CONCORDIA NEIGHBORHOOD ASSOCIATION

LAND USE & TRANSPORTATION COMMITTEE (LUTC)

Meeting Minutes – March 16, 2016

Members: Steve Elder, Ben Earle (Secretary), Ken Forcier, Sam Farber-Kaiser, Jeff Hilber, Kirk Paulson, Ali Novak, Garlynn Woodsong (Chair)

7:05 pm Welcome & Introductions, Quorum Check, Agenda Review

7:10 pm Land Use: Zoning Changes – Proposed

• R5 to R2.5 Changes Neighbor questions & feedback: Nan Stark, BPS NE District Liaison
  - Overview: upzone vs downzone (Eastmoreland: “dodge”)
  A) Concerns: “forced to build to R2.5?” = not the case
  Inappropriate development re both location & form = developers take advantage of for profit => why allow this to happen now?
  ~ RIPSAC 3 choices: # front doors, design, demo?
  A: 1, 2, or 3 all valid
  ~ KenF: How to preserve R5?
  ~ G: This is in fact changing to urban neighborhood => we can / should focus on “form”
  NS A: Concordia met the Plan criteria
  B) Qs: What do rules actually allow (variances) re size, lot splitting vs zoning?
  What’s desirable is subjective
  - Straw Poll: R2.5+ 1; NO 3; Abstain 3

• Residential Infill Project Stakeholders Advisory Committee (RIPSAC)
  - LUTC (EM – 2 wks) & community (News + web TBD) feedback to G:
  - RIPSAC public survey results?
  - Height / width (ft limit?): standardize rules 18 (1.2 of width = single story+) or 22.5 ft (1.5 width = 2 stories) <skinny, narrow, …>:
  - Setbacks - front: Porch w/roof included?
  - Setbacks – rear: Alley / No alley
  - Garage: Skinny parking / no park re alley

• Comprehensive Plan CNA Testimony: Plan for submittal at April City Council & PSC Public Hearings
  - G: RIPSAC is best path for “testimony” to Comp.Plan
  B: Promote citizen comment April via EM, CNews, website, NextDoor, etc.

7:40 pm Land Use: Residential

• Demolitions 4907 NE 35th: delay extension to 4/1 = 7500 => 3 skinneys
  4507 NE 25th: 1st delay ends 3/16
  • KenF will notify us about Gorgeous downtown house protest.

• Letter to Developers 1st Draft Revision: What is point of the letter?
  - Ask for meeting, decon & no demo, and/or abide by these things
  - Motion: Comments to Jeff EOD Sun, revisions to LUTC EOD Tue, send EOD Wed this letter with agreed revisions inviting to meet owner of 4907 NE 35th (6-0-2)

• Neighbor Noise (Ben will follow up)

7:50 pm Land Use: Mixed Use

• Bighouse Project Redesign Team alternate plans & reopening Concordia University GNA progress
  - BHRdT: propose redesign change concepts to developer in 2 wks to get “foot in door”
  Ali & Ken Qs: A: this BH ideally provides basis for neighborhood wide design guidelines
  Kaylie (JonE): Alternate route to shine light on quality gap w/CU
  Jeff & KenF: more info to include from LUTC (historical) & Dave / Halibuts

• Common Ground Parking Lot Sale / Development: Neighbor – owner communications update
  - KenF: CNA look for funds to rent parking lot for weekend farmer’s market, food carts ($$), etc? => CNA letter to owner to partner w/Common Ground to continue rental of lot. (no 2nd)
  Ali: inquiry to open discussion to consider alternate options for community benefit. (5-1-2) => KenF will
  G: “Interim use” till development (aka “foot in the door” ie SE 12th & Hawthorne)?

• Fernhill Community Ctr. Proposal: Status update
8:10 pm  Land Use: Neighborhood Design Standards
- Design Team  
  *Launch:* Establish a plan & timeline => leader needed
  Jeff: wait till BHRdT done => April LUTC mtg
  Ben => Heather => Jeff

8:20 pm  Transportation
- Speed Limits  
  *Alberta, Killingsworth, Ainsworth, & 42nd Ave:* Reduction requests status
- Left Turn Lanes  
  *33rd & Prescott:* Install request Status
- Parking  
  *NE 27th from Holman to Ainsworth:* Re-open Concordia U GNA status
- Bikeways  
  *N PDX Hwy:* Road Diet status; *SE Uplift’s 20s Letter, Faubion:* Thru-Route status
  Sam & Kirk: no historical traffic vol => no idea if road diet will help => CNA make
  it a priority to seek fixes for 33rd & 42nd for safe passage for all users @ASK ODOT website (right-of-way
  issues under bridge / overpass beams => small paved ramp under bridge, including guard rail, as
  continuation of bike path for bikes & peds) => Kirk blurb to Ben. (7-0-0)
- “Car Shares”  
  *ZipCar Proposal:* “*MyOwnZipcar*” dedicated to CNA

8:40 pm  Alley Project
- Alleys  
  *Alley Naming:* Status update

8:45 pm  LUTC Operations
- Meetings  
  *Room Conflicts:* Relocate or reschedule April 20 & June 15
- Minutes  
  *Review & approve:* November, January, February
- Communications  
  *CNA Website:* posting guidelines; *Orgs & Groups:* Status updates