

# Boise Neighborhood Association Meeting

Monday, Nov 10 @ Q Center (Mississippi and Mason), 7 - 9pm

## AGENDA

7:00 -- Introductions

### Attendees - Board Members:

1. Stephen Gomez
2. Ted Buehler
3. Ed Shiang
4. Lupin Morgan
5. Katy Wolf
6. Sarah Cantine
7. Noah Lauerman
8. Jessie Blanchard
9. Kay Newell

### Attendees - Non-board members:

1. Nathan Stang, PNCA student. Recently moved out of the neighborhood. Doing an art project on the neighborhood.
2. Mark - Beech St
3. Garner - Michigain.Beech
4. Ana Maria
5. Sierra and Nate -Skidmore
6. Patrick - Albina/Failing
7. Leighton - Failing
8. Carl - Gantenbein\_abcch
9. Rebecca - Miss/Failing
10. Anbar
11. Erik - Haight/BEech
12. Alex - same
13. Orlando - Fremont/Albina
14. Christopher - Mason/Shaver
15. Aaron Wigand - Marathon. Also lives on Kerby/Beech.
16. Gene - Marathon
17. JP and Sylvia Castiax - Kerby/Shaver
18. Morgan - owner of Spin Laundry
19. Kayleen at Spin - does BD - lives in SE
20. Al Simpson - Albina and Fremont
21. Sebastian - Mason
22. Owen Gabbert

The Secretary notes that more people came in that did not get a chance to be introduced. This was a combination LUTC/BNA meeting, which was extremely well attended.

### **Board Business**

We've discussed whether the bylaws are approved and whether they're what we want. We need to first vote them in and we can make motions on the amendments later.

**Follow up:** Ted will investigate the bylaws.

Approval of Sept and Oct meeting minutes.

**ACTION:** Stephen makes motion to approve September minutes as written. Ted seconds. All in favor. None opposed, none abstained. Motion passes.

**ACTION:** Stephen makes motion to approve October minutes as written. Ted seconds. Majority votes to approve. None opposed. Sarah, Lupin, and Jessie abstain because they were not present at the meeting. Motion passes.

Our treasurer, Karis Stoudamire-Philips, requested via email that we approve a second check signer besides herself for our bank account.

**ACTION:** Ted nominates Kay to be a secondary check signer. Katy seconds the motion. All in favor. Motions passes.

7:05 -- **NECN Update** - Lupin Morgan

- NECN has hired a consultant who has kicked off an assessment to examine the internal workings of the organization and is interviewing past and present staff and members.

7:10 -- **Communications Update** - Katy Wolf

- Sent out an October events newsletter last month. If we want to do another one for Nov/Dec, send me your events and stories.
- The average rate of "opens" on our e-newsletters is 33%. We have 393 Facebook Likes and 393 e-news subscribers, and 126 people on Nextdoor. The 2010 Census said we had 3,300 persons. So we have about 11% or less of the population connected to us on social media, then maybe a third of them are reading the material we send out.
- Anyone interested in learning effective methods for communication and outreach on social media, websites and e-newsletters is invited to a workshop on Nov 19 6-8 at NECN, led by Cameron Herrington, Communications Coordinator.

7:15 -- **Social committee update** - Ed Shiang

- We had our last monthly social at the Chocolate Studio. No social in Nov or Dec because of the holidays. Next will be **Jan 28 at Tesoaria Winery on Williams**, and it will be 15% off for us.
- Board member suggestions for future social events:
  - Ed - potlucks at each board member's house
  - Kay - Christmas caroling up and down, one on Mississippi and one on Williams

- Katy - Fundraiser at Yara to raise money for community projects
- Jessie - Pedalpalooza ride to highlight the history of Boise
- Sarah - group dog walk
- Noah - mural project
- Stephen - some engagement with the business association to bring us together
- Ted - When someone opens a new business or building, we can walk through the building together
- Lupin supports all of these ideas

**7:15 -- Public Comment**

- **Announcement:** History of the Vanport neighborhood will be at next Saturday the 15th at the church on Vancouver south of New Seasons. This was posted to our Facebook page.

**7:20 -- Land Use and Transportation update - Stephen Gomez**

- Usually the LUTC meetings are the 4th Mondays of the month. However, this Nov and Dec, the 4th Mondays fall on holidays, which is why the LUTC meeting is happening tonight concurrently with the BNA meeting. **The next LUTC meeting will be Dec 1** - three weeks from tonight; we'll be looking at other developments and topics.
- The Williams St project is well underway. The permanent light at Williams and Cook will go up in a couple weeks and the light will be fine tuned for traffic flow. Eventually there will also be a permanent light at Cook and Vancouver.
- LUTC Board Member Rachel Elizabeth has resigned due to travel commitments but they still have 12 committee members.
- PBOT is about to start a parking study in our neighborhood in the blocks surrounding Mississippi and Williams. We could reach out and ask them about studying the traffic flow in certain potential problem areas.

**7:25 -- Police report and Safety/Livability update**

No police officer was present.

**Safety Update:**

- **Updated contact information for Mary Tompkins:** Mary is the new [Crime Prevention Coordinator](#) for all NECN neighborhoods. Her email: [mary.tompkins@portlandoregon.gov](mailto:mary.tompkins@portlandoregon.gov) New phone number: 503-823-4764
- Next month, the SALT topic is neighborhood beautification and safety improvements through organized cleanup and design (graffiti and alleyways, to be specific!)

**Livability Update:**

- **Oregon Climate Declaration:** In November, the NECN board will be considering SALT's motion that it endorse the Climate Declaration, which calls on the State of Oregon to take two primary actions:
  - That it divest from fossil fuel companies

- That it prioritize carbon pricing while investing in renewables and energy efficiency
- We could adopt a set of broad guidelines for our board decision making that includes livability standards and values related to inclusivity and sustainability. These would be something additional and separate from our Bylaws.

7:30 -- Presentation on two proposed developments, **Marathon Development**

- Aaron Wigod of Marathon Development presented plans for two apartment projects at the southern end of Mississippi. He was joined by Gene Volanti, an architect that works with Marathon. He is also working on another project at Skidmore and Williams.
- Marathon has been around for over 35 years. They are long term holders, they are planning on being neighbors. They have development, construction and management arms. Aaron does development. Marathon is developing across from Vendetta at Skidmore/Williams, at SE corner of Missi/Fremont, at Cook/Albina.

1) Mixed Use Building, SE corner of Fremont and Mississippi (Where the waffle food cart is)

\* 4 stories, (55' tall)

\* 49 apartments - 16 2BRs, rest are 1 BR or studios.

\* ground floor commercial

\* 34 subterranean auto parking spots

\* exterior mostly brick. Metal siding.

- Marathon has two sites they are going to develop with 20% affordable housing in this neighborhood, but this is not one of them. It's through MULTE - Multi Unit Limited Tax Exemption program. The program's coverage map does not include Mississippi Ave.
- The buildings don't have names yet, but they are open to suggestions.
- Marathon is working with the City to make sure the ground floor is retail. The LUTC will write a letter to support this.
- Q - Katy Wolf:
  - How much bike parking in exterior?
    - They exceed bike parking requirement for residents. Give space for bike repair shops in the space. Private count: 65 spaces. All covered and secured. They haven't examined how many exterior bike parking spaces.
  - Would they be open to exterior trash cans for the public?
    - They would be open to that.
  - Would they be open to rooftop access for the neighborhood association or board?
    - Security is an issue, but maybe the ground floor outside area and lobby could be used for community events. They could give the board a guided tour.
- Q: Does the NA have the right to appeal the project?
  - If they did not meet our Community Design standards, that would be grounds to appeal. If they had gone through a Design Review through the City, which

takes much longer and allows you more density/more stories, then the NA could object through that too.

- Q: Will they charge tenants for parking?
  - Yes, and they exceed min. parking reqs. They strive for half a space per unit. If you are under 30 units, you are not required to have parking, such as the Kiln on Williams.
- Q: Is there any work happening to collaborate with Spin or Ecliptic to work on the street parking situation?
  - PBOT is doing a study on parking in our area. The City might consider meters on main streets and residential parking permits. We will hear back from PBOT in February, with a recommendation to City Council in the spring.
- Q: Will you allow pets? Pet waste stations? Green space for animals?
  - No green space for animals. Typically they do not allow pets but for these buildings they will allow a certain percentage of pets. They will have some pet waste stations.

## 2) Apartment Building, NE corner of Cook and Albina (behind Spin Laundry)

\* 75 apartments, 5 stories

- 34 parking spots at this point
- Mix of ground floor commercial and residential. They want to do a deal with the City to trade residential on ground floor on this building instead of the other building because this building is off the beaten path more.
- Heavier mix of 1BRs and studios than other building
- They try to do more 2BRs but they are hard to build because they need windows in all rooms and you can't get as much money per sq ft.
- Large balconies and great views, also has a rooftop terrace
- Decent amount of highway noise and noise from the Albina Yard activity. They will work with Albina yard to mitigate the noise with a wall or vegetation.
- Q: Have you been in dialogue with Legacy that you're in corridor to their helicopter emergency site?
  - They have not. This building is not as tall as the cell towers nearby. They were going to propose that the cell towers go on their buildings, owned by different companies. They might get taller because now they are too short.
- Q: Have you considered solar?
  - It's very expensive. They are doing it at the Willmore site. The decision is looking like a no in these buildings because of cost. The other building get a tax exemption. They have not looked at PV solar for electricity.
- Q: Does this building have on-site management?
  - We'll manage both buildings collectively, at the Mississippi building.
- Q: Do they all have in-unit washers and dryers?
  - Yes. Front loading full size washer and dryers.
- Q: What are your projected breaking ground and completion dates?

- The buildings will be built simultaneously but staggered by 3-4 months. It would be nice to have permits by June. They'll break ground next summer. Each would take 15-17 months. Completion will be in 2.5 years.
- Q: Concerned with smell from making beer at Ecliptic brewery?
  - They make advanced scrubbers that mitigate the smell. They'll decide later if it's an issue.
- Q: What will the square footage of the units be?
  - 530-1,000 sq ft depending on # of bedrooms

Marathon Development would be open to giving the BNA board a walkthrough of all of their buildings, including the Willmore.

Marathon will be back on Dec 1 to talk about the buildings on Shaver and Vancouver, at both corners.

9:00- adjourn