



Hosford-Abernethy Neighborhood District Association

Annual Meeting, May 21, 2019

Mintues

Board members: Jon Adams (treasurer), Daniel Amoni, Phil Cox, Chris Eykamp (chair), Claud Gilbert, Paul Jaeger, Mark Linehan (co-chair), Katie Mogensen, Kim Nurmi, Sue Pearce, Jill Riebesehl (secretary), Michelle Sprague (communication), Michael Wade, Charlene Zaharakis.

Southeast Uplift: Gaby Saldana Lopez

Presenters and participants: Richard Birkel, Catholic Charities (executive director), Travis Phillips, Catholic Charities; Pastor Monsignor Rick Paperini, St. Philip Neri; Nolan Lienhart, 2GF for OMSI, Carol Mayer-Reed, OMSI, Allison K. Rouse, OMSI, Jill Sherman, Gerdling Edlin, for OMSI, Nancy Stueber, OMSI, Ken Wilson, OMSI

Neighbors: Bruce Bith*, Judith Brandt, Rose Caudillo, John Chiarini, Shane Devins, Sheri Devins, Anne Draper, Jen Eykamp, Gail Getz, Jessica Glick, Jamuna*, David Kaplan, Robert Krueger, Jesse McCann, Melanie Mayer, Tom and Laurie Meyer, Linda Nettekoven, Rick Nunno, Carl Nurmi, Karen Oehler, Jessica Quarles, Judy Romano, Joanne Stainbrook, Barbara Stross, Claudia Styrsky, Sara Walsh, Larry Wasserman
*unsure of last names

Chris, HAND chair, opened the meeting at St. Philip Neri Carvlin Hall just after 7pm. In lieu of introductions as there are so many people, Chris asked for raised hands by neighborhood; There were folks from “all four quadrants of the neighborhood.”

Chris announced the June 1, 9 am cleanup, focusing on 26th at Clinton, extending up to Division.

St. Philip Neri: Travis Philips from Catholic Charities presented on ideas for the St. Philip Neri church property. “A homeless shelter is not in the works.” They are considering affordable housing. Catholic Charities’ office is across the street. Travis focuses on affordable rental property. They have over 800 units statewide. Some

ongoing conversations about how to better use the church property. Also need maintenance for historic church buildings. Catholic Charities met with the parish council a month ago to discuss ideas. To date, no concrete plans for anything. Need to consider what the city allows, what the parish and the diocese and bishop want, concerns of the neighborhood, budget issues, etc. This is very much of the beginning of the conversation, there are no specific plans yet. Father Rick said although there are no specific plans now, there are some ideas. Good to throw them out even though they might change. Travis said: ideas are very vague at this time. The rectory and the old church building are not heavily used and perhaps could be used for housing purposes. Carvlin Hall is heavily used, and either should be retained or recreated. No plan to do anything with the church. The school is moving out on May 31, so that space will be vacant. Parking is important to retain because some parishioners drive to church. Participants will look to see if some new buildings might fit on the property and how they fit city requirements. Both the rectory and old church building need seismic retrofitting, if that is practical. Partnership might include Providence Hospital for people who need transitional housing when leaving the hospital. Some discussions with Providence about some sort of drop-in clinic space or telemedicine.

Richard Birkel, head of Catholic Charities, said they developed the St. Francis Park apartments. The St. Philip Neri property is too small for 100 units. And he said “they would never develop something here that the community would not support.” Catholic Charities also developed the Kenton Women’s Village, and the community there supported continuing it there. “We would never put a shelter here. We would have permanent or transitional homeless housing.”

Three important things that go along with housing are (1) building a relationship with residents that provides support; (2) resident property management and security provide more eyes to respond to situations; (3) people who move from homelessness to becoming residents are fiercely protective of their improved situations and push troublemakers away.

Addressing the St. Francis situation, Travis said the soup kitchen there attracts the homeless, and there is a lack of support for them. He said the homeless housing there did not turn around the situation on the homeless on the streets. Richard said this problem does not occur where homeless services are well-managed; the St Francis soup kitchen is not well-managed. “Our experience is that homeless housing does not draw additional homeless people on the street.”

Neighbors: we absolutely would not support a drop-in clinic or any kind of temporary housing. Concern about "slippery slope."

Travis said we are not talking about shelters. We are talking about space where people go through a screening process and have to sign a lease and meet various requirements.

Mark pointed out that with the Community Vision Inc. building nearby, it might be appropriate to focus on physically disabled people. Chris: include families who could take advantage of the excellent Abernethy school. Charlene says she is a community health nurse who is still in touch with families she helped decades ago. Some of them have made a success of themselves. It took stable affordable housing, wrap-around services and building positive relationships with people. "Whatever kind of housing you have here, make sure you have the wrap-around services."

Travis: this is very early, we will be talking to the community about what plans we come up with.

OMSI: Nancy Stueber, president of OMSI said they have developed a master plan for the OMSI 11 aced property. Required by the city. Now they are at a stage of "refining" the master plan, which defines the overall vision for the site and how it ties together.

Ken Wilson, on OMSI staff, is leading the planning as senior director of campus development. Gerdling Edlin has been selected as master developer. Zimmer Gunsul Frasca (ZGF) and others have been selected to help with city planning process.

Jill Sherman said guidelines include a center for STEM education; a plan for center for sustainability; and revenue generator for OMSI.

Alison Rouse is managing the Central City Plan, which goes through multiple steps culminating in land use Hearing. They did a first step in March, and will have initial plans in June for a "design advice request" meeting with the city. Then "design advice request" meeting in August, and two land use hearings in October and December with the hope of getting city approval by year end.

Question from Michelle: does HAND get notified of these meetings. Answer: Alison can work to make sure we get a notice.

There was mention that the city might kick in money for a park.

Issues with master plan: moved Water Avenue twice; irregularly-shaped properties; fit with Central City planning criteria such as connections to the neighborhood and the

proposed Green Loop; consider how the open space will be used and activated. Not big departures from the master plan, but some fine tuning.

Potential uses: active ground floor uses, such as retail (maybe a destination retailer such as the James Beard Market), craft makers and sellers. Most of the use will be commercial office. Residential could be included (as a conditional use). Perhaps a hotel. About 2 million feet of development capacity but it will not happen all at one will be spread over time.

Leaves Water Ave mostly where it is, but with a new road to the south. Bigger plaza at the southern end of the site.

Carol Mayer-Reed talked about the greenway. The almost 1600 linear feet of trail by OMSI would be divided into three reaches: (a) The part under Marquam Bridge where noise is a challenge, could focus on river health and ecology, bank bioengineering, urban stormwater treatment. May remove some of the bank to make the slope somewhat flatter. It would include a river overlook; (b) the next area south is narrow, and has pedestrian/bike conflicts, perhaps route faster bicyclists onto Water Ave. It could be an event space with science and industry themes; (c) south reach from corner of OMSI building down to the Tilikum Crossing. Focus on hospitality, maybe hotel nearby, attraction for this part of Portland. Extended overlook. She extended the warning that this is just a general concept.

Building heights would be maximum is 250 feet / 22 story. Higher buildings at the east side and slope down to the waterfront.

Audience comments: 22 stories is pretty big and would be a big change for the area. Comment. encourage OMSI to consider mitigate climate change. Carol's response: it's on our minds, but we are careful about over-promising. Comment: include some small industry spaces for one- or two-person maker spaces. Question: how are you thinking about parking. There's a lot of parking there now. Answer: some of the development assumes the use of the existing parking space. Maybe parking structures that can be shared among different uses, rather than parking for each building. Trying to be innovative and recognize that the demand might change over time. Question: are there traffic problems in the area? Answer: no, but there is some freight traffic that must be considered, particularly for approval of residential buildings. Question: what about the flashing beacon? Answer: there are a lot (1700) of people who cross Water Avenue at the curve. They are working with the city to get a flashing light at the curve.

Approval of Rapid Response Committee Actions 1) Letter about historic resource code project. Mark moves to approve, Phil seconds. 9 in favor, 1 opposed, 1 abstain. 2) Approval for Portland Marathon permission to use the Esplanade as a competitive event. Sue moved to approve, Jill seconds. 12 in favor, one opposed, no abstentions

Ratifying Bylaw Changes

Three key changes: (1) Defined southern boundary as SE Powell Blvd. (2) Changed who is considered a member of HAND to say that businesses can each designate one representative; government agencies can no longer designate a representative. and (3) Clarified the board election process to say that we vote by show of hands if there are fewer candidates than seats. Use written ballot if there is a competitive election, and votes are to be counted by 2 board members. Mark moved to approve the bylaw changes, Kim seconded. 23 in favor, no opposition, no abstentions.

Election of Board Members

Current board members whose terms are expiring: Daniel, Michelle, Mark, Chris, Charlene, Claud. None of these indicated that they want out this time. There are six additional seats that are open. Rick said he's moving to HAND in June and would like to become a board member then. Chris said we can appoint board members between terms so Rick should contact Chris once he is eligible. Sue moved and Phil seconded to accept the slate of Daniel, Michelle, Mark, Chris, Charlene, Claud. 26 in favor, no opposition, one abstention.

Gaby from SEUL asked returning board members to fill out a form for SEUL.

Chris adjourned the meeting at 9pm.

Meeting Notes taken by Mark Linehan; forwarded by Jill Riebesehl

Hosford-Abernethy Neighborhood District Association
Executive Committee, at Palio, May 27, 2019
Minutes

Attending: Chris Eykamp, Claud Gilbert, Mark Lindhan, Linda Nettekoven, Jill Riebesehl, Michelle Sprague

Civic Life report: Linda Nettekoven described the process, efforts and progress of the Code Change Committee for Chapter 3.96 undertaken by Portland's Office of Community & Civic Life (previously Office of Neighborhood Involvement). Reshaping the city bureau, the goal is to redefine civic engagement and increase civic participation. As pertains to HAND, the focus will change from neighborhood associations to groups with widely diverse interests and concerns. Questions involve, among other issues, how much supervision or directive Civic Life should exercise, whether groups such as NAs should retain their formal bylaws and reporting systems, how to set standards, how groups are defined. The effort, which hopes to be finished this summer, is working through tough and often unexpected challenges. A good discussion on the the role of NAs followed Linda's report.

June incomplete agenda: Update on oil trains; Greg Bourget from Portland Clean Air

Rapid Response Committee: Mark moves, Michelle seconds OK for that portion of the Susan G. Komen "More than Pink" 5K walk that occurs in HAND's jurisdiction on the Esplanade. The date is Sept. 22. The motion passed, four in favor, one abstention and must receive a nod from the full board at the June meeting.

Website: From Chris -- "The upshot of a discussion on design and implementation resulted in specific ideas for improving the website

- Meeting date front and center on home page (first thing that you see)
- Cell phone version: back to the top button
- Colors are difficult to see (perhaps font from creston-kenilworth.org?)

Mark is open to other templates (here is a link to a bunch of options, there are others, find one that you like and let's try it out!)"

Meeting adjourned at dusk, about 8:45.

