

HAND Meeting Minutes 3/17/2015

[A meeting of the Executive Rapid Response Committee was held on 3/8/2015. The minutes from that meeting are included below. The actions of that meeting were ratified by the full board at this meeting.]

Date: 3/17/2015, 7:00 pm at St. Philip Neri

Chair: Sue Pearce

Board Members:

Liz Potter

Linda Nettekoven

Bill Crawford

Patrick Vinograd

Dave Kaplan

Paul Coleman

Quinn Gonzales

Approval of February Minutes

LN moves, LP seconds; approved unanimously

Approval of Treasurer's Report

PV moves, BC seconds, approved unanimously

Mixed Used Zoning Concept - Bill Cunningham, Bureau of Planning and Sustainability

Mixed use zoning will account for ~50% of future household growth, along with commercial and employment uses

Does not address: parking, central city, design review, residential zones

Currently doing concept development; will move on to code development May/June 2015, Public Adoption July/Fall 2015

Streamlining commercial zones - CM1/CM2/CM3/CE

Exploring bonus systems for public benefits

Benefits: affordable housing, affordable commercial, historic preservation, public space, community services, green futures, design review

Overlay zone for core of centers - limit auto-intensive uses

Map small number of comprehensive plan designations onto a range of zones

Design and development standards:

Limit street wall height on narrower streets - step back for higher floors (i.e. after 3rd story for CM2 zone)

Require building articulation to reduce massing

Ground-floor active use, roofline variety

Height transitions and buffering to single-dwelling zones

Full block zoning transitions - again help to transition to residential zones

Ground floor window coverage

Street frontage - entry frequency

Outdoor space for residential zones

Neighborhood notification requirements

Shared parking

Questions:

Will bonus system take into account possibility of inclusionary zoning? would be a significant change, would still likely allow add'l affordable housing as bonuses

Would 1-story with no setback be allowed abutting residential? Yes, is part of proposal

Concerned about transferability of bonuses - doesn't offset for local residents - bonus needs to mitigate effects of development in negative

Concerned about stacking bonuses

Will soundproofing be addressed w.r.t. adjacent mixed uses? Not part of zoning code itself, but may be a recommendation for general city code. Soundproofing is state-wide building code.

Any efforts to establish minimum FAR, i.e. to limit single-story development? May be a minimum building height in core areas

63% of commercial mixed use is purely residential, ~80% includes some residential

What percentage of developments are likely to use bonuses? Back of envelope calculation was about 10% of projects will pursue affordable housing.

How much affordable housing to qualify for bonus? 10% of units

Project at SE Ladd and Division - Community Visions

Seven Corners community collaborative - space for several non-profits to have affordable commercial space

Land donated through county

Work includes affordable housing for people with disabilities - both home ownership and rental

Ground floor retail

Interested in helping seniors with accessibility issues, not just people with disabilities

Conference room space, potentially open to community

Interest in library in retail space if possible

Would like letter of support after April presentation

Neighborhood Cleanup - Bill Crawford

Date is set for April 25

Bill is organizing; shift sign ups in back of room.

May General Meeting

Need to brainstorm topics of interest

Also losing a couple board members

Possible topics:

Division design toolkit

Clinton triangle/light rail, including parking

Outreach

Use of Piccolo parks fund

Suggestion from attendee: provocative topic like permit parking to raise attendance

Planned Demolition at 2726/2740 SE 26th

No strong feelings about need for demolition delay

Ratification of Rapid Response Committee Actions

Letter to BPS regarding Comprehensive Plan

Motion to ratify letter as drafted by rapid response committee

DK moves, LP seconds; approved unanimously

HAND involvement for \$2500 grant from Portland Garden Club for water catchment system

Name Sheri Earnshaw from New Day School as coordinator

Motion to ratify rapid response committee action

(New Seasons Seven Corners has raised several hundred dollars for project via in-store benefit)

BC moves, LP seconds; approved unanimously

Updates

Save our Elms - 20 new trees in the ground

High Capacity Transit Steering Committee - making progress; still studying 50th/52nd but most likely 82nd for transition from Division to Powell

Division Design Initiative - received \$2000 grant from SEUL - hired design team, ensuring design guidelines will mesh with BPS, Comp Plan, etc; applying for another grant to do pilot program

Centers and Corridors Parking Committee, Central City Parking Committee making progress

Announcements

Work party at Avalon Sanctuary - Saturday, 3/21, 10am-1pm

Clinton Street Greenway 30th birthday planning meeting - Saturday, 3/21 2pm at

Bollywood Theater

SEUL grant celebration - Tuesday, 3/31, 7-8:30pm at New Space Center for Photography

Executive Committee meeting Tuesday, 3/24, 7:30pm at Palio

Rapid Response Committee Meeting

Date: 3/8/2015, at the home of Linda Nettekoven

Executive Committee Members present:

Sue Pearce

Bill Crawford

Patrick Vinograd

Paul Coleman

Joanne Stainbrook

Others present:

Linda Nettekoven

Marillee Tillstrom

Michelle Sprague

The committee made further revisions to the proposed letter to Planning and Sustainability

Council regarding the Comprehensive Plan.

Motion to accept the letter as it was developing during this committee meeting (no substantive changes were made after this motion). Paul Coleman moved, Joanne Stainbrook seconded; approved unanimously.

The subcommittee/group working on the SE 19th Park/Avalon Sanctuary project proposed to apply for a \$2500 grant from the Portland Garden Club, funds to be used to build a water catchment system. The funds would be maintained by SEUL on behalf of HAND, and Sheri Earnshaw from New Day School would have spending authority for these funds.

Motion to accept this proposal, with proviso that the board receive periodic updates about the project. Bill Crawford moves, Paul Coleman seconds; approved unanimously.