

Portsmouth Neighborhood Association
Community Forum

PNA meeting notes
5/24/16 6:30p approx 50 in attendance.

Board Members in Attendance:
Mary-Margaret Wheeler-Weber, Chair
Tatiana Exelis-Mendoza, Land Use Chair
Nicole Gipson Member at Large
Shawn Postera Member at Large

Mary-Margaret Wheeler-Weber(Chair)(Mary-Margaret) opened the meeting and made announcements on what to expect from presentations. Introduced Tom Griffin Vallade(TVG) who will assist with vote counting of the new Board. Mary-Margaret announced Robert's rules and asked everyone to acknowledge these rules. New meadows development and processed process.

Introductions of meeting guests

Mary-Margaret reviewed the process and PNA focus group with Carleton Hart Architects and team regarding New Meadows and come back to the PNA with findings - majority and minority opinion. And this will be neighborhoods feedback. Hearing is scheduled for June 20th @ 9a. Appeal can happen as a neighborhood association at no cost.

Tonight we hear about the findings and review process. Voting will occur on both proposals.

Executive director of Bridge meadows and avenues for youth, Derenda Shubert.
Bridge Meadows opened five years ago and has been a good neighbor hosting neighborhood events/meetings. Good neighbor agreement will be drafted.
Renee Moseley, LCSW, Associate Director spoke about the program
Shawn (New Avenues for Youth Spoke)

Catlin McGee from Carleton Hart Architecture PC (reviewed neighborhood process and land use process.
Focus group met twice and came up with alternative design.

Land use- product is classified as group living with conditional use process. Working with planner at the City to get application ready and resubmit the application. After written hearing there is a 14 day appeal process. Design changes include building set back further, more green space, fit in with neighborhood character by mimicking the single family look. All gable roofs, front porches, all lap siding, wood details on each entrance. Building back 5' from west property line. Planting a on all four sides. Introduced more plantings on one side. The building is connected through common spaces - smaller buildings grouped together.

Allison Mcmannus
Briana Robbins
The Majority report was read.
Discussions focused around BDS criteria.
Copies of the proposals were distributed to meeting guests.

Mary-Margaret thanked those who participated in the focus group and introduced the Minority Report.

Majority Report
Votes:29

Residents of the Portsmouth Neighborhood wish to object to Case LU 15-273480 CU AD. The size and scale of the proposed New Meadows apartment building at 8710 N Dana Avenue will significantly conflict with single-family home use and appearance in the neighborhood. The proximity of this conditional use dormitory to other group living facilities disproportionately concentrates non-household use facilities in a single area.

Specific objections include multiple violations of 33.239.010 in the City of Portland's Zoning Code:

Minimum Spacing Purpose

The Minimum Spacing Purpose exists to sustain characteristics of a neighborhood and protect homeowners from undue siting of Group Living facilities. The addition of a second Group Living facility within less than 200 feet of an existing Conditional Use is an unreasonable concentration in a small area. If the proposed Conditional Use at 8710 N Dana is approved, it will constitute the fourth non-household facility in the affected area.

The design of proposed apartment complex is unnecessary to provide residences on the property. Equal housing vacancies could be provided in multiple individual homes at the current location, or at an alternative location zoned for the proposed design. Reasonable alternative locations to house tenants include the existing Bridge Meadows complex or at the new Bridge Meadows facility currently being built in Beaverton. Another option is the vacant R2 zoned lot owned by the Housing Authority of Portland next to the Charles Jordan Community Center, located just three-tenths of a mile away.

Minimum Spacing Standards

Bridge Meadows was granted a Conditional Use permit on May 1, 2009 and is less than 200 feet from 8710 N Dana. Construction of the New Meadows Group Living facility would be a clear violation of the 600 feet minimum spacing standard in the zoning code. We have been unable to find any historical Adjustment granted to allow two Conditional Uses within 600 feet of each other, with the exception of unique facilities that provide vital services to a neighborhood, such as schools, fire stations, and community centers.

Appearance

The proposed apartment building does not aesthetically fit the neighborhood. No home on N Dana Avenue between N Hunt Street and N Houghton Street is larger than 1,600 square feet. By contrast, the proposed facility is 9,800 square feet, more than six times larger than the biggest home in the area. Bridge Meadows' own large main building is purposefully set on Willis Blvd., a two lane neighborhood connector, to mitigate the negative effects on the surrounding residential area by keeping the large facility, services, and non-household uses on a higher density street (Conditional Use LU 09-104313 PD CU.) N Dana and N Hunt are both local service streets and do not have right of way, mature trees, sidewalk depth or landscaping needed to mitigate negative effects on the surrounding area. Furthermore, Bridge Meadows's existing triplexes are described as, "two-thirds single-story, with the remaining third a two-story section, reducing the bulk of the structures as seen from the adjacent residences" (Conditional Use LU 09-104313 PD CU). The same use of mixing single and two story elements should be included in the design of the proposed facility to mitigate scale. Additionally, all the homes on N Dana are set back 30 feet from the street. The proposed building should be further set back to match this neighborhood standard.

Practical Mitigation

Conditional Use Housing Support
Support for Bridge Meadows on N Dana and N Hunt (Ne
Portsmouth Neighborhood

Minority Report

Votes:32

Case File: LU 15-273480 CU AD

Pre App: PC # 15-236150

We are in support of the plan to build housing for youth aging out of foster care at Dana and Hunt called New Meadows. Many of us moved to this neighborhood because of its history and focus on the sustainable diverse development. Local government has invested resources to ensure the community is continually engaged and connected to decisions being made in our neighborhood and continues to provide guidance with collaboratively written documents such as The Adopted Portsmouth Neighborhood Plan and the Portland Plan. This proposed project supports our vision by providing affordable housing to maintain the neighborhood's diversity and ensures that as property values rise in Portsmouth "low income housing residents should not be involuntarily displaced".

Supporting youth who have aged out of foster care is one way we are supporting a population who have been involuntarily displaced. More importantly, offering all the opportunity to live and grow in a positive and supportive environment. The idea that Bridge Meadows & New Avenues for Youth is going to be guiding these youth through lessons most of us learn from our parents demonstrates that there can be simple solutions to complex problems. Offering assistance to those who are seeking it is a best practice in equity work and in this case it is helping a diverse population. Hosting a program in our community is important because it takes a community to raise youth into adulthood. All interactions we have are important and we can have a positive affect on each other.

- New Meadows program supports the Portsmouth visions:
 - Opportunities for neighbors to be engaged with each in differing demographics
 - Positive activities for development and growth
 - Celebrates cultural diversity
 - Urban renewal that supports environmental health of land and residents
 - Safe places to live, work, and gather
 - Connections to Portsmouth's larger community
 - New Meadows supports these Urban design principles in the Portsmouth Plan
 - Gateways,
 - Retaining City Street Structures
 - Designing a mixture of housing types and styles that blend and enrich the entire neighborhood
 - Provide residents access to neighborhood walkways and parks
 - Ability to integrate with the neighborhood with social civic spaces
 - Regional neighborhood activities\city walkways/bikeways
 - Other voluntary characteristics for future development of Portsmouth
 - Zone changes for Commercial
 - Community services
 - Retail

Conditional Use Housing Support
Support for Bridge Meadows on N Dana and N Hunt (New Meadows)
Portsmouth Neighborhood
Case File: LU 15-273480 CU AD
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