

CONCORDIA NEIGHBORHOOD ASSOCIATION

**LAND USE & TRANSPORTATION COMMITTEE (LUTC)
Meeting Minutes – August 18, 2015**

*** APPROVED 10/21/15 ***

Attending 5 Neighbors, 1 Guest

LUTC Chair Garlynn Woodsong (landuse@concordiapdx.org)
LUTC Secretary Ben Earle (ben.earle@comcast.net)
CNA Board Steve Elder – E1
Alessandra Novak – AL4
Neighbors Allie Wenzl

Guest Nan Stark, BPS NE District Liaison (nan.stark@portlandoregon.gov)

Attachments CNA Committees Bylaws Proposal – Proposed Final Draft
CNA Going Street Greenway comments letter to Commissioner Novick

1) **Welcome & Introductions** (Garlynn Woodsong) **7:05 pm**

2) **Comprehensive Plan** **7:10 pm**

A) Mixed Use Zones Project ([Nan Stark](#), BPS NE District Liaison)

Nan distributed copies of the [Mixed Use Zones Project's Code Concepts Report Summary](#) and also showed us a print copy of the current [Draft Comprehensive Plan Map](#) (which can also be viewed online at the [Comprehensive Plan website](#)) that shows the proposed new MU Zones.

- *Proposed MUZP Discussion Draft*

Developed with input from the [MUZP Advisory Committee](#), the *Discussion Draft* is in final process of zoning regulations revision to implement the mixed use zones framework per the updated ["Early Implementation" Schedule](#):

- Monday, Sept. 22: Discussion Draft complete
- Wednesday, Sept. 30: [Comprehensive Plan NE Neighborhoods Drop-in \(4pm–7pm, Hollywood Library\)](#)
BPS staff available "to chat" about proposed NE neighborhood changes.
- Thursday, Nov. 19: Comprehensive Plan 1st Public Hearing (2pm–5pm at City Hall Council Chamber)
- Tuesday, Jan. 12: [Planning and Sustainability Commission \(PSC\)](#) MUZP Hearing

- *New MU Zones*

Concordia has the following proposed new zones:

CM1: "Small scale" – 35ft / 3 story height limit; no "bonus" height earnable
NE 33rd & Holman North; Kennedy McMennamins

CM2 (equivalent to current CS): "Medium scale" – 45 ft / 4 story height limit; 10 ft / 1 story "bonus"
NE 30th & Ainsworth (29th–31st); NE 33rd & Killingsworth – South to Roselawn; NE 33rd East & Sumner South (Common Ground); NE 33rd West & Alberta South; NE 42nd – Jarrett North to Alberta

CE (Institutional Campus)

Concordia University + St. Michael's + Faubion School campus

- We discussed CM1 & CM2 impact at length, especially with regard to height / # stories = new apartment / condo residences bordering residential areas not already used to this or with existing 2 story footprints. Though 30th & K is currently CS, with potential 4 story coming in, it is unique "mini-biz" corner with only 10Ksqft in all 4 directions and no existing business buildings greater than 2~ stories on Killingsworth in either direction except for two 4 story bldgs. going in at 15th & K that will serve as Concordia U dorms.
- We also discussed the new FAR (Floor Area Ratio), "green / affordable housing credit" earnable additional "bonus" height & width option for some CM2 (but not 30th & K) & above.
- **Nan** will take our comments back to inform finalization of the *MUZP Discussion Draft* that will be going to public comment, during which period we are also encouraged to weigh in.

B) Campus Zoning Draft & Employment Zoning Draft (Garlynn Woodsong)

- *Campus Zoning*

The newly-proposed *Lower Density Campus* designation for campuses such as Concordia University would, as we understand it, decrease the allowable campus-wide FAR (density). Such a decrease could have the unintended consequence of pushing additional development to satellite sites outside of the official campus boundaries. Indeed we are already seeing this effect, with satellite campuses now at 30th & Ainsworth and adjacent to Home Depot at Airport Blvd. and the mixed used retail + 3 floors of student residential apartments development recently begun at 15th & Killingsworth; and though CU has apparently pulled out of the potential MU retail + 3 floors of apartments development at 30th & Killingsworth, it is possible they may re-engage in the future.

Consensus from our discussion was that the campus-wide allowable FAR should be increased, not decreased, as long as the allowable height of buildings is restricted within 50' of residential properties adjacent to the campus boundary to allow for smooth transitions to surrounding uses.

- *Employment Zoning*

Discussion consensus was that CNA should oppose rezoning of golf courses for industrial lands. We should urge the City to instead seek a [Goal 9 Exception](#) and think regionally as to how industrial lands could be provided to meet future demand for this type of space.

Due to a 9/14 Public Comment deadline, the Board pre-approved LUTC to submit CNA comment letters.

A Motion to submit CNA Comment Letters to the City taking the positions noted above was Approved by a vote of 5-0-0.

3) *LUTC Charter, Organization, Operations* (Garlynn Woodsong)

8:00 pm

A) *CNA Committees Bylaws Proposal – Proposed Final Draft*

A Motion to Accept was Approved, with the addition of an Introduction as follows, by a vote of 5-0-0

- **Ben** will write a brief, bulleted *Summary of the Key Provisions*:
 - ⇒ Committee Membership & Leadership
 - ⇒ Delegated Authority to Act
 - ⇒ Review & Appeal
- **Garlynn** will add an informal “table of contents” indicating the document’s 3 sections:
 - ⇒ The new LUTC Charter
 - ⇒ Proposed changes to the CNA Bylaws
 - ⇒ Proposed changes to the CNA Charter

Target approval at the 9/8 Board Meeting for submittal to General Membership at Nov. Annual Meeting.

4) *LUTC Meeting Minutes* (Ben Earle)

8:30 pm

A) 7/21/15 Minutes were Reviewed & Approved by a vote of 4-0-1

B) 4/21, 5/19, 6/20 Minutes

- **Ben** will finish & submit these outstanding Minutes at an upcoming LUTC Meeting.

5) *Land Use Actions* (Ben Earle)

8:35 pm

A) Residential

- 5626 NE 30th
 - Demolition proceeded with (some) asbestos abatement officially documented and minimal on-site “voluntary” lead abatement.
 - Dozer relations with “abutting” neighbors got off on bad foot but have improved considerably and they are each now working directly with Dozer’s Project Manager to address their needs & concerns.

B) Mixed Use

- NE 30th & Killingsworth
 - Purchase still TBD.
 - Concordia U is NOT in.
- NE 15th & Killingsworth
 - Construction has begun.
 - Still nothing visible re any further neighborhood reaction.
 - **Ben** will reach out to Vernon NA folks to share suggestions re how to potentially engage developer & Concordia re Good Neighbor Agreement etc.

C) Demo Tool Kit Advisory Group (DTKAG)

- Progress continues, ETA for final product hopefully by end Sept.

D) Residential Infill Stakeholders Advisory Committee (SAC)

- **Garlynn** was designated as NECN's applicant and **Ben** submitted a personal application.
- The 24 accepted members will be announced by Mayor by 9/1.

6) **Alley Allies** (Garlynn Woodsong)

8:45 pm

A) Survey Update

- 20 surveys received so far but they include lots of good suggestions & diverse input and these "early adopter" submitters are considered as a type core group to build on.

B) Naming Contest

- The Contest will run until October 15 and the vote will occur at November General Meeting.
 - There are 14~ alleys in the Concordia neighborhood area encompassing approximately 400 properties.
 - The consensus recommendation is to give as much advance notice to CAN residents & businesses as possible and provide multiple voting methods, including a "paper ballot" in the Newsletter for folks without email or web access. The ballot should also include an option for "No name at all".
 - **Garlynn** will put an article in the September *CNA Newsletter* with a "bulleted" summary of the benefits of naming, a brief explanation of the contest and the choices, voting options, and timeline.

C) Clean Ups

- August 29th is the next Concordia Alley Clean-Up, with 85~ Lewis & Clark College volunteers.

7) **Bikeways** (Garlynn Woodsong)

8:55 pm

A) 20s Bikeways

- CNA's *Going Street Greenways* comments letter to the City is in **CNA Chair Isaac Quintero**'s hands to sign & submit before the Sept. 14 deadline.

B) Faubion School: Adding a Rosa Parks ⇔ Dekum bikeway

- No new news to report.