

RNA October 10, 2016 Minutes

Minutes by: Allen Field

Meeting was called to order at 7pm by Cyd Manro.

Board Members Present: Allen Field, Cyd Manro, Alan Kessler, Eric Matthews, Tom McTighe, Heather Flint-Chatto (arrived 7:40 pm), Greg Petras, Matt Otis, Jan (participated remotely via Skype on Alan's computer), Elizabeth Williams

Board Members Absent: Jonathan King, Brendon Haggerty

Others Present: Doug Klotz, Liana Corliss, Russ Gorby, Marty Stockton, Callie Jones, Paul Leistner, Carolyn Hintz, Liz Potter, Denise Hare, Daniel Merys, Laura Travisano, Donna Meyer, Bonnie Blair, Ryan Foote, Joseph Storr, Holly Swendio

Agenda Consent: No hard copies agendas available, but Cyd explained that Richmond Carbon agenda items was voluntarily withdrawn by Eric, to be reset to November. (Copies of agenda arrived when Tom McTighe subsequently arrived.)

No Precinct Report given: No Officer present

September Meeting Minutes: Minutes were not sent out to the Board to review; set over to next meeting

Announcements:

Allen announced:

- Dec. 3 Friend of Trees Richmond/HAND/Buckman/Brooklyn tree planting, tree prices and deadlines;
- Oct 20 SEED premier at EcoFilm Fest at Hollywood Theater; &
- Oct 15 Parke Diem work party at Sewallcrest Community Garden

Committee Reports:

1. **Land Use:** Matt gave a presentation with a PowerPoint handout on 2 issues: a) inclusionary housing and b) Mixed Use Zones, for RNA to state its position on them.
 - a. **Inclusionary housing:** Inclusionary housing now legal through recent legislation, but can only apply to buildings with 20 or more units (property can have 2 separate buildings: inclusionary housing applies to building not property) and limited to MFI (median family income) at 80%. Matt gave background on issue, referring to PowerPoint handout, and explained Land Use committee meeting discussion on issues, which was outlined in handout. There was Q & A with Board and audience about draft recommendations in handout and issues of 60% vs 80%, height bonuses, MFI solar shading, and FAR. Cyd took straw poll which showed Board supported all the recommendations. Alan Kessler opposed assessing solar shading

impacts, Callie Johnson supported make such assessments, and Allen stated it is good to make such assessment -- it's only an assessment, doesn't set any standards on the matter, and can ignore assessed impacts.

Motion by Matt / 2nd by Erik: adopt the 3 recommendations on p. 8 of Matt's handout (attached):

- "support inclusionary zoning", but
 - we're "concerned that incentives need to be calibrated so that we achieve affordability"
 - "if FAR bonuses are used, we want to see more assessment of impacts such as solar shading" and
 - "recommend increasing Floor Area Ratios from 2.5:1 to 3.5:1 for small buildings"

Motion adopted by unanimous vote, no abstentions

- b. Mixed Use Zoning:** Matt, with reference to handout, explained M/U zone classification: CM2, CM3 and CE. Hawthorne and Division have CM2 proposed and Powell has CM2 and some CE properties proposed. Issue that was discussed at Land Use Committee meeting was whether Powell should be CM3 and CE minimized or eliminated. CE would allow for drive-thru, while CM does not. Issue of CE was the main concern, to change it to mixed-use CM zoning. CM2 for Hawthorne and Division is already what's there, so not going to be any real change there and no need to fight to change that. CE property on Hawthorne is Fred Meyer, but not in Richmond, so won't address it.

Marty Stockton, BPS SE Liaison, explained that BPS staff took conservative approach and recommended, for Powell and Foster, a straight conversion from current zoning to CM2; to recommend CM3 would require extensive public process by city. Matt explained that Land Use Committee recommended reducing or eliminating CE on Powell but split whether should be CM2 or CM3 on Powell. CM3 allows for 7 story buildings. Marty explained that CE allows for exterior storage and display, such as at Urban Farm Store and Naomis, and that land is so valuable now that CE property is being developed as CM type buildings, i.e., mixed-use. Allen said more notice to community needed for recommending change to CM3 and there's already only a few CE properties in Richmond as it is and we need employment centers so more people can work in Richmond. Cyd took straw poll on Powell issue of CE and CM2 vs CM3 on Powell.

Motion by Alan Kessler / Cyd 2nd: moved to adopt RNA Land Use Committee recommendation as stated in bold in handout, p. 12 (attached):

- "minimize or eliminate CE zoning in Richmond"
- "RNA prefers more pedestrian-oriented Zones CM2 or CM3"

- “CM3 preferred on Powell”

Motion passed with all in favor except Allen opposing, no abstentions

Motion by Cyd / Heather 2nd: moved to adopt caveat stated in handout to attach to above recommendations:

- “With assessment of impacts -- such as solar shading – for adjacent residential properties”

Motion passed with Allen, Heather, Jan, Tom, Greg, Elizabeth, Cyd, Matt voting in favor, Alan and Erik opposing, and no abstentions.

Liana Corliss, who lives on 38th Ave, between Market and Hawthorne, explained that all R zoned properties on her entire block are proposed to change to CM2, except her property and 1 neighbor, which will be R2.5; all properties currently R5. She asked Board to support her proposal to recommend properties be R1 on C. Chavez and R2.5 on 38th. Marty explained that BPS conservatively recommended properties be gently upzoned to R2.5, but that Planning and Sustainability Commission, upon urging of testimony, recommended changing it to CM2. No vote taken on matter.

2. **SEUL Coalition Rep. Denise Hare:** Discussed Powell-Division Bus Rapid Transit (BRT) project and SEUL’s letter to Metro opposing decision to move bus route to Division: fewer stops will occur and might not be any faster than current buses. She encouraged people to contact people listed in SEUL letter to give opinions on issues. She also asked for feedback if people are noticing much homelessness in neighborhood. Cyd said there is lots of camping in cars and Allen said there had not been much camping in Sewallcrest Park.

Paul Leistner handed out a postcard announcing meeting at Tabor Commons, 10/27, 7-8:30pm, to discuss new uses for Cafe au Play, 5633 SE Division. He gave short history of property and there was Q&A on it.

3. **Outdoor Spaces Committee:** Allen requested Board to authorize paying PP&R \$430 to go toward paying \$900 invoice for Sewallcrest Park movie; SEUL will apply \$500 in RNA’s movie fund toward invoice.

Motion by Cyd / Elizabeth 2nd: Moved to pay \$420 to city.

Motion passed by unanimous vote, no abstentions

4. **Proposal for new Emergency Preparedness Committee:** Callie distributed handout describing new committee. She gave background for need for committee and how there can be new Emergency Preparedness tab on website.

Motion by Cyd / 2nd by Heather: to create new committee.

Motion passed by unanimous vote, with Jan abstaining. Cyd stated that at 1st meeting the committee can discuss what their stated outcomes will be.

Agenda Items:

1. Rob Nosse: Rob was a no-show.
2. Proposed RNA goal re Carbon Footprint: Erik had earlier agreed to set over item to next meeting.
3. Consideration of DDI statement re 1st story heights, setback and building height: Heather gave quick background of Division Design Initiative and remaining issue/concern several board members had on language in draft Guidelines concerning 1st floor 18' minimum height, 3 story community preference (stated in response to M/U Design Preference question re scale, size, style, building form, façade, street frontage,) and upper level setbacks. There was discussion and attempt at compromise language but not resolved; no motion made to resolve language on these 3 issues in Guidelines. Cyd stated the issue will have to be pushed to next month. Heather stated that needed more time on agenda to discuss and resolve issue.

Meeting Feedback: Comments from Board Members and audience provided.

Meeting adjourned at 9:10

Next meeting: November 14, 2016