

# **Draft-Willamette Neighborhood Association**

## **Meeting Minutes**

7/8/2015

Michael Selvaggio called to order the regular meeting of the Willamette Neighborhood Association at 7:03 pm on July 8, 2015.

### **I. Attendance:**

Officers: Michael Selvaggio, Beth Smolens, Julia Simpson,

Reena Heijderman, Gail Holmes, Jody Carson, Pauline Beatty, Shannen Knight, Kathy Halicki, Mike Halicki, Debbie Meyers, Midge Pierce, Jerry Offer, Lonny Web, Mary O'Malley, Paul Kays, Bill Barger, Tana Barger, Karen Beltin, Bianca Phelan, Morgan, Leslie Foster, Terry Shumaker, Marten Sorelman, , Connie Richardson, , Rian Flad, Susan Flad, Charles Holden, Betty Holden, Yina Gambos, Grace Cargini, Ron Klimeck-Jones, Henry Achcar, Patricia Gayle, Jodi Dodd, Robinson Foster, Sierra Foster, Wyatt Foster, Terry Griffith, Sherry Pryer, Bill Peck, Janet Peck, Mindy Lokner, Roberta Schwartz, Paul and Linda Blankenmeister, Tatiana, Achcar, Susanne Achcar, Robb Morgan, Terry Griffith, Donna and Sidd S.

\*there was a significant contingent present from out of the WNA

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

The amended minutes for July 2015 were approved. Amended minutes will be submitted to the City for posting.

### **III. Treasurer's Report**

**Deferred Treasurer is on vacation**

### **IV. WNA Traffic Committee**

Midge Pierce could not stay for the meeting and gave a brief report that the traffic committee will meet in September before the next WNA meeting. Midge is stressing that emails be sent in to address the concerns for traffic in our area and focus on ideas for solving problems. Send emails to [midgepierce@gmail.com](mailto:midgepierce@gmail.com)

### **V. WNA Officer Nominations From The Floor:**

President: Mike Selvaggio

Vice President: Julia Simpson

Treasurer: Elizabeth Rocchia

Secretary: Elizabeth Smolens declined nomination due to other commitments

### **VI. Councilor Jenni Tan**

- **Accomplishments:**

- Police Station is a Gold Lead building

- **Goals:**

- Transportation System Plan (TSP) to be updated.
- Exploring adding utility of high speed internet to improve speed and public use while decreasing costs to city.
- Committee to be appointed to develop goals/use/disposition for varied city properties.

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- Council is incorporating lobbyist to development long term plan for 43 in West Linn.
- NA communication improvement and connection with Council.
- Developing disaster preparedness plans through “Map Your Neighborhood Program”.
- Council approved economic development plan with budget of 40K approved for Main Street Manger which will also include the Farmer’s Market program.
- Arch Bridge Plan; Council continuing outreach and working on finding consensus for plan.
- Water pipe infrastructure repair and maintenance is ongoing work.

- **Announcements**

- Water pipe repair completed at the Abernathy Bridge tie in
- Movies In The Park for summer is resuming
- Music In The Park for summer is resuming

## **VII. Con Am Presentation of Pre-application for Tanner/Blankenship property**

- **Rob Morgan, Development Manager and Michael Robinson, Attorney at Law**

Described and showed rendering of a proposal for the property; the proposal was for 7 3-story buildings housing 192 apartments above parking garages with 1 500 ft commercial space in each building intending to comply with the CDC chapter 21.050.2 governing OBC commercial/residential use. The complex included a pool and clubhouse, 2 small green spaces, and the upper portion of the property which will be undeveloped and left natural to buffer the complex from the residential area above. Per development manager, height meets requirement of the code, parking meets requirement at roughly 350 spaces.

*During the beginning of the presentation, Roberta Schwartz questioned the number of people attending the meeting exceeding the fire code for the conference room. There was no posted occupancy limit located in the conference room and when the concerns were raised, someone said they would contact the fire department to find out what the limit should be. President Michael Selvaggio stated that he would continue the meeting in the meantime.*

During discussion many neighborhood members and non-members voice concerns over multiple issues with the plan. To summarize:

The small percentage of commercial space for the size of the project and placement of the commercial space was criticized and questioned. The developer made it clear that the code was not specific enough to dictate how much commercial space was required.

Parking and garage parking was questioned. How would they control the use of the garages if owners decided to use them for storage and not cars? This could create a serious parking and safety issue in the complex.

Traffic impact and traffic flow were questioned; there will be a formal traffic study that will make recommendations for the project then recommendations will surface and mitigation proposed before final application.

Concern was raised that the commercial space planning was poor, commercial spaces did not relate to one another, and were too small for much more than a one room office. There was a suggestion from a resident to cluster the commercial spaces in the center of the complex, along the center drive, so that they would relate to one another and be more conducive to a small main street shops area. This sentiment was echoed several times. Multiple residents also reiterated the sentiment that the commercial spaces need to be larger.

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A resident pointed out that there is an example of this type of complex in Sherwood.

Other concerns: large delivery trucks getting lost in the complex and unable to turn around or get out. Fire safety was a concern-can the trucks get in the space? Pedestrian safety crossing Blankenship was a concern.

Exiting Tannler onto Blankenship was a concern and there was some speculation about mitigating this by the residents. It was mentioned that a right turn exit from Tannler only was mentioned previously during traffic study. The developer did point out the other entrance/exit to the complex that would line up with the Haagen's Shopping Center.

Concerns raised over developer building a project that does not meet the needs of the community or it would not be suitable or desirable and then sells it.

Concerns that the developer is taking advantage of the code and not interpreting the "spirit" of the code to develop a small sustainable and livable community over a small, vibrant commercial area.

Water supply and drainage were also mentioned by some residents as concerns for this development.

#### **VIII. Announcements:**

- **Movies in the park**
- **Sidewalk improvement program**

City is providing savings to residents who have side walk repairs-apply with the city:

[cwl\\_rowpermits@westlinnoregon.gov](mailto:cwl_rowpermits@westlinnoregon.gov)

#### **IX. Next meeting: August 12, 2015** at 7 pm, at the Pacific West Bank conference room. Agenda items to be considered:

Meeting adjourned at 9:15ish pm

Elizabeth Smolens, Secretary