

# **Willamette Neighborhood Association**

## **Meeting Minutes**

12/10/2014

### **I. Call to order**

Michael Selvaggio called to order the regular meeting of the Willamette Neighborhood Association at 7:03 pm on December 10, 2014.

### **II. Attendance**

The following WNA members and guests were present: Mike Selvaggio, Julia Simpson, Beth Smolens, Elizabeth Rocchia, Kathie Halicki, Shannen Knight, Gail Holmes, Lonny Webb, Aron Helligas, Paul McGilvra, Midge Pierce, Reena Heijdeman, Gene Schwartz, Darlene, Schwartz, Danny Schreiber, Paul Marcus, Andy Rocchia, Eryk Miller, Mid Pierce, Jerry Offer, Christine Lewis, and Jody Carson. Guests: Chris Kerr Director Economic Development, Councilor Jenni Tan, Councilor Thomas Frank.

### **III. Approval of minutes from last meeting**

The minutes were approved as written. The minutes will be submitted to the City for posting.

### **IV. Treasurer's report**

WNA account at Pacific West Bank has \$2,861.69

WNA US Bank account has \$2,614.33

### **V. Elizabeth Rocchia; Recommendation for \$250.00 donated to Willamette Main Street**

Elizabeth received a request from the Main Street group to help support the carriage rides they have reserved for the Holiday Parade December 6, 2014. Elizabeth recommended the WNA approve allocation of funds supporting carriage rides-of note, the event has already occurred. Discussion; this is considered an appropriate use of the WNA stipend.

**Motion: WNA allocate \$250.00 dollars to donate to the Willamette Historic Main Street (WHMS) carriage rides December 6, 2014. Motion passed unanimously.**

### **VI. Discussion and possible resolution on Arch Bridge-Bolton Draft Plan**

The city was invited to present the Arch Bridge-Bolton Concept Plan to the WNA to answer question for the neighborhood about the plan and its potential impact on the area. Chris Kerr, Thomas Frank, and Jenni Tan, made the presentation.

The process started more than 18 months ago after the city learned of the potential for the parking area owned by the paper mill to be sold off to be developed. The group explained that under the current CDC, this could mean independently developed commercial businesses that could potentially increase the traffic in the Arch Bridge area-based on the type of traffic generated at convenience stores, fast food restaurants, and service oriented businesses (types that were presumed to be interested in the location). The city got involved because they felt that a well thought out plan, with community input, would create a concept plan that would be in the

Mike Selvaggio President ~ Julia Simpson Vice President ~ Elizabeth Rocchia Treasurer ~ Beth Smolens-Secretary

best interest of the community. The city then could apply the zoning changes that would support the kind of businesses/multi use areas that would work best for this location. This could pave the way for developers to come in and build what is desired and needed by the community. Among the plan features; a “Town Center” model with retail shopping, hotel, restaurants, townhome or condominiums, and apartment living space all connected with a hardscape plaza area that would connect the Bolton neighborhood through a skywalk over the 205 and continuation of the trails master plan down to the river. The city applied for a grant offered by Metro for funds to cover costs of hiring planner to develop a concept plan. The area planned, focuses strongly on the of South of 205 (about 12 acres) but also includes the commercial area on Hwy 43 North of 205 in the Bolton area known as Central Village and north of that ending at the Bolton Fire Station. Application was accepted and the entire grant sum available for the grant was awarded to West Linn (\$220,000).

Discussion and Q&A ensued after the presentation. The neighborhood voted on and passed a motion supporting the Arch Bridge Plan.

**Motion:**

**RESOLUTION of the WILLAMETTE NEIGHBORHOOD ASSOCIATION**

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**To the City Council of West Linn: The Willamette Neighborhood Association respectfully represents as follows:**

**Whereas vibrant commercial spaces are an essential component of thriving and efficiently planned communities; and,**

**Whereas the Willamette Neighborhood had been identified by Metro as a potential Town Center area; and,**

**Whereas the makeup and characteristics of Metro Town Centers vary widely and are, according to Metro, meant to provide a reference point for local jurisdictions to guide their own aspirations for a center that meets each community’s specific needs; and,**

**Whereas the Willamette Neighborhood Association finds no reason to assume that the associated intergovernmental agreement with Metro binds the City to any predetermined planning or density outcomes; and,**

**Whereas Town Center guidelines are a worthwhile but not infallible guide to municipal planning; and,**

**Whereas it is imperative that when using Town Center guidelines to carry out planning activities, the City of West Linn ensures that all associated infrastructure is sufficient to support any new development; and,**

**Whereas the Willamette Neighborhood Association understands that approving the Arch Bridge - Bolton Draft Plan policy document makes no binding changes to zoning, the Community Development Codes, or the City’s Comprehensive Plan, and the Willamette Neighborhood Association reserves the ability to express concern and opposition to these changes in the future; and, Whereas approval of the policy document represents only a first step in a multi-year process of future planning that demands continued**

prudence, vigilance, public involvement, and ongoing careful consideration of infrastructure needs; now, therefore,

**Be it resolved:**

- 1. It is the position of the Willamette Neighborhood Association that given measured consideration of future development, town center planning can be a smart and efficient way of creating a vibrant and well-balanced community; and,**
- 2. This position is predicated on the City ensuring that sufficient infrastructure is provided for prior to approving any resulting new development; and,**
- 3. In furthering to goals of the Arch Bridge - Bolton Draft Plan, the Willamette Neighborhood Association asks that the City take appropriate measures that would enhance and honor the cultural and historic value of the area; and,**
- 4. A copy of this resolution shall be delivered to the West Linn City Council and recorded in the minutes of the Willamette Neighborhood Association.**

**Resolved on December 10, 2014.**

**Michael Selvaggio, Chair**

**Motion passed with 16 votes yes and 4 abstentions, no votes 0**

- VII. Pre-application update:** Elizabeth Rocchia spoke briefly on two pre applications she has heard recently. One applicant wanted to lease the white house with a picket fence on the south end of the business district at the corner of WFD and 15<sup>th</sup>. The business owner was looking to put an antique store in the space. However the applicant change to lease the old Sweater Shop space because the house would have been expensive to make ready for a business (since it would need to be updated to comply with CDC and ADA regulations individuals with disabilities).

Elizabeth also heard the applicant who bought the WFD property on the North end of Willamette. This property was previously purchased to become a hotel but the size of the parcel and the creek on the property will cause additional mitigation to make this parcel developable. Elizabeth reported that the land owner left feeling very discouraged.

- VIII. Next meeting:** January 14, 2015

Meeting adjourned at 9:02 PM

Elizabeth Smolens, Secretary