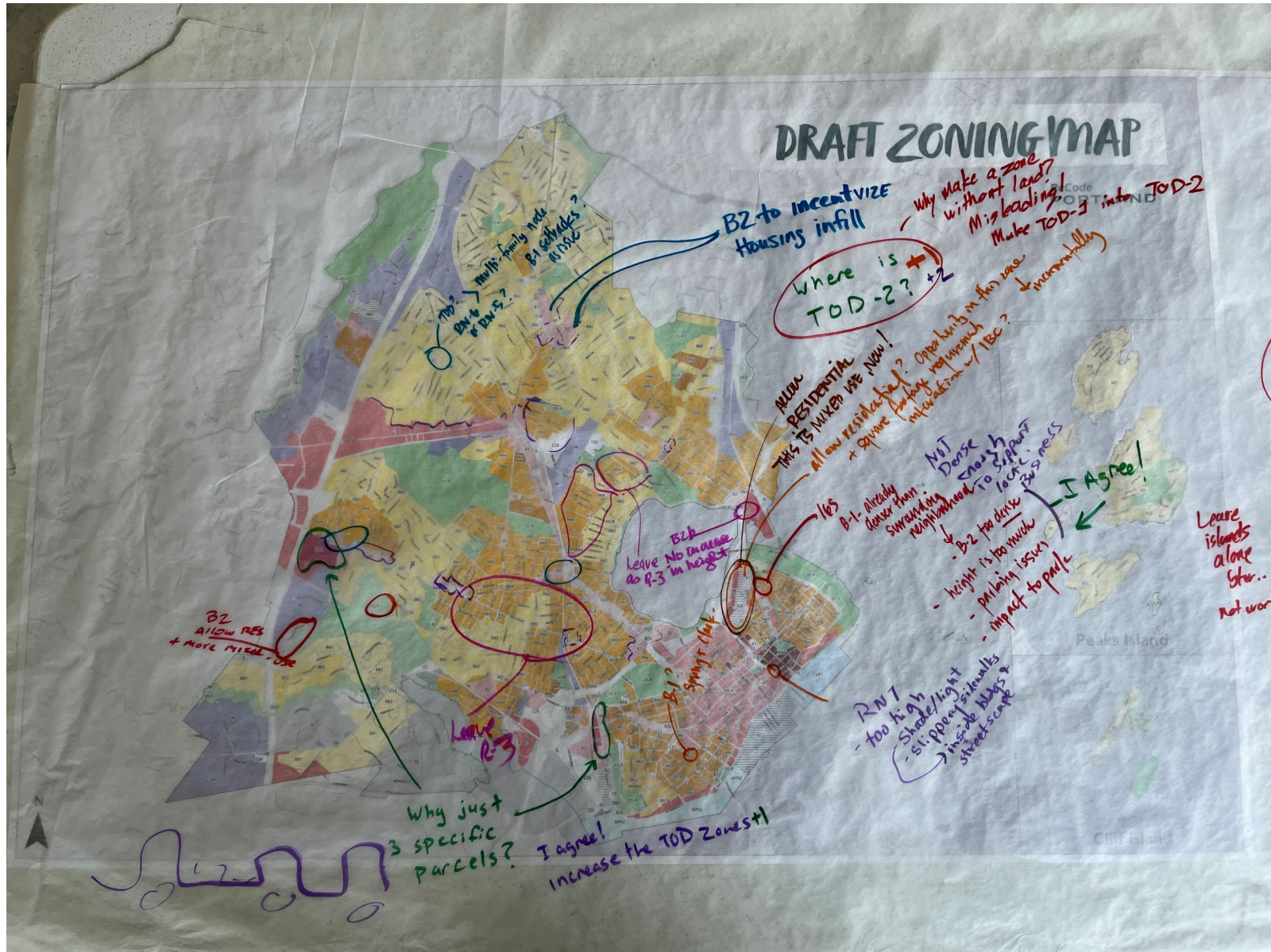
- Really great info and learned a lot. I like that you want to hear from Portland peeps.
- Thank you! I really appreciate all the effort you all put into clearly communicating this information and engaging the public. I learned a lot.
- Love the gallery format! It was neat to see.
- Thank you for offering several methods to connect with everyone to learn about ReCode. This space was great. The posters were easy to read and take in all of the information.
- Generally pleased to see the level of effort being undertaken.
- Kudos on the presentation. Love it and appreciate all of the hard work.
- Note that there is peer-reviewed published research showing that people that show up at these public forums don't represent the views of the larger population.
- Great opportunity to learn - superb staff.
- LOVE the branding and how everything was presented.
- Really great work. I am excited to see how this improves Portland!
- This Recode Studio is not public conducive and is not available to residents who work during the day.
- This ReCode Studio is a joke. It should be held in neighborhoods rather than the middle of the day when residents work.

Draft Zoning Map Comments





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Feedback from the ReCode “Mad Libs”

After exploring the studio, I was _____ to see a change to _____.
(adjective) *(code section or topic)*

I think that the changes to _____ will have a/an _____ impact on the City.
(code section or topic) *(adjective)*

After exploring the studio, I was _____ to see a change to _____.
(code section or topic) *(adjective)*



SOURCE	IS THIS YOUR FIRST RECODE EVENT?	WHAT BRINGS YOU INTO THE STUDIO TODAY?	SPECIFIC TOPIC (IF APPLICABLE)	AFTER EXPLORING THE STUDIO I WAS (BLANK)	TO SEE A CHANGE TO (BLANK)	I THINK THAT THE CHANGES TO (BLANK)	WILL HAVE A (BLANK) IMPACT ON THE CITY.	I'M STILL A BIT CONFUSED BY (BLANK)	AND I'D STILL LIKE TO SEE CHANGES TO (BLANK)	GENERAL COMMENTS
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.		happy	mixed use in more residential	ped/bike transportation	positive	climate	incentivize	- How can zoning incentivize pedestrian and biking transportation? - Why is climate not a priority?
ReCode Questionnaire	This is my first ReCode event.			disappointed	B1 area changed to B2	R areas	positive			Market rate apts. are still too expensive for the bulk of residents who need this new housing.
ReCode Questionnaire		Hoping to learn more about ReCode.		excited	structure of code, housing section, density section	housing	positive	timing of changes	looks good so far	
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	road capacity			zoning in outlying areas	negative			I live near Allen's Corner in North Deering. With the possibility of adding hundreds more residents, I am concerned about traffic. Today, it takes a half hour or more to drive from Meranda Street to Allen's Corner at I am impressed by the flood resilience planning and efforts to make it easier for the public to access and understand the code. I am also impressed by: 1) tree canopy requirements; 2) complete neighborhoods effort.
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.		excited		the digestibility of the code	positive			
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.								
ReCode Questionnaire	I've attended previous events.	Hoping to learn more about ReCode.	public restrooms	inspired	restroom centers					Easing of the bathroom requirements/interpretation for rehab/new construction. Requiring a fund buy-in for public restrooms for new construction above X threshold
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.		great graphics	Preble Street area					Really great info and learned a lot. I like that you want to hear from Portland peeps.
ReCode Questionnaire	This is my first ReCode event.			pleased	building heights	historic preservation	beneficial	India Street area	More TOD zones	More TOD
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	adu's, non-conforming, height restrictions	happy	adu's	zones and code enforcement	positive	non-conforming	height, non conformance	Sean King was great - ver helpful and took the time to answer our questions and find answers to questions he did not know. Chris was great too. One question: How many new dwelling units in what timeframe are you
ReCode Questionnaire	I've reviewed material on recodeportland.me	Hoping to learn more about ReCode.								
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	How climate resiliency into this	excited	how code is being simplified for easier understanding and implementation	coastal flood resilience overlay zone	positive	the parking changes - vehicle trips	curious about how to improve our transit system to easily support these changes.	I also like "neighborhood residential use" accessory dwelling units - yay!
ReCode Questionnaire	I've attended previous events.	Hoping to learn more about ReCode.	Sea level rise	excited	parking minimums	allowing higher density development and changes to the floodplain regulations	positive	how the city is adapting to handle more stormwater and how that might be impacted by increasing density	regulatory around impervious surfaces	Thank you! I really appreciate all the effort you all put into clearly communicating this information and engaging the public. I learned a lot.
ReCode Questionnaire	This is my first ReCode event.		nervous	height restrictions	more density/bike infrastructure	profound	height overlays	building requirements	I think that 325 feet is too tall, especially if there aren't incentives/trials on reduction of impervious surfaces. I	
ReCode Questionnaire	I've attended previous events.	Hoping to learn more about ReCode.		happy	parking minimums	dimensional standards	small	how the TOD locations were selected	the land use code	Overall the changes are too minor with respect to simplifying the code, allowing denser housing, encouraging transit oriented development, and mixed use neighborhoods.
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.		excited	parking mins. and max	height/downtown density	good	don't own currently so not sure on zones/codes		Love parking minimums being eliminated and maximums being added and love bicycle parking minimums; allows incentives to historic preservation projects that advance the goals of solar is great. Love the urban. Still way too many zones, arbitrary map, micro management; setback requirements unrealistic for urban environment. make them smaller. refer to the LIC's recommendations.
ReCode Questionnaire	I've attended previous events.									TOD should be extensive - along Congress, Washington and Brighton. TOD2 - why is this not on the map? Major arterial corridors should all be TOD2. Create height allowance along arterials. RN setback requirements are too. Very happy to see simplification, flexibility for ADUs, admin review, parking flexibility. Lower height for single family makes good sense. Question - how will parking max be set? Market max drive high parking
ReCode Questionnaire	I've reviewed material on recodeportland.me	I've got specific questions!	Why are proposed zoning changes insufficient to meet our housing needs?	saddened	not enough/meet our housing goals			lack of ambition to meet housing goals	increase	Love the gallery format! It was neat to see.
ReCode Questionnaire	I've attended previous events.	Hoping to learn more about ReCode.	Process, admin changes, various areas	very happy	admin review vs. public for L4 units	dimensional standards and parking requirements	very positive			Thank you for offering several methods to connect with everyone to learn about ReCode. This space was great. The posters were easy to read and take in all of the information.
ReCode Questionnaire	I've reviewed material on recodeportland.me	Hoping to learn more about ReCode.		happy	to see a reduction in code complexity	floodplain management	positive resiliency			Generally pleased to see the level of effort being undertaken.
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.		glad	coastal flood resilience overlay zone	shoreland, floodplain and waterfront	beneficial			Love eliminating parking minimums and adding maximums and similarly, a goal to reduce vehicle trips. The code still seems complex - streamlining is a better way to ensure development. Thanks for working to increase
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.								
ReCode Questionnaire	I've reviewed material on recodeportland.me	I've got specific questions!	Why are the TOD zones so limited to only 3 parcels? They should extend along the entire corridor to	excited	density (on increase)		positive by making neighborhoods walkable	spot zoning	the map to simplify changes. All parcels along a busy street should be developed, for example	
ReCode Questionnaire	I've attended previous events.	I've got specific questions!	housing, TOD	cautiously optimistic	no parking minimums		increase density	absence of TOD 2 zone on maps		
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	zoning (my neighborhood) waterfront and shoreline preservation - not development!	more educated	land use code	land use	positive	multi-unit dwellings	encourage actually affordable housing for younger folks and middle income.	
ReCode Questionnaire	I've reviewed material on recodeportland.me	Hoping to learn more about ReCode.		excited	height map	building heights	positive			I recommend expanding the 325 max height area to the northern side of Center Street. I recommend expanding the heights along Congress Street to 150 along Congress Street. I recommend expanding all heights by 125. Any way to incentivize existing Portland garage owners (public parking) to add EV spots. This is being done in Burlington VT. On the individual zone guides (RN's etc.) could you add an inset of the zone map. Eye of use. Do not listen to developers who say they cannot build affordable housing without more density - they mean they will have to accept less profit. B2 at 65 feet is way too high - buildings could most likely be higher. I would like to see the evidence for the desired effect of eliminating parking requirements, and what plans are being made for inevitable challenges of demand exceeding supply. B2 to B2.5/Washington, northern burner. Kudos on the presentation. Love it and appreciate all of the hard work. It would be great to see a map showing the "delta" between current build environment, current permit limits, and new permitting limits for total. I am very concerned about increasing height limits overall - because the historic buildings will become lost. Also, view corridors that allow pedestrians to see glimpses of the beauty of this city's location will be lost. That takes Great opportunity to learn - superb staff - I think insufficient attention to climate resiliency - though good to start. Cleanlines after flooding is expensive for all and devastating to those affected - 325' max height is way I see 2 TOD+ zones added which is awesome. I am wondering why so few. Would it be possible to add a ton more along transit corridors so that more northlanders have access to denser/walkable amenities? The zone 1. Would like to see splitting up of "retail" so that residential services are a separate use and incentivized - ie need small format 8-12 thousand of supermarkets for downtown residential service could include Any new development on Munjoy Hill need to include parking, please. Also, please add "East End residential parking permits, similar to those in West End". 20' street frontage is much too narrow in RN-5 zone. 30' is much more reasonable. Lack of minimum parking requirements in RN-5 zone is inadequate in such a densely populated area. At a minimum, residential parking 1. A general "flow chart" of the process from concept to approved structure is well known among "developers" and the general public. Getting "surprise" notices in the mail can feel out of control and you can only react. Height Map - I recommend changing the PHS/Masonic/First Parish parcel to same as City Hall to lessen the chance of teardown/redevelopment. Historic Preservation - could more parks (Kennedy, Post Office/Tomm's. Overall I am so glad to see so many great changes being proposed in this recode update (addition of TOD zones, parking maximums, restriction of drive-thrus etc.) - but I am still concerned that this process has lot areas for 1-4 units should be reduced further. More residential use should be considered in industrial zones. More density in Stroudwater. Eliminate owner-occupancy for ADU is being added to lot. Don't understand why. As a property owner at 200 Anderson Street in East Bayside, I would like to see clarification of permitted use as well as a considered expansion of use.
ReCode Questionnaire	I've reviewed material on recodeportland.me	I want to learn about a specific topic	Change from B1 to B2 especially along Washington Avenue. How many B1 areas have been changed to B-2 and what are their specific circumstances?	distressed	B2 from B1	B2 from B1	very negative			
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	housing, parking, transit	happy	parking minimum			historic pres.	what qualifies for preservation	
ReCode Questionnaire	I've attended previous events.	Hoping to learn more about ReCode.	Preserving the character of Portland - the forest city and historical connections							
ReCode Questionnaire	I've attended previous events.	Hoping to learn more about ReCode.	height limits - especially downtown and arterial streets	intrigued and appalled by or excited	residential zoning (esp)	height limits - too high - height concentrated in wrong places	terrible, detrimental - discourages pedestrian traffic			
ReCode Questionnaire	I've reviewed material on recodeportland.me	I've got specific questions!	TOD and increasing housing supply	pleased	minimum parking requirements	mixed use zones	positive	lack of TOD - 1 & 2	simplicity (decreasing number of RN's)	
ReCode Questionnaire	This is my first ReCode event.	I want to learn about a specific topic	B3 Downtown	encouraged	B3			Connections between zoning and historical planning	historical rules	
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	parking shortage			parking	parking	RN5 parking	RN5 parking	
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.								
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	How the code changes/communication between boards, abutters and city residents	excited	outdated (fractured) code specifically consolidation of all affordable TOD+ housing	board definitions/scope of standards	positive	historic district infill rules	code dimensions to keep infill from "disrupting" the HD	
ReCode Questionnaire	I've attended previous events.		trees, parks and green space.							
ReCode Questionnaire	I've reviewed material on recodeportland.me			happy	our collective thinking on density, transportation and climate	neighborhood non-residential	smaller than hoped for	the disconnect between hefty comprehensive plans and modest zoning changes.	align with those goals, re: density to enable transit and walkability	
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.		impressed	dimensional standards	uses in residential zones	positive	large lot areas for 1-4 unit buildings	industrial zones	
ReCode Questionnaire	This is my first ReCode event.	I've got specific questions!	permitted use in I1b zone East Bayside	excited	housing densification	residential zoning	positive	usage of I1b zone	housing but not altering public views, access or increased heights of buildings.	
ReCode Questionnaire	This is my first ReCode event.			interested	Rosemont zone map	the code	good	bayside		
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	transportation/climate	excited	TOD	temporary use	positive			LOVE the branding and how everything was presented
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	TOD	excited	parking minimums	TOD	positive		more TOD	Really great work I am excited to see how this improves Portland!
ReCode Questionnaire	I've reviewed material on recodeportland.me	I want to learn about a specific topic	641							Please consider the number of streets on peninsula that 641 plays a role in limiting development. There are current projects being built and approved on these narrow streets that would not be allowed to move forward. Great job on a massive undertaking outreach has been thorough all through to CP and RC process.
ReCode Questionnaire	I've participated in ReCode surveys.	I want to learn about a specific topic	Stepbacks	pleased	B-2/b/c	Flood plain	long term benefit	ADU		
ReCode Questionnaire	This is my first ReCode event.					B-2	negative			
ReCode Questionnaire	This is my first ReCode event.							open spaces	include more OSP	
ReCode Questionnaire	This is my first ReCode event.									
ReCode Questionnaire	I've attended previous events.	I've got specific questions!						appreciate all of the work that the city has done.		
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.		disappointed	B1 Washington Avenue to B2	B2 on Washington Ave.	negative			Parking - could parking be underground, first floor? Not everyone can take the bus, walk, or bike. Architectural integrity - will building new structures conform to existing housing. Will open spaces be reserved (Portland. I would like to see the new R-6 have higher height - consider reduced setbacks to TOD zones should mirror transit corridor as illustrated in the Comprehensive Plan (Washington off peninsula, Forest, Stevens, Brighton). Keep B1 on Washington Avenue. B2 would make it too dense. Proposed height is too much. Parking is already tight. Impact on Munjoy and Orchard is a concern. Affordable housing is necessary, so is high enough. It would be amazing to have a single HTML-based continuous text version (i.e., no expand/collapse headings) of the new code. The reason is that you can ask an AI bot to summarize a website by more free hours worth. Along Washington Avenue, there is a B-2 recode zone recommendation that is adjacent to the public park, part of the Eastern Prom. The new B2 plot is bordered by B-6 and other B-1 lots. This seems like spot zoning to maintain interim protection for historic places/districts while under consideration for designation. Measure height from non-development grade rather than post-development grade.
ReCode Questionnaire	This is my first ReCode event.	Hoping to learn more about ReCode.	How will uses that become out-of-conformance be treated in future permitting? (e.g., single family houses)	interested	rezoning	some rezoning	negative	the timeline for implementation of the new code	some rezoning changes	I think it is short sighted to eliminate parking. We are creating another Boston.
Index card										
Index card										
Index card										The grade slope calculation is still very vague and allows developers to "trick" the building height allowed.
Index card										I am concerned about the side and rear setbacks for B1 properties abutting residential zones off Ocean Avenue.
Index card										I1b zone in East Bayside - would like to see clarification of permitted use and expansion of permitted use.
Index card										Does recode provide means to achieve goals in comp plan? I have doubts.
Index card										Yes to removing parking minimums and setting maximums. Lower Franklin (Cong. to Middle) should be higher than 65' for height limit. I am concerned that the recode maximums are at best the bare minimums we need to.
Index card										Can you encourage pedestrian cut throughs in all zones (pedestrian passages)?
Index card										This recode studio is not public conducive and is not available to residents who work during the day.
Index card										There should be better protections on mature trees and no more tree waivers.
Index card										Residential purpose statements are too loose and allow too much commercial businesses inside residential zones.
Index card										No more density bonuses on B2b.
Index card										This recode studio is a joke. It should be held in neighborhoods rather than the middle of the day when residents work.