



BOLTON NEIGHBORHOOD ASSOCIATION

Minutes for November 19, 2019

Meeting Called to Order: 07:07 PM Welcome and introductions : Members: 12 attendees

Draft Minutes: October 19, 2019 Minutes were reviewed and approved.

Meeting norms reviewed

Election of Officers: Quorum is seven. The newly elected officers to serve the remainder of the bi-annual term through November 2020. Nominations included: President: Robert McCarthy and Erich Kunrath; Vice President: Walt Swan; Treasurer: Claudia Davis. Erich preferred to serve as Vice President, rather than President and was then nominated to run as Vice President.

Officers elected by a majority: Robert McCarthy, President; Erich Kunrath, Vice President.

We hereby authorize these named officers to be added to the BNA bank account, and that Steve Miesen is removed from said account.

By-Laws were reviewed and realized there was no position for Treasurer. A motion was made to modify Article Four and add a treasurer position. Noting that if the position is not filled the Vice President will serve as acting Treasurer. The motion was approved unanimously. The motion will be voted on at the next regular meeting.

Appreciations:

- Steve Miesen was unable to attend the meeting as he was attending a Solve award ceremony. Thank you, Steve, for your 4 ½ year contribution as Vice President and President of BNA.
- Lighting of Maddox Woods: Thank you to Maddax Woods Association members who spent their time planning and preparing Maddax Woods for this beautiful, yearly event and all the volunteers that came Saturday, Nov. 16th, morning and afternoon decorating the Woods for the 4:30 pm Saturday opening.

Updates:

- Post Office: Matt Grady reported that Gramor and the Post Office are still working together for acceptable location in West Linn. If there is an agreement between the two, Gramor will begin negotiations to try to acquire the two adjacent properties. We will know of the status by February 10, 2020. Construction of a new post office will require that the post office move to a temporary location.
- Lenity Architecture, Inc.'s proposed 1575 Burns Street development plans: A November 15th meeting of adjacent property owners and Dr. Kim Wright, builder met at Erich Kunrath's home to review the current plan of the development. In attendance were Erich Kunrath & Mary Miller, Walt & Dianne Swan; Chris Doubleday; Bob and Jan McCarthy. Dr. Wright reported, at this time, they are now considering a smaller footprint of a single story building, approximately 6600 sq' feet. This would reduce their costs that include: number of parking required, height and need of retaining walls. Ideas of natural screening and landscaping to provide protection from the visual impact of adjacent land owners were discussed. A strong suggestion was no bamboo or arborvitae. Concerns were also raised about the numbers of parking spaces along Burns Street and how cars will, and currently do, turn around at the intersection of Burns and Cascade to drive back out on Burns. One thought, by Dr. Wright, is to change the address to Hood Street that would direct traffic away from Burns for patients coming to their business. Also, the group suggested working with the City Planner to address the real, safety concerns of the neighborhood and the impact of the increased traffic flow. The neighbors assured Dr. Wright that they want the property to be developed and that it is done in a way the preserve the character of Bolton commercial center and visually protect the adjacent property owners.
 - A proposal was made and approved unanimously to approve and encourage continuing these conversations and to contact the planning department to assign a planner to join in this collaborative effort.

Design Criteria Developed in the Meeting with Kim Wright and Adjacent Property Owners

Design Criteria #1: Preserve the Character of Bolton

1. The Bolton neighborhood association will reach out to the City Planner and work together with the developer and owner to build an integrated plan for 1575 Burns St that also considers future developments at neighboring properties.
 - a. The Owner has asked for assistance from the City Planner to meet the requirements of building a storm water system.
2. The building architecture at 1575 Burns St should fit in with the Central Village development. Necessary architectural elements include a brick or stone face and a varied roof line that includes peaks to break up the flat roof. The building should look like it was built at the same time as the surrounding development.

3. The Bolton Neighborhood association would like to see the property being used to the fullest.

Design Criteria #2: Design streets to accommodate traffic and necessary parking.

1. Change the address to Hood St, so people following driving directions to the new building will enter using access on Hood St.
2. Minimize parking on Burns St. The street is a steep hill and does not have any through access to the rest of the commercial area making it hard for vehicles to turn around and park uphill on the north side of the street.
3. Create a through street for vehicles to access the commercial area with out increasing traffic into the residential area.
 - a. Take the crown out of Hood St to improve visibility between vehicles parking in the library lot on Hood St. vehicles turning out of the development at 1575 Burns St.
 - b. Start the building's ground elevation 4' below Hood St to provide the option for a parking lot flow from Hood St to Burns St.

Design Criteria #3: Provide natural screening between the commercial development and bordering residential area.

1. Landscaping should screen residential houses. The width of the landscaped area should be wide enough to support large trees or hedges and layers of smaller shrubs. The screen should look natural instead of using fences or vertical plant varieties such as bamboo and arborvitae.
 2. Commercial light pollution should be screened from the residential area. Parking lot lighting should remain as low as possible and avoid glare into the neighboring residential houses.
 3. Refuse collection area may not be on the residential property line.
 4. The property has about a 30' elevation change from west to east. Any development needs to include a slope along the building and the parking lot to minimize the height of retaining walls.
- High School Parking: Claudia Davis reported that she has observed renewed signage on all streets by the school: no parking signs on Webb and West A. Regarding the lack of street lightening near the high school for night and game events a petition is needed to be signed by all homeowners affected to begin the process of adding lighting. This is the next step.
 - Email/communication: BNA is currently using mailchimp to send out meeting reminders to members. A number of members are not receiving these reminders. **To fix this problem, add the Bolton Neighborhood Association email: boltonna97068@gmail.com to your contacts. Google will see the email as coming from one of your contacts and not spam.**
 - Peggy Kirkendall suggested that the BNA consider having the post office send out flyer/mailer to each residence for an upcoming event. The cost of this mailing is estimated at 18 cents for each residence.

Peter Ryder, BNA member and census volunteer, made a presentation to encourage, and let others know of the need for census takers in our city. One needs to be at least 18 and hiring will be for 3-4 weeks in the spring. Pay is \$18-20 per hour. Contact information is 2020census.gov/jobs, or 1-800-job-2020.

Next meeting January 21, 2020

Adjournment @ 8:45 PM

Bolton Neighborhood Association Board Members
Robert McCarthy, President Erich Kunrath, Vice President
Janet McCarthy, Secretary
<https://westlinnoregon.gov/bolton>