



## Hosford-Abernethy Neighborhood District Association

Board meeting, April 16, 2019

### Minutes

**Attendees** Board: Jon Adams, Daniel Amoni, Phil Cox, Chris Eykamp, Mark Linehan, Kim Nurmi, Sue Pearce, Jill Riebesehl, Michelle Sprague, Michael Wade, Charlene Zaharakis; Other neighbors: Anne Draper, Tony Martinez, Linda Nettekoven, Joanne Stainbook; Presenters: Amy Nagy, Brandon Spencer-Hartle

Chair Chris Eykamp called the meeting to order at 7 p.m. and folks introduced themselves. Chris introduced Brandon Spencer-Hartle from the Portland Bureau of Planning and Sustainability to fill us in on the Historic Resources Code Project update and passed out a summary of proposed changes for historic districts. His presentation focused on Ladd's Addition. The update effort started a year ago, had input from about 600 people so far, released a discussion draft last summer and made a code proposal in January. Comments welcome by mid-May, with a revised release in late summer and adoption by the city at the beginning of next year. The effort is dependent on the Residential Infill Project and Better Housing by Design. Brandon said if the RIP is not adopted, the code won't add more density, a concern of Kim brought up.

Brandon said St. Johns, outer SE and outer SW have not yet been looked at. He said the project could change the way the city interfaces with neighborhood associations and other interested groups and there is a new process for creating and designating landmark buildings. Some districts, called conservation districts will have demo delays; national historic districts must go through a long, state-mandated process. In regards to Ladd's, Brandon said the code mainly relaxes requirements for garage demolitions, which would lower owner costs and reduce required level reviews. Additions and alterations will be given historic review, exceptions being small sheds, solar panels, roof replacements using similar materials, seismic straps, ramps, interior chimneys, certain window replacements. The goal is to find balance between historic presence and adaptive use modifications. It would permit small scale ADUs and some commercial activities non-disruptive to the residential nature of Ladd's.

Chris introduced a letter on the zone changes drafted by a subcommittee for the group's consideration. Joanne pointed out concerns that the code couldn't carry its weight trying to preserve through reuse, that the subcommittee favors streamlining and affordable review, supports demo review and more incentives not to demo. Any commercial uses would require owner occupation, mitigation of noise, including garbage handling. Michelle moved that the letter be approved; Jill seconded.

Discussion followed, with some saying they hadn't read the letter. Chris proposed a Rapid Response Committee vote by board members at the executive committee April 22. Michelle withdrew the motion. The result would be made official at the next general board meeting.

Next to hear from was Amy Nagy, from Prosper Portland (formerly the Portland Development Commission) on the Central Eastside Urban Renewal Area, which covers from the middle of SE 12 Avenue to the river, the goals for which are to foster healthy communities and workforce stewardship. She said the agency answers to the mayor and City Council and will be presenting ideas and budget in June. She gave a brief tutorial on how tax-increment funding works.

Amy said the focus is on employment growth, industrial projects, business development and retention and asset management. She said the main project is the ODOT blocks, which lie between the Morrison and Hawthorne bridges under I-5. Prosper Portland is working with BEAM Development on the project. The zoning is industrial and any buildings can be between six and nine stories. Joanne asked about open space plans; Amy said at present, none; ask about it later.

Amy fielded questions about OMSI's proposed development, their goals being to provide a center for excellence, community destination, sustainability center and revenue generator. Maybe conditional use for housing/office/industrial. They are waiting for parks and water bureaus to weigh in. The developers will be ZGF and Gerding Edlen. Parking will be a must. Juliana Lukasik will be the Central Eastside Industrial District's representative. Sue asked about the Clinton Triangle; Amy said City Councilor Jo Ann Hardesty will be involved in those discussions, as she has the Fire Bureau.

Next, to HAND business. We discussed ideas for the May annual meeting and plans and preparations for it. Chris introduced the progress so far on HAND by-law changes: clarification on HAND's south boundary being Powell Blvd.; membership definition change; removal of government agency representative; change wording on details for voting in board members.

Mark moved and Phil seconded to hold a vote at the May meeting to approve the by-law changes. The motion passed unanimously.

The communications budget came up for acceptance. Phil moved to accept; Michelle seconded. The motion passed unanimously.

Next we discussed redesign of the HAND website. Mark suggests people check out [dev.handpdx.org](http://dev.handpdx.org) to see what's been done so far to make it easier to discuss changes. He said he would like help with content and photos. Sue moved and Phil seconded to have Mark and his wife Karen move forward with developing the page and be reimbursed for fast.comet payment. Discussion followed. Chris asked Michelle for an email in regards to how she views the functionality of the website. The process will be collaborative. The motion passed unanimously.

Getting back to sorting out the January meeting, Chris explained Paul's motion to change wording to make support of Gideon Street bridge unconditional, saying the wording should change from "but" to "hope that." Phil moved, Michelle seconded the motion to approve the amended January minutes. The motion passed.

Sue moved, Mark seconded to accept the March minutes. The motion passed.

Chris adjourned the meeting at about 9:30.

*Notes taken by Jon Adams, formatted by Jill Riebesehl*

Hosford-Abernethy Neighborhood District Association  
Executive Committee, April 22, 2019  
Minutes

The meeting, at Palio's, was attended by Jon Adams, Chris Eykamp, Mark Linehan, Kim Nurmi, Jill Riebesehl and Michelle Sprague.

We discussed the agenda and housekeeping details for the annual meeting, to be held in Carvlin Hall on May 21. Michelle will handle much of the organizational details. Jill and Kim volunteered to bring baked goodies; any other contributions are welcome. We also looked ahead to the June meeting agenda, which may include the subjects of diesel air pollution and oil trains.

At 7:25, Chris called a Rapid Response Meeting to handle two issues.

The first, that HAND send a letter reflecting our views, already drafted and circulated, on proposed changes to the Bureau of Planning and Sustainability's Historic Resources Code Project. Mark moved; Jon seconded to approve. The vote was four in favor; one abstention.

The other issue was a Portland Marathon request that we give our OK for the race to occur on that part of the Eastbank Esplanade that lies in our neighborhood (between Clay and Caruthers). The race is Oct. 6. Jill moved; Jon seconded. The vote was four in favor; one abstention.

The Historic Code Project and Marathon decisions will need to be affirmed by the full board in May. The Rapid Response meeting ended at 7:45.

Michelle briefly updated us on talks among freight interests, TriMet, and PBOT concerning the Gideon/14th Ave. crossing.

The meeting adjourned at 8:15. Notes submitted by Jill Riebesehl