

Bolton Neighborhood Association Special Meeting Minutes

August 27, 2015 at 7:00 pm

West Linn Lutheran Church

Corner of Jolie Pointe Rd. and 43

Call to Order

Chair: Welcome to the Special Meeting of the Bolton Neighborhood Association. I called this meeting in response to Mayor Axelrod, Planning Commission Chairman Ryerson Schwark, Community Development Director Chris Kerr, and Steve Faust of the planning firm Cogan, Owens and Greene. I would like to introduce our host tonight Pastor Donna of the West Linn Lutheran Church. Pastor Donna.

Pastor Donna – non-working toilets, speak with respect, community wellness.

Panel representatives asked to introduce themselves. Steve Faust = firm founded in 1975, part of the land use planning in place.

Michael = urban designer, new process. Daughter lives here, doesn't know this process. Hired this spring by the city to take the next step to look at zoning and comprehensive plan policies, weren't involved with previous processes. Looking at aspirations for this area. As move forward, address concern, tailor the concerns.

Darren Wyse, associate planner, just started in June.

Ryerson Schwark chair of planning commission. Didn't feel that concerns were heard, put this meeting together because of that. He has been involved since the beginning. Very little about what has been made, not far along, plenty of time for changes. Important to get something right that the community can support.

BNA officers introduced themselves. Appreciate the reach out.

Chair: Welcome to Bolton neighborhood.

This is a public meeting that will not conduct any BNA business. The firm's "standing direction from Council at this time is to proceed," which includes meeting "with members of the Bolton Neighborhood Association to hear their concerns first-hand." This is an opportunity for interested residents to voice their concerns about the process of the **CET Grant IGA between Metro and City of West Linn (IGA)**, and express their concerns with the current process and status of the **Arch Bridge/Bolton Center Master Plan and Implementation Strategy** to contractors, members of the planning commission and city staff.

As I kick off the meeting I will be using terms you are familiar with because you either wrote them or signed onto them in the CET Grant IGA and the **Proposal to the City of West Linn – Land Use and Zoning Amendments to Implement the Arch Bridge/Bolton Concept (Proposal)** presented to the city in April of 2015. I was thinking this afternoon why do I feel so unorganized? Are we organized as a neighborhood for tonight's meeting? I found the answer.

You have not given me and my neighbors where in the process this meeting tonight falls under your *Milestones* in the **IGA**, and *Tasks* in the **Proposal**. It is important that we fix our position tonight. You sweep the dust of reality under the carpet of fantasy: a concept plan is not a master plan because you say it is. But dust escapes and you can't negate the laws of West Linn, at least not in public. You mention that going over Community development Codes and amendments to such is boring. So like a primary school substitute teacher you will present visuals and sound to impress upon us the changes to our Code. But tonight the teacher becomes the student.

Our Comprehensive Plan, includes by reference, the Bolton Neighborhood Plan. Have you read it? Our elders created this plan almost 20 years ago. Can you tell me how many goals our elders devoted to Town Center? For example Goal 6.4 on page 17 eerily predicted the theme of this meeting tonight:

“Protect existing single-family neighborhoods from oversized infill residences and neighboring commercial development.”

Do you want to guess, on that same page, who is supposed to partner with BNA on this goal? City Planners. Do you want to guess, on that same page, the suggested Implementation Methods for Action are? Development Review Process, and that is the answer to my questions of this feeling of unorganization. You can help this community. My community, my neighbor's community.

Referring to the **CET Grant IGA between Metro and City of West Linn** which *Milestone* does this meeting tonight fit into?

= CDC to complete the concept complete and done, accepted by city council plan, looking to move forward and looking for feedback.

The city management representative said that all milestones in the IGA have been met.

Audience = comprehensive plan, ways to implement the concept plan

Panel: haven't done anything since then, but been to planning commission meetings, plan to have larger public meeting in early mid December, and another in September. They will be available, find out what happens so far, nothing till city council till March of 2016 when it gets voted.

Audience= is part of this process creating a master plan.

Panel: Part of this is to study possible amendmends to compreshsive plan and CDC code to meet the objectives. Not beholden to anything look at amendmends.

Audience: looking at zoning changes, yet don't have an approved master plan yet.

Panel: failure to understand what planning process involves. Conept and master plan mean the same thing. Lay framework out, then move forward and wonder what they look like. Creating a frame work in code to allow the current property owners in development. It is not city property, can't define it. Will open up options for existing developers to do things.

Audience: Is BNA a stake holder or community outreach.

Panel: Stakeholder. Property owners, civic organizations, next iteration can incorporate community feedback. Community open house when get a little bigger. Steve Faust and Cogan will meet with property owners, and the City will meet with the neighborhood associations.

Audience: Counsel Tan said lots of contact and master plan ideas. No idea where that was incorporated in the plan. Encourage hotel is what the current plan is. There has been input and it is never changed or incorporated. Continually nothing has changed.

Panel: Going to get more input than can implement, going to disagree with it. May not agree but it is listened to.

Audience: Concept and master plan different, disagree. Concept = just a concept, A master plan = an official part of the comprehensive plan, enforceable and part of law. The master plan is for detail. If not in CDC specifically prohibiting it than they have to approve it. It eliminates undesirable proposals, if keep with concept plan right now = way too broad. Master plan called for in agreement with metro and haven't fulfilled contract without master plan.

Panel: .....

Audience: written comments handed it. Basic code amended, being treated as supporting plan as comprehensive plan, not given to recommend to city council. Anyone with standing should have had the opportunity. What ties this up.

Panel:.....

Audience: different fundamental fall. Promised alternative designs, abnormal to have one design that was succided through for months and months. Portland is given multiple options, 5. Until we get alternative designs = no peace on this issue.

A:.....

Audience: Bolton residents left out, not sure when started. 2010, 2013? Excluded from the planning process. If planning department had called on us. Old president would talk to West Linn Paper Mill twice a week to see if ready to sell. Planning department deliberately decided to exclude us, went around us. We didn't know anything until October. In November in city reteam in 2014. BNA very angry, betrayed, undercut. Not do nothing neighborhood. We understand the situation because we live here. This plan is not legitimate. Never told they would be considered a Metro Town Center. Done behind our back and we got active. People who did the plan don't live here.

Panel: here to listen what is happening in this area, interesting in knowing alternative to his. Bolton has been a Metro Town Center for the last 20 years, been that way for a long time in the plan. No one had any intention for the neighborhood when they were involved in the process.

Audience: said that very close to where it should be. Need more conversation. This is an idea. 99% buildings on the current concept plan. 265, 1060 people to 1300 people in that year and 200 cars in that area. Concerned about gentrification and nothing for seniors and low income. Traffic will be terrible at site, 205 did a number on Bolton, always going to be traffic problems, very out of scale and doesn't blend in. Doesn't recognize great and historic nature of the property. Area is unique. Been there 40 years. Want more of a park than a residential area, or houses around them.

A: want what actually want to see. Wants a better sense for what actually want to see.

Q: area could be the jewel of west linn. Nothing that has been presented about the historical part of this. Benchmarks, should be one of the benchmarks. Bigger regional traffic. Traffic study. Need to look at bigger picture. None of this gets to the river. Lots of potential with this thing and more foundation work done.

Audience: I own property on Broadway Street. Very close to what is being built, business in Oregon city. Was involved in the development of the plan, did the walk, did the store front. No sinister objective, happy that these people been listened to what we have to say. My business will benefit from the blue heron redevelopment, excited that they will do something with it.

Panel: Roundabout didn't do because of need to west linn paper company to put trucks through that.

Audience: feel like been listened to, been to a few meetings the last few years, gotten phone calls, city feedback from what trying to do in that location. City listening. Do need traffic study, they are private

properties. Livability, can't put low income housing in that area, entire city of west linn population input.

Audience: Lived in area for 35 years. In 1985/1986 U of O students looked at the part to make this area a center for the city, student project times multiple designs. Haven't seen any of that happen. Plaza = very small, too small. Went to walk and open houses, felt like the plan. Want a place for West Linn people. Don't want mixed use, inverted = more public space, less residential. Very extroverted here. We are not a state street (in L.O.)

Audience: Traffic first.

Panel: traffic engineer, in budget to do different traffic studies. Just getting started. What asked to do, starting with objectives. Beholden to objectives in the concept plan and working from there.

Audience: Town Center designation need to define. Metro town center = an idea, doesn't tie anyone in the suburbs, just a concept. Just passed renewal to law. By doing the grant proposal and accepting the money has made us a metro town center, it is a conceptual, 2 hearings away from being a full town center, adds increased density requirements. 2 hearings, been on the wish list since 1995. As of last December have 2 hearings, traffic volume standards, volume standards reduced by 30%. Huge change the moment that status goes in.

Audience: size of the buildings = 5 to 6 story buildings = too big, no place in West Linn.

Audience: BNA stance = voted and sent to the city that we are not to be a Bolton metro town center.

Panel: part of their task is to do research and talk to reach, no recommendations, but just suggestions and analysis. Small part of what they do.

Audience: all converge to with one direction. City is saying we are the beginning things in the process. Historical and other areas considered and not involved in the process. The process is not complete. Don't have a master plan and need a master plan. Effort to unite, to include the other voices. Don't have a developer right now, if do no one mentioned it. Master plan gives a way to do that.

Audience: Boundary must be consistent with what shown in the RFP = regional functional plan. We are not a town center up to the city to determine that.

Audience from Savannah Oaks: Lots of things not taken into consideration. Aspirations limited, importance of the site. Public/private partnership for the area. Shouldn't limit you by the dollars, then partners in the development.

Audience from Willamette NA, arch bridge biggest gateways into West Linn, once in a lifetime opportunity, vital. Historic bridge. Add another bridge across the river, Willamette falls drive is a mess. Scares them to get in and out. Will also be coming through Willamette. All this affects business. Not

much in the way of tourism in the town. No draw in the town. Our businesses need outside dollars. Has anyone talked to Clackamas county tourism board. Bring it in. Possible for storage unit down there.

Audience: Thought we had a plan and thought we were going to move forward, don't have a master plan. Transportation plan not well done. Assumed a bunch of drive ins. Tied to that Oregon city want to do something compatible with them. They have a nice downtown, a modern development that was compatible, a visitor center, services for the community, walkable and draw to our side of the bridge and tie to Willamette. Could do a bicycle alley. Nice to expand view a little bit. See little town houses arranged around a green that opens on to the river and can see from and have events in the middle. Open on to the street = backwards.

Panel: arcitech = wonderful ideas, develop into something we do support. Evolution. Still working on property holder meetings and notifications. Will build in time to hear from neighbors. Take into consideration historic character and traffic. Has website to post documents and announce meetings.

Audience: road map and action plan? Will we not see a new a plan until meetings, any progressive iterations?

Panel: This meeting doesn't count, can't do anything about previous process starting on a good note. Already started working on presentation and history of the area and design tools. 1<sup>st</sup> meeting = hear about . There will be 4 meetings. Here are design concepts, materials, at that point 3<sup>rd</sup> meeting is recommendations, refine them. 4<sup>th</sup> one will be the large public meeting gather the comments and come back with final recommendations to city council, city staff will be available for that process. Tools = things that can mitigate the things we are talking about and design. Works in concept plan. Want to think ahead that are tools that provide the mitigation to provide the impact and shading.

Audience: asked about what has been done. Technical minutes not done. A lot has not been done.....

Audience: Don't want to see the the map again, as it is the same map at each meeting. Honest effort to look at alternative plans. Not just the same buildings on the plan.

Audience: Earlier the city representative said that the IGA was completed. Milestone 4 has deliverables that had to be met to received the \$98,000:

Design alternatives have not been done. Nor is there a Master Plan.

Workshop agenda and handouts from a community workshop to identify community preferences among viable options. Sort of carried out, so will check that as done.

Documentation of outreach to developers. Don't know where to get this. Maybe it has been done maybe not.

Web-based community survey results and any agency comments. (Audience: Survey was a pull type of survey that has no meaning: Do you like Plan A, a lot, or a little. No room for extended answers). What are agency comments and where are they found?

Agendas from advisory committee meetings? No, including nothing from the Technical Committee.

Final master plan. No.

Agenda and recording from a city council work session where master plan is approved.

Audience: This area is a gem and is special and nowhere else like it.

Adjourned = preponderance of votes.