

**CONCORDIA NEIGHBORHOOD ASSOCIATION**  
**LAND USE & TRANSPORTATION COMMITTEE (LUTC)**

**Meeting Minutes**  
**May 17, 2017, 7:00 pm – 9:00 pm**  
**McMenamins Kennedy School, Community Room**

**Members Present:** Tyler Bullen (Vice Chair, CNA Board – E1), Ben Earle (Secretary), Steve Elder (CNA Board – E2), Jay Fesler (arr. 7:15), Ali Novak (CNA Board – AL4), Garlynn Woodsong (Chair, CNA Board – SW1)

**Members Absent:** Sam Farber-Kaiser, Jeff Hilber, Kirk Paulsen, Spencer Parsons (Volunteer LUTC legal advisor)

**Also Present:** Susan Millhauser, Contract Recording Secretary; Loulie Brown, Sabin CDC; Eleza Faison, Phase 2 Phase

**Welcome & Introductions, Quorum Check, Member Attendance Check, Agenda Review**

Garlynn welcomed everyone, opened the meeting, established quorum, and reviewed the agenda.

**Public Comments – None**

**LUTC Operations**

1. Minutes – Review and approve March 15 minutes. (The February and April minutes' review/approval are TBD.)

The draft March minutes were sent out via email prior to the meeting.

***MOTION*** (Steve/Ali) – *To approve the March 15, 2017 minutes as drafted.* ***APPROVED*** (4 in favor, 0 opposed, 1 abstain)

**Demolitions, Developments, & Land Use Notices**

1. Residential – 27<sup>th</sup> and Killingsworth: rebuild of fire damaged apartments slated to begin July 1.

- Loulie Brown, with Sabin Community Development Corp., provided an update regarding the Sabin-owned apartments, which had a fire in December 2016 that was determined to be arson.
- She noted all tenants had been provided emergency housing and subsequently had found new places to live.
- Sabin has been in negotiation with their insurance company and is now ready to start repairing the apartments.
- Loulie introduced Eleza Faison, with Phase 2 Phase Construction, who Sabin hired to do the rebuild. She noted they would be doing some interior modifications in addition to repairing the fire damage, and that they hoped to also remove the dormers, which are ornamental, to provide roof space for the installation of solar panels.
- Eleza shared they are in the early stages of permitting with the City, which is complex, and hope to start work as early as July 1.
- There will be some small exterior renovations to allow for the solar panels, which would be installed in partnership with the Energy Trust of Oregon. She hoped the removal of the dormers would not trigger a land use review.
- They will also be installing a rain garden with support from a Metro grant.
- Eleza noted they have cleaned things up recently and redid the fencing to better secure the property. She added that there will be a construction trailer at the rear of the site along with a covered dumpster parked behind a fence to avoid incidental dumping.
- She noted they have engaged the immediate neighbors and will be trimming the north neighbor's trees, which are growing over the property line.
- They will also provide neighbors with monthly project schedule updates

Questions from the Board and responses from Loulie and Eleza followed:

- What is the ownership of the property?
  - Sabin CDC, which is a non-profit affordable housing developer, owns the property. This property is six units of rental housing, geared toward families with two- and three- bedrooms, front and back doors (except one unit), and a backyard where kids can play.
- Were there fire sprinklers?

- No, fire sprinklers were not required at the time of construction, but we will be installing them now.
- Did any of the tenants have Section 8 vouchers?
  - None of the tenants had Section 8 vouchers, however the units have income limits:
    - 3 units rent at 30% of median family income, and
    - 3 units rent at 50% of median family income.
- How long has Sabin CDC been in business?
  - Since 1992. Sabin owns and manages 116 units in inner NE Portland.
- When will the work be completed?
  - We hope to have the apartments move-in ready before Thanksgiving.
- Would you like to write an update story for the Concordia News?
  - Loulie agreed to write an article. Eleza noted they would have some good photos and possibly the architectural elevations. Steve noted the August edition could be possible. **Loulie agreed to follow up with Nancy, the CNews editor.**
- Committee members expressed their appreciation for Loulie and Eleza taking the time to attend the meeting to share information.

## 2. Commercial and Mixed Use – 3003 NE Alberta, possible mixed-use development of Appliance Hospital site

- Ben noted that the property sold in July for \$1 million and then was resold later for \$600,000, based on publicly available information on PortlandMaps.com.
- The City put a stop to a tree removal/pruning without a permit.
- No other permits have been issued but “inside sources” say the new owners are planning to do something.
- Garlynn wondered if they should send a letter to the new property owner to invite them to talk with the LUTC about their plans at an upcoming meeting. Others agreed this sounded like a good idea. **Jay volunteered to draft a letter and send it to the committee for feedback and then for Garlynn’s signature.**

## 3. Concordia Neighborhood Design Initiative (CNDI) – Team Update

- Jay gave an update on behalf of the team. They (Jay, Spencer, Ben, Jason, an Amalie) met on April 30 for the team’s third session.
- The second meeting focused on residential design.
- This last session was on mixed-use buildings and the team will look at the multi-dwelling zones at the next meeting.
- Jay noted they are working on getting results on to paper for people to respond to, and that the team agreed to use the Boise NA model, a copy of which he shared.
- The team’s goal is to get a draft out in September or October for Board review, and by January 1 they hope to have it ready to share more broadly for feedback.
- Garlynn wondered if the team had considered the NE Coalition of Neighborhoods’ (NECN) suggestion to coordinate these efforts with other neighborhood associations? Jay agreed that made sense; the team wants to forge ahead but would be happy to collaborate with other neighborhoods. Garlynn noted that some other neighborhoods, like Sabin, are already done and perhaps NECN could distill into coalition guidelines and get City buy in as the City is intending to rewrite the neighborhood design standards.
- Ben noted that the City-wide Land Use group has been focused on design and development at its last several meetings and there is some interest at Bureau of Development Services (BDS) to have developers meet with neighborhood associations in advance. He added that coordination at the coalition level is critical to success.

## Land Use Oversight and Policies

### 1. Discuss possible CNA input to City Better Housing by Design process

- Garlynn noted this project is focused on multifamily development but may be on a faster track.
- Ali suggested they could use the questions the City has been asking at public meetings to help frame CNA’s work. Perhaps the CNDI team could submit answers to the City’s questions as a public comment.
- Garlynn shared that he submitted a personal comment that the City should go to a form-based code to regulate the design but not the density. He opined that the City should not regulate the number of units that can be built.
- It was noted that there could be potential issues/neighbor concerns related to parking if density is not regulated by the code.
- Committee members continued with a discussion of on- and off-street parking. Garlynn noted that free on-street parking is part of the problem; a scarce resource needs to be priced to ensure it is used efficiently. For example, with a parking permit system, 85% of the spaces would have permits, with the remaining 15% being free.

- Some committee members expressed concern about not requiring off-street parking and that people would not stop driving their cars, which will lead to parking conflicts.
- Garlynn described the City's greenhouse gas emission (GHG) reduction goals, which require a reduction in Vehicle Miles Travelled (VMT). With increased population, driving and parking need to remain flat to reduce VMT. He added the premise is if parking is increased VMT would go up.
- Garlynn noted that parking regulations are needed to take care of on-street parking, like what they have in NW Portland.
- It was noted that autonomous vehicles would increase VMT, too.

## Transportation

### 1. Parking: Permit Plan – Possible City Council advocacy Action Plan; invite PBOT staff to June LUTC meeting?

- Garlynn noted they had discussed inviting Tony Jordan, from PDX for Parking Reform, and PBOT staff person responsible for parking permit plans to attend an upcoming CNA meeting. The committee discussed whether to invite the guests to the June general meeting or if LUTC meeting would be best.
- **Garlynn agreed to follow up with the guests to see which meeting they would rather attend. He also agreed to check in with Chris regarding the general meeting agenda.**
- Tyler asked the committee for input on what he should include in his next CNews article related to parking. He noted he planned to provide a balance of views, concerns, impacts, etc. It was suggested he could write a primer on Donald Shoup [a UCLA professor of urban planning and expert on the economics of parking].
- Garlynn shared that he had gotten feedback about his recent article about on-street parking reform wondering if the CNA would be willing to submit it as a letter to the City Council and asked for the committee's opinion.
- In response to a question as to why it was not approved last winter, Ben responded that he had heard the Council punted, as no one wanted to champion it.
- Tyler suggested the Concordia area was not there yet, maybe 50 years off. The goal would be to set prices for parking to roughly match supply and demand.
- Garlynn described how a Parking Community Benefit District works. Parking fees would be set higher than the cost so additional funds would go back to the business district or neighborhood to build transportation-related improvements, such as curb extensions, bike parking, etc.
- It was suggested that it is reasonable to ask the Council to do something and that pressure from neighborhood associations is good.
- **Garlynn agreed to turn his article into a letter, which he would circulate for LUTC review, with the goal of getting the letter on the Board agenda for June.**

***MOTION*** (Ben/Tyler) – *To authorize Garlynn turn his article into a letter for Board review at the June meeting.*  
***APPROVED*** (6 in favor, 0 opposed, 0 abstain)

### 2. Street Safety: Highway 30 – CNA letter to Oregon Department of Transportation (ODOT)

- Tyler and Sam have been working on the letter and will send to the committee by email for feedback. Daniel also asked to see the draft letter.
- The Board has already approved sending a letter on this topic to ODOT.

### 3. Bus Lines: Fremont Bridge – CNA Letter to TriMet supporting Line 24 extension across the Fremont Bridge.

- Tyler noted he has been working on this as well and will finalize it and share with the committee.
- The Board has already pre-approved sending a letter to TriMet on this topic.

### 4. Cascadia High Speed Rail – CNA support for NECN letter to Oregon legislators **(Tabled)**

## Safety and Livability

### 1. Safety and Livability Committee – Assist with launch of newly established SLC.

- The Board approved formation of the SLC at the last meeting, with the LUTC members offering to help support it in the transition.
- Board representatives, including Steve, have volunteered and will be inviting community members to join up.
- A meeting date will be set and a chair selected at the SLC's first meeting.
- Ali noted that her CNews article on trees would reference the new committee.

- It was suggested the demarcation between the LUTC and SLC would need to be determined at some point. Ben noted he has been keeping a list of topics that might be better addressed by the SLC, such as Good Neighbor Agreements.

2. City Off Road Cycling Plan (ORCP) Support

- The Board approved a letter to the City expressing support for Fernhill Park to be on the list of sites to be evaluated during the planning process.
- The letter was drafted by Daniel and had significant discussion by and input from the Board.
- Ali noted that Daniel's draft letter would be updated to draw attention to the CNA's desire for a community center in Fernhill Park in conjunction with off road cycling facilities.
- Ali added that the Board also requested that the letter be less specific in terms of the types of off road cycling infrastructure that might be appropriate.

3. Concordia University: Good Neighbor Agreement (GNA) with CNA – Establish plan for LUTC input to GNA

- Ali gave an update about the discussion at the Board meeting, noting she expressed the concerns raised by the LUTC. She summarized that Chris had said he met with someone at CU and they asked to wait to meet again after Faubion School reopens in the fall.
- No one can find examples of a GNA between a neighborhood and a university and the GNA from 2010 is nowhere to be found.
- Garlynn suggested this would be a good project for the SLC.
- Ali noted she had recently met with members of the Concordia Tree Team who agreed this was a SLC topic.
- Steve wondered what kind of leverage the CNA had? Ali responded that bad publicity might move them forward. Garlynn suggested that CNA might have some leverage with the City.
- **Ben agreed to share information related to CNA concerns regarding CU with Steve for the SLC to take up.**

4. Community Solar Program

- Ben noted as an FYI to the committee that public comments are due to the Oregon Public Utilities Commission by May 22.

**LUTC Operations**

1. City/Neighborhood Relations – Possible Office of Neighborhood Involvement (ONI) and role of NA's

- It was reported that NECN staff do not feel as if they are in any danger.
- There is not a lot of solid information at this point.

2. LUTC Planning – Schedule meeting for June?

- Ben will not be at the June meeting but he is able to prepare the meeting agenda.
- Ben shared that long-term he would like to step down as secretary.
- Garlynn offered that the chair and vice chair can work on meeting agendas and that they should discuss further in June or July.
- A request was made to discuss graffiti on murals at next month's meeting.

3. CNews Land Use Articles – Review and update article schedule

- Articles have been assigned through the August CNews. The committee reviewed the article schedule:

Author	Issue	Due	Topic
Garlynn	May	Complete	On-street Parking Reform Foiled by City Council.
Ali	June	5/10	Trees in Concordia
Susan Trabucco	July	6/10	Demo by Deconstruction
Tyler	July	6/10	Parking Options Update
Jay	August	7/10	Concordia Design Initiative

- **Ben agreed to follow up with Susan T. regarding her July article.**

**Adjourn** – The Meeting adjourned at 9:08pm.