

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

October 18, 2017, 7 to 9pm

McMenamins Kennedy School, Community Room

**Minutes**

**Members Present:** Ben Earle (Secretary), Ali Novak (CNA Board – AL4), Garlynn Woodsong (arr. 7:25, Chair, CNA Board – SW1)

**Members Absent:** Tyler Bullen (Vice Chair, CNA Board – E1), Steve Elder (CNA Board – E2), Jay Fesler, Sam Farber-Kaiser, Kirk Paulsen, Spencer Parsons (volunteer legal advisor),

**Also Present:** Susan Millhauser (Contract Recording Secretary), Phyllis Lee, Lenny Dee (Portland Just Energy Transition)

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

Ben welcomed everyone, opened the meeting, and reviewed the agenda. Several items were added to the agenda for committee discussion and updates, including:

- Jay's Market Update (33<sup>rd</sup> & Killingsworth),
- Tiny Homes/Campers on Private Property, and
- Safety and Livability Committee (S&LC) Launch and Good Neighbor Agreement (GNA) with Concordia University.

**Public Comments**

Phyllis Lee introduced herself. She is a neighbor and has lived in Concordia for 25 years and is interested in becoming more involved with CNA as she recently retired from nursing. Housing affordability is a major concern for her; Concordia is no longer affordable for someone like her.

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

*Concordia Neighborhood Design Initiative Team Update (CNDI)*

Ben gave an update:

- Jay will be doing a write up on the team's activity.
  - The project goal is to identify design principles to make recommendations regarding development in the neighborhood.
  - The final document is intended to provide a foundation for reaching out to developers.
  - They've met several times and have covered mixed use and are starting to work on residential.
- The Committee hopes to bring a straw person version of the product to the LUTC and plans for next steps in first quarter 2018 for feedback.
  - Proposed process includes getting input from the LUTC, next the Board, then followed by broader community input (summer 2018).

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

Ben gave an update on the development proposal for the former Jay's Market site:

- The building is being renovated and will be leased to Mud Bay Pet Store.
- Renovations will include expanding the building footprint to the east and west, installing bike parking, and additional landscaping and other site improvements.
- The building developer wants to be more involved in the community.
- Ben shared a copy of his CNews article on the project.

## LUTC Operations

Minutes – The draft August and September minutes were sent out via email prior to the meeting.

**MOTION** (Ben/Garlynn) – *To approve the August 16 and September 20, 2017 minutes as drafted.*  
**APPROVED** (3 in favor, 0 opposed, 0 abstain)

### Portland Just Energy Transition Initiative, Lenny Dee

Lenny introduced himself and shared a story about a friend with three young kids who is struggling to pay \$650/month for winter electric heating. He gave an overview of the Portland Just Energy Transition Initiative (PJETI):

- Establish a 1% Business License Surcharge on billion dollar retail corporations operating in Portland city limits.
- In conjunction with 350PDX, NAACP, NAYA, Verde, Coalition of Communities of Color, and the Sierra Club.
- Use revenue raised through the surcharge to provide energy efficiency upgrades for low-income housing and to weatherize and solarize Portland homes and businesses.
- Provide job training, apprenticeships, and minority contractor support.
- Help meet the City's climate action goals.
- Raise \$30 million annually from the 1% surcharge on gross sales of companies operating in Portland that make over \$1 billion nationally from retail sales.
  - Via City business license fee.
  - 120 companies, including five big banks.
- Aiming for November 2018 ballot measure:
  - It's polling well now.
  - Will have to do a lot of fund raising to defeat likely opponents.
  - M97 won in Portland, but not statewide.
  - Will exempt groceries and medicine sales, which M97 didn't.
  - Lots of interest from volunteers with partner organizations to gather signatures. Great opportunity for people to talk with neighbors about climate justice.
- Social justice groups are leading the initiative.
- Revenue of \$30 million estimated to be raised annually will leverage a 4:1 ratio of public and private investment.
  - City Council would form a commission to approve projects that are brought to them for consideration for grant funds, similar to Children's Levy process.
  - Every project will have to have a non-profit partner/component.

Lenny noted they are now gathering endorsements from neighborhood associations and other supportive groups. It was clarified the neighborhood associations can endorse initiatives and ballot measures but not candidates.

**MOTION** (Garlynn/Ali) – *To recommend that the LUTC pen a letter of endorsement in support of the PJETI for the Board's review and approval.* **APPROVED** (3 in favor, 0 opposed, 0 abstain)

Lenny agreed to send Garlynn a letter template as a starting point. The goal is to have the letter for the Board's November meeting.

Lenny noted that the coalition has been working on this for two years and is committed to seeing it through to ensure it will work effectively. He added there are going to be a lot of public events coming up to promote and share information about the initiative. Ali suggested a CNews article for late winter.

## Land Use Oversight and Policies

### *Residential Infill Project (RIP)*

The Committee discussed ways to educate the public and promote opportunities for neighbors to make comments on the RIP. Garlynn noted that while it is important for the public to send comments to City staff during the public comment period, it will be more critical to provide testimony during the Planning and Sustainability Commission (PSC) hearings scheduled for this winter. So a letter from CNA would be sent during the public comment period as well as to the PSC when they are reviewing the proposal.

***MOTION*** (Garlynn/Ali) – For the LUTC to draft a letter on the Residential Infill Project to be submitted to the City, for the Board’s review and approval at the November 1 Board meeting. ***APPROVED*** (3 in favor, 0 opposed, 0 abstain)

Committee members discussed topics to include in the letter, including:

- Continued allowance for narrow lot development.
- Proposal to rezone some areas from R-5 to R-2.5.
- Location of the Housing Opportunity Overlay Zone – encourage it to be expanded across the east side of Portland rather than redlining lower income areas, as currently proposed.
- Opportunities to loosen restrictions on density to retain existing and add more affordable homes, including concerns the change in height measurement methodology, proposed FAR (floor area ratio), and caps on density.

### *Tiny Homes and Campers on Private Property*

Garlynn gave an update about this recent announcement from the City that they would not actively enforce laws that make it illegal for people to allow other people to stay in a tiny home or camper on their private property. Up to one tiny home or camper/trailer/RV is allowed per residential lot and up to three of them on a commercial or church lot. Questions about how sanitation, water, and power were discussed, with the suggestion that homeowners might have these utilities extended on their property, use extension cords, etc. The City’s announcement stated that anyone allowing this on their property would also be required to let the people living there use the facilities in the main house.

## LUTC Operations

### *Safety and Livability Launch and GNA with Concordia*

Ben gave a brief update on the SLC meeting he attended. Susan shared information from the Board meeting discussion about items that could be included in a GNA and suggestions for perhaps offering CU a non-voting seat on the Board. Board members felt the GNA would have to be a combined effort of several committees and the Board as whole. She noted Daniel was stilling willing to help with this effort.

### *CNews Land Use Articles – Review and Update Article Schedule*

Issue	Author	Due	Topic
December	Garlynn	11/10	RIP Update
January	Garlynn	12/10	Tiny Homes/Campers on Private Property
February			
March			

Future topics: Portland Just Energy Transition Initiative, Broadmoor Golf Course Rezone.

## Transportation –

1. 20's Bike Route – Garlynn gave an update. The City recently did traffic counts. It looks like a diverter is needed at NE Prescott and NE 32<sup>nd</sup> Ave. Cars that are queuing on Prescott are turning left onto NE 32<sup>nd</sup> Ave to avoid the congested intersection and traffic signal at NE 33<sup>rd</sup> and Prescott. He noted that the City didn't run a public process to develop guidelines for when diverters would be warranted. Rather, they determined that since streets like NE 32<sup>nd</sup> Ave are narrow and have parking on both sides that would be enough of a deterrent to cut-through traffic, but most streets on the east side are like this so that standard does not make sense. He added that the City could be receptive to a new policy proposal coming from the community. It was noted that the cut-through traffic coupled with the narrow street makes NE 32<sup>nd</sup> Ave. dangerous for bikes and pedestrians rather than safer.
2. Street Safety: NE 33<sup>rd</sup> Ave. – The letter, signed by Chris, was sent to PBOT. It was not known if it has also been sent to Faubion School or any other people. It was suggested that parents interested in Safe Routes to School could also be champions for the cause. Gina, with CNews, has kid(s) at Faubion and might be a good person to start with. It was suggested that NE 33<sup>rd</sup> Ave neighbors should also call 823-SAFE if they haven't already. Garlynn suggested bringing these concerns to the Portland Bikeway Advisory Committee.

Garlynn agreed to follow up with Chris to get a digital copy of the signed letter and to follow up with others.

3. Recap of general Meeting on Parking, Next Steps? – **COMPLETED** (see September 2017 minutes)
4. Street Safety: Highway 30 letter to ODOT – **COMPLETED** (see August 2017 minutes)
5. Speed Limit Changes: Ainsworth – **COMPLETED**

**Adjourn** – The meeting adjourned at 9pm.