

**Northeast Coalition of Neighborhoods  
Land Use and Transportation Committee  
Wednesday, February 27<sup>th</sup>, 2013, 7:00pm  
Northeast Coalition of Neighborhoods Office, 4815 NE 7<sup>th</sup> Ave., Portland, OR**

**MINUTES**

**Present**

George Bruender, Concordia/Co-chair  
David Sweet, Sabin/Co-chair  
Anjala Ehelebe, Woodlawn  
Carol Gossett, Sullivan's Gulch  
Stephen Gomez, Boise  
Lynn Barlow, Our 42<sup>nd</sup> Ave.  
Steve Cole, Irvington  
Daria Crymes, Boise  
Paul Anthony, Humboldt  
Jim Brown, Alameda  
Caroline Dao, Boise  
Benjamin Adrian, NECN staff

**Introductions**

Anjala edits on minutes at bus layover- September 2012, date could be more accurate. Facilities are largely limited to bathroom facilities.

What is the angle from PBOT about? To clarify role of PBOT, the suggestion is to ask for safety concerns to be examined. Generally speaking, it is possible to call 823-SAFE and ask for assessment.

Carol moves to approve minutes with these changes and Steve seconds. Approved unanimously.

Additions to agenda, George would like to talk about Tuesday meeting conflicts. Added to agenda.

Diane Goodwin from Trimet is not here yet, will proceed with Whitaker Farm proposal first.

**Whitaker Farm proposal, George**

Proposal is from Portland Public Schools and City Commissioner Nick Fish's office, at the site of former Adams high school near NE 42<sup>nd</sup> and Killingsworth St. School was razed roughly 7 years ago and has been vacant since. Now, a proposal has been put forth to grow agriculture products for Portland Public Schools to use and eat in the school system.

Lynn Barlow, of Our 42<sup>nd</sup> Ave., speaks to her understanding Proposal coming from Nick Fish's office. The proposal is not a community garden, but rather a farm with a few employees to provide food for PPS schools. An Oregon State University extension program to provide apprenticeships for students. Our 42<sup>nd</sup> Ave. is in conversation with Fish's office, but would like to do more to ensure sustained community involvement.

The goal is to establish a development team comprised of community stakeholders to move the proposal forward. Next steps include to develop a Memorandum of Understanding among the stakeholders, for both short term and long term plans. The proposal for the farm is a five year project.

One question Our 42<sup>nd</sup> Ave. has is what are the community benefits of this project? What is the long term plan, and how could short term projects help further and tie in with the long term?

A Feb 12<sup>th</sup> response from PPS looks encouraging, but no response from Commissioner Fish's office yet. The goal is to work with PPS and Commissioners office to move forward. Oregon Solutions, a group from Governor's office to promote sustainability initiatives and provide facilitation skills and planning assistance, has been suggested as a possible resource to assist the process.

George reminds the committee that the boundary between Central Northeast Neighbors (NECN's coalition neighbor) is on 42<sup>nd</sup>, and how this project and Our 42<sup>nd</sup> Ave. spans two district coalitions and is an opportunity for partnership and collaboration.

Debbie also mentions a master planning effort conducted several years ago in the area, which identified various community needs, including the lack of a community center in the area. Another planning effort, the Cully-Concordia Action Plan, focused on economic development goals, which identified lack of benefits going to local residents from area developments.

George points out how community groups such as Concordia, and others such as Our 42<sup>nd</sup> and NAYA, felt this proposal lacked sufficient community input and involvement.

Paul moves to draft letter mirroring the points made by suggested letter distributed to be sent to Commissioner Fish and Bob Alexander at PPS. Seconded by Anjala. Approved unanimously. No abstentions.

Lynn will send these emails to Benjamin for logistics. David will draft a letter.

### **Columbia River Crossing update, Steve Cole.**

Steve gives a review of the CRC and the recent HB 2800 activity in Salem at the Legislature. HB 2800 approves \$450 million in funding for the CRC. The bill passed the Oregon House and is up for a Senate vote soon, possibly Monday.

In our area, Representative Lew Frederick voted No on HB 2800. Senator Chip Shields has said he is still undecided.

Some recent press concerns include movement of freight on the river and bridge height.

General discussion of the graphics and visual depictions of the proposed configuration of the bridge and other project elements. David points out how the Gibbs Street pedestrian bridge in SW Portland included excellent visual depictions of what it would be like to traverse the bridge. The CRC proposal lacks anything akin to this.

Even if the Oregon legislature approves this bill, there are still significant obstacles to the project going forward, both from Washington state and the Federal government. Further, the question of funding for the HB 2800 bonds is not currently proposed, so impact to the State Transportation Improvement Funds is a pressing matter, and possibly be addressed this session.

What we need now, is for people to call Sen. Chip Shields and Sen. Jackie Dingfelder. Urge them to vote No on HB 2800 and to stop the CRC from advancing.

Please call Sen. Shields at 503 986 1722 and Sen. Dingfelder at 503 986 1723.

### **New Apartments and Parking proposed regulations, Debbie**

Debbie speaks to the background of this proposal, including the parking study conducted last year. There are two ways in which new construction does not require parking, one based on zone, such as the Central City, or within 500 feet of a frequent transit line.

City Council directed Bureau of Planning and Sustainability staff to study the issue and develop strategic zoning changes. This proposal is a staff report, a parking study was released several months ago. Debbie summarizes some of the proposed changes. [View them online here.](#)

Hearing on this proposal is at the Planning and Sustainability Commission March 12<sup>th</sup> at 12:30pm downtown.

Carol mentions an email from an activist on this issue. All the relevant reports and background information can also be found on [the BPS website.](#)

Question about proposal to use shared parking lots? Will this require use for unused lots? Not required, but proposal would allow for shared parking to be used when an agreement is reached.

What about Church parking lots, can they be used to satisfy parking requirements for nearby housing? Debbie says the challenge to this is zoning. In a residential zone a church parking lot cannot be used. A zoning change to allow for shared use under certain conditions is needed. Debbie says a larger look at the issue of parking is needed to dig into this issue; the current proposal came about as a short term policy fix.

Question about development on Mississippi being under these new parking regulations? The developer has already applied for permits, but has made changes since then, so not clear which regulations would apply. Would depend on the timeline for City Council approval- the rules in effect on the day the permits are applied for pertain.

The LUTC and NECN Board have not taken a stance on these parking regulations or proposed amendments.

### **Comprehensive Plan Update, Debbie Bischoff**

The Comprehensive Plan Workshops started, North Portland was last night. Closer to our area, on Saturday, March 9<sup>th</sup> from 10am-1pm at Beaumont Middle School us the NE Portland Open House. The event will showcase key concepts of goals and policies in the Comp Plan. Debbie encourages the LUTC to attend and invite other people from your neighborhood. At the open houses, there will be breakout sessions on various topics so you can focus on your area of interest.

For instance, economic development versus the environment is a topic of relevance. Often industrial lands border environmental areas or residential areas and can present challenges to meeting zoning requirements. This is one shortcoming in Portland's Comp Plan, a shortage of land for projected industrial uses.

After the workshops, the Comp Plan process will move into looking at the zoning map and will have more opportunities for public involvement.

### **Neighborhood Updates**

**Sullivan's Gulch** - Carol updates on Grant Park Village (NE Broadway and 32<sup>nd</sup>-33<sup>rd</sup>), which has been approved by the Design Commission. Construction could start as soon as April.

SGNA is planning a charrette for Saturday, April 27<sup>th</sup> from 10:00am – 1:00pm, at Grace Memorial Church. The plan is to find a historian to talk about the area, and then have neighborhood leaders talk about neighborhood plans, as well as a City planner. Then move into public comment.

### **Boise- Edwin Rayworth House demolition**

Caroline of BNA reports on a petition to save the house, which has over 350 signatures at this point. House is on Albina, just outside the Mississippi Conservation District.

An architect did a walkthrough of the house and there are questions about the restorative possibilities of the building. Ben Kaiser, another developer, believes the property could be salvaged and moved to another location. Caroline says she has been in conversation with the developer, Andre Koshuba, about the tensions that have emerged over the petition.

There is a 120 day demolition delay available to organizations in the area, such as BNA or NECN. At this point, there are two parties that potentially have viable lots. One on Going and Williams, and another between Failing and Beech on Rodney. Currently, Caroline is investigating the financial aspects of each lot and exploring associated costs with property owners.

Sign petition to be on a mailing list, and also will be kept in touch with the ongoing effort.

Mention of house on SE Hawthorne that was recently moved and Matt Wickstrom at BPS worked a lot on that and could be a resource. George mentions past experience with the developer in Concordia.

Have you been in touch with Cathy G. at Architectural Heritage Center? She is a strong ally.

### **Woodlawn**

Anjala gives an update on the No. 8 bus layover situation. Trimet had proposed a partial fix and is looking at more steps to take. Trimet does indicate a location on Ainsworth near MLK that will be used. Buses are still being driven around the Dekum triangle and businesses are being impacted. The plan is to only use the triangle during rush hour only.

Not clear what the long-term plan is, but Trimet says the plan is to completely move the layover to another location.

One question on how many bus layovers there are in residential areas? Not clear.

**Good Neighbor Agreements-** Representative Lew Frederick has a bill to give much more strength and binding to Good Neighbor Agreements.

**OLCC has proposed new rules governing exterior areas where alcohol is served.** Patios and food carts would be impacted. The new rules would allow for live entertainment until 10:00pm, outdoor alcohol sales could go until 1:00am on weekends. OLCC hearing is Thursday, March 21<sup>st</sup>, 10:00am at OLCC, in deep SE, near Milwaukee. David encourages comments at the hearing. Staff will email details out.

**Tuesday meeting dates-** George is finding many conflicts between neighborhood associations and City groups. General discussion on the topic. There are a lot of meetings and having some coordination with neighborhood groups could be helpful but there are so many meetings, it is hard to prioritize.

**Humboldt-** Paul reports construction at PCC is proceeding very nicely. The contractor is making an effort to keep truck traffic slow and dim lights at 10:00pm.

**Meeting adjourned at 8:32pm.**

**Next LUTC meeting is Wednesday, March 27<sup>th</sup> at 7:00pm.**