

**Concordia Neighborhood Association  
Land Use & Transportation Committee (LUTC) Meeting**

September 20, 2017, 7 to 9pm  
McMenamins Kennedy School, Community Room  
**Minutes**

**Members Present:** Tyler Bullen (Vice Chair, CNA Board – E1), Ben Earle (Secretary), Jay Fesler

**Members Absent:** Steve Elder (CNA Board – E2), Sam Farber-Kaiser, Ali Novak (CNA Board – AL4), Kirk Paulsen, Spencer Parsons (volunteer legal advisor), Garlynn Woodsong (Chair, CNA Board – SW1)

**Also Present:** Susan Millhauser (Contract Recording Secretary)

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

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

The Committee discussed the open seat due to Jeff Hilber's resignation. Deah, who has attended two LUTC meetings, may be interested. Tyler will follow up with her and Ben will add her to the LUTC email list. It was suggested that Garlynn follow up with Sam and Kirk about their continued interest.

**Public Comments – None**

**LUTC Operations**

*Minutes* – Tabled until next month.

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

Concordia Neighborhood Design Initiative Team Update (CNDI)

Jay gave an update:

- The next CNDI meeting, which will focus on mixed use, needs to be scheduled. After that he'll report back to the LUTC.
- The Committee discussed a schedule for sharing the design guidelines and getting feedback:
  - Before November LUTC meeting, send a working draft to the LUTC for comments by email.
  - January 2018 – LUTC review and discussion of updated draft.
  - Bring to Board in February or March.
- Jay agreed schedule the next CNDI meeting, with a wide distribution to include Amelie and other interested people.

Ben brought up the letter to developers, a related topic which CNDI had picked up. He suggested someone could pick an up coming development and reach out to the developer, or perhaps it was more of a back-burner thing right now. He agreed to continue to track development permits.

**Land Use – NE 33<sup>rd</sup> Ave and NE Killingsworth Site**

Ben shared information about the development proposed for the Jay's Market site received from the City. The existing building is proposed to expand 1,300 ft. to the east and 1,000 ft. to the west. The Committee discussed the proposal to expand the existing commercial space. Potential tenants were not noted. More information can be found on PortlandMaps.com. Comments are due 10/6.

## Land Use – NE Killingsworth east of 42<sup>nd</sup> Ave Site

A new building is proposed on the south side of Killingsworth east of 42<sup>nd</sup> Ave, a light industrial maker space where there is now a vacant lot, according to a City mailing.

### Land Use Oversight and Policies

#### Broadmoor Golf Course

Tyler attended the Cully Neighborhood Association meeting regarding the proposed sale and rezone to Industrial Park of the Broadmoor Golf Course site. He gave an overview of the meeting:

- The golf course business is no longer viable.
- The land is currently zoned OS (Open Space), affecting the land's appraised value (\$1.4 million) which the owner feels is too low for the 100 acre site.
- The owner approached Prosper Portland (formerly PDC) and they came up with a proposal:
  - The site to be rezoned to Industrial Park and held by Prosper Portland as a land bank for swapping for smaller, harder to develop sites around Portland, which would be become affordable housing.
  - The residential developments would have a 99-year affordable housing covenant ensuring they remain affordable. The level of affordability, such as 80% of Median Family Income, was not addressed at the meeting. Units proposed would be from studios up to two bedrooms.
  - 15% of the 100-acre site to be retained as Open Space, along the Slough.

There were about 30 people at the meeting. Most people were skeptical and seemed active and likely to send comments to the City. Steve's email summary of the meeting was noted, with agreement about the conclusion that there was no benefit to CNA.

The Committee discussed next steps:

- What Industrial zone is being proposed and what's the timeline?
- The CNA Board should take a position soon.
  - Educate the Board first.
  - Draft a comment for LUTC and Board review/approval.
- Tyler will follow up with Steve so they can connect with the Cully Board Chair.
- Could Steve write an article on this?

**Portland Just Energy Transition Initiative** (Lenny Dee) – Postponed until next month. Ben will forward information to the LUTC.

### Transportation

1. Street Safety: NE 33<sup>rd</sup> Ave. – The letter, signed by Chris, was sent to PBOT and other parties.
2. Recap of general Meeting on Parking, Next Steps? – The Committee discussed the meeting and some of the comments shared by community members. Regarding next steps, nothing at this point. It seems a push should come at the Coalition level.
3. Street Safety: Highway 30 letter to ODOT – **COMPLETED** (see August 2017 minutes)
4. Speed Limit Changes: Ainsworth – **COMPLETED**

### LUTC Operations

CNews Land Use Articles – Review and update article schedule:

Author	Issue	Due	Topic
Jay	November	10/10	Jay's Market – maybe the developer wants to write it?
Steve??	December	11/10	Broadmoor Golf Course Rezone??
	January	12/10	

## **Old Business / Updates / Announcements**

Homeless Village – Jay asked for an update to the homeless village siting discussion. Tyler clarified it's nothing more than a conversation at this point. There is no proposal for NE 42<sup>nd</sup> and Lombard.

Metro Transportation Alternatives Committee – Ben shared there is a call for applicants. Tyler already serves on this committee.

Development Review Advisory Committee (DRAC) – Ben shared that the citizen chair of the citywide DRAC is resigning.

BPS Notices/Newsletters – Nothing to follow up on right now, according to Ben.

New Community Involvement Committee (CIC) Forming – The CIC will advise staff on community involvement and communication with neighbors related to land use and transportation applications and issues.

CNA LUTC/SLC Overlap – The LUTC discussed next steps to move this conversation forward. Concerns about too many committees and burnout were shared. Ben agreed to go to the next SLC meeting to follow up on CU/CNA relations and staying in communication.

Sabin CDC Renovation on Killingsworth – The remodeling to repair the apartments from fire damage has started and it's looking good.

**Adjourn** – The meeting adjourned at 8:30pm.