

Monday, April 13th 2015

St. Johns Neighborhood Association

General Meeting Minutes

Jennifer Levy called the meeting to order. February and March meeting minutes were read. Shamus Lynsky moved to approve February minutes. Josh Leslie 2nded. All in favor. Shamus Lynsky moved to approve March minutes as amended. Josh Leslie 2nded. All in favor.

Willamette Cove Cleanup

Dwight with the Portland of Portland. Renewal Action planned at Willamette Cover. Members from DEQ, Metro, Port and consultants from APEX were all present. Brief site history—river mile 6.7. There are west, central and east parcels. 24 acres. Port took ownership in 1901. Was a dry dock until 1953. In 1996, metro took ownership through a public bond measure. At one point, there was a cooperage, a plywood mill and a shipyard. In 1972, several buildings were demolished. There have been multiple previous site investigations. There is a voluntary cleanup agreement with DEQ. Present on site are lead, mercury, copper, zinc and dioxin furans. Unacceptable risk for human health because of the dioxin furans in the surface soil. Upcoming removal action: removing soil from areas with highest concentration. DEQ says the lead and dioxins can cause cancer and dermal issues as well as developmental issues in utero. Excavating 1700-10000 cubic yards of soil. Excavated soil will be moved off site, likely to the waste center in North Plains. They will be trying to preserve the existing trees. The process for finding a final remedy is ongoing. Work will be required in the future as well. The objective is for the site to have future use as public open space. They would love to see it fully restored. Hard to say when that will happen. Depends on many factors. Hopeful that it will be in the next couple of years. What are the mitigations for the project? Trucks will be covered and inspected. They will go through a wheel wash before leaving the site. Low sulfur diesel trucks, and ensuring that nothing is going off site that does not end up in the landfill.

Lombard/Charleston Project

Drew and Alan from Jones Architecture. Also present were the owner, property manager and contractor. Farhid, the owner, also owns Signal Station and The Parlour building. This project started about 2-4 months ago. They submitted plans without knowing about the Lombard Plan Design Overlay. They were contacted by PBOT who enlightened them and they reworked their design. In order to implement the Lombard Plan, the city can vacate their land at the corners in exchange for Farhid making that public space and changing the island area, light, etc. Building will be set back 24-36 feet from sidewalk. Permanent easement cannot be developed ever. They are not ready to talk about the architecture of the building. Though, they know it will be 4 stories, appx 100 apartments in the top 3 stories. Ground floor will be retail with a few creative spaces for rent in back and interior. There will be 80 below ground parking spaces. There is neighbor concern about Charleston. Maybe start looking at traffic controlling measures/possibly adding a pedestrian crossing- especially with the 2016 light at Fessenden and Charleston going in. The developers want neighborhood input on what businesses to put in. What do we need? Restaurants? Particular retail? There are questions about how far back the restaurants will go. It is a c-shaped building with courtyard opening/visual from Lombard when you are driving west. There are neighbor concerns about losing the green space that ivy island provides. Especially with the trees. Also, what is going to happen with

Minutes taken by Emilie Saks-Webb 13. April 2015

the marquee? Incorporate it? It was suggested that they look at the police station and Jower's building for design inspiration. The architects said that they are planning to draw from the library and James John Elementary—the red brick elements, etc. Neighbors suggested a water feature/fountain for children to play in. Neighbors shared their appreciation for their coming before/during the design process and not just after the fact like so many other developers.

Allison Bennett with American Red Cross-

Red Cross donations of smoke alarms. Looking for volunteers to help. Between 12pm and 6pm. They will canvass homes in 97203 to install these free smoke alarms in homes that need them, educate residents about fire safety and provide info about fire escape plans. You may schedule an apt with a trained Red Cross volunteer by calling 503-538-5783.

Josh Leslie- Land Use Updates

1st committee meeting. Purpose: to get community input on land use issues. SJNA is the box for neighbors to stand on to respond to city issued notices. The City of Portland and the Office of Neighborhood Involvement (ONI) are organized just that way. Topics discussed at meeting: there is a new development on the north end of Cecilia with a request for variance. Community of Hope parking concerns, SJNA and CH will be doing a GNA. Josh created a Facebook page specifically for Land Use, plus all of those notices are always posted on the ONI website. There was a vote in the Pembina variance request. The Planning and Sustainability commission vote 6-4 to allow exception to the environmental overlay zone. Next goes to the City Council. There is a protest on April 30th. The beautiful Baowry building is being replaced with 4 units. 3 stories. At Leavitt and Ivanhoe, there will be a 3 store, 20-25 unit all residential.

Ben Poe- SALT Committee Updates

Pleased with the new venue for meeting (SJMS offices). The meeting was the same night as the Pembina hearing, so many people came from that to the meeting. As a result, the meeting focused on environmental safety and emergency preparedness. Really got the ball rolling. Looking for speakers and presenters.

Multnomah County Animal Services is opening a branch sometime this month at Peninsular and Lombard.