

Concordia Neighborhood Association

Board Meeting

September 13, 2016

Kennedy School Community Room, 7 to 8:30pm

MINUTES

(Prepared by Susan Millhauser)

Board Member Attendance

Chair – Isaac Quintero PRESENT	At Large 1 – Robert Bowles PRESENT
East 1 – Steve Elder PRESENT	At Large 2 – Donn Dennis PRESENT
East 2 – VACANT	At Large 3 – Joe Culhane PRESENT
Southwest 1 – Garlynn Woodsong PRESENT	At Large 4/Secretary – Ali Novak PRESENT
Southwest 2 – Daniel Greenstadt ABSENT	At Large 5/Vice Chair – Chris Lopez ABSENT
Northwest 1 – Isham “Ike” Harris PRESENT	At Large 6 – Truls Neal PRESENT
Northwest 2 –Sean Duffy PRESENT	

Also in attendance: Susan Millhauser, contract Board scribe; Susan Trabucco, Nancy Varekamp, and Gina Levine, CNews & Media Team; Ben Earle, LUTC; Jessica Rojas, NECN; Beth Moore; Heather Pashley; Kevin Johnson; Amy Fredericks; Jody Pollock

Roll Call/Establish Quorum

Chair Isaac Quintero called the meeting to order at 7:00 and reviewed the agenda.

CONSENT AGENDA Approve/Amend Prior Board Meetings Minutes

None (draft August meeting minutes were not available for review/approval).

Treasurer’s Report – Treasurer Robert Bowles provided an overview of current finances and handed out two reports: January through August cash flow report and August reconciliation. He noted things were stable and that there is a net of \$7,239 for the year to date.

Public Comment –

Beth Moore, resident on NE 25h Ave., commented that she has gotten City notice regarding a proposed zone change from R5 to R2.5 in the area she lives. She noted she has some concerns, including what new development will look like, and would like to get more information. Garlynn, chair of the Land Use and Transportation Committee (LUTC), gave a brief overview of this City-wide project which is part of the implementation of the recent Comprehensive Plan update. He added the City Council would be taking public testimony at upcoming hearings and that the LUTC will be discussing further at its meeting next Wednesday (7pm at the Kennedy School, Community Room) where neighbors are welcome to come for more information and to discuss further. There will also be an article in the CNews as well as information on the website.

Jenny Lord, resident on NE 32nd Pl., shared they were having a lot of problems with increasing volumes of traffic and speed, especially during the morning and afternoon rush hour. She added that drivers seem to be getting more aggressive. She has drafted a letter to the City and was curious if the neighborhood association has had any luck with or ideas about getting a response from the City. Ally noted the LUTC has been lobbying to get barriers installed on NE 32nd Ave., as part of that street’s designation as a greenway, though that’s a block over. Isaac opined that the cut-through traffic is likely to get worse when Faubion

Elementary comes back online. Robert noted that it can be a pretty drawn out process to get speed put in. He suggested starting by contacting Officer Zoeller, with the Police Bureau North Precinct Neighborhood Response Team, to ask him to keep an eye on their street, such as stopping there for lunch while sitting in his car. Garlynn suggested she also attend the upcoming LUTC meeting to discuss further. Ike shared he had success with a request to add left turn lanes to Killingsworth and Ainsworth at MLK Jr. Blvd., and offered to help her strategize.

Old Business

1. Appointment of CNA Treasurer

Robert shared there are two people who are interested in the Treasurer position, Heather Pashley and Jody Pollock, who were in attendance. He asked both Heather and Jody to share a few words with the Board, which they did. Isaac suggested they should hold an Executive Committee meeting at the end of the regular meeting to further discuss the Treasurer position and how to deal with two people being interested the opening. Isaac thanked them for their interest and added that committees are open to all neighborhood residents' participation, not just Board members.

New Business

1. Concordia News (CNews) and Media Team Update

Susan T. shared that she would be leaving as Managing Editor of the CNews, which she had already shared in writing to Daniel and Steve, the Board members who serve on the Media Team. She introduced Gina Levine, who had been hired as the contract Ad Sales person, and noted that with the addition of Gina the CNews team, with the assistance of the Board members on the Media Team, will have it covered. She added that without her the CNA would save \$500/month. She was thanked for her hard work transitioning the CNews into the current, more robust and sustainable format. Robert expressed concern that the CNews is losing \$1,200/month and added that he hoped the Media Team had considered this, to which Susan assured him they had, noting that with her leaving it would be \$500/month less from CNA to supplement the paper until ad sales increase. Jessica, with NECN, shared that they will be producing a monthly print newsletter for the neighborhood associations that do not have a printed and mailed newsletter, and that they are happy to share information with CNews and vice versa.

Conversation about the website followed, with the improvements being noted. Though it was shared that some information was still out of date or hard to find, such as contacts. Susan agreed to follow up with the volunteer webmaster to get this corrected.

2. Land Use and Transportation Committee (LUTC) –Residential Infill Project Recommendation

Garlynn provided background on the City's Residential Infill code update project, which the Board has gotten updates on over the past several months. It was noted that Garlynn served on the Residential Infill Project Stakeholder Advisory Committee (RIPSAC) for this project, which finished its work a few months ago and was then followed by outreach by the City, including several open houses and opportunities to provide public comment. He added that the LUTC decided not to submit comments during the formal comment period as they were still reviewing the draft proposals and garnering feedback from LUTC committee members. A copy of a letter from the LUTC for the Board's approval for submittal to the City was handed out. Garlynn noted that as the comment period had ended this letter was addressed to the City Council, which would be making a decision on term sheets by the end of December. He explained that the adopted

term sheets would then guide City staff in the development of draft code language in 2017, followed by further public process, including additional community outreach and public hearings before the Planning and Sustainability Commission and finally the City Council (mid-2018).

Garlynn continued that the LUTC had a robust and lengthy conversation on this topic at their last meeting, in addition to having discussed the proposal over the past several months, and that the result was the letter presented for Board approval. Truls was curious how the LUTC got feedback from people in the neighborhood and how transparent the process had been. Garlynn noted that he had similar concerns as the proposal is complex, and that's why they delayed their decision on the recommendation past the public comment period. He added that he feels comfortable and that the result of the process at this point is term sheets, followed by 18 months of further study and outreach prior to making changes. He added that the City has more capacity and a budget to do community outreach, hold public meetings, etc. Ben added that the LUTC has a diverse group of people on it with varying opinions. Garlynn shared an overview of the letter, noting that it recommends support for the Housing Diversity Perspective with three caveats, (as outlined in the motion below and the letter, copy attached), that were included to satisfy the diverse opinions of the LUTC members, including people who represent the Portland for Everyone as well as the United Neighbors for Reform viewpoints. Discussion followed.

MOTION (Garlynn/Ally) – The Concordia Neighborhood Association endorses and supports the Housing Diversity Perspective (“Majority Position”) that was supported by a majority of the RIPSAC, with three caveats:

- 1) In the R2.5 zone, minimum lot setbacks shall be 10ft (15ft in R5), except where less is allowed due to the context of neighboring properties. The maximum allowable height in the R2.5 zone shall remain at 35 feet, with the height in the R5 zone remaining at 30 feet.*
- 2) Neighborhoods shall have the ability to work with City staff to devise and adopt, and have BDS regulate and oversee, neighborhood or area-specific design standards.*
- 3) We agree with United Neighbors for Reform that allowable FAR should be 0.9, not 0.5, in the R5 zone (and thus is should be even higher in the R2.5 zone).*

8 in favor, 0 opposed, 1 abstention. MOTION PASSES.

3. Planning/Preparation for General Meeting and Election Committee

Isaac noted that City Commissioner Amanda Fritz had agreed to attend the General Meeting schedule for November 8 at 7pm (the Board meeting will be from 6 to 7pm). He added that the topic would be about what the community wants to the City to do moving forward, in an effort to be proactive rather than reactive. Regarding the Board elections, also scheduled for the November General Meeting, Isaac shared that Steve had agreed to serve on the election committee. Ally agreed to help as well. It was noted that NECN staff would also be able to help the night of the election.

MOTION (Garlynn/Robert) – To appoint Steve and Ally to serve on the election committee.

8 in favor, 0 opposed, 1 abstention. MOTION PASSES.

Jody asked about the currently vacant East 2 position, which she was interested in. She was under the impression she could be appointed that night. Discussion followed amongst the Board members that since a Treasurer was needed it might make sense to wait until they discussed the Treasurer position appointment in Executive Session before deciding whether or not to fill the vacant seat, as the new Treasurer would need a seat on the Board.

At 8:20pm the Chair, Isaac, declared that the Board was entering an Executive Session to discuss the Treasurer position. Everyone left the room except for the Board members and Treasurer candidates. At 8:40pm the Chair adjourned the Executive Session and returned to the regular Board meeting. [Please contact Ally, Board Secretary, for information regarding the discussion during the Executive Session.]

Community and Committee Reports (Each committee to please provide written summary for each board member; prefer report submitted prior to meeting with discussion reserved for meeting.)

1. Land Use and Transportation Committee

Ben from the LUTC provided an update on the Bighouse (NE 30th and Killingsworth) project. He shared that the developer, Brian Spencer, had agreed to sit down with one person representing the CNA to talk about the neighborhood association's concerns and recommendations for the project. Garlynn agreed speak on behalf of CNA and Ben noted that a facilitator, Michele Reeves, had also been identified and was acceptable to Mr. Spencer. He added that Ms. Reeves would act as a neutral party, and that she is a well-regarded consultant with extensive experience in revitalizing mixed-use districts, retail leasing, and development consulting, as well as a commercial property owner (owns the building that houses Extracto Coffee). Ben added that the conversations would happen in the next few weeks with reports back.

The Board discussed their position on the development project to clarify what Garlynn would be asking for during these conversations. It was noted that the LUTC, with the Board's approval and endorsement, had penned a letter to Mr. Spencer outlining their concerns with and recommended changes for the project. It was clarified that since the project is late in the design stage, they would keep the request pretty narrow, with primary focus on increasing the amount of ground floor commercial space in the building (instead of three apartments as currently planner). It was noted that letters of support from the City, which focused on the intent of the development code for mixed-use commercial areas to include a full ground floor of retail and other commercial uses, are the strongest arguments they have. It was clarified that the "ask" should primarily focus on expanding the ground floor commercial use and not include building design.

MOTION (Robert/Ally) – Garlynn will represent the CNA in conversation with Brian Spencer regarding the Bighouse development project.

5 in favor, 0 opposed, 2 abstentions. MOTION PASSES.

Meeting Adjourned

The Chair adjourned the meeting at 9:00pm

The next Board meeting will be held Tuesday, October 11 at 7pm.