SNA General Meeting 1/8/15

Present: Don Mack, Lorraine Henriques, Katy Asher, Kelsey Salazar, Heidi Parker, Jeff Cole, Ray and Tina Dippert, Dan Rutzick, Marty Stockton, Ginny Benware, Lee Greer, Tony Jordan, Stephen Oringdulph, Roger Jones, Art Fleming, Bettina Hetz, Vincent Dawans, Renee Osterman-Cooper, Forrest Cooper, Dara Rudzinski, Mimi Doukas, Ricardo Pincheira, Tara Weidner, Dan Compton, Hannah Day-Kappell, Reuben Deumling, Bruce Barbarash, Fran Slefer, Rex Burkholder, Mike Sellinger, Doug Klotz, Lidwien Rahman, Peter Newell, Paul Jeffrey, George Jacobs

1. Informal Introductions and discussion
2. December Minutes approval deferred to February meeting
3. HBBA (Don) Usually meet Wednesday Am but they have not met yet. Feb 19th annual banquet at Tony Starlight $20.00

BABA (Karen Hery) Street Fair will be 2nd week of September, Saturday. May have swap at Sunnyside School-Karen will give an update once dates/site is confirmed

1. Compehensive Plan (Dan) Dan described the Comprehensive Plan-The City has identified our Key corridors(Division, Hawthorne, Belmont) as key development areas for population growth. LUTC as met 5 times since July to focus on Comp Plan Map/Designations.

Mixed Use Comprehensive Plan designation to be implemented by new zones. Anything that is commercial on Hawthorne will be mixed use-CM1 or CM2 zones (which refer to bldg. height). Multifamily designations will remain intact.

LUTC

Hawthorne-3 stories-mixed use up to 5 stories with setbacks

Belmont: rather than CM2, the LUTC felt the maximum of 4 stories would be appropriate

These proposed resolutions will go before the City once the Board has passed them.

Community Comments: 3 minutes /person for questions or comments

1. Stephen: Town Center designation-what does this mean? Hollywood, St. John’s and Lents are Town Centers. Proposed Inner SE would have a Town Center Designation-this is a proposal. In the Comp Plan, the City is updating Map, and what is up for discussion is corridor classification. Belmont, Hawthorne, Division proposed as Town Center. Q: how are setbacks determined? A: (Marty) Commercial zones-mixed use zone projects-city is looking at development standards and updating them. For instance, a setback is on the site, a stepback in up 3 stories, then set back.
2. Roger Jones: HBBA rep-wants to thank people who have been working on this Plan.
3. Vincent: Questions regarding Town Center versus Neighborhood designations-is there different zoning for these? Answer (Marty) if Town Center, must be ground floor active space such as retail, neighborhood center has no such requirement. Question: are there any discussions about architectural design? A: In existing commercial zones, there are no standards. With Mixed use zone the City is trying to apply new standards citywide. Citizens are asked to push council to update design standards, not in Comp Plan, but need public advocacy.
4. Renee Osterman: Concerned about large looming buildings close to neighborhood smaller historic homes. Also, traffic concerns, bike safety. Concern about loss of charm and “funkiness” of our neighborhoods.
5. Darcy: Lives on Madison and 40th, thinks design standards are long overdue on Hawthorne corridor. Likes the idea of setbacks. Likes more open space, not just Sunnyside Park. Q: are commercial buildings going to have design review? A: State law narrows city requirements for design review, only 2 areas: Gateway, city central. All others have community design standards, if they cannot meet those, they can go through design review.
6. Tara: lives on Madison 34/35th, concerns-density is inevitable, just wants it to be done thoughtfully. Incentives for alternative modes, for housing and transportation incentives. A: Portland Bureau of Transportation is working on a parking study toolkit-permit parking, looking at them for Town Centers and Neighborhood Centers-
7. Julie: How are stepbacks described? A: (Marty) transitions -mixed use zones-these are stepbacks and setbacks, looking at solar access angles as well. When there is a topography shift, in the measurement section of zoning code, there are different plans based on flat or sloped land.
8. Malcolm: In favor of higher density, first floors for active use. Concern is parking-suggested parking per household ratios be reconsidered. A: Mt Tabor Neighborhood Assoc is having meeting regarding David Mullens project with underground parking.
9. George: Regarding 4th and 5th story bonuses, how robust is the process? What does developer have to do to get this bonus-right now the bonuses are very conceptual –affordable housing, urban plazas w/public easement, community space, green treatments, some uses such as child care. What the city is now doing is studying the financial implications of those bonuses.
10. Lidwien Rahman-supports the plan as she feels it makes the city more walkable. Supports the LUTC proposals. Pedestrian crossing improvements are important. Opposes Extending mix use zoning along Belmont where it is residential.
11. Rex: Having this plan is important, but pedestrian crossing needs improvement. Need to look at street as well as construction along the street.
12. Timothy: 46th and Madison-has a wall overlooking house-crime has increased a lot, parking is worse. A: (Marty)Looking at transitions-window placement is something that is being looked at. Petty theft, prowler theft has increased, and that is Office of Neighborhood Involvement and PPD is looking at.
13. Art: 32nd and Alder, Who gives authorization for demolition to take place, versus conserving buildings? Who gives final OK?
14. Paul: Comment-change is inevitable. We cannot keep things the same. Parking-we have a tremendous resource-must charge for parking along commercial space
15. Catie:concerned about increased density will decrease greenspace-there is a 3 year wait list for community gardens.
16. Dan Compton: stepback and bonus-who gets to be involved with negotiations regarding stepback/bonuses. A: planner with building codes, permit process, city is looking at neighborhood contact requirements. (Division already has one). Marty encourages comments about public contact with the city in writing-send emails to Marty
17. Ricardo: Commercial Space-how is this defined? How will ground floor businesses (active space) be supported?Why isn’t the density being encouraged in deeper SE? A: Marty described what “active spaces” could be, emphasizing that the City does not discriminate regarding types of businesses.
18. Don Mack commented on 47th building-on Hawthorne-but time ran out for these comments.

Meeting adjourned at 8:20PM

SNA Board Meeting 1/8/2015

Present: Board members: Tony, Lorraine, Josh, Hannah, Lee, Reuben, Elena, Jeff, Reuben

Community members: Teresa Loveland, Doug Klotz, Katy Asher, Roger Jones, Stuart Fox, Chip Rees, Marty Stockton, Timothy Surprenant, Heather Johnson, Mary Jarboe, BoRyan Eberhard, Alex Toevs, Jane Waddell, Malcolm Heath, Rosie Lindsey, Ann Kopel, Diane Dulken, Stuart Fox, Conrad Williamson

1. Approve Agenda: Reuben moved to approve agenda, lee Seconded-agenda approved unanimously
2. Committee Reports-LUTC: (Dan)short term rental application came in this month

Treasurer report-(Josh)Balance 14,273.67.

EP and Crime Prevention: No report this month

1. Comprehensive Plan-Tony read formal rules regarding resolutions. In discussions we allow people to speak, addressing the President, not each other. It was asked that we keep comments to 5 minutes.

Comprehensive Plan Proposal: Dan moved /Hannah seconded:

**Resolution #1**

* To accompany new residences along the corridors, the Sunnyside Neighborhood Association (SNA) Board urges the City to grow Belmont Street and Hawthorne Boulevard in a well-planned fashion and with neighborhood input by:
* Leading a community planning effort for the neighborhood area to update the previous community plan developed several decades ago.
* Developing community design guidelines for southeast Portland, directing corridor development applications through the Portland Design Commission or southeast Portland community design guidelines, and providing neighborhood notification **(and input**).

Lee moved to amend last sentence to include the word “and input.” Jeff seconded. No comments made. Vote-resolution passed unanimously with amended wording.

Dan moved/Reuben seconded:

**Resolution #2**

* To accompany new residences **and to accommodate the increasing population along the Sunnyside corridor,** the SNA Board urges the City to create more inner southeast Portland open space areas for our residents to recreate and relax, including pocket parks and a community center.

Dan commented as we see development along corridor it is important to look at opportunities for green spaces, and pocket parks, including more trees. Jeff feels there is very little chance that we will actually get any of these open spaces from the city, and wonders if there is any way with stronger language that we can insure that these will be done.

Jeff moved to amend: “To accompany new residencies along the corridors and accommodate the increasing population in the Sunnyside Neighborhood…” Lee seconded, Ammended proposal passed unanimously. Resolution as amended is discussed (above). Jeff proposed “In the absence of additional parks and community center, the SNA urges city to re-evaluate the potential to adequate serve new growth” This amendment was not seconded.

Dan moved/Elena seconded:

**Resolution #3**

To accompany new residencies along the corridors, the SNA Board urges the City to make it safer to get across our busy streets on foot by increasing pedestrian crossing improvements across Belmont Street and Hawthorne Boulevard, and along Cesar E. Chavez Boulevard.

Resolution passed unanimously.

* Dan moved/Elena seconded:

**Resolution #4**

To accompany new residences along the corridor, The SNA Board urges the City to help protect potentially historic buildings by immediately updating the Historic Resource Inventory in the neighborhood and applying historic preservation tools to all applicable buildings on Belmont Street between SE 33rd and SE 38th Avenues and Hawthorne Boulevard between SE 35th Avenue and Cesar E. Chavez Boulevard.

Dan commented. Jeff moved/Lee seconded to strike “To accompany new residencies along the corridors.” Dan responded that the intention is that new growth is going to happen along the corridor and as such, link the new growth to the importance of preserving historic preservation tools. Vote to strike first sentence, Dan opposes, Tony abstains, and Resolution passes as amended:

**#4 (Final Draft) Resolution**

The SNA Board urges the City to help protect potentially historic buildings by immediately updating the Historic Resource Inventory in the neighborhood and applying historic preservation tools to all applicable buildings on Belmont Street between SE 33rd and SE 38th Avenues and Hawthorne Boulevard between SE 35th Avenue and Cesar E. Chavez Boulevard.

Dan proposed, Reuben seconded:

**Resolution #5**

To accompany new residences along the corridor, the SNA Board urges the City to help preserve a mix of incomes and household sites in our neighborhood by:

* Supporting community land trust purchases of housing for programs that offer affordable long-term leases below market rate.
* Providing a 4th floor building height bonus if developers provide the community benefit of below market rate housing units.
* Developing tools to encourage the building of family-friendly units.

Discussion-Dan comments affordable housing is important in our neighborhood. Jeff moved to strike “Providing a 4th floor building height bonus if developers provide the community benefit of below market rate housing units. Lorraine seconded. Jeff discussed Dan says that it is important that we have affordable units and that there is incentive. # in favor of strking 4th floor sentence, 5opposed, 1 abstained. Resolution passed.

Dan moved, Hannah seconded:

**Resolution #6**

To further activate Hawthorne Boulevard, southeast Portland’s “main street”, with new residences and local businesses, the SNA Board urges the City to:

* Apply a Comprehensive Plan mixed-use designation along the north side of Hawthorne Boulevard between SE 28th and 49th Avenues limiting buildings to 3-stories **or 35 feet** by right, with potentially a 4th or 5th story bonus.
* Avoid a “wall effect” along Hawthorne Boulevard by having the 4th and 5th story bonuses stepped back in the front and back of the buildings.

Dan urges a focus of development along Hawthorne Blvd

Jeff moved/Josh seconded to amend “limiting 3 stories or 38 feet, and striking ..5th story bonus. Jeff discussed. Motion made to divide “addition of 35 feet and strike 5th story bonus wording.

The 3 stories and 38 feet append was passed unanimously.

Striking 5th story motion on the floor. Jeff clarified why he thinks that 4 stories is better for the community. Motion did not pass.

Appended amendment passed (7 yes, 1 opposed, 1 abstained)

Dan moved/Hannah Seconded:

**#7 Resolution:**

To further activate Belmont Street with new residences and local businesses, while acknowledging that it is narrower than Hawthorne than Hawthorne Boulevard and designated a neighborhood corridor, the SNA Board urges the City to:

* Apply a Comprehensive Plan mixed-use designation along Belmont Street between SE 28th and 49th Avenues limiting buildings to 3-stories by right, with potentially a 4th story bonus.
* Avoid a “wall effect” along Belmont Street by having the 4th story bonus stepped back in the front and in the back of a building.

Jeff proposed amendment add …”to 3 stories or 38 feet”

Simply end bullet point after “by right with potentially a 4th story bonus.” Motion not seconded.

Appending his motion-Dan : Apply a Comprehensive Plan mixed use designated along Belmont street between SE 28th and 33rd, and between SE38th and 49th avenues, limiting buildings to a 3 stories or 38 stories by right with potentially a 4th story bonus.

Lee seconded.

Vote, 7 in favor, Elena opposed, Tony abstained.

Dan moved/Josh seconded-an additional language to further clarify:

Append a second bullet point reading: “apply a comprehensive mixed use designation between 33rd and 38th Avenues  to all parcels currently with a Comp Plan commercial designation, limiting buildings to

3 stories or 38 feet by right with, potentially a 4th story bonus.

6 yes, 3 abstained. Appended Proposal passes.

Tony read final version of Resolution #7

**#7( Final Draft)Resolution:**

To further activate Belmont Street with new residences and local businesses, while acknowledging that it is narrower than Hawthorne than Hawthorne Boulevard and designated a neighborhood corridor, the SNA Board urges the City to:

* Apply a Comprehensive Plan mixed-use designation along Belmont Street between SE 28th and 33rd and between SE 38th and 49th Avenues limiting buildings to 3-story or 38 feet by right with, potentially a 4th story bonus. Apply a comprehensive mixed-use designation between 33rd and 38th Avenues to all parcels currently with a Comp Plan commercial designation, limiting buildings to 3-stories or 38 feet by right, with potentially a 4th story bonus
* Avoid a “wall effect” along Belmont Street by having the 4th story bonus stepped back in the front and in the back of a building.

No further discussion

8 for, 1 abstaining. Proposal passed.

Jeff moved/Josh seconded: a motion for an additional resolution:

THE SNA BOARD urges the city to assign to the Sunnyside Neighborhood.the Neighborhood Center designation as part of the Comprehensive Plan 2035.

Discussion ensued (Jeff) (Dan)

7 opposed, 1 yes, 1 Abstained

Motion did not pass

Meeting adjourned at 10:25PM.

Minutes submitted by Lorraine Henriques, Secretary to the SNA Board