

**Comprehensive Plan Implementation Committee—Knightville Fore & Aft Study**  
**Broader Context Subcommittee**  
**Minutes of 9-12-18**

**Attending**

Camila Atkins	Bill Mann	Josh Reny
Adele Edelman	Justin Barker	Tony Grande
Steve Edelman	Peter Stanton	Tex Haeuser
Barry Lucier	Philip Notis	
Bob Foster	Tom Ainsworth	

Tex Reviewed the minutes from the August full committee meeting at which there was a successful vote to form a subcommittee that would look at Knightville in the broader context of Mill Creek—including the several initiatives and possibilities that currently are being pursued by the City and others, and the opportunities in the long run for the entire peninsula.

Tom Mentioned that he had an opportunity, when they came to test electricity grounding at his site, to let CMP know that instead of expanding the substation they should be thinking about doing a land swap with the City so has to have room for a solar array (although it doesn't have to be co-located) and a state-of-the-art facility. It's contradictory for CMP to want to harden the substation and improve the overhead transmission lines. The City should take a position in opposition to the substation and overhead lines. Homeland security is the City's leverage.

Steve What is the purpose of this committee? How does the CMP issue fit?

Adele What are the next steps?

Josh In terms of the City having a position on the substation, we (the City officials) are focused on it. The City has intervened in the PUC case. His hope for this subcommittee is that it will focus on policies.

Tom We should give CMP and the PUC a positive alternative.

Adele Do we need a citizen effort?

Josh We will ask CMP if they are willing to have the City as a partner for both the lines and substation. A TIF for the substation is an option.

Steve We need to wait on the CMP discussion. We should talk at a higher elevation, such as, what do we want the area to be like in 50 years?

Phil Will the Public Advocate (representative) be involved? (Yes)  
Does the City have possible land for a swap? (Maybe)

Tom Removing a tower would be in the interest of the FAA.

Peter I am concerned about waiting for CMP to come up with options. We shouldn't wait until after October.

Tom If we are prepared to criticize CMP we should also be prepared to bring a solution or two. Emphasize the positive even if our position contains a negative.

Tom Will Mill Creek, don't just go to Finard, but also approach a local developer like JB Brown.

Steve Is there consensus that the City will have some suggestions to offer CMP when meeting with them?

Phil Is there any other money that can be brought to bear?

Bill Such as from the FAA or EEA?

Tom This would be a good opportunity for the City to show collaboration that would result in a state-of-the-art substation that CMP could then use as a model for replicating elsewhere.

Tex Going back to Steve's higher elevation level of discussion, Mill Creek/Knightville functions as subregional economic center (Cape, eastern SoPo, Western Portland) and as a civic core as well as a residential neighborhood. It was the City's downtown in years past.

Steve The location of City Hall, the Post Office, etc., are ok as is. Mill Creek/Knightville is poised to pick up the spill-over from Portland of the arts, restaurants, and other urban features.

Phil One problem is that there are competing personalities in Knightville that make it difficult to move forward. Such as from those who feel parking is a problem.

Steve From a strategic planning perspective, we need to look at the vision first, at becoming a really vibrant community.

Tom One idea is that we could approach Hannaford to see if they might want to redevelop into a multi-use site, like at Back Cove, with a multi-story building and municipal parking.

Tom With several projects like this cooking, word will get out (into the press), and it will create a buzz that get more people looking to make investments here.

Steve Totally agrees. The projects need to flow from a mission statement or vision.

Tom It would be an early statement that the City is open for business.

Tony Sounds like we're trying to enable a public-private partnership.

- Camila She has looked at the 2005 Knightville Mill Creek Master Plan. We could update it for use as a strategic vision plan. The purpose statement from the Mill Creek Core zoning district also is useful:
- To allow for and encourage the development of mixed-use, multistory buildings as Mill Creek evolves into pedestrian focused, higher density more downtown-like area.***
- Tex It sounds like seeing how we can take the planning work of the past to make a more succinct (elevator speech) vision statement and how, then, we can make it more public.
- Adele We need to show what we're thinking of.
- Phil Renderings and drawings help people understand what' being envisioned. Need graphics for Knightville like were done for the Mill Creek Master Plan.
- Steve Although specific drawings can generate people coming out with their own particular issues. First need to let people know where we're going.
- Bill We should do a 15-minute recap of the 2005 plan at the full committee meeting (and also the Mill Creek Master Plan).
- Bill Might be better if the public face of the vision isn't staff but a volunteer.
- Tex Mill Creek would take housing pressure off of Knightville.
- Josh But that would imperil redevelopment down Ocean.
- Tom Somebody at the City should show rough drawings to demonstrate height.
- Camilla Staff (Justin) did do such a drawing, and it helps to not be distracted by details.
- Steve It is important to see parking as derivative and not the driver of our planning.
- Tom Long term vision should include our public transportation assets.
- Adele We just need to keep in mind that the great majority of people still want to use cars.
- Tony Transportation is my field, and autonomous vehicles are coming, which will mean continued use of cars but less of a need for parking.
- Josh Broadly speaking, there is no parking problem but only the issue of residents not wanting employees and customers parking on their streets.
- Tex Tasks coming from this meeting:
- Discuss vision at the full committee meeting on the 20<sup>th</sup>.
  - Josh and Bill think about making the vision more public
  - Everyone look at the 2005 Design Charrette document on the website to see what ideas you like.
  - Tex to annotate the docs on the website.
  - Barry to develop a draft purpose statement for the subcommittee.

**Next Meeting:** Friday, October 12<sup>th</sup>, 10:00 – 11:30 AM, Planning & Development Office, 496 Ocean Street.

Respectfully submitted,  
Tex Haeuser  
Planning & Development Director  
9-18-18