

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, ...>: Poll: 1.2 = 2.5, 1.5 = 3.5, AB = 1
 - 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 skinnys
[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 to 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*
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- 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*