

October 13, 2014 RNA Minutes  
By Megan Light

The Richmond Neighborhood Association ([www.richmondpx.org](http://www.richmondpx.org)) monthly meeting was held on Monday, October 13th. Meeting called to order at 7:01 pm.

Board members present : Allen Field, Denise Hare, Heather Flint-Chatto,, Jerry Lanz, Bonnie Bray, Jonathan King, Doug Klotz, and Cyd Manro. Megan Light was present as minutes taker (not voting as seat is shared with Denise Hare) .

Board members absent : Sean Barnett, Chris Flint-Chatto, Elizabeth Varga, Judah Gold-Merkel, Deirdre Merrit, Cliff Hutchinson, Karin Maczko, and Callie Jones.

Others present (from sign in sheet) were: Richard Olivera, Karen Campbell, Robin Paynter, Liz Potter, Marty Stockton, Robin McIntosh, Mary Ellen Andre (sp?), Max Lilien, Bob Kellett, Peter Forrest, Isha Lenov (sp?), Michael O'Connell, Neil Carpenter, Cassie Punnett, Tom McTighe, Molly Frye, Jampa Lathsang.

Adoption of September minutes: Allen received the revised September minutes on Saturday, too late for distribution to board members. Since there are 2 competing versions of the minutes, the adoption will be tabled until the November meeting.

New Seasons stores are running a benefit campaign through October. For every New Seasons brand pasta sold, they will donate \$1 to a local non-profit. At the Hawthorne (42nd) store, these proceeds will benefit the Raphael House women's shelter, and at 7 Corners (20th/Division), Avalon Sanctuary will be the recipient.

The annual Friends of Trees planting will be happening in the Richmond Neighborhood on December 6th, with street trees at the fantastic rate of \$25. Deadline to order trees is November 3rd. More information will be forthcoming

Rhetta Drennan of Bureau of Environmental Services announced "OpenFest", a party in celebration of the end of major street construction, and Grand Opening for many new businesses along Division Street. It will be held on October 24th from 3-9 with live music and beer garden near 31st and Division. She noted that road striping is about 50% complete, bio- swales will be planted as soon as there is a steady supply of rain, street trees will be coming in December and January, and art installations are TBD. She also noted that Clinton Street improvements are still about 6 months away from completion. If you would like to be on an email list to be updated, please contact Rhetta at [rhetta.drennan@portlandoregon.gov](mailto:rhetta.drennan@portlandoregon.gov).

A few neighbors expressed concerns about trash, and the appropriate course of action would be to call City of Portland Transportation or talk with the businesses, to see if they would supply a trash receptacle. As always, if you have a question and you don't know who in the City to call, the General Info line is 503-823-4000, and they will point you in the right direction.

Marty Stockton of the Bureau of Planning and Sustainability (BPS) presented the 2035 Comprehensive Plan Draft that is now out and in the public comment period. You can view

the proposed changes for your neighborhood at <http://www.portlandmaps.com/bps/cpmapp2/>.

Allen said he could post a link to Marty's power point presentation on the Richmond neighborhood website. Questions can also be directed to Marty at 503-823-2041 or via email at **marty.stockton@portlandoregon.gov**. You can also visit the BPS at 1900 SW 4th, where there is a hard copy of the Comp Plan Draft to peruse. Of utmost importance, is to get involved and make your voice heard. Marty stressed that they really do want your feedback, and it does matter!

Ben Gates of Redside development and Bob Cushman, property owner, were present to discuss their proposed zone change at 3322 Se Cesar E. Chavez Blvd, from R2.5 to R1, slated to go before City Council on October 15th. Doug Klotz reviewed the proposal, and the associated Hearings Officer's recommendation to approve the zone change with no conditions.

A neighbor to the site, Dee Dee Remington, requested that the RNA board write a letter of opposition to the zone change. If outright opposition was not an option, she requested that the board at least ask for the conditions to restrict building height to 35', place a design review requirement on the development, and look at alternatives to demolishing the house. Much discussion ensued from neighbors, the developer, the owner of the property, and the RNA board, addressing issues such as construction noise, preservation of light for surrounding properties, privacy concerns and traffic issues.

Bob Cushman said that the current plan would be to build 19 studio and 1 bedroom units, and if amenity bonuses were allowed, up to 20 or 21 units.

Doug Klotz made a motion to support the zone change with no conditions. Heather seconded the motion, but with conditions. Since this was not seconding the Doug's original motion, it was retracted by Heather. The motion had no second.

Heather made a motion to support the zone change to R1 w/ a 35' height limit, design review, and with the exploration of moving or deconstructing the house. Jerry Lanz seconded. During the ensuing discussion, Allen stated that the current zoning would accommodate future growth projections, and he would prefer to not have the zone change. Doug noted that technically, there is enough capacity, but asked if it would get built. Allen suggested an alternative approach: 1<sup>st</sup> vote on the neighbor's request to oppose the zone/comp plan change, and if that vote fails, then vote on the comp plan and zone change with the conditions. Heather withdrew her motion.

Allen made the motion to oppose the zone change. Denise seconded. Vote failed 4 yes (Allen, Denise, Jerry and Bonnie) to 4 Nos (Heather, Doug, and Cyd, and Jonathan).

Allen then made the motion to support zone change and comprehensive plan change

with the conditions of design review, height limitation, and deconstruction of house as conditions to approval. \_\_\_\_\_ seconded. Motion passed 6 Yes (Heather, Jonathan, Bonnie, Jerry, Denise and Allen) and 2 No (Cyd and Doug).

Heather made an additional motion that RNA advocate for a requirement that 1-2 units be affordable housing (60-80% median income) and a solar shading study done to help preserve solar access for neighbors. Bonnie seconded. Motion passed unanimously with Doug abstaining. Marty pointed out that state law prevents inclusionary zoning.

Allen will write a statement to City Council with the results of the 2 motions.

Meeting was running too late for committee reports. Meeting adjourned after 9 pm.