

Homestead Neighborhood Association  
General Membership Meeting Minutes

***DRAFT***

Tuesday, October 3, 2016

*OHSU – CDRC 707 SW Gaines, Portland, OR*

Meeting called to order at 7:02 sharp. Introductions. Minutes approved, 3 abstentions.

**Agenda: Approved**

**Presentation:**

**Condor Way Pedestrian Safety (Jackie Philips)**

With recent weather and potholes, the Condor Way road surface had eroded to a very hazardous state, so was recently repaved. With this new repaving, the road surface is much improved, but a new berm was installed by the guardrail and this road has now gotten much more treacherous for ped commuters and walkers: now the asphalt goes all the way to the guardrail, so there is no sidecut to walk in. Jackie requests that the NA write a letter to city to ask for safety improvements. Anton notes that although it is a Park Bureau road, it now really has been optimized for cars: it can now allow two cars to pass, at the expense of peds. He also notes that the Parks bureau has abdicated maintenance of park roads to the transportation bureau. Mary asked about whether there had ever been a count of the number of peds on that road: Ed says that he does not think so (although neighbors estimate a couple hundred a day); it is possible to obtain counts, but has not been done. Jackie suggests writing a letter; Susan volunteers to write it. Anton suggests a strong letter. Eric suggests photos. Anton rec's cc:'ing the parks bureau. Michael also notes that OHSU now has some money to help work on trail #1, and is meeting with city, so can perhaps also mention this to city planners during that meeting. Susan will try to get the letter together soon.

**Safety Committee Representative (Ed Fischer):**

Recently there have been discussions that it would be good to have a SWNI safety committee rep, and Steve Gramstad has stepped forward to volunteer. Ed has accepted. Ed put together a list of focus areas that could be the objectives of the committee: 1. Homestead representation @ SWNI Safety, 2. Policing/Parking, 3. Emergency preparedness/NET training, 4. Neighborhood watch. More members/volunteers welcome, to take on particular roles or special projects as

desired, and all agreed that it would be good to have more folks to help disseminate information.

Steve has gone to a safety meeting, and now introduces the NET concept to the NA: NET training is under auspices of FEMA, the city has been trying to train NET volunteers for each neighborhood (Homestead is the only Pdx neighborhood without one). The idea is that every neighborhood has one NET-trained member, so that person can spread techniques and training around the neighborhood. NET involves emergency preparedness, home readiness, maintaining emergency supplies, knowing procedures, and trying to disseminate this info at the local level. Ed notes that it would be good to have multiple NET trained folks in the NA; both Ed and Anton expressed interest. It begins with a 2 hr online training/test, and then eventually a background check. Then this individual can help spread this throughout the neighborhood, perhaps by having folks visit a "prepared" house.

Separately, Neighborhood Watch training is being coordinated for PDX by Mark Wells (mark.wells@portlandoregon.gov), and a Watch program can be set up by anyone with interest. There are already a couple of watches in the neighborhood- and they tend to be more local (street by street). There is official training that watch groups can get through the city. Liz notes that a burglar was recently caught at Terwilliger Plaza- he had been sneaking in the side door and then trying random doors, so they are very aware that this is important.

Steve also notes that there is a free motorhome recycling program (this was done to address some safety concerns). The city will re-purpose it and take it for free at Portland International Raceway: just needs to be before Oct 27. Oct 26: police recognition night @ Multnomah Arts Center. Apparently there are only 4 police officers for all of SW (!) and they are very appreciative of the support.

### **Regular Reports:**

Land Use: Milt Jones (with Joan Fredericksen, from BPS). Multiple topics to discuss:

**Residential Infill:** just today, the residential infill project draft map was released and affects parts of Homestead. 3 topics in this plan: to reduce **scale** of housing to prevent "McMansions", the housing **opportunity** plan- to increase density to multi-family (from single family), so it can become more density, and a plan for **narrow lots**.

Joan notes the three aspects of the plan, with overlay. All existing zoning (e.g. R5) is maintained, but there is an overlay for the infill zones. Right now: you can have a main unit and an ADU. The proposal is to allow a 3rd unit in single family zones- so could be a main house and 2 ADUs, or have a duplex with an ADU. And corner units can be triplexes. Jackie notes no parking requirement if within 500 ft of frequent transit. Eric asked about whether there would be overlays for parking in our NA, given the hilly topography. Joan says that isn't being considered specifically to the neighborhood. Existing conservation and environmental overlays will NOT be affected by this (had been asked by Susan and confirmed by Joan). Joan also notes that the building form still needs to be to current code (e.g. size, setbacks)... just more density in a similar form. Actually

some front setbacks are increasing (15ft from 10ft). Joan anticipates that the uptake will actually vary between different neighborhoods.

Joan: this is first draft- and open to community comments as well as a map app. Deadline for comments ~Nov 20th.

**Comp plan map refinement/reconciliation aka "Marquam Hill Zoning":** Joan reviews. The city had adopted new comp plan code zone designations, and at end of process they heard testimony from some property owners from the area that wanted higher density zoning. So, the area that was proposed to be CM1 on Marquam Hill (low-rise commercial and had limited uses), would possibly be CM2 which is roughly equivalent to CS at a couple of properties currently, but which would allow commercial parking. And the remainder would be residential high density (12th and part of 11th) - RH. The BPS staff heard the complaints from the neighborhood that the concern was not so much the residential density/height or the increased uses, but that the NA really did not want commercial parking. So, BPS has an idea- to increase the Marquam Hill Plan district zone to now include the expanded CM2, which would restrict the uses somewhat but still allow other expanded uses and larger scale. These ideas are in front of the PSC and will be discussed soon. Milt asked about how developers have responded to the RH: Joan thinks there was interest in going to a denser/higher form of RH and/or even CM3, but these discussions have not happened yet. Milt and Joan all suggest that folks continue to submit comments.

SWNI Board Notes: Ed Fischer. There was a discussion of water treatment: PDX water bureau is pursuing a filter system (\$300-\$500mil) to get rid of cryptosporidium (a UV system has been decided against as it is less effective and less effective in long run, although filter is higher up-front costs). Separately, John Gibbons (SWNI president) mentioned that he did not anticipate that we will get federal funding for SW Corridor Plan, as SE might be too low density to qualify.

Treasurer's Report: Aaron Clemons. \$395 brought in at picnic; \$243 spent on picnic. Now NA acct balance is \$292.

Membership/Outreach: Susan Egnor Possible dates for Parks volunteering: No Ivy Day Oct 28: FMNP pulling ivy along Sunnyside trail and FoT pulling ivy in Duniway Park. Does HmNA want to commit to a particular event? 7-8 people interested- folks can choose either event. Susan notes FMNP will have another event @ 12th and Gaines in March (4th Saturday). FoT will have another event- several dates proposed. Dec: Blackberry pulling @ Casey eye. Jan: Removing invasive plants at Bancroft & Hamilton, March: Anton's horseshoe.

Parks: Susan Egnor Parks committee wants to know what they can do for us. Also, they recently sprayed RoundUp along Terwilliger- FYI.

Transportation (Ed Fischer): SWCP alignments. Modeling comparisons were released recently comparing the Barbur alignment vs. Naito. Barbur alignment would have more riders and lower costs. No decision yet. Milt, Anton, and Margeaux (VA) all testified at

SWCP CAC mtg in Sept in favor of Barbur alignment.

OHSU Liaison: Michael Harrison There was a suggestion to move the TriMet line 8 to run adjacent to OHSU property (rather than down 11th), to better serve OHSU/greater efficiency (faster trip through Homestead) and remove noise from neighborhood, but Michael asks if there is a neighborhood preference. He could imagine that some folks don't like the noise, but that other local residents might want the closer bus stops. This is not being considered by TriMet but Michael asks if the NA has a feeling. t\There was consensus that it would be good to get more info from the people who live up there.

Michael also reminds us that there are various sources of funding that could fund transit projects, such as our meter district revenue, SDCs from OHSU development, and some money set aside by OHSU for bike/peds improvements.

**No meeting in November.** Meeting adjourned at 900 sharp.

Respectfully submitted

Eric Schnell