

SE Uplift Land Use and Transportation Committee
April 21, 2014
3534 SE Main Street

Committee Members Present: Ellen Burr (Sellwood-Moreland), Terry Dublinski (North Tabor), Sean Green (Laurelhurst), Terry Griffiths (Woodstock), Eric Lozano (SE Uplift Board), Linda Nettekoven (HAND), Doug Klotz (Richmond), Cliff Hutchison (Richmond), Kim Koehler (Eastmoreland), Nicole Green (Mt. Scott-Arleta), Tony Jordan (Sunnyside)
Guests: Mary Ann Schwab (private citizen), Allen Field (Richmond NA), Grant Morehead (PBOT), William Gregg (Laurelhurst)
SE Uplift Staff: Sara Wright

Meeting commenced at 7:11.

Vote Issue

Mary Ann Schwab (private citizen) presented a commentary on the short-term-rental provisions of the RICAP 6 code update. Key concerns included:

- the issue should not be included on RICAP 6 but should warrant a separate process
- short-term rentals should be required to post a sign advertising their function
- the permit fee is not large enough
- doesn't require operators to have commercial insurance
- inspection requirement is inadequate
- operators won't comply with rules, companies won't enforce them

The committee did not identify any issues to vote on at this time, given that SE Uplift has already taken a position supporting the removal of short-term rentals from RICAP 6, but suggested that if a taskforce is created, these issues be included on the list of concerns to be addressed.

PBOT Parking Study

Grant Morehead (Portland Bureau of Transportation) described the scope of a new PBOT parking study. The study is funded by a TGM grant, and is intended to be a demand management and policy overhaul. One product will be a parking toolkit. The process is getting started – they'll be picking a consultant in the next few weeks. Once the consultant is on contract (Julyish), they'll pick 3-5 case study areas in areas such as Division, Hollywood, Mississippi – areas that are newly experiencing parking pressures. The project is expected to be completed by next summer. Public input will come from the Transportation Expert Group already assembled to advise the TSP process, and there will be room for other input as well. The process will include a parking demand and occupancy study of each study area. Some options include parking permits required for overnight parking, allowing residents to park on the street blocking their own driveway, etc. Committee participants raised concerns about the following issues:

- Would like to see guidelines for projects like North Tabor's work on Burnside, or when transit and bike lanes require removal of parking.
- Neighborhood benefit districts
- Process models should be reviewed as well

- Should include review of places where parking is not currently allowed (sometimes due to past uses that are no longer taking place).
- Policy should be based on efficient use of the right-of-way
- Should consider impacts on surrounding and other neighborhoods

Vote Issue

Allen Field (Richmond NA) asked for support of the Richmond Neighborhood Association's position on the parking requirements in 33.266.120. The RNA voted to ask the City to allow property owners who convert their garages for another use, such as an ADU or a workspace, to continue using their driveways for parking even if the parking is taking place within 10' of the sidewalk. The arguments for this change are:

- safer to park off-street
- promotes adding density by removing a disincentive to add ADUs
- allows more flexibility which is important for addressing increasing parking congestion
- waivers are usually granted anyway, so just removing the requirement would save time and money for everyone
- nobody parks in their garage in Portland anyway

Doug Klotz (Richmond NA) presented the following arguments against the position:

- This creates a precedent that opens the door for new housing to be built with parking pads within 10' of the sidewalk.
- Driveways don't relieve parking congestion, as they remove a (public) spot on the street and replace it with a (private) spot on the property.

Other concerns brought up by committee participants include:

- Is it hypocritical to make it easier for home-owners to add density but fight new apartment buildings?
- People should be able to use their private property as they like. It does not create a burden on the public when people keep parking where they've been parking for a long time.

The committee voted to endorse the position of the RNA. There were six ayes, three nays, and three abstentions.

Neighborhood Updates

Mt Tabor Cleanup on Saturday!

Coalition Updates

- Division Design Committee meeting on Thursday, 4/24 (every third Thursday) at SE Uplift
- Mixed Use Zones Project walking tours coming up – SE Dates are tentatively 5/10 morning at Division and 122nd, and 5/29 evening at Division and 30th. For more info, ask Sara.
- Foster Streetscape Plan is moving forward to Council.
- Water Bureau has info up on the website about the Mt. Tabor Reservoir Disconnection project, including public meeting info (2 meetings in May) and walking tours (in April and May)

- Google Fiber has a tentative franchise agreement with the City, going before Council on May 7. They still have to work out the issues around location of the huts and cabinets.
- Kimberley Koehler reported back from the Development Review Advisory Committee meeting on April 15. The DRAC is considering the issue of when a remodel becomes a demolition, and also the possibility of encouraging developers to do voluntary “courtesy” demolition notices. Developers on the committee explained that banks are more likely to make loans for remodel projects than demolition, and that the notification requirements are less onerous on remodels

Next Meeting

The next meeting will feature a mini-workshop with Alexandra Howard (BPS) on the land use side of the Powell-Division transit project. We will also have Dan Rutzick (Sunnyside NA) presenting for vote a letter endorsed by the Sunnyside NA, suggesting ways that the City can better support small-scale infill.

Meeting adjourned at 8:40.