

SWNI, Coalition of 17 Neighborhood Associations
Land Use Committee Meeting, November 15, 2016
MAC Room 7, 7688 SW Capitol Hwy. Portland, OR 97219

Committee Chair: Jan Wilson
Arnold Creek: Liz Marantz, Kathryn Daly
Ashcreek: Jack Klinker
Homestead: Milt Jones
Markham: John Gibbons
Marshall Park: Rachele Altman
Multnomah: Jim Peterson
BPS: Joan Frederikson
Guests: Brian Sheridan, Mike Duliliuchi, Robin Harmon, S Burlingame

Introductions:

November Agenda

Robin Harmon requested time to present her personal RIP letter to council

October Min: Corrections

Remove Jim Peterson from attendance list; add Jan Wilson as the Bridlemile NA rep in Neighborhood report

Motion to approve min with amendments, Jack K. Second, David J

Abstained: Jim Peterson, Milt Jones, Brian Sheridan, and Rachel Altman

Robin Harmon: Has been attending RIPSAC meetings and feels that it has been weighted with individuals representing builders, Prxfo-RIP lobbyist and affordable housing. Feels as if it is not the best way to accommodate new residents and would not result in affordable housing.

City Council Hearings on RIP: 2pm-4pm, 6pm-8pm.

Neighborhood Reports

Jim P, Multnomah NA: Individual in neighborhood has requested a lot line adjustment for ADU to be moved closer to property line; Believes there is going to be a land division by Gabriel Park; Pre App for a 4 lot land division on property in close proximity to Spring Garden Park, due to steep grades it is believed that water will be a issue with this development.

Liz M, Arnold Creek NA: Development on 25th presented to both Arnold Creek and Marshal Park NA's. Development is moving at a slow pace.

Milt J, Homestead: NA supports 3 multi Family development on hill within walking distance to Hospital complex. Is providing testimony for RIP, to identify areas NA would like to see housing developed. Interest in project addressing the connection to Marquam Hill to the SW Corridor, i.e. Barbur Blvd

John G, Markham: Has concerns about a development on 25th, where a lot will undergo a land division to produce a flag lot above Quail Park, believe it will result in flooding issues. Pine Hill Project, moving historical House off Taylors ferry and putting 3 more houses in. NA feels developers bypassed resident input by getting

approval through the BPS/BDS? Tech advising body to utilize Private Street to bypass 7 houses.

Jack K, Ashcreek: Provided testimony for RIP through email. Believes that the developers having weighted interest with City Council and Mayor through campaign contributions.

Brian S: NA is following proposed development on SW 48th near Hayhurst Elementary. Demo permit for a development on 42nd, Development on 5104 on BHH to put in storage units; 42nd; 42nd & SW Collins development is planning to keep the existing house in the land division and building a smaller secondary house on additional lot. There are concerns by the NA about the potential removal of large trees

Jan W, Bridlemile: Development on 58th North of Hamilton, NA has appealed the developer's plan to build 4 houses and a ADU. Lot across the street is still in the pre-app phase, with the developer wanting to utilize private road for a 10-house development. NA have concerns over the width of the street not accommodating on-street parking and safety issues with children utilizing street as a route to school.

David J, Collins View: Proposed development on Boons ferry South of Taylors Ferry, proposed development, pre app has expired; Pre app has been submitted for a proposed development at 1105 Maplecrest for the division of a 40,000 sq. ft. lot into 2 lots. Site has an environmental overlay with development proposing to cut 2 large cedar trees; Has provided testimony on RIP Concept plan. Believe there are necessary changes needed to comp plan to facilitate RIP. Do not feel the density within the areas will be beneficial to single-family zones.

Rachel A, Marshall Park: Proposed addition of a second floor to a ranch style home in neighborhood. Has concerns over the 18 home development will result in tree removal.

2035 Comprehensive Plan update-Joan Frederiksen

Calendar:

- RIP City Council Hearing with testimony, Nov 16th 2pm-4pm, 6pm-8pm
- 2035 Comprehensive Plan, Early implementation Hearing and opportunity for testimony Nov 17th 2pm-5pm. Council work sessions Nov 22nd, with further voting and decision making Dec 14th & 21st.
- Inclusionary Zoning Recommended Draft to be released Nov 20th .

Code amendments that are within the early implementation of the Comp Plan have been prioritized as crucial code that needed amendments to be in sync with the 2035 Comp Plan. Additional code is scheduled to be addressed in 2017, ie planned districts and multi zone code addressed.

2035 Comprehensive Plan Tasks

Task 3. Community Involvement Program, Background reports (evaluation of conditions), Portland growth scenarios report

Task 4. Goals and Policy Piece along with the city plan map and city infrastructure

Task 5. Updates to Zoning code, Zoning Map, Mixed Use Zones Project, Employment Zoning, Community Involvement Program, Residential and open Space Zoning Map, Campus Institutional

Residential Infill Project update- Joan Frederiksen

Release of 2 memos addressing RIP, Minor Technical Amendments and Council Recommended Amendments. Still time and opportunity to provide comments and testimony. Not a lot of Map Zone Changes, with a small amount of requests from SW Portland. Requested changes include :

- Property on Hamilton to be moved from R2 to CM2, Far SW PCC Sylvania has submitted a request for a change in zone from CI1 to CI2a more urban designation, staff is willing to support this request with the condition of reducing FAR.
- Resident request for the removal of major public trail designation along open spaces on SW Dosh and SW 64th due to concerns by community members on if the trails were dead ends streets or if trails go through a commonly owned track, ie cutting through back yards.
- Proposal to code allow housing not only for student and faculty housing on the more Urban Campus CI2.
- Testimony from advocates for the removal of minimum parking from mixed use zones with in 500 ft. of transit stops, reverting back to 2013 standards.

In addition to amendments, a directive has been issued to BPS staff to go back to the Comp Plan to study issues heard in testimony to go back and open up conversations on zoning and code, example being Marquam Hill.

Affordable Housing 100k Grant application for affordable housing along SW Corridor. Addressing access to equitable affordable housing strategy with in the SW Corridor. Metro has also recently received a large federal Grant for affordable housing.

SW Corridor Plan DEIS scooping phase- John Gibbon

Will be forming a Community Advisory Committee, Transportation Committee members have applications in. John Gibbons is interested applying.

Possible issues due to tight Tigard vote to accept plan.

Access to Pill Hill Staff is not recommending to the Steering Committee a escalator due to destruction of trees. Along with the alternative going from I-5 alignment N of transit center to Barbur Blvd S of transit center be dropped from list due to the size of the structure needed for this option.

Staff still considering a I-5 and Barbur alignment. Staff recommendations being bike, Pedestrian, and shuttle along with access from Tigard to PCC. Including large number of non corridor, corridor connecting projects within the DEIS. Including: Capital Hwy from the crossroads to Multnomah project; Spring Garden project with connections at 30th ,24th ,26th; 26 underpass; lesser and Haines projects, SW Taylor Ferry West of the crossroads as far as 45th.

ODOT and TRIMET having different visions of project. ODOT preferring I-5 freeway alignment v TRIMET's preferred Barbur alignment. Believes this is an issue of access to federal and bond measure money.

Action Plan

Committee has fulfilled many of the items on the action plan. One area that is lacking and needs to be flushed out is the outreach and communication piece of the action plan. Committee is in the early phase of addressing the outreach and communication piece through the development of the SWNI LU web site, social media, and ABC's of Land Use sessions.

ABC's of Land Use sessions set for January

Suggestion to provide a general explanation of the state to city level goals, ie "big picture context".

Diagram with the explanation of all the Bureaus and how they interact.

Suggestion of having a separate session for PortlandMaps.com

Adjourned: 8:50pm

Next meeting: Dec 21st

MAC room 7