



Attendees

Nan Stark, Portland Bureau of Planning and Sustainability
Andrew Sheic, At-large, Humboldt
Dave Johanson, Alameda
Rachel Lee, Sabin
Daniel Pirofsky, At-large, Sullivan’s Gulch
Dennis Kenndy, Woodlawn
Bill Cuningham, Portland Bureau of Planning and Sustainability
Carson Mead, Vernon
Barbara Kerr, United Neighbors for Reform
Liz Kennedy, Woodlawn
Terry Dublinsky-Milton, N. Tabor/SE Uplift
Garlynn Woodstrong, Concordia
Allan Whiting, Vernon
Claire S. Carder, Development Review Advisory Committee

7:05 Meeting Begins

Introductions and approval of January, February, and March meeting: Garlynn Woodsong

Quorum established.

Daniel Pirofsky from Sullivan’s Gulch - voted on as an at-large member to NECN LUTC with no Opposition. Dennis Kennedy from Woodlawn voted on with no opposition.

Approved January, February, and March meeting minutes

Mixed Use Zoning, Portland Bureau of Planning & Sustainability: Bill Cunningham

- Mixed Use Zoning is part of Comprehensive plan. Testimony is due on May 10th.
- 50 percent of growth will happen outside of central city in a 3 mile distance from downtown area
- Objective: support growth where services are concentrated; balance accommodating growth where it makes sense but also address building scales and transition to lower density areas; proposals should be market feasible; affordable housing is key; support vibrant business districts; equity
- Public process began in Winter 2014 via neighborhood walks, stakeholder sessions, concept workshops, resident and shopper surveys



- New design standards.
- Bonuses for affordable housing and bonus height linked to design review
- 4 zones are based on scale – not uses. New zoning codes: CM1, CM2, CM3, CE
- Development incentives: bonus elements for affordable housing, affordable commercial space, historic resource transfer of development rights – this is intended to help mom and pop places not be priced out.
- Planned Development bonus: would apply to larger sites that would be allowed under certain conditions: affordable housing, public open space, LEED Gold Certification, requirement for design review
- Centers Main Street Overlay Zone – require active/commercial ground floor use, bumping up window requirements, strong street orientation, prohibition on more auto oriented uses
- Low Rise Commercial Storefront Areas: community desire to preserve old main street areas with 1-2 stories. Want to focus growth in service rich areas, but won't necessarily increase development people want to preserve historic looking buildings – SE Hawthorne provides example.
- Relate building scale to street scale and width
- Height transitions and buffering: height step downs to residential zones, deeper landscape buffer, new limits on balconies, limits on drive through facilities next to residential zones
- Ground floor windows – window coverage is pedestrian friendly
- Require landscaping with “green options” – raised landscaped area, in-ground landscape, large tree court, pervious pavement
- Require outdoor space for residential units
- Eastern and western areas that are more suburban want flexibility for auto accommodating, would allow existing drive-throughs
- Transportation Demand Management: incentives and education to reduce drive alone auto trips and dependence on parking spaces.
- Oregon law has changed to allow inclusionary zoning. Will have proposal out by September

Q: Transit doesn't serve all areas of city equally well. Will there be zip car parking for off-street parking by residential uses? **A:** For larger projects there are some requirements for parking. You would have to provide some incentive for alt ways to get around. Office of Transport is working on what that menu of options would be.

Q: Public comment deadline on TSB? **A:** Zoning code requirement and transportation rules may flush out the details that wouldn't require going through planning commission and city council.



Deconstruction Requirements, Bureau of Planning and Sustainability: Shawn Wood

- Timeline: April 20 public comment period started when draft code language released
- Working closely with Bureau of Development services, City Attorney's office
- Disassemble buildings and reuse materials through donations, sales, or on-site
- Compliance and enforcement is important – use certified deconstruction contractor (locally trained and certified person)
- Yard sign on site, so if someone sees something concerning they can call
- Training to certify the contractor and for labor
- Will triple the amount of projects over the course of a year
- Strong priority on workforce development – historically disadvantaged communities
- Awarded 50,000 dollars from DEQ to provide additional funding
- Mayor has expressed interest in clearly defined goals

Q: North Tabor approved a concept called Deconstruction/Reconstruction. Is there talk of funneling material that would help houseless build Tiny Houses – no cost funnel through? **A:** Many materials go to Rebuilding Center and Habitat. Advisory Group will look into this for no cost funnel through.

Q: This wouldn't apply to moving house? **A:** No.

Diverters on Bicycle Greenways as Urban Form: T. Dublinski-Milton

- The only places diversion was called for was across Stark, Holgate, and Powell. Concordia requested Diversion and will get some money for it. The City said the numbers don't call for it. because of traffic counts in the 40s
- Diversions are obstructions that prevent motor vehicles from entering the street.
- Wants a policy for diversion and different criteria for greenway design
- Inner pattern: need to build diversion. The worst case scenarios is you would have to drive around the block
- End result: a network of interconnected safe routes with lowest automobile counts
- Diversion is psychological and physical protection
- Local service street with sub-standard road zoned for development may need to be built; commuter corridors become much more predictable;
- NECN Diversion map: We have 15 diversion points. Many of them are for parks.
- SE Uplift Board approved



Q: Cost to build diverters into greenway system? A: Can be as cheap as 5,000 dollars for cement. If dealing with inner pattern, dealing with 5 million tops over 20 year period

Action Item: Invited Terry to NAs. Garlynn extended invite to Concordia. NECN maybe take action next month.

Lloyd Center Housing Development Updates: Cassidy Bolger

- Project at 1400 NE Multnomah – 5 acre. Submitted land use review application.
- Connects Sullivan’s Gulch and Lloyd District as modern village.
- Plaza with micro restaurants, major art piece with digital art screen and movie nights, Maker Space, multi modal area for festivals
- Transit oriented: have max line, cycle track, bus lines and street car.
- Mixed use residential project. Land Use application –
- 689 apartments, 540 car parking spaces, Around 1,000 bike spaces
- Transportation demand management plan
- December and January is construction
- 1st land use hearing with Design Review Commission is June 30th.

Q: Connector to Sullivan’s Gulch Trail? **A:** Have a connector on 16th

Q: Agreement for parking with cinemas? **A:** They can use parking from mall. There is conversation about a new cinema.

Q: How will parking be controlled? **A:** Parking will be paid. There is validation for shoppers.

Discuss any possible action on Mixed Use Zoning project: Garlynn Woodsong

- No neighborhoods have taken action or plan to take action.
- Sullivan’s Gulch: Some are wanting to see land and map, areas that are affected (once amendments are approved). People have submitted testimony as individuals, not as group.

Action Item: Garlynn will create notes to give to Exec Committee by Monday. PSC will review in two weeks. There is also possibility to testify at PSC hearing. Will Hone in on design review areas: Ask for design review to be expanded to more centers than is currently proposed (to include nodes on Killingworth corridor – extend out to 33rd– as you head east from MLK and Woodlawn commercial district).



- Design review is after concept. You have to be 60% in your plans.
- Earlier ability for community to take a look about what developer is planning
- Anyone can comment as an individual
- Map app Portland – provides maps, including mixed use map

Bureau of Planning and Sustainability Updates: Nan Stark, NE District Liaison

- July 12th is composite map hearing – all the different zoning layers will be on one map. Draft will be out sometime in June.
- May 10th Mixed Use Hearing and will probably be extended for another week
- City Council voting on entire package in August

RIPSAC update and discussion: Garlynn Woodsong

- Alternative dwelling units is the meat of discussion
- Compromise being proposed could make skinny house proposal mute.
- Allowable Floor Area Ratio (FAR) in single family zones is going to change. Looking to reduce scale issue and can get FAR bonuses when you add more units. Would regulate intensity. A .5 FAR allows smaller scale houses and healthier mixture of development
- Addresses the missing “middle housing” issue
- Required city-wide so that richer areas can share the burden – will limit exclusive areas from pricing people and make more affordable neighborhoods all over city
- Less than 1% of the city turns over each year, even with demolitions
- There is project to update community design standards. May or may not be funded.

Q: How does it work with Irvington? **A:** With historic buildings, you are allowed to build more units if you can save the buildings.

Neighborhood Updates & Announcements

- Division Street has reached out about developing conversation around design standards. Will set up meeting.
- Clackamas St. House – NECN backed out of supporting demolition. Now the property owner won't set up any meetings. Holiday Park Plaza.

9:10 pm Meeting adjourn