



Land Use and Transportation Committee
Tuesday, December 2, 2014, 7:00pm–9:00pm
Northeast Coalition of Neighborhoods Office
4815 NE 7th Avenue, Portland, OR
DRAFT Minutes

Meeting Attendees

Committee Members

Jim Brown, Alameda
Anjala Ehelebe, Woodlawn
Garlynn Woodsong, Concordia, Co-Chair
Leigh Rappaport, King
Mitchell Snyder, Vernon
Loulie Brown, Co-Chair
Madison Weakley, At-Large

Paul van Orden, Eliot
Brian Murtagh, Humboldt
Sarah Steinberg, Beaumont-Wilshire/Concordia
Neighbor
Dan Lerch-Walters, Sullivan's Gulch
Ursula Irwin, Woodlawn
Shey Gladstone, Woodlawn
Matt Perna, Woodlawn
Nan Stark, BPS District Liaison
Katy Asher, NECN Staff
Claire Adamsick, NECN Staff

Additional Participants

Micah Meskel, Humboldt

Meeting called to order 7:01 p.m.

Introductions and approval of October meeting minutes

Anjala Ehelebe motions to approve the October meeting minutes as written. Seconded by Leigh Rappaport. Motion approved unanimously.

New LUTC members from NECN Board of Directors

Claire announced that three new NECN board members have elected to participate on the LUTC. They are:

- Paul van Orden, neighborhood activist, concerned about large-scale infill in the Eliot neighborhood
- Micah Meskel, Humboldt neighbor who works at Audubon Society
- Jordan Davis, affordable housing advocate who works at PCRI (Portland Community Reinvestment Initiatives).

City of Portland Tree Code changes; BDS staffer attending January 28th LUTC meeting

Claire reported that a speaker, Lauren Wirtis, from BDS wants to come talk with the committee at our January meeting on the new Tree Code which takes effect in early 2015.

Dan Lerch-Walters, SGNA recently did a tree inventory – he feels this topic is very relevant. Garlynn said the new Tree Code is going into effect January 2 so it would be timely to have BDS come to talk with our group. Madison said it'd be a good opportunity to inform ourselves about the permitting process.

Comprehensive Plan Charrette: What comments would best be served by NECN/Coalition support?

Claire talked about the importance of submitting public comment to the Planning and Sustainability Commission in a timely manner, likely in January before additional subject-specific work sessions take place. The purpose of tonight's meeting is to identify coalition-wide priorities among Comp Plan comments from NECN neighborhood associations and land use groups.



Katy described the process the group will be using tonight to listen to, ask questions about and prioritize comments received from our neighborhood associations and committee representatives as of the date of this meeting, Tuesday, December 2, 2014. These comments include:

[Concordia Neighborhood Association “Flats” overlay proposal](#) (Garlynn Woodsong)
[Industrial site development in open spaces](#) (Micah Meskel)
[Eliot Land Use Committee Comp Plan Comments](#) (Paul van Orden)
[Sabin Community Association Testimony](#) (Rachel Lee)
[Woodlawn LUTC](#) (Anjala Ehelebe)
[North Portland Health Overlay Proposal](#) (Garlynn/Loulie Brown)
[PIAC \(Public Involvement Advisory Council\) proposal](#) on inclusion of neighborhood system in public involvement chapter (Katy Asher)

Each presenter had 2 minutes to present; committee members then had 2 minutes to ask clarifying questions. The following is a summary of each of the presentations as well as the questions and comments that emerged.

Woodlawn LUTC (Anjala Ehelebe)

- Agree that West Hayden Island should remain open space
- Lombard/Columbia golf courses’ re-development as industrial is concerning
- Oil/coal trains - Kenton Rail line project
- Schools/homes near tracks in danger
- Hazardous cargos on trains near propane storage
- Like idea of flats
- Concern for historic character

Health Overlay - North Portland (Garlynn Woodsong, Loulie Brown)

- Address air & water quality, safety, noise pollution
- Zone = land use design & monitoring
- Maybe not an overlay, instead, principles should be applied city-wide e.g. freight code to allow for all transit modes

Industrial Lands Goal 9 -need to find 20 year acreage (Micah Meskel)

- Instead of piecing up open space to make industrial land
- Defer Goal 9 attainment
- Focus on brownfields (800 acres available if brownfields are used)
- Restrict industrial downzoning

Sabin (Claire summarized letter provided by Rachel Lee, Sabin LUTC chair)

- Discourage demolitions & encourage preservation
- Define terms
- Infill
- Underutilized
- Regular Lot Patterns
- Urban Scale Development
- Respect existing entitlements
- Fill in



- Access to light & air, privacy, solar access
- Implement scale & pattern policy

Eliot (Paul van Orden and Allan Rudwick)

- Protection of historical housing stock
- Downzone from R2 to R2.5
- Rx zone kept to city core
- Zoning changes to protect housing stock
- Concentrate commercial along corridors

Concordia “Flats” (Garlynn Woodsong)

- Allow (in single-family zones with transit)
- FLATS - as long as they meet other setback, height, etc. requirements
- Trying to address demolitions and loss of affordable housing
- NEW ZONING OVERLAY
- Transit areas offset need for parking

Public Involvement Advisory Council (PIAC) (Katy Asher)

- Community Involvement Committee supports Planning & Sustainability Commission in its work
- Acknowledge neighborhood system in Comp Plan chapter on public involvement
- Note 4— Expand “Land use decisions” language to “plans, policy, investment....etc.”
- Public involvement timeline?

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After large group sharing, participants talked in small groups about their priority points among those presented. They were asked to answer the question: **which points would best be served by NECN support?**

Individuals selected their top 3-4 priorities, and then groups were asked to identify up to eight overall priorities that they thought NECN should back in a Comp Plan letter. The following captures groupings identified by participants as priority areas:

1. Public Participation

- A. Supports PIAC recommendations of re-inserting community involvement in the Comp Plan
- B. Supports inclusion of neighborhood voice in public involvement chapter

2. Industrial development

- A. Industrial space use but reliance should not be on brownfields in cases where that’s not allowable, Protect existing Industrial zone
- B. Support industrial Lands Goal 9 proposal
- C. Defer Goal 9, use brownfields
- D. Defer Goal 9 to brownfields
- E. Increase safety & transparency of train traffic
- F. We need enforceable transparency via the city ability to do external lobbying (based on comments made and embedded in the Comp Plan)
- G. Negative industrial impacts need to be addressed



H. Heavy industry edge negative impacts

3. Protect Solar [relating to development only] access

4. Health

- A. Issue based health concerns, not an overlay
- B. Apply health goals to the Comp Plan city-wide
- C. Discuss “Health Overlay” in more detail
- D. Add trains & disaster response?
- E. We want to see more City & County health cooperation so that decisions are made using science & health experienced staff, not just land use backgrounds, and/or
- F. Hire City staff with science/health expertise

5. Housing/Development

We support the efforts of our Neighborhood Associations to address housing development and integrate their comments by reference: CNA (Concordia), ENA (Eliot), SCA (Sabin), WNA (Woodlawn). We would like to see neighborhood input prioritized:

- Massing & bulk respectful of adjacent R zone and in response to neighborhood context
- Compatible residential development
- Bodies & city liaisons – per PIAC proposal
- Eliot supports sending Rx zone to city core
- Eliot map
- Support for Concordia Flats letter
- Integration by reference
- Protect Historic Housing & History of Old Albina/Eliot
- Retain affordable housing stock
- Environmentally-friendly infill

Anjala Ehelebe makes a motion that the LUTC endorse the prioritized Comp Plan comments in a letter drafted by an LUTC work group and to submit the letter for support at the January 20 NECN board of directors meeting. Madison Weakley seconds the motion. Motion approved unanimously.

Claire asked for volunteers from the group to help in drafting the letter for board review. Sarah Steinberg and Anjala volunteered to help with the draft. Micah wants to help articulate the points under Goal 9, and Paul Van Orden will help with the language about solar access.

Loulie recommended organizing the letter into three categories:

1. Participation
2. Industrial development
3. Housing, development and our partners

8:40 pm Neighborhood Updates

United Neighborhoods for Reform Resolution (Jim Brown, Alameda)

Jim reported that the UNR group will bring a resolution on demolition and development before City council



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in late December. Most of NECN neighborhoods have signed on to the resolution, which aims to protect historical character and housing affordability by reducing needless demolitions of old houses.

PDC Advisory Group on MLK/Alberta Site (Leigh Rappaport, King)
Nothing to report; the group is not meeting at this time. Leigh may have further updates in January.

Meeting adjourned 9:05 p.m.

Next meeting: Wednesday, January 28, 2015