

2/26/18 BNA Meeting Minutes  
7 pm @ Q Center

**Attendees:**

- Committee: Katy Wolf, Kay Newell, Sarah Cantine, Stacey Wion, David de la Rocha
- Neighbors: Judith Yelvington, Michael Hoffman, Linda Wion, Ben Wechter (Architect/neighbor)
- Guests: Sachi Arakawa (BES stormwater project), Dee Walker (PBOT street vacation), Lee Novack

**Agenda:**

- General Comment (5 min)
- Sachi Arakawa, BES sewer project impacts to Boise (10 min)
- 3952 N Williams Design Review (40 min)
- Revere St (30min)
- PBOT Area Parking Pilot (30min) - Discuss draft letter.

**Notes:**

- 7:05 Introductions
- 7:08 General Comment
  - People can request free 20 MPH yard signs from PBOT.
- 7:09 Sachi Arakawa - BES stormwater project
  - Sachi: Citywide, stormwater and sewage system needs retrofitting. BES has been working for 10 years to upgrade. Currently working on Eliot. Now in pre-design phase for Boise, in community outreach phase. Can mitigate a lot of stormwater issues by installing more green streets, bioswales, trees. Hoping to hold some focus groups in 2018. Will take 4-5 years to complete the project. If interested in participating, contact Sachi at [sachi.arakawa@portlandoregon.gov](mailto:sachi.arakawa@portlandoregon.gov). Also wanting to do more outreach and education about green infrastructure. Will do some work at Harriet Tubman School, and interested in other schools.
  - Kay: We have a ton of new construction coming in. Are you requiring any properties to put in street drainage? Not on their own property, but the street.
  - Dee: Group with ROW acquisition will dedicate additional property if it's needed. A lot of times we require the property owner to dedicate additional property on the street, at the time of permitting. PBOT is looking at that, and works closely with BES if additional property is needed for stormwater management, before the permit can be issued. It depends case by case.
  - Katy: Are you aware of Boise's letters to PBOT on alley policy? Alley paving is at odds with better stormwater management.
  - Dee: I can look into those questions and get back to you.
  - Katy: PBOT engineers have not been receptive regarding our requests to change alley policy on pavement.

- Sachi: I'm also aware of Melinda Matson's work with the Beech-Failing Alley Project.
- Katy: I'd like to revisit the alley policy discussion during the BES stormwater project.
- 7:20 Ben W - 3952 N Williams development
  - Ben:
    - Mid-block, currently a boarded up little red house. Next to Treehouse Children's store.
    - Design is set back in the back ground floor. Stormwater will be handled in dry well.
    - Dwelling units: 14 total. Studios. ~650 SF. Each unit has windows on one side, either east or west. These will be condos, for sale.
    - Every floor level is off set to break up massing of facade, and also create place to put vents. Typically buildings of this type vent out the side. This is turning vents down facing the street to become invisible.
    - Elevator, two staircases. Trash room opens onto Williams. Bicycle storage.
    - Retail unit is under 1,000 SF. No alley.
  - Dee: How far into ROW are you encroaching on airspace?
  - Ben: Only on top one which is considered a cornice. Base is set back. No encroachment. Materials will be corrugated metal or wood. Want vertical panels.
  - Stacey: On ground floor, retailers can't utilize a shallow space with no window space. It's hard to keep retailers here all day, as a district.
  - Sarah: Is there possibility of making it more of an open story? I like the idea to keep it more open, reconfigure.
  - Kay: How will trash be collected on the street?
  - Ben: The hauler will stop on the street and have access to the door facing the street to get the cans out.
  - Stacey: The garbage room in the HUB Building that opens onto Williams hardly ever gets emptied. Trash haulers have access to the door, but the garbage truck can't pull up because of traffic and parking.
  - Michael: Can you talk about the backside of the building? Are there decks?
  - Ben: It's like the front but not stair stepped. Set back 25' with room for trees. The two ground floor units in the back get exclusive yard access. There's also roof access, with shared access from stairs and elevators. Don't know if we'll allow pets.
  - Kay: Are there windows in the lobby and trash area?
  - Ben: Definitely the lobby. With trash room it would be obscured but same type of glass door. Retail windows won't be tinted.
  - Ben: Bike storage plan has changed a lot. Right now it's on every floor.
  - Stacey: Any way to make trash in an outdoor alcove? Then add bike storage on main floor. At HUB we have trash smell near Tasty's.
  - Dee: There are more requirements for outdoor trash storage, like drainage.

- Owen: Does the owner want a letter of support?
- Ben: We don't need it, but would be great. We just need to document we were here. No design review happening, they're following Community Design Standards.
- 7:42 Dee Walker - Revere Street vacation
  - Owen: We've been discussing this for a while now, and we have a pretty good handle on it. The missing piece at meetings has been PBOT. Sent email, put 5 questions to PBOT. What should our involvement be? Is there a way to maintain public access? What is our role in this process? -- [interrupted]
  - Dee: The public can be involved in the process. The letters go out to all the agencies, bureaus, utilities. You can check in with them as often as you like. At two points you can testify: Planning Commission, and a hearing for Planning Commission. If we haven't heard of any one wanting to testify, we put it on consent. Planning Commission makes a recommendation to City Council, to approve or approve with conditions, or denial. At the City Council hearing, the public can testify for 3 minutes. Neighborhood associations don't have veto power, but I have seen them make a big difference. It's important that we have outreach to them. Most of the time people want public access, it's about connectivity.
    - Easement application is for the east half of Revere Street, and the north half of the west half (or northwest quarter).

← Michigan, future street access by staircase

Mississippi, no street access proposed →

*Northwest corner*

*Fore property under construction now*

**Revere Street:**

Easement application area	<b>Water line</b>	Easement application area
		Easement application area

*Judith and Dave's house*

*Brandon Brown "triangle property"*

- Dee: For PBOT, they decided they wouldn't want to maintain any public access, so they were fine with vacating it. Don't see any reason to require public access. Won't build a street on Revere because it wouldn't meet ADA requirements, due to the steep slope.
- Kay: Who is responsible for maintenance of the ROW? The water line is on that.
- Dee: It would be the abutting property owner up to the centerline of the ROW. Right now the property owner to the north is a revocable permit for the stairs on Revere. There was a question whether the ROW could be leased for \$1/year - probably not. No need. PBOT doesn't see a reason to lease it.
- Owen: There is a reason, there is a public space that will become private if the vacation goes through.

- Dee: If they don't get the support they need - 2/3rds of the affected area needs to approve, and 100% of the abutting property owners. 2/3rs of the area: From edge of street, go 200 SF in each direction. PBOT has drafted a petition and map for the petitioner. PBOT looks at it from a transportation basis. If they're not going to add a ped connection or street, and if doing ADA is not cost-effective.
- David: Staircases exist in Portland because they pre-exist ADA requirements. And you continue to maintain them.
- Dee: Yes. We look at it from asset management perspective.
- Owen: Would PBOT accept a public access easement on private property? Then it wouldn't have to be ADA.
- Lee: It would have to be ADA, because I wouldn't build it without being ADA.
- Sarah: It would be a liability issue.
- Lee: We can't change land to another bureau. It has to be used for the original purpose it was dedicated to. Can't become a park. It would be different if we owned the underlying property.
- Katy: There's another piece of land on the other side of PBOT's Albina Yard. Neighbors are still interested in turning that into a dog park, even if it's not forever. Just needs a fence.
- Dee: The way we'd probably handle that would be a lease. We have a new lease program I helped to put through Council a few years ago. Now have 1 year lease with four 1 year renewals. There are a lot leases in the last couple years. I manage the long term leases. Sarah in my office does the short term leases.
- David: I think this neighborhood is understanding of the fact that areas may be given over to temporary use and then taken back. For example the Community Garden ended this year, we're thankful they the property owner let us use it for as long as they did.
- Dee: Going back to the 2/3rs of the area, and 100% of the abutters will need to sign that as a petition. City Auditor certifies the petition, checks the signatures. ODOT and PBOT would have to sign off too, since they're within the area. [note: it appears on the petition map that ODOT and PBOT land alone constitute 2/3rds of the surrounding area]. Commissioner in charge would sign off on the petition to show it was legitimate.
- Lee: Hoping 100% of the abutters want to sign. Assuming they will. We have not started knocking on doors.
- Dee: Auditor verifies signatures by pulling signatures from ownership documents.
- Owen: I'd understood that for alley vacation we need 100%. So if person who isn't an immediate abbuter but does about the water line, even if it touches the corner it counts as an abbuter. Where it gets confusing is who requested the vacation in the first place?
- Dee: It's already under a revocable permit. We don't do \$1/year leases unless instructed by the Mayor. Our minimum cost on leases is \$2,500 a year. Under that revocable permit for private use, Fore Property would build and maintain, to

create non-ADA compliant stairs/walkway. If easement is approved, then the permit is terminated.

- Dee: Lee, on Dec 6 2017 you say in an email to Dave and Judith you signed a document. What was that and can we get a copy?
- Lee: Yes, it's a letter agreement. Dave and Judith would get two spaces in garage, access to building amenities, and that it's based on permit, and they'd pursue an abandonment so they'd maintain their garden. That was one reason we filed for the abandonment. The other reason was when we requested that Brandon give us air space for the crane, he also requested an abandonment. Not much in it for Fore, but they did it for the negotiations. It also does give control to remove campers. At the first meeting we found we couldn't do abandonment due to the water line. We kept trying. Our concern is like PBOT, we can't build an ADA ramp.
- Dee: One other thing: the two temporary parking spots you have there need to come down tomorrow.
- Lee: OK.
- Dee: This part of the process is about a year long. Will start when formal Phase 2 starts. We're still in Phase 1.
- Lee: May 2019 is when we expect building to be complete.
- Owen: My takeaway is it isn't a neighborhood issue, short of educating residents with questions. It's a conversation between the neighbors.
- Dee: If it moves to Phase 2 of the petition process, then that's where BNA can have more of a role.
- Dee: We don't really have a process for revocable permits. It goes to encroachment permit, but there's no public process.
- David: You mentioned the PBOT land would only be leasable, and cost \$2,500 a year minimum. But we have an encroachment permit for the Boise Eliot Grove. We even convinced PBOT to waive the fees, and the abutting developer was already required to put in a sidewalk to connect the streets - Ivy to Cook. That means there seems to be a third way for the potential dog park.
- Dee: I can't see a dog park happening there. Not sure dog park is an allowed use for the ROW. But maybe don't call it that.

- 8:30 Parking pilot

- PBOT Area Parking Pilot

- From Malisa Mccreedy, Division Manager, Parking Operations

- The APP effort Parking Ops is undertaking is for two pilots to test out how to form a parking permit due in response to residential and/or commercial growth.
  - Discussing TDM is a bit down the road after pilot neighborhoods are selected, a stakeholder committee (SAC), and criteria for the permit program is determined.
  - Key items to for the SAC to work out:
    - IF the SAC wants to limit the number of permits

- IF the SAC wants to charge themselves a permit surcharge
  - Should the SAC determine they wish to charge themselves a surcharge, it would fund TDM programs and projects; however, the funding would not be available for allocation until 2020 at the earliest depending on when the permit zone is implemented.

From Liz Horman, Active Transportation & Safety Division:

- As of May 24, a new TDM requirement just for developers will be added, which is part of Comp Plan 2035 implementation.
- The requirement is solely pertaining to each new permitted building of 10 units or more in a commercial zone near transit, after that date.
- There will be no extra notifications or mechanisms added. It will just be a new requirement for the developer as part of their BDS application. If they choose Option A, we will not get notified. If they choose Option B, it will be part of their Type II Land Use Review application. This is always standard 14 day public notice with a 21 day comment period.
- A TDM Action Plan will be developed later this year. The timeline is separate from APP implementation.
- APP is broader, TDM for new buildings is like a little cog inside a larger cog (APP).
  - <https://www.portlandoregon.gov/transportation/75487>
- Letter of interest is due March 9 to PBOT. Katy has drafted a letter, and sent it out to LUTC for review.
  - Brad Forkner at Venture Portland/WVBA will write a letter of support.
  - Owen sent it over to the HMBA Chair Sara to ask for a letter of support.
- **Kay makes the motion that we send the letter to PBOT with any changes submitted to Katy by March 9, Katy seconds. All in favor, motion passes.**

8:46 Owen - Misc. committee business

- There are two six unit buildings on Gantenbein north of Fremont, by Everett. They will be condos. Vic Remmers will be here next month to present. They mentioned affordability, not sure what they mean by that.
- March 14 is public hearing for 3185 N. Vancouver, by People's Pig. 205 units. 6 stories. It's in Eliot. Giving parking spots to the church. 213 parking stalls, in 2 levels underground.
- Mike Warwick is demoing a house he owns at 19 NE Morris.
- We missed the opportunity to comment on Ben Kaiser's building the Canyons in Eliot.

9:00 Adjourned.