

Overlook Neighborhood Association General Meeting

October 16, 2007

Board Members Present: Eric Gale, Steve Lanigan, Cynthia Sulaski, Claire Paris, George Spaulding, David Chott, Dulane Moran, Alan Cranna, Warren Cassell, Brad Halverson
Secretary: Kal Shobaki

Meeting convened @ 6:59 P.M.

I. Community Policing Report

Officer Eric Zajac presented a report and addressed a variety of topics:

- The North Precinct has undergone some changes, primarily losing all of the night shift sergeants. There are night shift patrol officers, but the sergeants during the night shift are in the NE Precinct. Officer Zajac said that this seems to be working okay right now.
- There is a PSAC Meeting at the Kenton Firehouse from 7 to 8 p.m. on Wednesday, October 24. The police chief or another high ranking officer will be there to discuss changes in the North Precinct.
- Before the PSAC Meeting, there will be an open house at the Kenton contact station from 4:30 to 6:30 (before the PSAC Meeting).
- There is also discussion of redistricting the North Precinct to include Hayden Island, Piedmont and Bridgeton into North Precinct.
- Officer Zajac had a printout with last month's crime statistics (attached).
- Police are planning to do a project to increase awareness about vehicle break-ins before the holidays. Uniformed officers and volunteers will canvas Arbor Lodge on November 10 between noon and 2 p.m. Police will contact owners of vehicles parked in the neighborhood containing items commonly attractive to thieves. The police are looking for volunteers to participate.
- There is a struggle with vehicle thefts throughout the city, including North Portland. There has been an approximate 30% increase in car thefts this year. A task-force of four officers has been assembled and will begin tackling this issue in the next month.
- There was a question from a resident about "boys on Blandena" who don't go to school and hang out on the Going overpass "shaking down" younger kids on their way to Beach, mostly in the morning. Officer Zajac said that he will talk to some people in the daytime division to maybe position themselves to dissuade this activity.
- Officer Zajac noted that there have been some substantial arrests of drug dealers in Arbor Lodge and that much drug dealing going on out of cars, as opposed to homes or other structures.

II. Interstate Rezoning Project

Eric introduced Julia Gisler from the Portland Bureau of Development Services. She was joined by Kevin Cronin of the Portland Development Corporation. Julia is the project lead for the Interstate Rezoning Project. They have been working with a Community Advisory Group from the neighborhood to come up with a new zoning plan. The CAG is made up of various stakeholders from the

community (residents, developers, realtors, architects, etc.). They discussed the process in general and fielded questions from residents. Issues discussed included:

- The Public Review Open House that will take place at Ockley Green Middle School on Saturday, November 3 from 10 a.m. to 1 p.m. Notices will be sent out to people who have signed up for the City's mailing list, and also to all residents who live within ¼ mile of a MAX station. Julia handed out copies of the announcement flyer (attached).
- The proposed zoning changes are not yet public, but will be made available before the November 3 Open House on the web at:
www.portlandonline.com/planning/index.cfm?c=43260
- Public comments will be heard until November 26.
- Julia offered to come back to the next general meeting in November.
- The zoning plan will not affect most of Kenton, or Mississippi/Albina, both of which are covered by other zoning plans.
- There was a question from a resident about whether people could "vote" on certain plans. Julia explained that the method by which the public can give input to this process is through public comment as part of the City's zoning decision-making process. After the comments are put together and a plan is proposed, the final decisions are political ones made at the City level.
- All comments are recorded and grouped, categorized, and summarized as part of the process.
- They are looking at the Interstate Corridor as a whole, so that zoning is consistent along the whole area. But, because it is a large area there is a focus around the area of each station. In each of those areas, planners are looking at several sub-areas. The first area is that very close to the platforms, where the development plan is generally for dense use. The difficult part is figuring out how to use the space between the stations, and how to transition from taller buildings on Interstate to the surrounding residential area.
- The current plan is for a zoning proposal to go to the City in June 2008.
- There was a question from a resident about whether things like parking have been studied. Kevin said that studies of impacts on things like transportation as the result of zoning decisions are required by law. There will be some modeling of traffic once zoning proposals are solidified. In terms of parking, all parking is currently market-driven right now, and there is no requirement that there be parking provided.
- Julia said that regarding the area west of Interstate, during the last rezoning it remained R5. There is a concern about having high buildings along Interstate with no transition to the west. They are proposing a transition zoning area to the west that is R1, R2, or R2.5 as you go west. Julia handed out a matrix that shows the effect of various possible zoning changes would be and explained what it means (attached).
- Julia notes that the Kenton R2.5 zoned area shown on the map in her handout has been zoned that way for a long time and its character has basically not changed. She explained that zoning changes don't necessarily impact the character of the neighborhood.

- There was a question about the impact of MAX on crime. Kevin explained that is not within the scope of the zoning project. But, the design review process can take into account ways to help increase safety and hinder crime. For example, he cited the idea of placing kitchens at the back of units to increase the number of eyes looking into alley/parking areas where crime might be more likely.
- There was a question about how this will all affect the already bad traffic on Interstate. Kevin said that the traffic modeling has not yet been done.

III. Development Projects

a. Interstate & Prescott

Nathan Cox and Matthew Mangus, architects from Myhre Group, made a presentation about the Prescott apartment complex. They had a number of displays showing floor plans and architectural mockups. They also answered questions from residents. Key points:

- The development will take up an entire block – bounded by Interstate, Prescott, Maryland, and Skidmore.
- It will be a mixed use project, made up primarily of apartments but also including some commercial space.
- The site is being developed under the current zoning, but Matthew said that they are trying to meet some of the same concerns that were addressed in the City's rezoning presentation.
- In the current, tentative plan, the project is envisioned as having stepped down density along the sides of the property that front the single family homes. It steps from six to five to four stories, with parking underground.
- The current configuration calls for 135 units with a full-layer of parking spaces, at a current ratio of 8 parking spaces per 10 units.
- The entrance to the underground parking is planned to be on Skidmore, the only option given to them by PDOT.
- The building will be set back approximately six feet from the property line on Skidmore and Prescott to create balcony space for first floor commercial spaces.

b. Crown Motel Site

Curt Schultz with SERA Architects gave a presentation about the Crown Motel redevelopment project. He was joined by representatives from Tri-Met and REACH. A flyer and Q&A sheet were distributed (attached). Key points:

- The building is undergoing the design review process, with the comment period ending on November 6.
- The project is in a half-block east of Interstate bounded by Emerson and Sumner.
- It will be a five storey, fifty-four unit mixed-use affordable apartment building.
- The type and number of units: studio (2), one-bedroom (36), two-bedroom (4), and three-bedroom (12) (rent subsidized). There will be commercial space on

the ground floor, which will be shared with on-site management space used by REACH. No commercial tenants have yet been signed.

- About 33 parking spaces will be located on the east side of the property.
- Demolition will occur at the earliest in December, with construction in March 2008 and completion in January 2009.

c. Pooja Site

Steve Ewoldt gave a brief follow-up presentation about the project. Key points:

- The development will occupy the area currently taken up by the store and the vacant lot on the corner of Sumner and Interstate. The total lot size is 80x100.
- The current plan is to put commercial space and one living unit, occupied by the owner, on the ground floor. The building will be 40 feet tall, with two upstairs floors of market-rate condos.
- There will be eight secure parking spots on the ground level, on the west side of the lot, “tucked” under the condos on ground floor, and accessible from Sumner.
- They hope to be able to break ground late-Winter or early-Spring.
- The condos units currently planned include five one-bedroom units (870 to 1000 sqft) and six two-bedroom units (1020 sqft).

IV. Committee Chair Two-Minute Reports

a. Treasurer (Kent Hoddick) – not present.

b. Secretary (Kal Shobaki)

Working to ensure quick turn-around and distribution of meeting minutes.

c. Publicity (Warren Cassell)

Newsletter came back from printer today and should be distributed this weekend and next.

d. Land Use (Claire Paris & David Chott)

Nothing to add to the comprehensive reports from the various developers!

e. Grants Coordinator (Dulane Moran)

Nothing to report.

f. Environment (Jeff Berebitsky) – not present.

g. Transportation (Brad Halverson)

- Tomorrow night is the Columbia River Crossing Open House 5:30 to 7:30 tomorrow at the Former Hayden Island Yacht Club. See: <http://www.columbiarivercrossing.org>
- There will hopefully be improvement in the timing on the Interstate signal lights in the next 45 days.
- Rich Cassidy will come to the next meeting to talk about a car-free trip planned for the City that will pass through Overlook on June 22.
- Interstate rezoning traffic information should be available three to four months from now, before things go to City Counsel.
- The Killingsworth Station project may have groundbreaking in June 2008, with occupancy beginning in 2009.
- There was a question about getting trucks off of Interstate and onto Greeley. The general consensus among speakers was that with all of the

construction projects truck traffic will be increasing, rather than decreasing on Interstate.

- A resident questioned/commented and suggested that Tri-Met subsidize annual passes for the Crown Hotel site residents to encourage the use of public transportation.

h. PSAC (George Spaulding)

Nothing to add to Officer Zajac's report.

i. Parks, Trees & Trails (Cynthia Sulaski)

- The Patton Park redevelopment will cost approximately \$1m, and the work will probably be done by the end of the year. It will remain closed until the Spring due to seeding.
- There are still opportunities for \$15 street/yard trees for the tree planting coming up.
- The Black Locus trees located near the Fremont bridge were taken down by DOT and will be replaced with native trees. They were "volunteer" trees, near the end of their life cycle, and a safety hazard.

j. Overlook House (Alan Cranna)

Read the newsletter for updates about holiday events. There will be a Halloween even for kids under age six from 4 p.m. to 6 p.m., with free pumpkins!

k. Interstate Farmer's Market (Kent Hoddick)—not present

V. Old Business

On the Interstate renaming matter, Eric relays information from a Portland Mercury article about the City potentially stepping back from renaming Interstate and instead looking at other potential streets for renaming.

There grant proposal process for money from PGE as part of the settlement for the poles on the bluff is discussed in the latest Overlook Views. Please take a look.

VI. New Business

Eric pointed out two meetings of potential interest to residents:

- Saturday, October 20 from 11 a.m. to 2 p.m., Our United Villages will hold a storytelling event at Kaiser Town Hall focused on neighborhood history.
- There is a meeting on November 13 from 6 p.m. to 8 p.m. at Kenton Firehouse to discuss locations for a new North Portland library branch. This branch will be *in addition to* the already existing library branches.

Eric noted that the Board will be discussing an e-mail list usage policy for the community mailing list. Some people expressed interest in having an online discussion forum. One resident pointed out that there are already forums at the "back fence" portion of <http://www.portlandonline.com/north>

Finally, there is an open house at Historic Elliott House at 2022 N. Willamette Blvd. on Saturday, November 17 from 10 a.m. to 2 p.m., with a village party to follow until 9 p.m.

Meeting adjourned @ 8:48 pm

CAMIN

Portland Police Bureau - Offense Report

Area Agency - PORTLAND POLICE
Neighborhoods - OVERLOOK

Date Range 09/15/07 00:00 - 10/15/07 19:00

Types 03 Robbery, 04 Aggr Assault, 05 Burglary, 06 Larceny, 07 Vehicle Theft

Map Legend

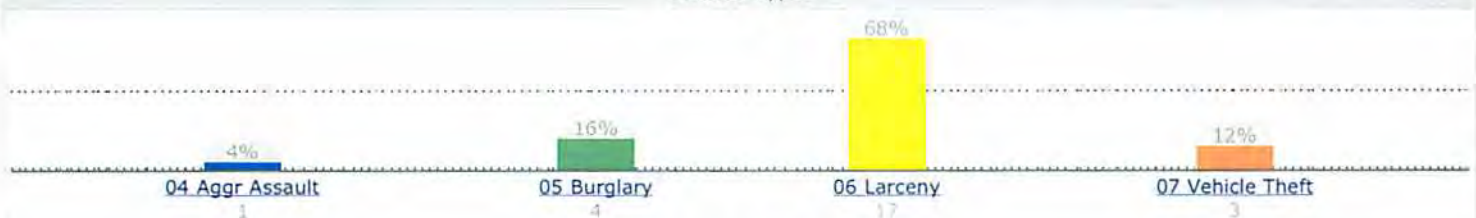
- 04 Aggr Assault
- 05 Burglary
- 06 Larceny
- 07 Vehicle Theft

Disclaimer Data extracted from CAMIN2 on 10/16/07. Data current as of 10/15/07 19:00. One point may represent more than one incident. Some incidents have no address and are not represented.

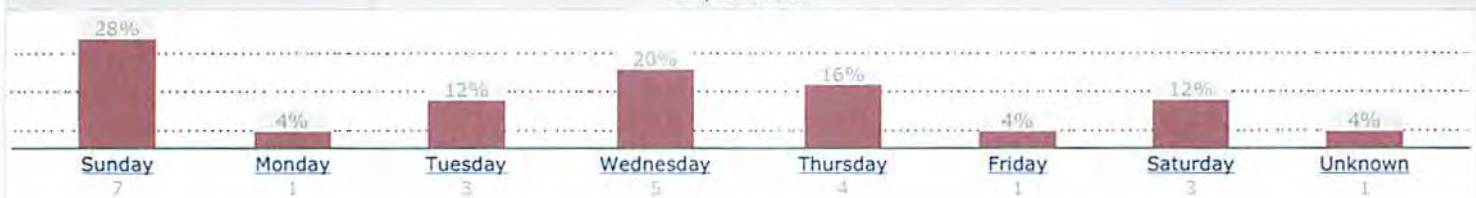
FOR LAW ENFORCEMENT USE ONLY



Offense Types



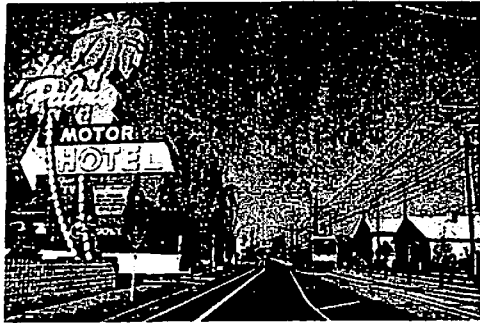
Day Of Week



Time Of Day



1900 SW 4th Avenue, Suite 7100
Portland, Or 97201-5380

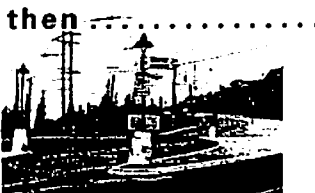


*Help plan the future of
the Interstate Corridor*

► **Sat. Nov. 3 10am - 1pm**
Ockley Green Middle School

Join us!

**MAX Yellow Line, between Portland
and Killingsworth stations**



then



now



Public Review Open House

Help us plan the future of the Interstate Corridor

The Interstate Light Rail Corridor Zoning Project: Public Review Proposals will be available at the Open House. You can also review the proposal at www.portlandonline.com/planning/index.cfm?c=43260, at the Planning Offices, 1900 SW 4th Avenue, 7th floor; or by calling 503.823.7700 to have a copy mailed to you, after November 3.

Project staff will be taking comments on the proposals through Mon., Nov. 26th. Please contact Julia Gisler, Project Manager, at 503.823.7624 or Kim White at 503.823.5881

Saturday Nov. 3 10am - 1pm
Ockley Green School
6031 N. Montana

*Coffee
and
pastries
provided*

What does the Proposed Zoning (R2.5, R2, R1) mean to a single family house on a typical 5,000 square foot lot?

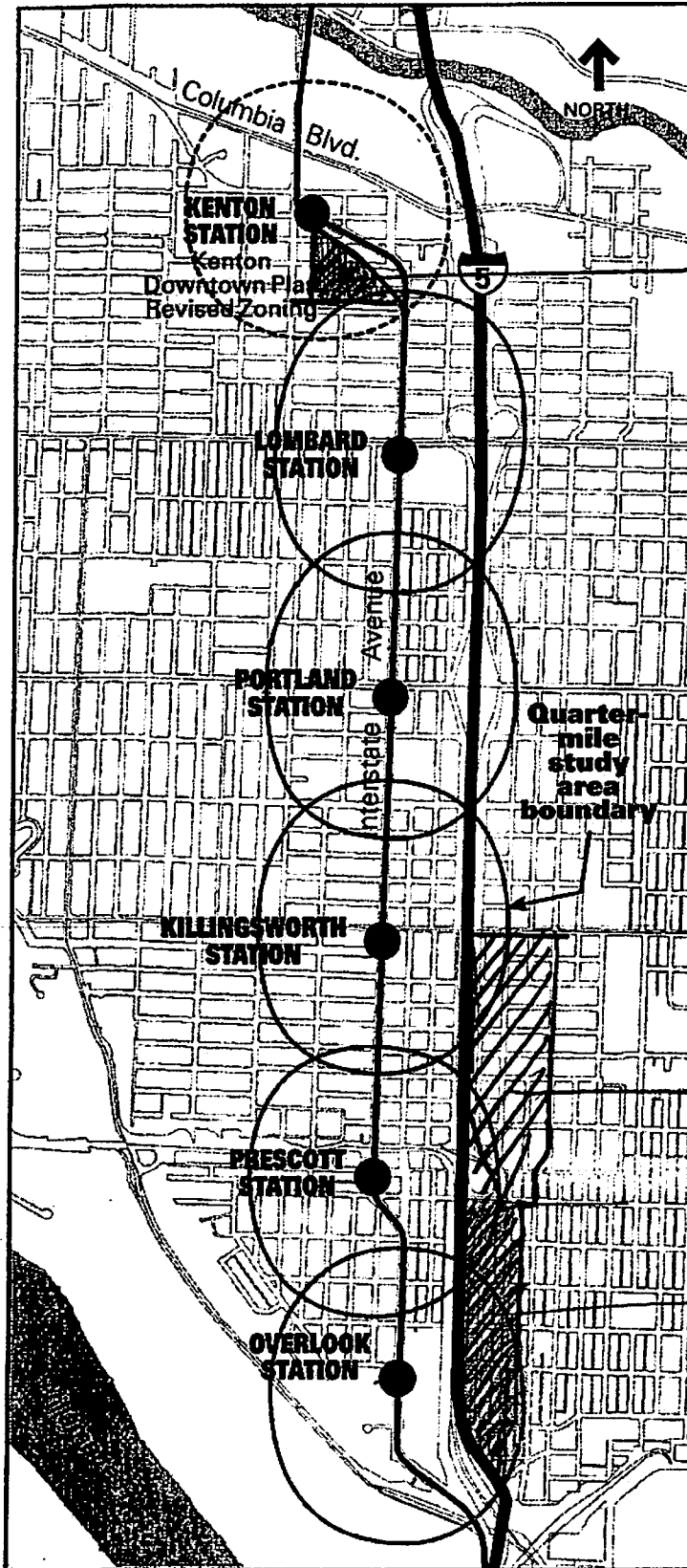
Suggest they visit R2 and R2.5 established neighborhood near them (Kenton R2, other side of freeway R2 and R2.5)

Neighborhood West: Transition Zoning between Interstate Avenue and R5 Zoning. (R2.5, R2, R1)

	R5 Single-Dwelling Zone	R2.5 Single-Dwelling Zone	R2 Multi-Dwelling Zone	R1 Multi-Dwelling Zone
Maximum # of Units	1 unit	<ul style="list-style-type: none"> 1 units, if don't divide property 2 units if lot is divided into two parcels 	<ul style="list-style-type: none"> 3 units in existing or new structure 4 units if divide into two parcels (two duplexes) 	5 units in existing or new construction
Minimum Density	None	None	2 units for new construction (1 unit/2,500 sq. ft.)	3 units for new construction (1 unit/1,450 sq. ft.)
Maximum Height	30 ft.	35 ft	40 ft.	45' 25' within 10' of front property line
Accessory Dwelling Units for Houses and Attached Houses	Requirements in 33.205 Size limit: 33% of living area or 800 sq. ft. whichever is less Design standards to fit into the neighborhood	Requirements in 33.205	Additional units may be added to house that meeting maximum # above and the building code	Additional units may be added to house that meeting maximum # above and the building code
Accessory Home Occupations (Uses in the Household Living category)	Requirements in 33.203 (Hours, size, number of employees, number of customers)			

Basic Options

- Continue to live in your house for as long as you want
- Add dwelling unit(s) to your existing house
- Demolish your existing house and redevelop at the new zoning potential (consolidate with adjacent lots to have a larger redevelopment site)



R2, Prior to 1993

R2.5

R2

**Interstate Light Rail Station Locations
and Quarter Mile Study Areas**

CROWN REDEVELOPMENT PROJECT



Project Description: The proposed Crown Redevelopment is a five-story building that includes 54 units of rental housing and approximately 4,500 square feet of ground floor commercial space. The building will be oriented to Interstate Avenue, with the commercial spaces concentrated at the corners at Sumner and Emerson. The apartments will include two studios, 36 one-bedroom apartments, four two-bedroom apartments, and 12 three-bedroom apartments. On-site parking will be located behind the building.

The apartments will be affordable to working families, with rents ranging from \$450/month for a studio to \$700/month for a two bedroom apartment. The 12 three-bedroom units will have rent subsidies and will be targeted to families in the neighborhood who are in danger of displacement due to high housing costs. The building will have security entrances and all units will be accessed from internal corridors.

Project History: The Crown Redevelopment Project grew out of several years of community planning, culminating in the *Interstate Station Area Revitalization Strategy*, which was adopted by the Portland City Council in July 2001.

The strategy called for development of several projects to stimulate growth around the Killingsworth Max station. It identified the Crown Motel as an ideal site for new affordable rental housing. It also called for a new mixed-use homeownership project at the NE corner of Killingsworth and Interstate Avenue to complement the Crown development. That project, "Killingsworth Station" condominiums, is also in pre-development. Both projects are expected to be complete in 2009.

TriMet purchased the Crown Motel site in late 2005 and selected REACH as the project developer in May 2006. Since then, REACH has worked to design the building and assemble financing.

Public Involvement History: In addition to the site identification process captured in the 2001 *Interstate Station Area Revitalization Strategy*, community feedback has been solicited as the project concept developed. More recently, TriMet consulted the Overlook Neighborhood Association as it decided on a program and selected REACH as the developer.

REACH has asked for advice from the community and the Overlook Neighborhood Association throughout our design process. REACH held community meetings in June 2006 and January 2007 to get input on design and other issues of neighborhood concern. In addition, we have periodically offered updates at OKNA board meetings and in the *Overlook Views* neighborhood newsletter.

Current Status: REACH submitted our Design Review application to the City on September 17th. City staff will complete their analysis and come to a recommendation by the middle of November, after the neighborhood and the public have had a chance to comment on our design proposal. REACH is asking for OKNA's input and endorsement of our design.

Schedule:

Crown Demolition:	December 2007
Construction Start:	March 2008
Apartment Pre-Leasing Begins:	November 2008
Construction End:	January 2009