



Land Use and Transportation Committee  
Wednesday, June 25, 2014, 7:00pm–8:30pm  
Northeast Coalition of Neighborhoods Office  
4815 NE 7<sup>th</sup> Avenue, Portland, OR  
Minutes

## Meeting Attendees

### Committee Members

Ed Abrahamson, Irvington, Chair  
Jim Brown, Alameda  
Carol Gossett, Sullivan's Gulch  
Anjala Ehelebe, Woodlawn  
Garlynn Woodsong, Concordia  
Don Rouzie, Sabin  
Paul Anthony, Humboldt  
Ken Peterson, Grant Park  
Steve Cole, Irvington  
Mitch Snyder, Vernon

### Additional Participants

Madison Weakly, Piedmont/Cully Neighbor  
Rachel Lee, Sabin Neighbor  
Andy Sheie, Humboldt Neighbor  
John Prell, Grant Park Neighbor  
Ken Forcier, Concordia (LUTC)  
Nan Stark, Northeast District Liaison, BPS  
Claire Adamsick, NECN Committees  
Coordinator

**Meeting called to order 7:02 p.m.**

### Introductions and approval of May meeting minutes

Anjala said there is no capitalization needed on "Neighbor" referring to Diego.

***Steve Cole moves to approve the minutes as amended, Ken Peterson seconds. Motion approved unanimously.***

### Co-Chair Vacancy

Carol Gossett is stepping down from her position as LUTC co-chair. We thank her for her service to the committee.

The LUTC currently needs a co-chair; with Ed as an at-large co-chair, the new co-chair would need to hold a position on the NECN board of directors.

Madison Weakley is interested in joining the LUTC as an at-large committee member. She works in the Concordia and Humboldt neighborhoods as an AmeriCorps volunteer, working with low-income youth at Home Forward (check spelling) at two of their properties. Madison is interested in pursuing a master's degree in urban planning and transportation engineering.

Andy Sheie is an architect living in the Humboldt neighborhood for the last 7 years. He has taken PSU's transportation class (and cite other things from his bio).

**Steve Cole motions to accept Madison Weakley and defer to have Andy Sheie join until after he participates in two meetings. Don Rouzie seconds.**

Garlynn pointed out that LUTC has a particular policy that requires that folks participate in at least two meetings before being confirmed as LUTC committee members (per George Brunder, check??)



John Prell is interested in becoming the LUTC co-chair; he would theoretically join the LUTC as an at-large member and Ken Peterson will remain the Grant Park representative to LUTC. John will join the **Confirming at-large committee members: Andrew Sheie and Madison Weakley**

committee as an at-large member at the next LUTC meeting and Steve volunteered to co-chair the meeting in the interim.

Carol Gossett motioned that Ed Abrahamson continue as LUTC co-chair and that Steve Cole act as interim co-chair of the committee. Seconded by Jim Brown. Approved unanimously.

Ed acknowledged Carol's service and Katy Asher shared cake with committee members in Carol's honor.

#### **Demolition, Infill and Affordability: June 11 Panel Debrief**

Committee members who attended a coalition-sponsored forum held at Concordia University on Wednesday, June 11 reflected on major themes that emerged.

Madison was among those in attendance; a major focus of the forum was that starter homes are being eliminated and replaced with larger homes and this is impacting affordability in neighborhoods around the city.

Based on the number of people who attended, there is clearly a lot of interest and concern about these issues. The Comp Plan was used as a place for public input and a voluntary notification on demolitions was also discussed.

Rachel felt strongly that notification alone is not the solution to demolitions and the impacts it cause

Jim Brown shared concerns about neighborhood compatibility, e.g. size, solar impact and style. It seemed that people were more concerned about what structures were replacing torn-down homes. Shawn Wood, a panelist from BPS discussed sustainability challenges.

PCRI is doing work to address affordability concerns in the neighborhood.

There was a developer on the panel who discussed that the UGB is causing increased density, 'infill' isn't the term that should be used. Most demolitions are not contributing to the increased density that city planners are concerned with.

Garlynn's takeaway is that demolitions are putting at risk a pact that we signed up for as city residents that the UGB would protect single-family residences.

Another problem is that smaller and less expensive homes are being replaced with much larger, more expensive structures. The City does not allow for a "Flat" structure – something that looks like a single family house but is stacked like a triplex -- such as in the Mission in San Francisco. Could we lobby for an

overlay zone that allows for development of these structures, which would allow for 2-3 affordable housing units in a single structure?

In the Albina Community Plan in the 1990s, there was fear that development would be similar to what happened in inner NW with large apartment complex development. The Albina Plan was seen as a way to preserve the character of single family neighborhoods.

Ken F. reflected that Cathy Galbraith from the Bosco-Milligan Foundation . Will answers be posted ?

Claire will send info to group (will questions already answered be included? – let Ken know)

Mary Helen Kincaid from N. Portland is planning a follow-up meeting to discuss these topics. Could home size, “predatory building” be protected/prohibited per city code?

Ed suggested that this be the initial discussion and that LUTC continue to devote time to this topic, and that the co-chairs and Claire work with Nan to think about how to move the discussion forward.

Steve suggested that LUTC send a memo to the general board outlining the concerns and asking for consideration of staff time.

**Garlynn made a motion that the LUTC consensus is that policies around demolition is not enough and that LUTC would like to dedicate more time in the coming months to Steve Cole seconds. Motion carries unanimously.**

**Claire: make sure people saw BDS notice**

#### **District Liaison Resources, Comp Plan update and ABCs of Land Use workshop (Nan Stark)**

Nan provided a summary of Comp Plan progress. Draft will be out July 21<sup>st</sup>. In order to get on the list for updates: [pdxcompplan@portlandoregon.gov](mailto:pdxcompplan@portlandoregon.gov).

When the draft is released, it will include: a Comprehensive Plan Map, Policy Document (chapters about neighborhood design, etc.) – Nan suggested that committee members look at the policies that their neighborhoods are most concerned with. Citywide System Plan, Urban Design Framework (including centers and corridors concepts).

The draft release will be followed by outreach events, including in-person and virtual open houses. Dates for these are still TBD, but will happen between mid-July and mid-September. Planning and Sustainability Commission hearings are starting in mid-September.

Early implementation projects will happen in late 2014/2015. This is when city planners will review the public comment submitted on policy documents and work on revisions as appropriate.

Ways to advocate: public testimony, send a letter, send an email – the recipient is the Planning and Sustainability Commission.

The last time the Comp Plan was overhauled: 25 years ago.



Will the policy expert groups (PEGs) be asked to review the draft? No time, will open for public comment.

ABCs of Land Use workshop:

It's a training offered by the City 2-4 times a year. NECN will be hosting a workshop, likely in early October. It's a great way to refresh and/or learn how to respond effectively to land use notices.

Nan reminded neighbors to review the notices they receive as land use representatives. If a land division is proposed, this usually means that a home is coming down. If your neighborhood association chooses to appeal a case, it can be a tactic to let developers know that the neighborhood is concerned about development.

Re-send Nan's info to group?

#### **Recap of revised 20s/Bikeway/Rodney Advocacy Letters**

Garlynn reported that both Concordia and the NECN board submitted a letter regarding the 20s bikeway buildout to Commissioner Novick, Leah Treat and Rich Newlands at PBOT (check).

Rich Newlands has offered to attend the LUTC July meeting if committee members are interested.

There will be a Hawk at 24<sup>th</sup> crossing NE Broadway.

The NECN board also sent a letter requesting that the Rodney buildout happen in advance of the North Williams traffic safety project development.

Paul reported that XX sent a letter to XX responding to the proposal stating that the Rodney development would not be carried out for reasons of XX???

#### **Subcommittee/Advisory Committee Updates**

Parks Bond Proposal: Parks has an enormous backlog of projects; the proposed bond measure would be a continuation of the last bond so would not cause a lot of enormous pain to taxpayers. Commissioner Fritz and staff are organizing an open house on June 30<sup>th</sup> at Cleveland High School.

Transportation Subcommittee: Dylan Rivera from PBOT and Pavement

Coalition Transportation Subcommittee: PBOT budget, meets monthly

Mixed-Use Zones Advisory Committee (Carol): discussed neighborhood "walkabouts" in potential mixed-use corridors throughout the city.

Washington Park TMA: Focus is on implementing paid parking and a free shuttle in Washington Park. Money will be used to maintain roads, for capital projects and to increase shuttle frequency.



Port of Portland: Steve reported that Lesser-Horned Lark is being “eradicated” from near the runway – airports are very common nesting areas. This species only exists in the Pacific NW; Audobon Society and Tony Defalco from Living Cully are advocating for an alternate relocation of the boards

The committee is also considering options for better bike-ped access from 82<sup>nd</sup> to Airport and redesigning airport security checkpoint locations. Noise is also a frequent topic of discussion.

### **Neighborhood Updates**

Garlynn: Institute for Sustainable Solutions at PSU is working to improve PSU’s relationships with neighborhoods and build a longstanding internship program in partnership with neighborhoods. Concordia is interested in improving alleyways

Sustainability in neighborhoods with a focus on alleyways (as one option). Garlynn recently met with Fletcher Beaudoin, director of ISS, about potential assistance from PSU. He would like to invite Fletcher to one of LUTC’s upcoming meetings.

Garlynn also reported that there is a proposal for a cell tower at the intersection of 30th and Killingsworth), across from a Montessori School that feels they will have to move if the cell tower goes in. Surrounding neighbors and businesses are not happy about this. Cell towers are regulated by the FCC, negotiations are between the private property owner and the cell tower. Pressure on the property owner to not close the deal is one way to avoid this. Jim Brown pointed out that Concordia and Alameda worked a few years ago to stop the development of a cell tower on 29<sup>th</sup> and Prescott. There is a meeting set up on August 4<sup>th</sup> at 6:30 at Yakuza (sp).

Anjala: TriMet has extended the comment period on the Line 8 layover site until a hearing on July 11<sup>th</sup>. All of the proposed layover sites are near residences, which Woodlawn opposes. Woodlawn proposed extending the line to the WalMart (Hayden Island – check past notes). There are numerous environmental and livability concerns. Byron Tennant reported that Woodlawn wasn’t really given any options Ed encouraged participation on TriMet’s budget advisory committee. Right now there is a current temporary layover site at Dekum & Durham. That site continues to be used (even though it was shut down).

Steve reported that there is a proposal for a six-story building one block south of Knott at the intersection of 7<sup>th</sup> & Morris (corrected via email on 6/26 per Jim Brown: intersection is 7<sup>th</sup> & Russell). This property is on the border of Eliot and Irvington. Irvington is concerned about the height of the building but has not taken an official decision. The EXD zoning allows to build at this height. This is a senior development of 25 units, shared living spaces. Irvington is interested in soft negotiations with the design/developers to see whether a building of a lesser height is possible. Boise has been successful in talking with developers in getting buildings down to scale; perhaps Boise LUTC reps could be a helpful resource.

Jim reported that a new home is being built 29<sup>th</sup> S of Fremont; it is the “gold standard” for what design should not be used in neighborhood develop



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**Summer meetings:**

Committee agreed to meet in July; Fletcher from ISS and Rich Newlands should be our speakers.

Committee should do outreach to neighbors on Rodney; they are upset that outreach has been poor.

Should Committee meet in August?

Transportation Subcommittee should meet to talk about TriMet priorities, either at July or August meeting depending on when Speaker (Kate Lyman) is coming.

What about service speed or quality? It is critical that we talk about why it takes so long to get from NE to Downtown, etc. TriMet service should be more competitive with other modes of transportation in the city, in terms of speed.

\*\*Talk with co-chairs again about extending meeting time to 7-9 p.m. – we \*always\*\* end closer to 9!!\*\*

Meeting adjourned 8:57 p.m.

Email Garlynn w/reminder about Fletcher invite.

