**King Neighborhood Association Meeting**

January 10, 2018, 6:30pm at NECN Office

Board Members Present: David Kennedy, Emily Leuning, Andrew Neerman, Diego Gioseffi

Neighbors/guests Present: Margaret O’Hartigan, Heather O’Brien, Casey Mc Guirl, Meron Alemseghed, Steve Fosler

1. Intros & check-ins (5-10 min)
2. Approving previous minutes (5 min)
3. Land Use projects (10 min)
4. Bylaws consideration (15-30 min)
5. *Member open floor (15 min)*
6. Wrap-up, feedback, announcements (5-10 min)

6:34pm: **Intros**

6:37pm: **Past meeting minutes**

\*\*\*\*\* David motions that we approve October meeting minutes

Emily seconds

All vote in favor: David, Andrew, Emily, Diego

\*\*\*\*\* David motions to approve November minutes

Diego seconds

All vote in favor: David, Andrew, Emily, Diego

December meeting minutes:

Margaret clarifies that she said Chicago, not Colorado and the primary funding was coming from out of state.

David clarifies re: Doc Martin billboard. It’s outside of our neighborhood, so we shouldn’t take the lead on spearheading opposition to it, not that it’s none of our business.

Margaret would like to add that there is no reference to Andrew asking her to draft a letter about the billboards- she brought the letter today.

\*\*\*\*\* David motions to approve the December minutes with changes noted

Emily seconds

All vote in favor: David, Andrew, Emily, Diego

6:45pm: **Land Use**

NE corner of MLK and Alberta: currently a Pizza Hut. Proposing an up-zone of both properties combined. Current plan is CM 2, propose CM 3. Proposing a mid-rise development for the property. It is a gateway to Alberta arts area as well as north part of MLK. There is great access to bus lines, walkability. Proposing about 200 units, 40 of which offered at 60-80% of MFI for affordable units, would propose ground floor retail on whole first floor. Would provide below-grade off street parking – probably over 150 spaces. Could also be office space, co-working space, senior home, small hotel, etc. Across from new Natural Grocers site which was developed as single use building with surface level parking.

Margaret asks about MFI: says here it is $42,000 – is that what is being used for affordable housing units? Meron says they use the Portland Housing Bureau has criteria they use, it’s also based on number of people in the household.

Margaret asks about what street is west of MLK on the map – hasn’t heard about anything west of Garfield changing. Meron says nothing west of Garfield would be changing.

Andrew asks about FAR transfer – Meron says they’re not asking for that. They believe the NW corner of the intersection is being underutilized and they would not like to repeat that.

David asks why CM3 instead of CM2 – want to anchor the area and think it’s a good site for this type of development.

Andrew says he agrees with them – would like to see density, it’s a great spot for this.

David clarifies: Spans MLK to Grand and Alberta to Webster. Meron says zoning encourages developing up to the property line – they would break up the buildings a bit but would use the whole plot.

Margaret asks when actual plans size/footprint/etc. would be available? What Meron says they would incorporate walkways, courtyards, etc. to break up the development. Is roughly 2.5 times the size of the development at MLK and Mason.

Heather asks about parking requirements: how many spaces would be included? Meron says upward of 150.

Andrew says biggest problem is we’re subsidizing auto use with free parking – doesn’t think there should be any parking required in any new development.

Margaret says she would like to encourage the board to oppose the up zone to CM3 because it is so overwhelming to the neighborhood. East side of MLK has much smaller houses and those folks will never see daylight many months of the year. Seems out of scale in the neighborhood. David says look at the map with heights of other buildings along MLK – it’s in line with others. Margaret says building for 40 or 50 years down the line gives the finger to current residents.

Meron says Webster to the north of this property is commercial. NE corner of Webster/Alberta is also slated for development – not a lot of housing in the immediate vicinity.

Diego asks if Grand is the only border that has houses.

They’re trying to have this change ratified into the comp plan which will be finalized in May.

Emily asks about bike parking – Meron says an abundance, probably 300 spaces.

Andrew says he fully supports it – would be interested in design and materials of the development.

David says he’s inclined to support the change – would like to keep in mind the residential neighbors across the street. Meron says most of the building mass would be along MLK, not the residential side.

Andrew asks when they would need a letter of support by – ASAP please.

Margaret says there was no indication of what project was being considered – she says there would have been more neighbors here to state their opinions if there was notice.

Diego says the reality is that the change really doesn’t affect that much – no one likes change but change is happening.

David says the change is a difference of 20’

Margaret says the agenda item says land use item – concerned about the transparency of the agenda item.

Meron says this is not a land use item – they are submitting it as part of the comprehensive plan.

Diego says why not wait?

Meron says they will probably meet with the mayor before the Feb 14th meeting.

Margaret says Trader Joe’s was a huge issue and people felt like they were never told about it – would like to avoid a similar situation.

\*\*\*\*\*David proposes the board write a letter supporting the change from CM2 to CM3

Andrew seconds.

David, Andrew, Emily vote in favor

Diego abstains

Motion does not have required number of votes to pass.

**Steve Fosler, architect** – 12 unit building on Garfield north of Mason. RH zone. 12 units, 2 stories, pitched roof, washer/dryer, bike parking. Units entered from a courtyard on Garfield – dark brick base, lighter brick front façade, 480 sq feet each unit. In the permit application phase. Would like to consider changes/comments before submitting. 14 bike parking spaces, no car parking spaces.

Margaret asks if there is a ballpark figure for what they would rent for? He says market rate, not sure what exactly that would be.

Andrew asks hardy board siding? Yes, commercial grade hardy board and brick in some places.

7:37pm: **Summer free for all** – deadline to apply for Movies in the Park is Jan 29th. Need to decide if we want to apply again, who will spearhead the project. Says past experience with PPR has not been great (contact person changed, not best communication) but the event has been good when we have hosted it. Last year it was around $800 so would need to keep that in mind and fundraise for it. Who has the time to do it?

David says we do have a budget – we could spend the $800 without much fundraising.

Margaret says to go back a bit, she thinks the vote passed – there are 4 of 6 board members, and we have 3 of 6 present. Since this is a member meeting, we actually need more people present and therefore the vote did not pass.

Diego says there is an intern coming on – could potentially have this person do some of the work.

David says he is supportive of the project, concerned about who has capacity to take it on. Open to intern taking it on, Christen could also potentially be a back up.

David says we should go ahead with it, Andrew agrees – neither of them have much extra time to devote to organizing.

\*\*\*\*\* David motions that we apply for the Movies in the park

Andrew seconds

All vote in favor: David, Andrew, Emily, Diego

7:51pm **Bylaws update**:

Emily ran through the proposed changes to the bylaws.

Margaret says there are two article 8s- should be fixed

Margaret is concerned about removing “from the floor” in Vacancies and Appointments

Margaret is concerned about removing the principles of Due Care and Due Loyalty

Margaret is concerned about termination of membership – of the 20 local neighborhood associations in our vicinity, King is the only one who allows the possibility of removing membership. Oregon State Law is very strict on how membership orgs deal with termination of membership.

8:13pm: **Member Open Floor**

Margaret shares the letter she drafted to Pacific Outdoor Advertising about the red boot lace ads. Thinks it’s important to send the message that it’s not going to be tolerated.

Andrew said agrees and is in favor of sending the letter.

Diego asks Margaret to clarify what she’s asking – send to NECN, neighborhoods, Skanner, Observer, etc.

David supports the idea of the letter.

\*\*\*\*\* David motions that we send the letter to Pacific Advertising, Doc Martens, other parties, with potential changes

Andrew seconds

All vote in favor: David, Andrew, Diego, Emily

8:20pm **Announcements**:

NET Fundraiser tomorrow at Lagunitas Community Room

Humboldt neighborhood event re: renaming of Jefferson High School

NECN hosting a conversation on Creating Inclusive Communities – Monday, Jan 29th 6:30 at NECN office - Rachel Bernstein

Oregon Humanities Conversations – 2 reservations at Vanport theater, want to move to Portland Playhouse

8:23pm Adjourn