



Hosford-Abernethy Neighborhood Association Board

HAND Board Meeting

October 18, 2022

Attendees:

Board Members: Bruce Bikle, Phil Cox, Chris Eykamp, Karen Girard, Mark Linehan, Peggy McDaniel, Rick Nunno, Jill Riebesehl, Michelle Sprague

Guests: Regina Cameli (PBLA), Anne Draper, Preston Greene (OMSI), Michael Healy (PBLA), Sarah Holland (CCC), Linda Nettekoven, Frank Rudloff (PBLA), Jenny Stadler (PHAME), Tori Smith (CCC), Andrew Thomas (St. Philip Neri)

Chris, board chair, opened the meeting at 7:00 p.m. and noted the meeting is being recorded for board members who are unable to attend. Meeting attendees introduced themselves.

Approval of September HAND board minutes and treasury report

- Mark moved that the HAND Board approve the [September minutes](#) and treasury reports. Bruce seconded the motion. Michelle noted the title on the minutes was incorrect and offered a friendly amendment to approve the minutes with the corrected title. Motion carried unanimously.

Rapid Response - retroactive HAND approval of signing SEUL letter re: SE Powell

- Mark moved that the Board retroactively approve HAND's signature on the Rapid Response [SEUL letter to ODOT](#) regarding concerns about safety at SE Powell and 26th. Bruce seconded the motion. Motion carried unanimously.
- Mark noted there is a community safety forum on this subject at the Cleveland High School Auditorium on Thursday, October 20th at 6 p.m.

OMSI District - Preston Greene, Vice President of Real Estate, OMSI

Preston Greene joined the meeting to share information about the proposed [OMSI District](#), respond to issues raised by the [HAND letter](#) regarding the proposed district, answer questions, and establish an ongoing dialogue with the neighborhood for this process.

OMSI is proposing a master plan for a 34 acre mixed-use community destination district to include retail, office, and residential space within the district. The master plan includes infrastructure and parks. The proposed district is a collaboration of non-profit organizations, private industry, indigenous communities, and government. Approximately $\frac{1}{3}$ of the funding is coming from city, state, and federal governments, $\frac{1}{3}$ is coming from OMSI, and $\frac{1}{3}$ is coming from private development. 100% of the vertical development will be paid for by OMSI and private industry.

OMSI presented its [master plan](#) to the Portland Development Commission in August. This is only the third time the Master Plan Process has been used and Preston emphasized they are learning as they go. He acknowledged that communication and engagement about the proposal is important and he is committed to continuous improvement.

The project is currently in the Design Review Commission phase. The DRC provided feedback on the proposal. Preston will send the DRC feedback to Chris to share with the board. OMSI is working with city agencies at this phase. The goal is to resubmit the package later this year with changes made based on the feedback received from the DRC, city agencies, and community input.

Questions and comments for Preston included:

- Has OMSI contacted the Hosferd-Abernethy schools community since these schools will be affected by an influx of new residents?
 - Not sure. Will make a note to do so.
- What does “fast moving traffic” mean?
 - Fast moving traffic means that there will be no stop lights or stop signs on this road to prevent idling. It will be a continuous track.
- Tree canopy is important. Be sure to have trees that don’t get harmed by freight traffic.
- Who benefits from this?
 - OMSI’s goal is to create an endowment
 - Public will benefit from having $\frac{1}{2}$ mile waterfront park
 - City will benefit from tax revenue
 - Community will benefit from having a vibrant neighborhood district
- Parking?
 - Plan to build a parking structure to serve the district.
- What does the DRC want?

- The DRC provided a 98-page document of feedback. Will send a copy of the DRC comments to Chris to share with the board.
- Wants to see more green space than hard space.
- Consider housing the Jantzen merry-go-round in the public space.
- Funding?
 - Funding from the state for Water Avenue (included in the 2035 Transportation Plan)
 - PBOT - in negotiations about what is eligible for STC fees
 - Waterfront park funding - OMSI and private donors. Parks committed \$1.4 million.
- Seismic condition of the area?
 - Depends on the part of the district. Some of the waterfront property is in an environmental liquefaction zone.
 - All large scale buildings will need to meet seismic standards but there are environmental factors that affect everything.
- How realistic is the funding?
 - Vertical development is pie in the sky right now.
 - What is real is the infrastructure plan (streets and park)
 - About 45% funded
- Issues raised in the [HAND letter](#):
 - Open space, green space, accessible
 - Green planting, connectivity to the river, elimination of impervious surfaces
 - Cycle track on both side of street, rather than a two-way cycle track on one side

PHAME Academy - Jenny Stadler

Jenny Stadler, the executive director of the PHAME Academy joined the meeting to request a letter of support for their purchase of the Campa Building at SE 20th and Hawthorne.

From the [PHAME website](#): “PHAME is a fine and performing arts academy serving adults with intellectual and developmental disabilities. Offering three ten-week terms of arts-based classes each year, as well as a rigorous performance program, PHAME empowers students to learn new skills, take artistic risks, and build lasting relationships with people who share their experience of having a disability. PHAME is built upon the belief that art is for everyone, and that our community is stronger when it champions opportunities for all. With that in mind, PHAME brings passion, joy, and rigor to arts education and performance. PHAME offers both online and in-person class options.”

PHAME is currently housed in a church, which they have outgrown. PHAME is looking to buy a building for their offices, teaching space, and support for artists. The Campa Building at SE 20th and Hawthorne is an excellent option for them and they are trying to secure a deal to purchase the building. They are working with the City on wheelchair accessibility issues for the building.

Michelle moved that HAND provide a letter of support for PHAME to purchase the building and become part of the neighborhood. Phil seconded the motion. Motion carried unanimously.

Bocce court at St. Philip Neri - Frank Rudloff, Regina Cameli, and Mike Healy (Portland Bocce League Association), Father Andrew Thomas (St. Philip Neri)

Frank Rudloff, Regina Cameli and Mike Healy of the [Portland Bocce League Association](#) and Father Andrew Thomas of St. Philip Neri, joined the HAND meeting to provide information on their plan to build four bocce courts at St. Philip Neri. Historically, there was a bocce court at St. Philip Neri.

The Portland Bocce League Association operates bocce games five nights a week from Memorial Day to just after Labor Day. There are currently 36 teams with 400 members in the PBLA.

They have started talking with neighbors and will continue to do so as the development gets going. They hope that HAND neighbors feel welcome and will be intrigued to explore participating in bocce play. The hedge and trees will not be disturbed. The restrooms at St. Philip Neri will be available during bocce games. For the short period of time around Labor Day when evening light is shorter, there will be some temporary lights provided.

Linda Nettekoven reminded the board that HAND used to have a bocce set. Board members with HAND supplies agreed to check their storage areas to locate the HAND bocce set.

Central City Concern development at 20th & Powell - Sarah Holland and Tori Smith (Central City Concern)

Sarah Holland and Tori Smith from Central City Concern joined the meeting to provide an update on the CCC's planned development at SE 20th and Powell. Tori Smith and other representatives from CCC attended the [HAND meeting on February 15, 2022](#) to share information about plans for the new facility.

The facility will be focused on providing supportive housing services to Black men with high-acute mental health and substance use disorders. There have been some delays after running into permitting issues with the city regarding getting the facility up to fire codes necessary for residential buildings.

CCC will provide a template of a Good Neighbor Agreement to HAND within the next couple of weeks.

Board mission development - Bruce Bikle & Phil Cox

This agenda item was moved to the HAND board meeting in November. Bruce will attend the Executive Committee meeting on November 1st to assist with planning the HAND board meeting.

The next HAND Executive Committee meeting is scheduled for November 1st.

The meeting was adjourned at 9:15 p.m.

Minutes submitted by Karen Girard