

CONCORDIA NEIGHBORHOOD ASSOCIATION

**LAND USE & TRANSPORTATION COMMITTEE (LUTC)
Meeting Minutes – September 22, 2015**

LUTC Chair Garlynn Woodsong (landuse@concordiapdx.org)
LUTC Secretary Ben Earle (ben.earle@comcast.net)
CNA Board Steve Elder – E1
Ali Novak – AL4
Neighbors Sam Farber-Kaiser

1) Welcome & Introductions (Garlynn Woodsong) **7:20 pm**
We got a late start due to unexpected conflict with access to the *Community Room* requiring move to an alternate room.

2) LUTC Operations (Garlynn Woodsong) **7:25 pm**

A) Past Meeting Minutes

- July 2015: Version with corrections as approved last month was distributed.
- August 2015: Draft version was distributed for review – consensus decision to table approval till Oct. meeting.

B) LUTC Meeting Schedule

- Due to Garlynn being named to the *Residential Infill Stakeholders Advisory Committee (SAC)*, a **Motion to move LUTC Meetings to the 3rd Wednesday was Approved by a vote of 4-0-1.**

3) LUTC Committee Charter & CNA Bylaws Proposal (Garlynn Woodsong) **7:35 pm**

Per the Board's 9/18/15 direction, Garlynn confirmed that NECN liability insurance requires that the Chair of an NA Committee with "delegated actionable authority" may need to be a Board member, otherwise all committee decisions would remain advisory and not binding.

Steve suggested we reconsider whether a 2 rather than 3 month "apprenticeship" might be sufficient to meet the desired LUTC membership criteria.

A Motion to make the following changes, subject to NECN Insurance Underwriter Agent's acceptance, was Approved by a vote of 5-0-0:

LUTC Charter – Section 5: Membership

- h. The Chair must be a member Board and report ... (*moved from 2nd sentence of sub-section g*)
- i. In the absence of the Chair, if the Vice Chair is not a Board Member any present Committee Member who is a Board Member serves as Vice Chair, otherwise the Vice Chair will ensure any proposed Committee actions agreed to will be approved by the Chair before they can go into effect. (*new sub-section*)

CNA Bylaws – Section 3: LUTC Committee

- b. Prospective members shall serve a minimum of two (2) month apprenticeship ...

4) Alley Project Update (Garlynn Woodsong) **8:00 pm**

A) Naming Contest

- The Contest timeline has changed to begin Nov. 1 and run through Dec. 31.
 - **Garlynn** will get the ballot & voting instructions in the Nov. *Newsletter* and will also present / promote the project & vote at the Nov. General Meeting.

B) Clean Ups

- The Aug 29 Clean-Up was successful, with 75~ L&C College student volunteers participating.
 - Issues to address for the future: not enough trucks, pre-check alleys to ensure adequate vehicle access.

5) Land Use Actions (Garlynn Woodsong & Ben Earle) **8:10 pm**

A) Land Use Actions

- Residential
 - a. 3738 NE Emerson St.: House demo + Type 1X Notification: Land Division (aka "lot split")
 - No neighbors have indicated interest in seeing this house preserved and our consensus was it appear to warrant an effort to attempt to save it.

- Mixed Use
 - a. 3009 NE Killingsworth (aka Bighouse Auto): 4 stories (1st retail, 2-4 = 30 1&2 BR rental apartments)
 - **Ben** maintains active contact with both Dave Bighouse and project leads at Ascend Holdings & Union Construction who are the prospective new owner & developer and The Mackenzie Group architects.
 - Though the sale is still pending, with a new expected close of Jan. 3, “significant” earnest money has “changed hands” and Ascend has directed Mackenzie to “ramp up completion of the design plans”.
 - Even though the corner may well be designated CM-1 (35 ft / 3 stories) when the Comp.Plan eventually becomes law, Ascend is not open to considering anything other than the planned 4 story building as allowed under the current CS zoning. However “Mackenzie’s design will be taking compatibility with the character of current the neighborhood business buildings into account.”
 - After the deal has closed, they would “welcome” an opportunity to meet with the LUTC and interested neighbors to present the plans, answer questions, and discuss establishing a *Good Neighbor Agreement* covering building management and resident “behavior”.
 - They would also support CNA asking the City to designate “as many car-share spaces as possible” along the NE 30th side of the building.

B) Comprehensive Plan

- Residential Infill Stakeholders Advisory Committee
 - **Garlynn** was selected to serve on the committee representing both CNA & NECN. The first “meet’n’greet” get together was last week and formal Meetings will begin in October. Meetings are open to the public and he’ll keep us informed about progress and opportunities to make input.
- Mixed Use Zoning Project
 - The Discussion Draft will be released Oct. 1 and public comments will be accepted through Nov. 16, with a Planning and Sustainability Commission (PSC) Public Hearing scheduled for 12:30 – 3:30pm Jan. 12.
- Campus Zoning Draft & Employment Zoning Draft
 - **Garlynn** distributed copies of the CNA *Employment Zoning Comment Letter* sent to the PSC; the *Campus Zoning Comment Letter* will be available by the Oct. LUTC meeting.

C) Other Land Use Issues

- Demolitions Tool Kit
 - **Ben** reports that the DTK should be completed sometime the first week of Oct. ReStore Oregon will host it on their website and ONI will be asked to inform the Neighborhood Associations and NA Coalitions.

6) *Transportation Items (Garlynn Woodsong)*

8:30 pm

A) **Faubion School: Adding a Rosa Parks ⇔ Dekum bikeway**

- Still nothing new to report.