

CONCORDIA NEIGHBORHOOD ASSOCIATION

LAND USE & TRANSPORTATION COMMITTEE (LUTC) Minutes – November 18, 2015

LUTC Chair Garlynn Woodsong (landuse@concordiapdx.org)
LUTC Secretary Ben Earle (ben.earle@comcast.net)
Neighbors Joe Culhane, Ken Forcier, Jeff Hilber, Christopher Schmidgall, Jennifer Slater
Guests Nan Stark, BPS NE District Liaison (nan.stark@portlandoregon.gov)
Attachments: *LUTC Charter*
Comprehensive Plan CNA Residential Zoning Change – PROPOSED (11/18/15)
CNA Letter to Developers (1st Draft)

1. LUTC Operations

A) *LUTC Charter*

- We agreed to refer to the Board that LUTC adopts the operational aspects only of the current proposed *Charter*, minus Section 2b (associated Footnotes 1 & 2) regarding “Delegated Authority”.
- An initial slate of 9 regular 2015 attendees will be invited to serve as LUTC Members beginning in January.

2. Alley Project

A) *Alley Naming*: Voting, which closes 12/31 has been publicized via CNA Newsletters and will be promoted at the December General Meeting.

3. Transportation

A) *20s Bikeways*

- *Traffic Calming Diversion*: No new news.
- *Faubion Through-Route*: No new news.

B) *Speed Limits*:

- Alberta & Killingsworth: Neighbor suggestion to request 20 & 25 mph limits, respectively.
 - Garlynn will research the actual current limits and feasibility of possible change request to PBOT.

4. Land Use Activity

A) *Comprehensive Plan*

- Nan Stark, BPS NE District Liaison, presented proposed change to the “NE Killingsworth – NE Jarrett / 22nd – 30th Corridor” from current R5ah zoning to R2.5a and asked for our input.
 - The general, but not unanimous, consensus recommendation was to not make this change.

B) *Residential Infill Stakeholders Advisory Committee (RISAC)*

- As NECN’s designated member, Garlynn also represents CNA interests.
- Meetings so far have been mostly preparatory – the “real discussion and work” will begin in January.

C) *Mixed Use Zoning Project – Discussion Draft*

- We determined to not pursue submitting CNA official comment since NECN’s submittal covers our concerns.

D) *Land Use Activity*

- Demolition Permits
 - a. No action recommended on Concordia University’s pending demolition of:
 - [2925–2937 NE Rosa Parks Way](#): removal to clear space for Faubion “plaza”
 - [6305 NE 27th Ave](#) (Demo Delay ends 1/25/16): to be replaced with student housing.
 - b. No action recommended on the pending demolition of the home at [5205 NE 25th Ave.](#) (Owner: Bristol Creek Development)
 - c. “CNA Letter to Developers”
 - Ken Forcier & Jeff Hilber agreed to draft a letter template for response to Demolition Permits that encourages developers to use deconstruction rather than standard bulldozer demolition, to use proper toxic material abatement as required by BDS and the law, to use appropriate site management practices, and to establish and maintain positive neighbor relations throughout the demolition and development processes.
- *Mixed Use (Ben Earle)*
 - a. [3009 NE Killingsworth](#) (aka Bighouse Auto): 4 stories (1st retail, 2-4 = 30 1&2 BR rental apartments)
 - Sale to [Ascend Holdings](#) is slated to close Jan. 13. Architect Mackenzie Design and Union Construction – who have done Concordia University’s library, playing field, & student housing – are doing the development
 - BDS, BPS and the City Council members have all indicated that it will not be possible to “pre-downzone” the NE 30th & Killingsworth business lots from the current [CS](#) (45 ft / 4 stories) to the new [CM1](#) (35 ft / 3 stories) designation as proposed in the current draft of the [Comprehensive Plan](#).
 - We’ll invite new owner to public meeting mid / late February to present building plans and answer questions.
 - We will also work with them to establish a *Good Neighbor Agreement* to address minimizing neighborhood impact of the construction process, address parking issues, and how the building and its tenants will be managed.