



Land Use and Transportation Committee
Wednesday, April 22nd, 2015, 7:00pm–9:00pm
Northeast Coalition of Neighborhoods Office
4815 NE 7th Avenue, Portland, OR

-Final Minutes-

Members Present:

Garlynn Woodsong, Concordia, Co-Chair
Dave Johansen, Alameda
Madison Weakley - At Large
Rachel Lee, Sabin
Leigh Rappaport, King
Micah Meskel, Humbolt
Andy Sheie, Humbolt
Mitch Snyder, Vernon

Additional Community Members Present:

Barry Manning, Bureau of Planning and Sustainability
Nan Stark, Bureau of Planning and Sustainability
Sarah Long, Eliot neighbor
Blake Goud, Kenton neighbor/ N Interstate Ave bicycle lanes speaker
Cat Goughnour, Kenton neighbor
Ted Buehler, Boise neighbor

Meeting Minutes

Introductions/Meeting Minute Approval:

Garlynn Woodsong opened the meeting by asking if there were any corrections to be made to the February minutes. He offered one clarification be added stating that the Irvington neighbor that was present was not a representing of the Irvington Neighborhood Association officially. The Irvington Neighborhood Association is in support of cycle track on Broadway.

Rachel Lee stated that she was not in attendance of the February meeting and would like the roster to reflect that. She also asked that the title of the document be edited to have the correct date in the header.

Garlynn asked if there were any edits to be made to the March minutes. No member offered edits.

Garlynn made a motion to approve the February minutes with edits and the March minutes as is. Leigh Rappaport seconded Garlynn's motion. Rachel Lee and Dave Johansen abstained from voting. The motion passed with 6 yeas and 2 abstentions.

New Co-Chair:

Garlynn made a motion to appoint Dave Johansen as Co-Chair of the Land Use and Transportation committee. Micah Meskel seconded the motion. The motion passed unanimously.

Pembina:

Micah Meskel began his presentation on the proposed Pembina Pipeline and the community's efforts to prevent the land use development.

Micah addressed concerns of what we can do as opponents of Pembina and where we could go from here? As a committee or a coalition we could submit comments, reframe our previous letter, or/and attempt to meet with City Councilors. Micah suggested pursuing scheduling meetings with Councilors.

He stated that the North Portland Coalition of Neighbors is completing substantial work against Pembina and asks that we provide any support we can to their efforts. We could write a letter of support to their efforts, pass similar motions, or sign on to their letters to City Council.

Garlynn asked if we should write a letter to each City Councilor? Micah thinks we can reformat our letter that was sent to the Planning Commission and address it to each Council member.

There was discussion of an attempt to schedule individual meetings with each Councilor with the NECN Executive Director, LUTC members and other neighbors in attendance. Some members were uncertain of our ability to successfully schedule a meeting, but agreed it would be worth trying.

Leigh Rappaport asked for opportunities for larger community involvement. Micah agrees with the need for more public knowledge and involvement. He floated the idea of having a public forum, but wasn't sure if councilors would attend.

There was discussion and interest in having a forum. With Concern about the staff limitations within NECN, it was recommended NECN work with other coalitions to pursue this project.

Micah noted that the Councilors hearing is slated for May 28th and that any action needs to occur before the City Council has its hearing.

Garlynn asked given the time restraint would it be efficient and worthwhile to have a forum or to attempt to get a sit down meeting with Councilors.

Micah asked should we set up a committee to look over editing the Planning Commission letter and to work on the other options. Should we wait till the next LUTC meeting and attempt to get the NECN Board to take action.

Garlynn suspected that the Board can take discretion and sign in support with the North Portland Coalition of Neighbors letter.

Leigh expressed her concern over how little people know about this and asks what can be done to inform more people. She hoped that we could encourage more public outcry over this proposed project.

Garlynn Woodsong makes a motion to move forward and:

- 1) draft a letter to each City Councilor that echo's the letter concerns that was sent to the Portland Planning Commission,
- 2) recommend the NECN Board, LUTC members, and the NECN Executive Director make pilgrimage downtown to meet with City Council members,
- 3) NECN LUTC collaborate with other NCs and NAs to create forum.

Andy Sheie Seconds the motion

Rachel states concern of agreeing to lead a forum given our staff shortage.
Micah agrees to reach out to North Portland to ask them to lead this effort.

LUTC members vote and the motion passes unanimous

Mixed-use Zones Project:

Barry Manning from the Bureau of Planning and Sustainability returned to present more information on the mixed-use zones project. The project Barry has been working on attempts to help Portland meet Comprehensive Plan objectives on creating housing and job growth economically feasible. The existing commercial zones don't have optimal codes to accommodate this growth intensity. He reported that 50% of the household growth in Portland would occur in the mixed-use zones and commercial zones that he has been working.

Barry's team is at the end of the concept development phase and close to releasing the report. Actual code development will begin this summer. Public comment and public hearings will occur before the package heads to City Council. The earliest the codes will be effective/implemented will be 2017.

Current commercial zones only set floor area ratios (FAR) for commercial buildings, but don't regulate residential buildings that develop in commercial zones. Residential buildings that go unregulated are constructed big, bulking, and out to the lot lines. Were floor area ratios applied, buildings would fit better into their surroundings, improve walkability, etc.

The new code explores a system of bonuses and incentives to limit bulk, while providing developers an opportunity to earn greater FAR by including other benefits to the community in their development plans.

Garlynn Woodsong suggested looking at improving and cleaning brown fields as a community benefit.

Examples of performance bonus:

- 10% or more of FAR dedicated to affordable housing
- Historic preservation, preserving a smaller scale building to build a larger building. Methods to prevent developer scheming are still being teased out.
- Including a public plaza or open space
- Implementing high performance green features

Barry reported that the current nine commercial zones would collapse into a four zone model with progressive FAR ratios; Commercial Mixed Use (CM) 1, CM2, CM3, and a Commercial Employment zones.

All zones have a cap on the amount of FAR bonuses allowed.

Barry's team is also creating center overlay zones where there is or will soon be high pedestrian walkability. The goal is to limit drive thru development and quick vehicle servicing, self-storage, or other non-pedestrian use while encourage active ground floor uses. Barry used the Alberta corridor between MLK and 26th as an example of an area that would likely be designated as a Center Overlay Zone.

Barry described a variety of development and design standards being created. Features such as roof life architecture, high level set backs, facade articulation could all be applied to improve community appeal and presence.

Garylenn asked whether Barry's team had considered including awnings and galleries. Barry said they had not gotten to a place to address such fine details yet.

Barry mentioned other nuances such as height transitions and bufferings between single-dwelling zones and other zones.

The zones would allow any single-story building to build to lot lines. On sites 2 acres or larger, like Fred Meyers, larger/taller buildings would be permitted through a more intense land use review /master planning process.

Codes could require street frontages standards such as a set percentage of window or set backs with landscaping and building entries at least 1 every 100 ft. His team is working to find ways to allow public space between front of and between buildings.

In response to many years of concern from neighborhoods, Barry is working to improve notification requirements to neighborhood and business associations of large projects.

Leigh Rappaport asked if there would be any incentive for deconstruction rather than demolition. Barry responded that it is not something they are building into the mixed use zoning code.

Barry concluded by describing the implementation process. NECN has an opportunity to provide feedback during the discussion draft phase and when the proposed plan gets presented to City Council. Barry mentioned that the best time for him to return to NECN to present would be during the discussion draft phase.

Interstate Bicycle Lanes:

Blake Foud and Ted Buehler presented on the current state of their project to make the bike lane safer on Southbound Interstate Avenue near the Larrabee intersections.

Blake and Ted brought a short list of immediate fixes that would curb the severity of dangers for bike commuters. Given their lack of progress with PBOT they asked that NECN invite PBOT to come to a LUTC meeting and explain why these issues cant be addressed.

Blake and Ted drafted a letter to PBOT describing two major problems with the current lanes. 1, bike lanes are suppose to be at least five feet wide. At the pinch point along interstate the lane is restricted to 2.7 feet wide. 2, the point where cars cross the bike lane to get from interstate onto the N Larrabee overpass has virtually no protection of the bike path.

Seven neighborhood associations have signed the letter. Blake and Ted asked the LUTC to considering signing it as well. Their hope is to present the letter at their meeting with PBOT tomorrow to get more precautions put in place for bike commuters.

Garlynn asked that the letter be passed around to all members to read. Once everyone has read it the committee will decide whether to take action.

1904 NE 8th:

Cat Goughnour presented on the demolition of the church built in 1904 at NE 8th and NE Failing. With news of the demolition she started a petition on the 4th of April to stop the demolition, which currently has 2,000 signatures. There was also an article published in the Oregonian on April 7th describing the historic presence and probable demolition of the site. She noted there was much grey area about the sale of the church, which took place after the death of its previous owner. A Land Use Board of Appeals filing is possible but won't prevent the demolition, which is likely to occur tomorrow.

Cat noted the gentrification that has occurred in North Portland. With many minority families losing their homes, churches are a final point of ownership for

their community. She expressed sorrow over the loss of a building that could have been converted to become a community center or a residential building.

Sarah Long joined in and expressed concerns over the rapidity of the development permit. She thinks the city is not applying the historic preservation standards.

Nan Stark from BPS joined in to note that buildings with a non-conforming Use permit in a residential zone have much weaker demolition requirements.

Sarah said the interior has been stripped. The good quality wood has been removed from within. A large mural has been removed by a program at Concordia University and will be hung in their library. Sarah thinks many possible violations have occurred and she is going to try to go to BDS permit center to get a stay on the demolition.

Garlynn asked what LUTC can do, especially given time restraints.

Rachel suggests NECN can't take a position tonight because LUTC recommends to the Board who makes the decisions. All options would take over a week, until the next Board meeting, to process.

Garlynn recommends NECN write a letter taking issue with the demolition and to cite this specific situation. He also suggests bringing up concerns with how buildings can be taken off the Historic Resources Inventory list.

Andy Sheie motions that NECN draft a letter to Mayor Hales, Commissioner Fritz and Commissioner Saltzman that takes issue with the demolitions process, how easy it is to remove properties from Historic Resources Inventory list, rules around demolitions, hazards, and abatements, and the speed of the permitting process, while illuminating the flaws of this specific example.

Micah seconds motions.

6 members vote in favor, 1 member, Madison Weakley, votes no.

LUTC members Andy Sheie volunteers to draft the letter with the assistance of Sarah, Ted, and Cat. Cat mentioned she would be willing to forward the language she has already drafted supporting such work.

Interstate Bicycle Lanes (v2):

With the planned presentations complete, Garlynn directs the LUTC committee back to the Interstate Avenue Bikeways letter.

Garlynn motioned that LUTC pass the drafted letter to the NECN board for their approval.

Micah seconds.

Motion passes unanimously.

Neighborhood Updates:

Garlynn opened the meeting up for neighborhood updates.

Sara Long of Eliot brought up the planned demolition of her current residence, 623 and 633 NE Thompson Street that was built in 1889. The demolition of the house is due to commence in the next two months. The property owner applied for permits in September, before new codes were applied, and is outside the conservation district. Sara mentioned that Eliot failed to organize to act to stop the demolition within their given timeframe. She asked that the LUTC support her efforts to stop the demolition.

Garlynn clarified that Neighborhood Associations and Coalitions can ask for a stay.

Dave stated that until the comprehensive plan changes, he is not sure there is a mechanism in place for NECN to take an action in the situation.

Garlynn added that Neighborhood Coalitions are meant to support Neighborhood Associations, not to overstep them. When nothing happens at the neighborhood level it is less legitimized for a coalition to do something. He recommended that Sarah have Elliot act on the matter.

The meeting adjourned at 9:17.