

Collins View Neighborhood Association Meeting Oct 1, 2014: Minutes

The 90 minute meeting was dedicated to the proposed Portland Plan Update. John Cole, Senior City Planner of the Bureau of Planning and Sustainability (BPS), explained the Portland Comprehensive Plan Update with a focus on the possible changes to institutional zoning.: does the neighborhood association maintain a website we use Nextdoor .com
People can get in touch with John Cole at 503-823-3475 or www.portlandoregon.gov/bps.

John Cole: Hospitals and colleges are an important economic base for the city's economy and job core. The city [BPS] is looking at whether alternative approaches to the zoning of dispersed campuses. The Markham Hill campuses, Veterans Hospital and Portland State University, have different zoning regulations. They can grow large without much conflict with their neighborhoods. Other institutions have considerable influence on the livability of their neighborhoods. Providence Hospital, Rose City Park, Adventist Medical Center, Multnomah University, Lewis and Clark College, and the University of Portland go through a Conditional Use Master Plan. Once every ten years Lewis and Clark reapplies to the city, projecting what development they think will happen in the next ten years. In theory, the permitting process for new facilities would be quick and easy. In practice, it is difficult for institutions to project what they want to do in the future. Alumni funding is a factor. The institutions indicated they have a hard time abiding by Master Plan guidelines and are looking for flexibility to react more nimbly and conduct their business.

The BPS Comprehensive Plan Update project has been going on for about six months. There is an advisory group of twelve advisors, representatives from hospitals, colleges, and neighborhood associations. Dave Johnston is the Collins View rep. There are two opposing points of view. Some argue that the existing review process is not broken. Others on the advisory committee argue that while colleges or hospitals are not going to go away, they feel they are treated as visitors in their neighborhoods; that if they were commercial activities they would not have to review their land use every ten years. John Cole does not expect to achieve consensus on this effort. Both sides of the issues can offer input at the hearings. After weighing the facts, the hearings office will render a fair and impartial decision. No final decision has been made yet. The staff project manager [John Cole] is leaning toward adding three zoning districts: one will apply to hospitals; one to residential colleges (Reed, Lewis and Clark, University of Portland); and one to urban campuses (Portland Community College, Cascade) which are in more commercial neighborhoods.

A concept plan will be presented to planning commission in the spring 2015. The project is complicated by the fact that city is currently revising and implementing its comprehensive plan, which has a campus institution rezoning component. The main point is that the project is under way and will enter into a formal review process in the spring 2015. The committee meetings are open to public and comments from all sources are welcome. It is an informal group. There is plenty of room for people to come, participate, and discuss. Meetings are on the second Thursday of each month, 3-5pm in the Development Center, 1900 SW 4th Ave. The next meeting is on Oct 9th, 3-5pm. There is time at the end for people to make comments. Nov 4th is the last scheduled meeting.

Prakash Joshi: Why wasn't process of your going around neighborhoods done before?

John Cole: a year ago, prior to developing the committee, I attended a number of neighborhood association meetings and district association meetings in an effort to try to get representatives from neighborhood associations in order to have an have a pretty good representation.

Samantha Walker: Could you clarify which aspects of the larger Comprehensive Plan are on the table now? What are the zoning options and current understanding? Is it correct that the Comp Plan currently contains a framework for the Institutional Zoning information and that the framework will be part of the regular Comp Plan hearings [ie: occur BEFORE we even know what the Institutional info IS] and that there will be a separate hearing for that that will occur next year?

John Cole: A Comprehensive Plan is a set of policies that the city tries to live by - a land use map and capital improvement projects. For a comp plan to do things right, the land use and capital improvements must all support the policies in the project. The Comprehensive Plan is a policy document. The zoning project is an implementation project. Looking at commercial zoning is another implementation project.

Josh Hinerfeld: If you redesignate the zoning for Lewis and Clark, would it apply only to the main campus or to all of its neighborhood properties?

John Cole: As the proposal stands today, the zoning would apply only to the two main campuses. One of the main impetuses for this project is the economic drivers development argument. Rezoning might make it easier for an institution to develop within its existing campus, not in their properties within the neighborhood.

Prakash Joshi: .Lewis and Clark is exempt from property tax. What is the economic advantage to the city? Colleges are lumped with hospitals as economic engines; take hospitals away and the colleges have very little economic impact.

John Cole: the economic component is employment driven. Your point is well taken, most of the economic impacts do come from hospitals not from colleges.

Brian Reho: The advisory committee should consist of stake holders in a neighborhood. There are no business people [in the committee] from this neighborhood. Do you think the business people would have a stake in this?

Jon Cole: we do have some business interests in the group.

Brian Reho: Every neighborhood has its unique characteristics. This neighborhood has a small business center. I am the largest commercial real estate holder in neighborhood. With so many codes and development fees, competition is really tough on small businesses. You will put more pressure on the small businesses by catering to Lewis and Clark College and allowing more development. Are they going to be a college or a commercial enterprise?

John Cole: I was just speaking for the campus institutional process. It is not my intent to

change the character of Lewis and Clark to allow them to have competing businesses on their campus.

Samantha Walker: "Economically driven" seems to effect surrounding neighborhood by commercial/residential. The wording of the Comprehensive Plan makes it seem that all these institutions will be zoned similarly. We need to follow this up. This is not a train of conversation that we have already heard.

Maureen Diamond: I have been a resident here for ten years. The Neighborhood Association is really important because it is the voice of the neighborhood. The committee, by making and rolling out their decisions, is effecting monumental changes without citizen input.

John Cole: We won't make decisions at the staff level. We will be making recommendations based on our best judgment as professionals.

Dave Johnston: We just discuss what the implications are and what the proposals are. Ultimately they will recommend and take it to...

John Cole: ... a set of public hearings.

Prakash Joshi: There are people on the committee who are paid representatives from the institutions.

Fran Laird: "Early implementation" What are you saying? What are the dates?

John Cole: The city believes that we will complete work on the Comprehensive Plan Update by the end of 2015. Before it becomes effective, it needs to be reviewed and endorsed by the state. At the earliest, the Plan Update would be implemented by early 2017.

Dave Johnston: The last public hearing is presently scheduled for Nov 4. It is up to BPS how long they will leave the record open. We have two more opportunities to comment, at least a month.

John Cole: When I look at how the public review process is unfolding, and the earlier people make comments, the easier it is for a lumbering committee to make adjustments. There are going to be planning commission meetings, you will be able to make comments. Make comments early and often.

Samantha Walker: There are just two more times to comment by Nov 4th. CVNA needs to submit a comment.

Davis Parchment: The Comprehensive Plan is limited to the boundaries of a campus. What is the process for redrawing boundaries?

John Cole: It would be similar to what a property holder would have to go through to change boundaries, a lengthy process. Neighboring properties and the Neighborhood Association would be given an opportunity to input comments.

Dixie Johnston: A clarification: SWNI has reached no consensus yet, but has more concerns about the document regarding institutional campuses, business concerns, citizen involvement, and inconsistent language. The SW comment period need to be extended.

John Cole: I would not object to an extension.

Katie McFadden: The city seems to give institutions a carte blanche without much feedback from the neighborhood. We need citizen involvement and we need to address the environmental impact..

Gary Obermeyer: Lewis and Clark is four years away from their new Master Plan. The 2008 map on their website shows all the houses on palatine.

John Cole: The [2008] map on the Lewis and Clark website is not a regulatory map. I will send map [to us at Nextdoor]. The next meeting will be Oct 9th, 3-5pm, 1900 SW 4th Ave. There will be time at the end for people to make comments. People will be able to participate fully in the meetings.

Samantha Walker: I encourage everyone to submit individual comments in this process. There have been several neighborhood associations which requested that the time period be extended. We don't really know what is coming out of this and would like more time to discuss zoning changes as a neighborhood.

Dave Johnston: Parts of Proposed Comprehensive Plan are vague. The Proposed Draft seems to downplay the role of citizens and local neighborhoods. I have drafted a letter to run through SWNI to get their support and send directly. Some points in it are: Rename Proposed Policies to "Citizen Involvement"; add neighborhood associations as geographically defined; include wording to "limit and mitigate impacts such as odor, noise, glare, air pollution in the specific criteria for approval of campus activities; change out phrases that are ambiguous etc. A common position is to extend the time for comments at least 90 days beyond Nov 4.

Samantha Walker: This covers the three topics we discussed tonight

Prakash Joshi: the premise that the "economic engine" is a starting point [for rezoning campuses] is wrong. We need to make sure to make that point. Institutional folks are there [in the Comprehensive Plan Update committee] with a very big force.

Samantha Walker: We can send more detained letters as a group and as individuals. The main point from this letter is that we need an extension.

Maureen Diamond: The point about defining neighborhood is an important one.

Dave Johnston made a motion is to send the letter. Cheri Ann Richards seconded. Dave will get SWNI support at the land use meeting. There was a unanimous vote in favor to send letter to BPS. Samantha will edit the letter.

Amy Ruiz from Portland Parks Foundation stopped by to endorse Parks Replacement bond on the ballot. Fix Our Parks/Same Tax Rate Safer Parks Vote Yes on 26-159. Fran Laird has yard signs. Contact Fran at lairdfran@gmail.com or Jesse Bond, Program Manager at Portland Parks Foundation 503-445-0994; jbond@parklandia.org.

Fran Laird: Upcoming events:

10/11 Community recycling 9 Am to Noon at St. Luke Lutheran Church (across from Gabriel Park). All non-curb-side items

10/10-10/11 Parke Diem details at parklandia.org/pardediem

10/16 SWNI Grant Workshop 7PM Multnomah Activity Center

10/28 Community Policing Reception 7PM Multnomah Activity Center Free! Chili, salad and corn bread will be served.

11/1 SWNI Annual Fall Clean-up 9AM-1PM; 5700 Dosch Rd. Portland Christian Center parking lot. Accepting wood, yard debris, scrap metal and bulky waste.

Saturday, October 25, 2014 No Ivy Day Events, 9AM to 12PM: Join ivy removal work parties. Then 12:30PM to 2PM: Celebrate our efforts at the No Ivy throughout Portland's natural areas. League Field Headquarters in Forest Park. Enjoy refreshments, listen to special speakers, and mingle with other community members.

Dorothy Fay was hit by bicyclist while waiting on the sidewalk for the bus. Bikes are allowed on sidewalks. "...A bicyclist on a sidewalk or in a crosswalk has the same rights and duties as a pedestrian....unsafe operation of a bicycle on a sidewalk is a Class D traffic violation." [from Oregon Drivers' Manual p. 83 Bikes and Cars.] The white stripe for walker safety is disappearing underneath the leaves on Palatine. Some neighbors do clean up the leaves on the street and help to make the neighborhood a safer place to walk. Email Dorothy dafay@hevanet.com for details on clearing leaves off the streets.

Brian Reho: The Lewis and Clark liquor license was approved. Having an on-campus commercial business that is open to the general public would open a can of worms. I have a hard time seeing what kind of commercial business would be successful for a campus.

Samantha Walker: There is no hearing on Oct 9 but there is their regular meeting for the committee putting together the details about the Institutional Zoning part of the Comp Plan. Definitely encourage all interested parties to attend. [3-5pm in the Development Center, 1900 SW 4th Ave]. We will talk about the small business perspective in more detail at our CVNA Nov. meeting.

Jim Diamond: The Primrose study is ongoing right now. Samantha Walker made motion to have Jim Diamond write a letter from the Neighborhood Association to address improving safety, the lighting issue of Palater/Palatine, the Primrose Crosswalk and Bus stop. The motion was seconded by Gene and others, and passed unanimously.

Gene Lynard: Public Safety Committee met on Sept 4. There is a drug house in SW Portland, address not disclosed. A burglar has been making the rounds, tries doors, if they are unlocked, he rifles through personal items, and steals identity. You won't know he was there until the charges on your credit card come in. Burglars hit medical marijuana facilities because they are cash businesses. SW Portland is 41 square miles. There are only three officers a shift, nine officers in total, for the entire SW. SW Portland's crime rate is down:

car prowls are down 31 percent. There are 22-28 burglaries a day. Having people pay attention is a big part of the battle. Community policing update ceremony will be at SWNI

Officer Caspar was dealing with an accident and couldn't make the meeting on time. A car was stolen from Lewis and Clark campus and recovered in Lake Oswego.

Minutes respectfully submitted by Maryellen Read