

Hillsdale Neighborhood Association Meeting
December 4, 2019
ReMax Office, Capitol Highway and Sunset Boulevard

13 Attending, including 8 of 9 Board Members

Don Baack
Glenn Bridger
Tatiana Lifshitz
Rick Meigs
William Reese
Chuck Stilson
Marie Tyvoll
Eric Wilhelm

***Action Item 2019-12-5-1:** Marie Tyvoll nominated Aslan Newson to the HNA Board. The nomination was seconded, and the Board approved Aslan Newson to serve as HNA Board Member by a vote of 8-0. General Membership voted to ratify the Board's decision 12-1.*

***Action Item 2019-12-5-2:** Natalia Bronner advanced an Advisory Motion relating to the HNA's discussion of the Residential Infill Project and communicating its views to SWNI. Amendments to the motion were approved by General Membership in a vote of 8-2-2, but the amended Advisory Motion was defeated 4-6-2.*

***Action Item 2019-12-5-3:** Don Baack moved that the HNA write a letter outlining the Hillsdale community's priorities and potential design implications regarding the Wilson High School Master Plan. The motion was seconded and passed by the board 8-0.*

***Action Item 2019-12-5-4:** Don Baack moved that the HNA co-sponsor the annual Thanksgiving Day Walk with SW Trails. The motion was seconded and passed without objection by verbal vote.*

The meeting began at 7:00 pm. Marie Tyvoll chaired.

Glenn Bridger suggested modifying the Agenda so that Filling the Board Vacancy could occur earlier than 7:20 pm, and the nominee could leave the meeting earlier to attend another event.

Natalia Bronner asked that at least 10-15 minutes be included for discussion of her Advisory Motion and also that the discussion be moved earlier as she was feeling unwell.

The two changes were approved: Filling the Board Vacancy would be the first item, and Natalia Bronner's Advisory Motion would replace it in the order at 7:20 pm.

Filling Board Vacancy: Aslan Newson

Marie Tyvoll introduced Aslan Newson, and nominated her to fill a vacant Board position. Marie said that Aslan is currently the President of the Wilson High School Black Student Union, serves on the Site Council, and is a leader of the Coalition of Affinity Groups, and a leader in Next Up (a youth voter outreach project).

At the time of the meeting, there were four [4] vacancies.

Natalia Bronner asked for clarification about why Shelli Hutchinson, who was elected to the Board in June 2019, was no serving longer on the Board. Tatiana Lifshitz responded that Shelli had resigned. Natalia said that this was not reflected in the HNA Minutes after the election. She requested that this be reflected in the Minutes.

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Secretary's Note:

The event of Shelli Hutchinson's resignation is noted here as follows.

Shelli Hutchinson withdrew her candidacy in a series of emails to the Board in the days following the June 2019 election amid questions over eligibility and voting process. In an email dated 6/15/19, Shelli Hutchinson wrote to the Board:

"There have been many items in the past week that have caused me some pause; and by no means is this [a particular Member's] fault, as she has expressed in an email to me. I do not want this issue to take any more volunteer time for those who are working hard to make HNA work for everyone, but I too am not interested in reconsidering.

*Best,
Shelli"*

Shelli Hutchinson's resignation had been accepted by the outgoing President, Matt deRosa.

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Natalia Bronner then expressed a concern that the process of Filling a Board Vacancy, as conducted during the current meeting, would be accomplished by Board Vote (subject to ratification by Membership) rather than by a vote of full Membership, as in a General Election.

Since Shelli Hutchinson resigned from her position, that position—if it was the one being voted on tonight—would require a vote by General Membership, not just the Board, and also would not consist of a full two year term, since it would have started in June 2019.

There was general agreement that the position to be filled by Aslan would be the position from which Shelli Hutchinson resigned in June.

Natalia Bronner said that since the Agenda for tonight’s meeting was not posted a full seven days beforehand, there was not adequate notice for other potential candidates to run for the position.

Eric Wilhelm countered that Aslan had made her interest in the position known over the last two meetings, and this was reflected in the Minutes for those meetings.

Natalia Bronner then said that she wanted the following stated for the record:

“As a Member, I am very concerned with the way that this vote is being conducted. And I believe that with the suggested path, you are basically stealing my vote as a Member. As a Member, my voting right is also to participate in the election of Aslan. I would be happy to vote for Aslan. I don't have anything against her being a Board Member. But you are stealing this vote. And voting is one of the few rights that we as Members have in this organization.... I can only ratify, I cannot vote.”

Will Reese mentioned that the Board is in search of more Board Members (to fill four additional positions) and that anyone who had suggestions for others who might fill those vacancies should feel free to offer them.

Aslan was then asked to describe the reasons she wished to become a Board Member. She stated the following about her interest in the position:

- She was disappointed but not surprised to see the lack of representation of people of color among people in the HNA Board.
- She felt there was an opportunity for change, and “historically under-served voices need to be at its forefront: I can bring that representation, because I identify with many different historically under-served groups.”
- Unless one identifies with a particular group, she said, one cannot represent that group and should not speak for that group.
- She said she identifies as African-American, and Native American, and that she is a part of the LBGTQ community.

Eric Wilhelm asked Aslan what she thought the HNA should do in general about helping small businesses in Hillsdale to remain in business—since the community only just learned that the Food Front is closing.

Aslan didn't know about the closure of Food Front (which was announced only that day), but said she felt it was important to run events that promote the idea of community.

Arnie Panitch asked Alsan which neighborhood she lives in, and she indicated she lives in the neighborhood of West Portland Park.

The Board and Membership then voted. The Board voted to approve Aslan Newson's appointment to a Board position 8-0. General Membership voted to ratify the Board's decision 12-1.

Prior Minutes Approval

October Minutes were approved.

Regarding prior Minutes, Natalia Bronner raised an objection about the disposition of an Agenda item relating to the position of HNA Treasurer. She said she felt than a violation of HNA ByLaws had occurred, in that the term limit for the Treasurer had expired.

Glenn Bridger as Vice President responded that the current Treasurer, Rick Meigs, had only served one term, and was therefore eligible to serve again. Glenn said he did not see it as an item open for discussion.

Natalia Bronner said that she had written an email to Marie Tyvoll in August that detailed her concerns, and that according to her calculations Rick Meigs's term as Treasurer expired in September of 2019.

Glenn Bridger said that he would take this under advisement.

November Minutes:

Not yet approved. Will Reese said he needed to add an update by Eric Wilhelm, and to include some revisions by Natalia Bronner that were currently under discussion.

Marie Tyvoll suggested that Will submit the revised November Minutes to the Board for approval and then for posting.

Reports

Marie Tyvoll, President/Equity & Inclusion:

Robert Gray is planning a spring fundraiser, and seeks sponsors.

There have been racial tensions at the school.
There is a new interim principal.

Glenn Bridger, Vice President:

Nothing to report that isn't covered elsewhere.

Will Reese, Secretary:

Will announced that he is stepping down as Secretary, as the Minutes have become burdensome. The HNA will need a new Secretary.

Rick Meigs, Treasurer:

Current balance is \$498.57, with one outstanding check for \$91.13.

Keturah expects to add money to the HNA fund from her Christmas Wreath sales to Members.

Watershed Committee

Eric Wilhelm is planning to attend an event relating to Watershed. But he wondered if anyone was willing to act as the new HNA representative of this committee in the long term.

Rick Meigs pointed out that Watershed is an active group, and that continuity is needed from meeting to meeting.

There were no volunteers.

Eric Wilhelm agreed to reach out to Andrea Wall, the previous representative, to see if she would still be interested in attending, even if she is no longer serving as a Board Member.

Motion by Natalia Bronner Regarding Residential Infill

Glenn Bridger moved that Natalia Bronner's motion, as presented November 6, 2019, should be brought off the table for further discussion and a vote. The motion was seconded and passed unanimously by verbal vote.

Natalia introduced some amendments to the motion because of new developments. The revised Motion read as follows:

In preparation for a Motion on the Residential Infill Project (RIP) which is going to be introduced by the SWNI Land Use Committee in December, 2019 at the SWNI Board meeting (as announced by Gary Runde, SWNI Land Use Committee Chair, at the SWNI Board meeting on November 20, 2019), I request that the HNA Board of Directors take the following actions:

- 1. Have a discussion on the proposed RIP changes among the Board members*

and establish a formal position regarding the proposed changes via a Board vote.

2. Conduct the above discussion in accordance with the public meetings and public records rules and HNA bylaws, Articles IV and X.

3. If the HNA Board is unable to meet and discuss the specific language of the SWNI land use motion prior to the SWNI Board Meeting on November 20, (due to late notice the SWNI motions are usually published only 2-3 days before the SWNI Board Meeting), advise the SWNI representative that his or her vote on any motion regarding the RIP should reflect the sentiments of the discussion of the RIP by the HNA Board Members and the formal official positions established by the HNA Board.

Discussion ensued.

Marie Tyvoll expressed confusion about the purpose of the motion. She said that when she asked Gary at the November 20 SWNI meeting about the actions slated for December and January, he said he would introduce a motion in December to ask that the City Council's approval (of RIP) would not take place until the rules are well known.

Don Baack moved to amend Natalia Bronner's motion with language to the effect that:

While the HNA does not know what recommendations might emerge from SWNI at this point in time, the HNA understands that SWNI is likely to move that City Council should not vote on RIP until the rules surrounding it are well known. The HNA supports such a position.

Don's motion was seconded.

Natalia objected that Don's amendment would essentially eliminate her motion altogether, preventing needed discussion of the RIP. She said it was a way to dismiss the motion.

Members then discussed the nature of an "Advisory" Motion, so as to understand the implications of the potential vote.

Will Reese asked Natalia what her goals were, in general, relating to the HNA and RIP. "I want to understand. You want to have the HNA take some position on the RIP and have that be known to SWNI. Is that accurate?"

Natalia said no, this was not an accurate interpretation.

"My first goal," Natalia said, "is to have the Board discuss the RIP. Conduct it as an open meeting, with open records, so everybody who wants to attend can attend, but then there would be discussion among the Board members. And then ultimately based on the discussion, maybe you will decide to have a position, maybe you will decide in favor, maybe you will continue to abstain, but there has to be a discussion of this among Board Members and it has to be an open meeting, and it has to be recorded. And my second goal is that whatever

motions regarding RIP are put forward on the SWNI level, the SWNI representative will vote on this motion according to the discussion that had occurred among Board Members.”

Rick Meigs pointed out that an “Advisory Motion” is an “advice to please consider.” If it passes, the Board is not required to take action on it. The Board can then choose to act on it or not. It would not require any amendment.

With that understanding, Don said he would withdraw his motion to amend.

Glenn asked for a vote on Natalia Bronner’s Advisory Motion, as amended by Natalia.

Rick Meigs seconded Natalia’s amendments to the motion. General Membership voted to approve the amendments to the motion 8-2-2. But Membership voted against the amended Advisory Motion 4-6-2.

Natalia said, after the vote, that she felt the HNA would “have lots of problems recruiting new Board Members and (regular) Members if you continue to conduct your business the way you have conducted it so far.”

Wilson Master Planning

Don Baack discussed his participation over the past 6 weeks in the meetings of a large committee convened by the school district to discuss the rebuilding of Wilson High School.

Don said the committee voted to:

- Retain the swimming pool
- Create a new building, not remodel the old one
- “Flip the site,” building some of the new building while still using the old building

A discussion of the plans is scheduled for December 12, 2019.

Don said that In his opinion, it will be important for our SW Community, through the HNA, to express early in the process the community’s views of what is important. The early expression of concern will help to avoid conflict as the design proceeds.

Don and Robert Hamilton introduced a motion, as follows:

To write a letter to be addressed to the members of the PPS School Board, the PPS Superintendent, the Facilities Task Force and the consultants working on the Vision. The letter should address the issues we (the HNA) feel are important and should be considered in the design of the new Wilson HS.

A preliminary list of issues to be considered in the Wilson HS Rebuild Vision Document and subsequent design from Hillsdale Neighborhood Association:

- 1. Wilson Pool is a very important Community Asset. It requires a large parking area to avoid parking conflicts with the business community. Consideration should be given to covering the pool with a roof or possibly with a classroom or other educational facility. The utilities for the pool, especially solar hot water heating, recently installed, should be replicated on any new or remodeled building. A covered pool would be a year-round attraction to a growing SW Portland population.*
- 2. The Hillsdale Farmers Market is a second important community asset. It's location is dependent on the underlying zoning. I believe the current zoning applies to just the parking lot, but this should be confirmed before any changes in location are proposed. It is important to provide vehicle access to the Market. It is also important that pedestrian access to the market be included from both the north and south.*
- 3. It is important to continue Accessible Urban Trail and Bicycle Greenway access across this super block of school property. This includes along the north perimeter of the property, the north south route between the pool and track and the existing road with parking between Wilson and Rieke.*
- 4. The rebuilt theatre should be designed with acoustics in mind and access and bathrooms separate from the rest of the school to make it possible for the community to use the theatre for music concerts and a future community theatre.*
- 5. The food carts and public stage have become an important asset to Hillsdale and should not be impeded.*
- 6. Traffic management and parking are very important for Rieke for faculty and visitors/volunteers (for the safety of elementary school students), Wilson faculty and students, soccer/softball parking for events, football and other events at the stadium, pool parking, farmers market parking all of which could have a very adverse effect on the Hillsdale business community if adequate parking is not provided.*
- 7. The stadium and associated lights were accomplished after extensive community discussion and disagreement. Relocating the stadium would likely trigger strong neighborhood resistance because of concerns about lighting, noise, and parking.*
- 8. The vision design should anticipate the arrival of self-driving cars and provide a simple, safe logical drop-off site on both the north and south parts of the Wilson campus as well as Rieke.*
- 9. Be aware of the likely significant change in student arrival on foot from the south once the SW Corridor light rail station at SW 13th and Barbur is constructed. A shuttle bus for handicapped students may be required.*
- 10. Amenities that are needed around Wilson include drinking fountains at the NW corner and on the south side adjacent to Vermont.*
- 11. Due to the importance of traffic movement on Vermont as well as Capitol Highway, the route between Wilson and Rieke, the Wilson and Rieke and Wilson drop-offs and the impact on the local business community, we request a traffic study be a part of the initial Vision investigation to avoid problems that may become considerable downstream.*

12. There are several old growth oak trees and some younger established oaks and other trees around the campus that should be retained.

13. A Makerspace should be included in the design of the new WHS facilities. This will encourage creative and entrepreneurial efforts and provide tools of various types for students to use in an "incubator" environment.

The Hillsdale Neighborhood Association strongly supports the Portland Public School's plan to rebuild and physically expand the facilities and academic programs of Wilson High School on its present campus grounds and is attaching a preliminary list of concerns relating to WHS functions, facilities, and activities of especial importance to our community's residents. Additional matters of concern will be added to this preliminary list at the December 12, 2019, meeting at WHS and even later as more residents, students, faculty, staff, and parents are made aware of the work of the Vision Committee."

Marie added, as additional input:

Overall: The redesign planning process must take into account one of the many strategic foundations of the Student Success Act -- to provide wraparound behavioral and mental health services for students: <https://www.statesmanjournal.com/story/news/education/2019/04/04/student-success-act-oregon-legislature-education-funding/3368421002/>

1. Incorporate Equity Design process into the larger design process that involves all Wilson HS affinity groups, interested staff and community members. This process must be facilitated, at a minimum, by neutral (non-PPS) people of color from reputable equity & inclusion consulting firms such as Resolutions NW. Given the small % of students of color at Wilson it's highly likely students would advocate for dedicated space for affinity groups in the redesign.

For more resources on Equity Design:

<https://www.nacarchitecture.com/NACLab/design-for-educational-equity.html>

For more information about racist and anti-Semitic incidents at Wilson during the 2018/19 school year:

<https://www.oregonlive.com/education/2019/05/portland-high-school-students-walk-out-say-theyre-fed-up-with-lackluster-responses-to-racist-incident.html>

Open Letter Regarding Hate Speech From Students of Color_ Wilson High, 2019:

https://drive.google.com/drive/u/0/folders/1qZ_TH6OfMmOfQUTv6YOgq9Q3DuI16jm4

Wilson Community Conversation held on Sept. 26, 2019: <https://pamplinmedia.com/scc/103-news/439583-352364-wilson-high-students-of-color-share-experiences-that-resulted-in-walk-out-last-may-pwoff>

Wilson will implement the Anti-defamation League's No Place For Hate program in the 2019/2020 school year: <https://www.adl.org/who-we-are/our-organization/signature-programs/no-place-for-hate>

2. *The Equity Design process needs to include a collaborative process, involving multiple stakeholder groups, to rename Wilson, given Woodrow Wilson's racist legacy:* <https://www.theatlantic.com/politics/archive/2015/11/wilson-legacy-racism/417549/>

https://www.washingtonpost.com/opinions/woodrow-wilsons-racist-legacy/2015/12/09/6a27aad4-9937-11e5-b499-76cbec161973_story.html

<https://www.washingtontimes.com/news/2017/apr/10/woodrow-wilson-legacy-tainted-by-racism-attacks-on/>

The Black Student Union at Wilson HS will be calling for Wilson to be renamed in the 2019/20 school year.

3. *Bring together all relevant stakeholder groups to identify design requirements that will support student behavioral mental health needs and staff:* <https://www.oregonlive.com/education/2019/09/oregon-will-spend-big-to-promote-youth-mental-health-at-school.html>

Services provided by Licensed Clinical Social Worker for part of the 2018/19 school year, Wilson: <https://drive.google.com/file/d/15nglizYuEqhPYLgY1xU0GoTystw9OmYn/view?usp=sharing>

4. *Incorporate makerspace facility/tools/technology/supplies, etc. as per best practices and makerspaces in Faubion, Grant. In addition, ensure safety management systems & practices are adhered to, based on best practices.*

<https://www.makersempire.com/wp-content/uploads/2018/02/Learning-in-the-Making-A-Comparative-Case-Study-of-Three-Makerspaces-Sheridan-14.pdf>

<http://seas.yale.edu/sites/default/files/imce/other/ISAM%20Makerspace%20Emerging%20Safety%20Items.pdf>

Discussion focused on three general themes: prioritization of issues, parking, and safety at the food carts.

Prioritization

Members agreed that this list of items should not be numbered, at least not yet, so as to avoid suggesting a priority ranking.

Parking management vs. free parking

Eric Wilhelm disagreed with the implication of items 1,2,6, and 8 — that “adequate car storage” could ever be provided. “There’s never enough,” he said. “ If you give people free places to put their cars, then people will drive there and fill them with their cars.”

Tatiana suggested using the term “reasonable” parking.

Don Baack disagreed. He felt that the business community views parking as an extremely important issue, and that the HNA should represent their views. If parking is restricted at the high school, parking will overflow to the businesses, and businesses will suffer.

Glenn suggested using the phrase “bike and vehicle parking” to be inclusive. Being sure to include ample space for bikes helps to ensure that the plan is looking to the future.

Eric said he wanted to be sure that the HNA is not asking that car storage be treated as more important than other uses of the space. “If we continue to ask this as a neighborhood association, we are going to get overlooked by the City in any kind of innovation in street design because they will believe we (in Hillsdale) are obsessed with parking. They came to talk with us about a ‘skinny Barbur’ and we told them we have to have plenty of lanes for cars. That’s all they’re hearing from us.”

Eric suggested that instead, the HNA ask for “parking management” and/or “priced car storage,” not more free parking.

Arnie Panitch said he didn't want to put transportation restrictions on workers coming to the high school to teach. “The employees have certain mobility rights here to get to their place of work.”

Food carts

Marie objected to item 5, since the food carts last year were a place where physical assaults and drug deals reportedly happened over the past year. After-school hours have been especially problematic.

She suggested that language be included that behavior around the food carts was a “grave concern” and that any school redesign involving the food carts, which students very much enjoy, “should promote the safety, health, and wellbeing of students.”

Rick Meigs said that if such problems were evident, then we, as a neighborhood association, should be directly confronting this now, independently of the school redesign process.

Robert Hamilton added that he would like to talk with Richard Stein, the owner of the Hillsdale Food Park, about the problem. Rick agreed.

There was general agreement that the HNA should be taking separate action to insure the safety of students and others near the food carts.

Tatiana suggested that a second letter be written, possibly to other stakeholders, rather than including issues not directly related to physical structures.

Glenn agreed to re-draft the proposed letter to reflect the concerns expressed in the evening’s discussion, including safety at the food carts and parking management. Robert agreed to help Glenn in the writing of the letter.

The Motion to write a (revised) letter describing these priorities and design considerations was seconded and passed by the Board 8-0.

Public Safety Committee Report

Keturah said the Committee discussed, among other things, how there is less police support in the SW because there is generally less crime than in other parts of the city. So it is important that residents report whatever crimes they do encounter.

Reports on NextDoor (the social media site) don't count, according to Keturah. Crimes must be reported to police if they are to impact resource allocation.

Land Use Committee Report

Tatiana Lifshitz distributed two handouts: “Key Elements of House Bill 2001,” and “Guidance on Implementing The Accessory Dwelling Units Requirement Under Oregon Senate Bill 1051 Updated to Include HB 2001.”

The City is working on its permitting software at the moment, so the permitting process has been slower than normal.

Tatiana sent a letter relating to the 1015 SW Bertha Blvd Land Division, as discussed at the previous HNA meeting in November.

The Multnomah Neighborhood Association has written a letter to the City regarding the area of a parking lot at 2374 SW Vermont Street. The MNA opposes a proposal to remove the conservation zone designation. Tatiana suggested that the HNA take no position but wait to see how the situation unfolds. Her view was that the City was suggesting reasonable protections.

Rick Meigs said that the parking lot is owned by the (Bible) Church, which has entered into a sales agreement with Habitat for Humanity, which is working toward building a 55-56 unit housing complex on the adjacent property. A small part of the C Zone comes into the parking lot. Removing the C Zone will simplify the process of completing the sale and plans for permitting and building.

Glenn pointed out that the Multnomah Neighborhood Association has been concerned that the City has not adequately permitted the site, referring to the following email written by the Multnomah Neighborhood Association:

We request that the proposal to remove the conservation zone at 2374 SW Vermont Street be denied (#LU 19-249755 ZE). A site visit will show that area being requested has been changed with the construction of a parking lot from the time the conservation zone was applied to the property.

The map the applicant submitted is not stamped by a professional engineer or land surveyor. A review of historical aerial photography will show the preconditions of the property before the parking lot was constructed before this request and should be considered. Further investigation will also reveal a perennial creek and groundwater recharge under the parking lot. A hydrological study of the Stephens Creek watershed needs to be done before any changes to the E-Zone are made.

The proposal removes a large portion of the conservation part of the E-Zone. This area is a wetland full of underground springs and seeps that make up the headwaters of Stephens Creek. The property was formerly the Raz Werner dairy farm bordered by fir trees.

Nearby the Stephens Creek Crossing and Shadow Hills Apartment complexes create a lot of impervious surface area. These facts in addition to the surrounding hills and slopes that are susceptible to landslides and erosion make modifying this proposal the right decision.

*Chair - Maria Thi Mai
Vice-Chair: Tad Davis*

Treasurer: Sim Hyde

There was general agreement that the HNA did not need to get involved in the process at the moment, since the various stakeholders—the City, Habitat, and the Multnomah Neighborhood Association—were already in discussion and aiming toward a resolution.

Transportation Committee Report

Eric Wilhelm reported that the Transportation Committee is trying to work out its equity lens policy, which all SWNI committees are taking on.

SWIM (SW in Motion) is at City Council on Dec. 6, and taking public testimony.

SW Broadway Drive sidewalk (at Terwilliger Plaza): SWHRL, or SW Residential League, has been trying to get the developer concerned to provide a usable shoulder on the opposite side of the street. Keep an eye on that as an indicator of how these efforts will play out in the SW in the future.

Annual Thanksgiving Day Walk

Don Baack moved that the HNA agree to co-sponsor the annual Thanksgiving Day Walk with SW Trails. The motion was seconded and passed without objection by verbal vote.

The meeting adjourned at 9 pm.