

**DRAFT Minutes:** *these meeting minutes will be up for approval at the January general meeting. Posted as a draft in consideration of the need for timely information.*

December 12<sup>th</sup>, 2011

St. Johns Neighborhood Association General Meeting

Board Members Present: Babs Adamski, Jennifer Levy, Thomas Ebert, Mark Savage, Gil Luzader, Lalita Ham

90 community members present

Meeting called to order 7:03 pm

**Review and passage of November general meeting minutes.** Babs asks for any corrections. None presented. Mark makes a motion to approve minutes as submitted. Jennifer seconds. Motion passes.

#### **Announcements from community**

- Tomas announces the Open House for the Chimney Park Bridge, the bridge that will span Pier Park to Chimney Park. There will be presentations at 6:15 pm and 7:45 pm, Wednesday 12/14/11 at the St. Johns Community Center.
- Kathy announces a fundraiser for the St. Johns Farmers Market. 10% of proceeds from meals bought Burgerville on Thursday evening, 12/15/11, will go to support the Farmer's Market.
- Shamus Lynsky announces thur 15 6-830 the Stakeholder Meeting for Traffic on Fessenden, Thursday, 12/15/11 from 6pm – 8:30pm at the BES Water Lab at Cathedral Park.
- Barbara Quinn announces that tickets for the Wizard of Oz are available at half off as a benefit for Baltimore Woods. See Barbara or flyer for details.
- The SJNA Yearly Social is the last Saturday of January and will include community groups, food, entertainment, and a great opportunity to meet neighbors.

#### **Presentation of Plans for Ace Hardware**

- Mark New of New and Neville and store operators Mike and Kim Johnson are present.
- Mark notes that a portion of the existing building being will be removed, which requires an adjustment process with city of Portland.
- The lot will hold an Ace Hardware with a garden center and two small retail shops.
- Anticipated opening date: receive permit and begin building in March 2012, opening in June 2012.
- It is asked what employment opportunities will be created and what will be done to attract local employees. Mike Johnson notes they look to hire 7 to 10 employees and hopes that they are all St. Johns residents.
- It's noted that Ace is a supplier, and co-op, not a chain. All ace stores are independently owned.
- The current three curb cuts remain, no additions or other traffic changes.

- The other two retail spaces have not been marketed yet.
- Josh of St Johns Main Street asks how Lombard will be treated in the development and notes that parking screening is a requirement of the St. Johns Lombard Plan. Mark answers that the existing mature landscape will remain and they will continue to work with the city on landscape as part of the permit process.
- Pedestrian access is from Tyler and Lombard streets and the retail spaces include an outdoor seating plaza.
- It is also noted that the windows on the store front above are above code requirement and bike parking has been added to the lot.
- Brett Schultz, architect for the project, and Mark New attended te last board meeting of SJNA, and noted that they are allowing more parking than what would be ideal for Lombard, but it is less than what typical hardware stores have.
- Gil Luzader asks Mark to recall the discussion from the board meeting about the treatment of the corner of the lot, the architect who is not present has those details.
- It is noted that the Dollar Tree is final and being completed in the lot across from Grocery Outlet.
- Discussion ended for Ace with thanks to mike and Kim for opening store

#### **Discussion of 7-11 Development**

Jennifer Levy of the St. Johns Neighborhood Association Board and Tom Noble, a 7-11 Representative, present details of the development process and Good Neighbor Plan. Key aspects to note are:

- Please visit the SJNA Facebook page for ongoing developments of this project: <https://www.facebook.com/groups/stjohnsportland/>
- The address of the lot being developed is 8157 N Lombard.
- At this time, the developer has submitted plans and requested a permit.
- The City of Portland's Bureau of Development Services (BDS) is the entity that approves what development is allowed. If a building plan meets all requirements of zoning code and applicable design overlay, the permit will be issued, regardless of community desire.

#### **BDS has returned comments to the developer on the plans. Key issues are:**

- Structures must cover at least 50% of the lot. This is not met. There were plans suggesting two additional buildings would be built, but as they have no prospective tenants, these are not part of the plans.
- The setback from the sidewalk is too great.
- Pedestrian access requirements are not met.
- Additionally, landscaping, roof, and base of building requirements are not met.

#### **Safety related issues from Angela Wagnon of Office of Neighborhood Involvement are as follows:**

- The proposed carports for parking, particularly those in the North end of the lot adjacent to an apartment building will create a dark, covered, secluded area.
- There is only one light post that will not light the entire lot.

**Traffic Issues in this intersection** have been studied and a report will be released from ODOT on Friday, December 16<sup>th</sup>.

It is believed that the developer put the driveways off of Lombard to avoid addressing traffic issues. However, increased traffic pulling into and off of these side streets will affect traffic.

**This property is in the St. Johns Main Street Area**, visit <http://stjohnsmainstreet.org/> for details and design guidelines.

**What you can do:**

It is reiterated that if the developer meets all zoning and design overlay rules, a building permit WILL be issued.

If all the rules are not met, the developer can request an exception and the City Planner decides to approve or not. If the City Planner has feedback from the community, this may influence the decision to approve the plans if all requirements are not met.

**The City Planner for this site is Jill Grenda at [Jill.Grenda@portlandoregon.gov](mailto:Jill.Grenda@portlandoregon.gov)**

Contact this City Planner with your SPECIFIC concerns about the development. Consider including the above reference issues from BDS, ONI, Traffic Safety, and Main Street as well as other specific issues you have with this site.

**The 7-11 Representative Tom Noble presents the Good Neighbor Plan**

Tom reiterates contacting the city planner with your opinion on this site.

Every new convenience store requires a Good Neighbor Plan which is sent to Neighborhood Association. Other required items are collected, then it is submitted to the city. The elements of the Plan are:

- Crime prevention and awareness
- Alcohol awareness: 7-11 works with the OLCC and has an approved Coming of Age Program
- Litter control: keep site clean, locked dumpsters, litter walk once a day
- Loitering: trespassing cases are handled with the Portland Police
- Landscaping
- Neighborhood communication: hotline for complaints, Lisa, regional operations manager at 503.863.0756 handles mediation

When the building is handed over to a franchisee as planned, they must have a new Good Neighbor Plan

**Discussion from the community**

Tom Noble is questioned, and states: he cannot influence the developer, the developer offered the site to 7-11, 7-11 did not seek it out, that he does not know why 7-11 believes there is a market for a third store in St. Johns, but they would not sign a 10 year lease if they did not have a good case.

It is noted that while the specifics of the site are being addressed, the main point is that the community does not want the store here at all.

There is loud applause from attendees.

The ONI and present Police Officer are asked if we have stats regarding crime surrounding the other 7-11s in our neighborhood compared to the rest of St. Johns. This is not available tonight.

Tom is asked how many people will be employed and at what age, Tom can't answer definitively, but typically there are 2 daily and 1 at night, and local franchisees are looked for.

Laura Hoffer who lives at the corner of this site wants to send the message that products offered at 711 are undesirable, unhealthy, unsafe, this is not a family place, and even an empty lot is better than 711 and it's traffic.

It is noted that the nearby St John deli has what is needed, that 711 is not welcome here are this is a community, not a truck stop.

It is noted that the billboard will be moved, but otherwise it's fate is unknown.

It is asked if we will have opportunity to communicate with developer, they will likely not address the community, though they have been invited.

Again, it is stated that a convenience store is not wanted, that it is taking advantage of low income and unemployed neighbors, and that it invites a food dessert and crime.

Trash and drug deals are already an issue at McDonalds, it is echoed that we do not want this, that this intersection is a center point for what our neighborhood could be. The storage space is already not a good use of space, this won't be either.

Shamus Lynsky reminds the room that we can't stop this only because we don't want it, the storage unit was built though it was not wanted.

The site plans are addressed and it's noted that the garbage is right next to apartments, can it be moved? Tom can suggest that it be moved, though now they have to have a roof and drain for these areas.

The carports are addressed, it is suggested they are only there to meet the minimum 50% site coverage, but they will attract crime and loitering.

Tom is asked what the chances are that 711 will not come, he states that about 80 percent of projects move on from this point, and to contact the City Planner with your opinions.

It is noted that Alberta and Mississippi have no 711s and developed in a similar way as St. Johns, and suggested that it is because we have lower socio economic base.

Tom reiterates that there are currently 7 sites in process in Portland, and they don't pick sites. They are presented sites from developers.

Throughout the discussion of the negative impacts of a 7-11 and how to stop it from being built, it's stated that we need to work on bringing business we DO want into St. Johns. Main Street has a committee working on this, join them, provide feedback, and talk with the SJNA regarding sites outside of Main Streets boundaries. Think of the places you leave St. Johns for and ask those business owners to consider opening a store in St. Johns.

### **7-11 Discussion Closed: Thomas begins discussion of By Laws**

Draft of new by laws and current bylaws are handed out and Thomas addressed key changes:

- Neighborhood boundaries moved to front, map included in back

- Age requirement was removed for participate and vote, in the hope that younger neighbors get involved, there is a concern that kids will impact big issues, but it is believed this will not happen
- Minimum of 6 meetings per year, up from 4
- Membership can call special meeting by majority vote of board members
- Quorum increased to 8 non board members and board quorum
- Land use chair added as board director rather than sub committee
- Former past chair removed
- Termination for non attendee of board members increased from two meetings in month to three consecutive board meetings
- Establishing yearly workplace was added
- The board of director duties were made much simpler, eliminated oddities, and overly specific duties
- Board meetings moved to 4th Monday instead of last, and six meeting minimum
- Board is not bound to act according to majority of members at any particular meeting
- Grievance procedures added, submit to writing in board, majority vote of members to form committee
- By laws process changed to one meeting for reading, one for vote

It is asked if boundaries have changed, they have not.

Babs makes a motion to accept new by laws as presented, Emily seconds. There is a call for question. It is noted that you can only vote if you attended one of last two meetings.

Joe Adamski comments that this is long and difficult process and Thomas and Sarah have done well. No further discussion and the motions passes.

**Meeting adjourned at 8:40 pm**