

HAND Meeting Minutes 9/15/2015

9/15/2015, 7:00 pm

Chair: Sue Pearce

Board Members present:

Chris Eykamp

Patrick Vinograd

Linda Nettekoven

Michelle Sprague

Bill Crawford

Jessica Engelman

Joanne Stainbrook

Mike Wieteki

Marilee Tillstrom

Quinn Gonzales

Claud Gilbert

Call to order (7:06 pm)

Introductions

Public Safety - Leo Yee not present

Powell Street Sewer Project - Matt Gough

Project updates; available online at <https://www.portlandoregon.gov/bes/68458>

Approval of July Minutes

Motion to accept; LN moves, JS seconds; all in favor except CE abstains; motion approved

Approval of July/August Treasurer's Report

Approved with no objections

Request for Rezoning - Matt Brischetto

2717 SE 15th Avenue

Presentation by Matt Brischetto:

Idea #1 - National Historic Nomination, with transfer of development rights

Idea #2 - Existing structures, alternative uses; mixed use, so commercial or residential

Idea #3 - New structures, compatible, similar to 21st/Clinton or 26th/Clinton; least likely

Various conversations since April 2015; neighbors, BPS, historians, city council

HAND letter request for responsible use of TDRS: TDR transaction would require approval by

HAND; proceeds must go into property; residual proceeds donated to HAND

Can this be a landmark? Similar property on SE 15th and Belmont

Houses are currently rented at affordable rates

Questions:

Need to re-zone to get historic landmark status? No

How much did property cost? 1.2 million

Can TDRs be transferred from residential to residential? (Marty Stockton: Yes, but allows increase in floor area ratio)

Were you aware of comp plan? Yes

What specific business interested in putting there? No real idea - presenting as a possibility, but background is in residential rentals

No parking on property? Yes, parking, currently 4 spots, room for 8-10

Why need to change zone for TDR? Not required, but landmark status needed for TDR, rights are more marketable as mixed use.

Response by Neighbors - Linda Peel; Peter Mahr

Raise awareness of proposed zone changes; respect current zoning; restore houses and properties; reduce further neighborhood traffic; re-emphasize what we already are; 30+ signatures in favor of maintaining residential zoning

Comp Plan Update - Marty Stockton, Bureau of Planning and Sustainability

Recommended Draft released in August - map, goals and policies document; citywide systems plan

Public can review and submit testimony to city council

Submit written testimony on website, via email, or written letter - need to include name and mailing address

Testify in person before city council in November

If you are a property owner who will have a map change, will receive notice

Proposing to collapse 9 commercial zones down to 4 mixed use zones; commercial owners will also be notified

Zoning map (separate from Comp plan) - need to have discussion about area around 1/4 mile around 12th and Clinton station area; whether area is ready for up-zoning to R1

Accessory Zoning Code Update - Marty Stockton, BPS

Audit and update arbitrarily varying standards for different types of structures

Proposed draft: <https://www.portlandoregon.gov/bps/article/533576>

Hearing on September 22 to Planning and Sustainability Commission

No changes to what triggers historic design review

Biggest change is that type of structure doesn't matter, standards based on size of structure; fewer adjustment requests

Note: is not relevant to tiny houses or similar structures

Division Design Initiative Update - Linda Nettekoven

Long-running process by several interested parties

Trying to assemble a toolkit for design standards along Division and other similar corridors

Policy ideas and design guidelines

DDI will draft letter to council; may ask hand for support

Key policy recommendations: improved notification; residential floor area ratio gap; add compatibility as factor during permit review; "missing middle" of small-medium multi-family; re-use and preservation; relation to street width; incentives for community amenities; solar policy; access to air, light, sun; accountability for development impacts;

Motion to direct DDI representative to move forward in crafting a letter with these points and any other input for later approval by HAND; LN moves; JE seconds; approved unanimously

Ratification of Rapid Response Committee Actions in July

Letter to PBOT regarding public involvement for Clinton diverter project; motion to ratify; PV moves; BC seconds; approved unanimously

Letter regarding Right 2 Dream Too; motion to ratify; LN moves; CE seconds; approved unanimously

Powell High Crash Corridor - Letter to ODOT

Letter drafted by Sue Pearce regarding input on ODOT safety project

Motion to accept letter; JE moves; CE seconds

Chris's suggestions - emphasize need for speed study; edit for brevity; make unambiguous need for ODOT to work with PBOT and respect city transportation plan

Jessica suggests rephrase "existing bike lanes" to "preserve bicycle facilities on 26th"

Bill wants to mention lane width on Powell, possibly in conjunction with speed study

CE moves to amend motion asking for unambiguous language asking for ODOT to work with PBOT and respect city transportation plan; PV seconds; amendment approved

Motion approved unanimously

Gideon Pedestrian/Bike Bridge - Letter to TriMet

Letter drafted by Sue Pearce regarding urgent need for replacement bridge

Motion to send letter along lines of draft; BC moves; JE seconds;

Discussion: Add Jeff Owens, Roger Geller, Oregon Walks, etc

Mention amount under budget

Quinn abstains; all others in favor; motion approved

Communications Funds

Canopy; Meeting signs; Cleanup signs; Easels for tabling; Postcards for upcoming events; advertisement in Cleveland newspaper

Motion to approve expenditures from above list; LN moves; CE seconds; approved unanimously

Meeting adjourned (9:21 pm)