

Board members in attendance included Ron Laster, Ken Peterson, John Prell, Jane Comeault, Kate Davenport, Brian Cefola, and Mary Cal Hanson. Guests included several GPNA neighbors and two representatives from the Capstone Partners group. A complete list is available upon request.

Brian called the meeting to order at 7 pm which started with the introductions of all attendees. Then a motion was made to approve the agenda as presented. This motion was approved unanimously.

The first item on the agenda was the Grant Park Village (GPV) zoning change request put forth by the Capstone Partners group. Lauren Jones was then given the floor and a lengthy discussion ensued. The main points include the request to remove the current development limit set on the remainder of the entire development project bounded by NE Broadway, NE 32<sup>nd</sup>, NE 33<sup>rd</sup>, and the Banfield Freeway (I-84). Currently there is a cap that would allow for a maximum of 108 units on the entire remaining development. If the zoning change Capstone requests is approved, there could be a worst-case scenario of an additional 635 units on both remaining lots combined, designated as Phases II and III. The development of only 108 units wouldn't be financially feasible. Phase III is currently being considered by a different developer to house an assisted living facility. Lauren was quite sure that the total request for Phase II, the additional Capstone facility, would be 165 to 175 units. There could be some elevation differences from the completed GPV, Phase I. Parking for Phase II at this time has not been finalized. The assisted living facility is projected to have about 137 units.

Several neighbors in attendance were very concerned about the on street parking issue that has become an inconvenience in the area bounded by NE Schuyler, NE Hancock, NE 31, and NE 33<sup>rd</sup> avenues due to the extra cost of the parking spaces on top of the current apartment rentals at GPV. As a result, some GPV tenants are parking on nearby Grant Park streets. Also the employees of the business at GPV have been asked to not park on the property but to park on the streets. The option for a parking permit district in the area was mentioned. This would take neighbors getting a certain percentage of the street neighbors to sign and pay the fee for the permits. Car2Go was mentioned and there was a question if there might be an option to have a couple of spaces for that form of transportation at GPV. Hollywood NA is currently undertaking a traffic study of some sort but no clear information was available as to the details of this study.

The next area of concern is the increased amount of traffic not only on NE Broadway but on NE 33<sup>rd</sup> and NE 28<sup>th</sup>. It was unclear if these streets were included in the original traffic study to add the light at NE 32<sup>nd</sup> and NE Broadway. Todd Mobley, an engineer connected with Capstone, mentioned that there has been little traffic increases in the past 7 years since the original study at peak hours. This point was debated without clear results other than disagreements on both sides and no data to assist in clearing up this complaint. Ken mentioned the new group Broadway-Weidler Alliance (BWA), which is looking at trying to coordinate a more cohesive development plan from the river through Hollywood.

After most of the meeting time had been consumed and the mention that the Sullivans Gulch NA (SGNA) has already voted to support lifting the zoning cap, there was a motion to also approve the lifting of the current zoning cap for continued development at GPV. The motion was seconded but was never put to a group vote after that. A "straw" vote was taken of the board members in attendance. At this point Ken moved to amend the motion to approve raising the cap but limit the construction to 350 units on both Phases II and III combined, while maintaining the current parking ratio that exists for Phase I. Four board members voted in favor of this motion and three members opposed this motion. The motion was passed. Ken will write a letter, submit it to the board members for review and send it into the City leadership. Ken will also talk with his contact at New Seasons market at GPV to request some changes re: employees parking on the GPN streets for extended periods.

Before adjourning for the evening Ken wanted to update the group on the recent updates for the Off Leash Dog Park (OLDP). The concept has been approved without the need for GP neighbors to come up with any additional money for an additional dog park elsewhere in the city. Currently the contact person is on vacation but will be in touch by the end

of the month. There are 3 separate areas in Grant Park that are being considered by Portland Parks for development for the OLDP.

Next on the docket was a brief discussion about GPNA possibly changing from Northeast Coalition of Neighborhoods (NECN) to Central Northeast Neighbors (CNN). There have been several issues at NECN and switching to CNN could allow affiliation with a cohesive group more compatible with the mission of GPNA. There is a process in place to change affiliation through Office of Neighborhood Involvement (ONI). Ken requested a motion for the GPNA board to approve a “scout” –Ken, to explore this option. The motion was approved with 5 members voting for this, one member voting against this option and one member abstaining from voting.

New business was next and Brian mentioned that the new pastor at GPBC, Slayden Yarbrough is trying to set up an ad-hoc committee with GPNA. Both Brian and Ron volunteered to be the GPNA representatives.

This meeting was adjourned at 21:00.

Minutes taken by Mary Cal Hanson