



**Hosford-Abernethy Neighborhood Association**  
**Board Meeting,**  
**June 16, 2020**

**Attendance at ZOOM meeting:**

Board members: Phil Cox, Chris Eykamp, Mark Linehan, Kim Nurmi, Sue Pearce, Jill Riebesehl, Michelle Sprague, Michael Wade, and Charlene Zaharakis.

Folks related to CVS proposal to build at Burger King, on Clay between Grand and MLK: Tracy Richmond, Steve Kattner (Project Manager, Engineer), Peter Angel, Joseph Angel (property owner), Allison Reynolds (with Stoel Rives LLP), Jeff Olson (Commercial Realty Advisors, realtor for Joseph Angel), Charlie Happala, Shane Davis, Steve Pfeiffer

Folks involved in South Park blocks proposal for national historic designation:

Heather Flint Chatto, Wendy Rahm, Brooke Best, Joanne Stainbrook

Other neighbors: Linda Nettekoven, Doug Klotz, Nick Gilla

**CVS Proposal:**

- Existing HAND sign to remain where it is, per negotiation between Joseph Angel and CVS
- Mostly one story with small second floor storage
- Somewhat less parking than existing Burger King
- 12,450 square-foot building
- Three sequoias in SW corner will be retained, developed as small park/pedestrian amenities
- Phil: have traffic counts been done? Concern about entrances/exits on Clay and Grand are very close to traffic lights. Will traffic back up to driveways?
- Sue: asks about exit onto Clay may be blocked by traffic going west and turning on MLK. Also affected by trains blocking crossing of Clay. Sue thinks this is why Burger King drive-through loops around because of this.
- Answer from Joseph Angel: expect significant reduction in traffic through CVS site. Drive-through lane traffic is intermittent, significantly lower transaction count than fast food. Never had a safety problem in last 30 years because the lights provide a regular respite for traffic.
- Doug Klotz: Don't you have to conform to existing design rules. Questions whether design details meet the existing rules (not 2035 rules).
- Answer from Allison: We do meet existing rules. Will seek permission to adjust building lines in order to preserve existing SW corner trees.

- Joanne: What kind of sustainability features will the new building have? Green roof? Multnomah County building across street has green roof
- Answer from Charlie Happala: open to investigating green roof. Will have LED lights, light management
- Michelle: Will this be just a pharmacy or also have grocery items?
- Charlie Happala: This will be full-service including all of the above
- Question: any recycling of existing building materials? Answer: not so far
- Heather: would like windows on Grand to be lower. Answer: can certainly lower windows on sidewalk
- Heather: Suggests considering skylights and other ways to bring in sunlight
- Heather: also has questions about signage and scale. Answer: we already practice light management. Perimeter lights adjust to daylight; can look into skylights
- Heather: pedestrians and bikers may come from Clay. Seems like entry on Clay/Grand corner is closed. Answer: yes, it is closed. Tracy: entrance is next to parking to minimize effort on getting in. Glazing is high to allow sunlight into store without too much light in customers' eyes and minimize heat. Heather: suggests awnings
- Heather: Would you consider additional affordable housing above to add significant density on the site? Maybe a public-private partnership? Answer: we could talk about it. That's a little out of our wheelhouse.
- Mark: concern about interaction between drive-through traffic and bike lane on Clay. Answer from Joseph A: it hasn't been a problem with the existing Burger King drive through.
- Tracy: has taken notes, will compile answers to send out to people at the meeting.

### **South Park blocks national historic designation nomination:**

- Downtown Neighborhood Association has requested a letter of support from HAND
- Mark moves that we send the letter proposed by Joanne; Sue seconds.
- Sue raises concern that letter doesn't mention relationship between HAND and South Park blocks due to Ladd. Mark accepts as friendly amendment. Sue asks to spell out the HAND acronym.
- Vote is unanimous in favor of motion to send letter.

### **Chris raises question of general meeting in July, with elections due:**

- Should we have elections via Zoom or in-person?
- Mark says elections via Zoom are reasonable given our elections generally are not controversial
- Linda and Michael offer their Zoom accounts
- Before he left, Muz from Southeast Uplift said that elections via Zoom are OK
- Decision: We will continue meeting for at least the next two months, including elections next month
- Charlene suggests having candidate forum for August 11 City Council special election to fill Nick Fish's seat. Two candidates are Laretta Smith and Dick Ryan. Chris is willing

to ask, concerned that getting them both to show up may be hard. Linda: could use Southeast Uplift parking lot, for distancing

- Other ideas: (Phil) There are bylaw revisions that need to be voted on, but recommendations have not yet been shared with the board. Chris will create a document showing what the changes are. Chris thinks none of the changes are significant.
- Michelle: Has any other neighborhood association done Zoom elections? Could they share ideas on how to make them run well?
- Sue: We need to make sure that voters are legitimate voters. Mark suggests we could ask people to send their names and addresses via private chat to the meeting secretary.
- Mark: Suggests adding something to the bylaws about meeting online.
- Other meeting topic ideas: (Mark) Hawthorne Pave & Paint project; (Charlene & others) get Rob Nosse to talk about what's happening at the state level regarding Covid and police reform.
- Chris asks for questions we might pose to the City Council candidates, should they end up coming.

#### **Officer Leo Yee:**

- He is retiring
- Chris proposes that HAND appreciate his support over the years. After much discussion, Sue moves that we send letters, one to Officer Yee, one to the chief of police and the mayor. Second by Michelle
- Chris proposes that we write the letters and put on Google Doc and give all a chance to review. Sue will write them.
- Vote: unanimous. Sue volunteers to write the letters.

#### **Avalon fence:**

- Michael says fence built to city's specifications is \$100/foot for 60 feet, total \$6,000 for 6 foot fence with 2-gate truck entrance plus pedestrian entrance.
- To put fence around whole property not including back side against nursery is close to \$10,000. Includes east and west side of Avalon.

#### **Agenda Topics deferred:**

- Consent agenda
- Safety on 14<sup>th</sup> Avenue at Clinton Street with regard to Gideon Overcrossing

*Note-taker: Mark Linehan; submitted by Jill Riebesehl*