



**Land Use and Transportation Committee Meeting
Wednesday, January 22nd, 2014, 7:00 – 8:30pm
NECN Office – Conference Room
Minutes**

Meeting Attendees

Committee Members

Carol Gossett, Sullivan's Gulch, Co-Chair
Ed Abrahamson, Irvington, Co-Chair
Jim Brown, Alameda
Steve Cole, Irvington
Anjala Ehelebe, Woodlawn
Leigh Rappaport, King
Garlynn Woodsong, Concordia
Paul Anthony, Humboldt

Additional Participants

Kol Peterson, King-Sabin
Jim Howell, Woodlawn
Sarani, Woodlawn Neighbor
Bob Low – Laurelhurst Neighbor
Sue Carter-Low, Laurelhurst Neighbor

Kerrie Amiton, Laurelhurst Neighbor
Marshall Amiton, Laurelhurst Neighbor
Theresa Hannan, Laurelhurst Neighbor
Hannah Smith, Buckman
Jane S., Laurelhurst Neighbor
Alex Walker, Irvington Neighbor
Damon Isaiah Turner, Concordia Neighbor
Wren Shiffler, Woodlawn Neighbor
Nan Stark, District Liaison, BPS
Claire Adamsick, NECN Committees
Coordinator

Guest Presenters

Phil Nameny, Bureau of Planning and
Sustainability
Barry Manning, Bureau of Planning and
Sustainability

Meeting called to order by Carol Gossett at 7:00 p.m.

Introductions

Mixed-Use Zones Project: Barry Manning, City of Portland Bureau of Planning and Sustainability

Barry Manning introduced Mixed-Use Zoning project in context of Comprehensive Plan, where there is a particular focus on civic corridors where there is a great deal of commercial zoning. Mixed-Use zoning focuses on optimizing civic corridors for development and takes into account the neighborhood context in which development occurs. Mixed-Use Zoning will take effect at the end of the Comp Plan process.

There is a Citywide advisory committee forming to solicit input from a broad variety of community members (they will be selecting 25-30 of over 100 applicants).

Project Phases:

- 1 – Field Work and Research – neighborhood walks and roundtables with developers and community groups (Late April/Early May)
- 2- Concept development – making adjustments based on neighborhood context where needed
- 3 – Code Development – final public input phase
- 4 – Present to Planning & Sustainability Commission

Questions from the Committee:

Project is not anticipating using form-based codes as it will be in multiple districts/corridors. Garlynn Woodsong suggested that Mixed-Use Zoning might be an instance in which the City could use form-based code.

Will project be looking at Columbia and Broadway corridors? Broadway has a lot of CS/EX zoning; there

is not a great need to increase capacity (i.e. height) in a lot of places. Density is currently not being regulated; the project will be looking at the residential capacity of mixed-use buildings.

A number of LUTC members felt that density as well as streetscape should be considered; the Mixed-Use project will think about roadway characteristics but not streetscape, which will probably be addressed later as part of PBOT enhancement projects.

Regulatory Improvement Code Amendment Project (RICAP) update: Phil Nameny, City of Portland Bureau of Planning and Sustainability

RICAP refers to updates to City Codes in issues where desirable development might be hindered. RICAP does not make any major policy-related changes but makes minor code updates.

RICAP covers 40 minor policy and clarification items to amend current procedures.

Items of potential great public interest include:

1. Short-term rentals: Informal economy sharing activities like AirBnB, Home Away are considered Bed & Breakfast Facilities. Currently, a conditional use permit is required. RICAP 6 would create a new bed & breakfast permit that would allow people renting rooms to avoid having to apply for a conditional use permit.
2. Radio frequency transmission facilities: modifications
3. Commercial filming: zoning code doesn't address commercial filming; requires notification of affected neighborhood and business associations, adjacent property owners on street closures.

The Bureau of Planning and Sustainability is hosting an Open house to answer RICAP questions on Tuesday, February 11th, 5-7:30 p.m. (5-6 p.m. Bed & Breakfast focus).

A number of Laurelhurst Neighbors were in attendance as they had missed the earlier meeting in their neighborhood. One neighbor shared concerns about implications of short-term rentals promoting transient traffic in her neighborhood. She is concerned that City is only hearing a more vocal "pro" opinion. She feels that this move would negate the concept of Neighborhood Watch when short-term renters unknown to neighbors are infiltrating the neighborhood.

The City's way of gauging code compliance is through neighborhood complaints – and it doesn't have the manpower to address the over 1,100 short-term rentals in Portland. A decision has not been made about whether owner-occupied is going to be required.

Other neighbors at the meeting said they participate in short-term rental such as Air BnB and that renters are screened; that this mechanism is a way to support the local community and utilize public transportation. It's a way for people to explore Portland



Asked whether the City had considered not taxing for short-term rentals, Phil Nameny answered that taxes provide a way of tracking short-term rental activity.

Woodlawn/Piedmont TriMet Line 8: Anjala Ehelebe, Woodlawn

Anjala Ehelebe described an 18-month-long conversation that Woodlawn neighbors have been having with TriMet regarding layovers in residential areas.

Anjala is seeking LUTC support with a recommendation that the NECN board write a letter to TriMet with two requests: that a permanent layover zone not be sited in Woodlawn, and that layover site criteria be changed to require that future layover sites not be sited for residential areas.

After describing problems with current “alternative” layover sites proposed by TriMet, Anjala introduced Jim Howell, Woodlawn neighbor and retired planner, who shared three options for alternate layover sites that would also extend Line 8. One option would take Line 8 into North Portland and cross the Yellow MAX line into Kenton. It would increase ridership and there are layover site options in Kenton that would need to be discussed with Kenton neighbors. Another option, would extending the 8 to Hayden Meadows and Wal-Mart and create the option for more two-way ridership.

General discussion about frequent service route in our neighborhoods; the LUTC Transportation Subcommittee had TriMet’s Service Planning Manager at its December meeting; that staff member indicated that early this year, frequent lines would be made more frequent.

TriMet is currently undergoing its budgeting process for the year; Jim Howell encouraged Committee members to not wait to participate in a planning process, where NE priorities could be overlooked (as one of the best-served transit areas in the city) but to advocate for our needs now.

Anjala’s next steps are to coordinate a meeting with the North Portland Coalition (NPNS) and potentially affected neighborhoods to talk about new layover proposal. Steve Cole pointed out the need to ask the executive board to authorize representatives to discuss options with TriMet; Carol Gossett offered to help arrange a joint meeting to Alan Letho, TriMet’s Director of Planning and Policy.

Anjala Ehelebe made a motion that LUTC approach the NECN executive committee regarding support for an alternative proposal to Line 8 service and layovers, which will include input from the East Columbia Neighborhood and the North Portland Neighborhood Services. These collaborative agreements would be presented to upper-level TriMet staff. The NECN executive committee would also authorize Board member and LUTC Chair Carol Gossett to approach Alan Lehto at TriMet regarding his openness to considering alternatives and meeting with NECN neighbors. Paul Anthony seconds the motion. Motion approved unanimously.

Advisory Committee Updates

- **PBOT (Ed Abrahamson)**
PBOT is discussing moving its BAC to a year-round model; reestablishing the commitment to safety; there is an opportunity for performance standards for BAC.





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- **Parks BAC (Paul Anthony)**
This is the first year that neighborhood representatives have been included; budget priorities include major maintenance and moving seasonal staff to permanent City employee status.
- **Passenger Rail (Carol Gossett)**
Union Pacific Line which runs parallel to I-84 and Sullivan’s Gulch: considering tunnel between Union Station and Columbia River to reduce noise and address elevation change issues.
- **Washington Park TMA, Port of Portland (Steve Cole)**
Washington Park TMA: charging for parking meters (“stations”) – rates determined and will include holidays. Steve is one of two neighborhood volunteers in the City on this committee. The Park is considering a free shuttle service between the Japanese Garden/Rose Garden and the Forestry Center/Children’s Museum area, funded by revenue from parking stations.
Port of Portland: Moving a cargo company to a new facility this could impact Concordia.
- **PDC Community Committee (Leigh Rappaport)**
Four meetings have been held so far, primarily to discuss design and architecture that would reflect the landscape of the community. The Garfield Avenue neighbors adjacent to the site have sent a letter to PBOT regarding concerns about a Garfield entrance/exit to Trader Joe’s lot. Majestic seems open to community input and says they don’t think PBOT will allow for a variance and has been non-committal. PBOT agreed with Garfield neighbors that the location for an entrance is not ideal but has not made any guarantees.

Garlynn mentioned that the Concordia LUTC had discussed that PDC’s subsidy is contrary to the Comprehensive Plan which calls for Mixed-Use development on that site.

Examples of what NECN could potentially do: support Garfield neighbors in opposing entrance/exit

The NECN board is submitting a letter to PDC to address issues with how it has handled public process.

Subcommittee Updates: Transportation/Infrastructure (Carol Gossett) and Parks (Steve Cole)

Lake McTighe, Metro, is attending the Transportation Subcommittee’s January 23 meeting to discuss the Regional Transportation Plan and the Active Transportation Plan focusing on bike/ped policies.

Approval of December meeting minutes

Paul Anthony moves to approve the agenda and minutes as written. Steve Cole seconds. Motion approved unanimously.

Meeting adjourned 9:02 p.m.

Next Meeting: February 26th

