

## Rose City Park Neighborhood Association (RCPNA) Board Meeting Draft Meeting Notes

February 6, 2018

### Meeting Items:

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#### 1. Welcome & Introductions – Tamara DeRidder

- See new prospective Board member: Kara Mumma; involved with previous neighborhood association; background is all non-profit; experience with businesses in the past
- See addition of new agenda item, 4c, to elect new Board member; all in favor

#### 2. Minutes. December 5<sup>th</sup> Board Meeting minutes

- All approve passing of Board meeting minutes

#### 3. Treasurer's Report

- See budget
- Send any outstanding bills
- All in favor of accepting report

#### 4. Discuss and vote to approve

- Kelly Davis as Co Chair of the Land Use and Transportation Committee:
  - Tamara has been acting alone, along with Ed as fill-in; Kelly Davis has volunteered to join Tamara as Co Chair; all in favor
- Tony Ardizzone as RCPNA rep to Central Northeast Neighbors Board
  - The other representative is David, and Tony would be alternate; see history from his residence on NE 60<sup>th</sup> Ave., involvement with planning issues; all in favor
- New Board member vote: Kara Mumma; background in mortgage and real estate; work with Sothebys; wants to get involved in community; very close to street neighbors; likes to bring businesses and people together; husband Kyle; all in favor

#### 5. Vote on Request from Madison HS Graduation Party for a donation

- Amanda Reed, parent volunteer
- See art show in April at Milepost 5 Art Center, 850 NE 81<sup>st</sup> Ave.
- Mad Grad Event: see safe event for graduates; reaching out to other organizations to help support event and partner; see Go Fund Me page; timeframe: April 29 for fundraising; projected budget is \$5,000; see newsletter contribution; just under 300 graduates; venue has been locked in
- RCPNA – see past of donations to Grant and Madison, other miscellaneous items
- All in favor of \$250 donation
- See recommendation to post on Next Door

#### 6. Discuss Pre-app plans for Umpqua 4708 NE Sandy and develop comments, if any

- Property zoned Mixed Use Commercial
- Conflict of interest inquiry; none

- Can recommend approval, approval with conditions, or denial
- Recommendation criteria are design guidelines
- Parking has been approved by City council; They are not required to provide off-street parking, but will provide 7 spots
- Joshua Scott, Koz Development; from Seattle, student housing and studio housing, micro-apartments; see 250-400 sf each; approached by Umpqua to find value in their property; Umpqua will lease back from Koz; site is zoned as CGdm (d=design overlay; m=main, with responsibilities and benefits); see criteria sheet;
  - 15 foot sidewalk on 47<sup>th</sup>; standard sidewalk on Sandy, further set back from street than now
  - 7 parking spots
  - A lot of bike parking
  - Drive-thru will be through a covered area
  - 100 studio; 13 1-bedroom
  - Courtyard space
  - See blank facades; some improvement with additional glazing
  - Have approached orthodontist office about doing reciprocal parking agreement
  - Primarily brick façade, with high density fiber cement along edges; storefront on ground floor; canopy on both frontages; looking to reinforce corner with corner balconies
  - Looking to get as much feedback as possible; refining design over next 30 days
  - See next iteration of streetscape; could add benches as a condition
  - Community: Umpqua looking to provide community space
  - See furnished units with all utilities paid for; more affordable rent at \$900-\$1200; about 14 months is average stay
- Questions/Comments
  - Concern about how busy corner will become
  - Look at potential Good Neighbor Agreement about parking
  - Look at potential to monitor who has vehicles to determine parking count
  - Look at recommended Hollywood Neighborhood Association input
  - Look at recommendation for as much greenery as possible
  - Look to improve/upgrade building materials in back; look to possible potted trees on upper green roofs to break up facade
  - Not enough space to create underground parking
  - See 15% of units at \$800, considered Affordable at 80% of median income
  - All roofs are green roofs
  - Group supports ideas for creation of gateway to neighborhood
  - See main street design overlay, with additional height allowance

- See list of conditions of approval applied to Community Guidelines and Good Neighbor Agreement for follow-up:
  - Benches on NE 47<sup>th</sup>
  - Bike safety on 47<sup>th</sup> and at intersection with Sandy Blvd.
  - Left turn signal needed for westbound travel from NE 47<sup>th</sup> onto Sandy Blvd.
  - As much greenery as possible along NE 47<sup>th</sup> and Sandy frontages for pedestrians and soften 6-story bulk
  - East face brick façade needed and greenery including ivy/creeping vines along the 2<sup>nd</sup> story patio fence (maybe trees on tiered roofs?)
  - Fix the south and east 6-story facades from being blank walls (carried forward from LU & TC recommendation)
  - Create Gateway for RCPNA at this corner
  - Well lit canopies
  - Good neighbor agreement to address parking; Shared surface parking to be investigated behind Orthodontist office, abutting the site to the southeast; Trash and recycling to be located inside garage
- Approval with conditions. All in favor
- 7. Discuss Board support for LUTC member appeal to PBOT regarding Sandy 51 project and new sidewalk width on NE 51<sup>st</sup> Ave.**
  - Ed can appeal on behalf of RCPNA to comply with existing policies and standards for sidewalks. All in favor
- 8. Planning for March 20<sup>th</sup> or April 3<sup>rd</sup> Board Meeting**
  - Request to change it to April 3 (or close to that, including the 10<sup>th</sup> when the large meeting room is available) to allow for proper publication deadlines
  - Topics: Residential Infill Project, with potential City Council Candidates Fair who can include their position on RIP with their participation; possible invitation to Multnomah Neighborhood Association. Candidates Fair and RIP GM committee: Ed Gorman, Terry Parker, and Tony Ardizzone
- 9. (Discuss survey from 1/23 General Meeting – see template from Tamara with comments back)**
- 10. (Bylaws Review – form Bylaws sub committee? – push to next meeting) Tamara confirmed that she wants to include the following in this committee: Ed Gorman, Sharron Fuchs, Barb Brunkow, and, possibly, David Gates.**
- 11. (Committee Reports: Each Committee Update – send update by email)**
  - Clean Up/Yard Sale
  - Communications
  - Entertainment
  - Environment
  - Land Use & Transportation – Terry School Pre-App
  - Local Business
  - Safety? – (Sponsor Emergency Preparedness/Neighborhood Resiliency)

**12. New Business**

**13. Adjourn**