

ARDENWALD/JOHNSON CREEK NEIGHBORHOOD ASSOCIATION
September 11, 2007 MEETING MINUTES

Ronn called the meeting to order at 6:34, and started with introductions. In attendance were:

Jeff Burns (Mahlum Architects), Joe Campbell (Treasurer), Sherri Campbell (Vice Chair), Vicki Chambers (North Clackamas School District), Marianne Colgrove (Webmaster), Bryan Dorr, Blake Goode, Catherine Goode, Lisa Gunion-Rinker (BMAL), Michole Jensen (BMAL, Transportation), Kelly Kindrick (Portland Police), Kevin Krebs (Milwaukie Police), Garry Kryszak (North Clackamas School District), LeRoy Landers (Mahlum Architects), Pam McGraw (BMAL), Ed Murphy, Joe New (BMAL), Laurie Palmer, Ronn Palmer (Chair), Norm Scott, Sheila Shaw (Ardenwald Principal), Harold?? Smith, Laurie Wells, Carol Wilkins (BMAL), Marten Wilkins (BMAL)

Police Report

Kelly Kindrick, Portland

Officer Kindrick distributed handouts showing crimes in Ardenwald and surrounding neighborhoods for the last 30 days. The only thing of significance is an unusually high number of thefts, mostly in Sellwood. Vehicle thefts have gone up dramatically city-wide, perhaps because of loss of the auto theft task force. The second page shows property crimes for the last 90 days, none of which are in Ardenwald. Thefts from a vehicle are high in southeast Portland.

A question arose about an assault on the Springwater a couple of weeks ago. Officer Kindrick didn't have specific information on that incident. He did report that person crimes along the Springwater are very low, considering the level of activity on the trail. However, property crimes are frequent – don't leave valuables in your car.

Announcements

The 2007 Garden Tour raised \$1,379.69, which Joe Campbell presented to Sheila Shaw, Principal of Ardenwald Elementary. Yay!

Sheila requested that the next Garden Tour be scheduled for May, while school is still in session and before construction starts. Sheila hopes to have an open house for the school and plant sale at the same time. Lisa will take the issue to the committee and report back.

Marianne reported on the SEUL Neighborhood Small Grants Program. Grants, ranging from \$500 to \$5000, are meant to foster greater engagement and participation in the neighborhood. Pam will pursue a discussion with the membership committee.

Lisa reported on the Watershed Wide Event on August 18th. We had between 50 –60 volunteers to pull out weeds and pick up garbage. The Tideman Johnson crew accounted for almost half the volunteers at the watershed wide event. This was the first of several work parties, funded through our community stewardship grant. The next work party will be September 22nd.

Treasurer's Report (Joe Campbell)

We spent about \$3,400 on concerts for bands and sound, but it was all covered by donations. Funds were spent on pizza and postcards mailed to new members. \$2,500 is left to spend in Milwaukie city grant until July 1, 2008. We won't need as much for books this year, and the concerts will be on next year, so we have some funds available for projects. \$5,810.73 is left in checking.

Walk to School day (Sherri Campbell)

This year, walk & bike to school day is October 3rd. Join the parade from Lisac's at 7:30. Bring your kazoo.

Officer Krebs, Milwaukie

First, there were questions about the big fire on Saturday 9/8. Officer Krebs said it was reported at Precision Castparts, but he doesn't have more information.

Dispatch changed the way their logs are kept, so Officer Krebs can't get data from before about the middle of August. Thankfully, there is not much crime to report for Ardenwald. Vehicle thefts have been up (though not just in Milwaukie). Usually Hondas or other imports. The auto theft task force has been disbanded, which enables thieves to operate with impunity.

There were two serious incidents with trains– one woman was killed earlier in the summer and more recently a guy who fell asleep on the tracks lost his leg. A lot of people use the tracks as a short cut, though it is illegal trespassing.

A couple of people mentioned really fast drivers on Balfour. Officer Krebs needs the license plates to pursue the case.

Photo radar will start around January 2008. Milwaukie has two traffic officers, which will go up to 3.5, plus the number that will come along with the photo radar.

503-786-7500 is Milwaukie Police non-emergency number.

Membership (Pam McMurray)

Magnets with info about neighborhood meetings have been ordered, but they have been lost in transit. Postcards were mailed out to people who signed up at the concerts. Yard signs will go up every Friday before the meeting. Pam might be doing training for other neighborhoods, since we're the only one with a membership committee. She will charge a fee, which will go back into the neighborhood coffers to support our efforts.

Transportation (Michole Jensen)

First, there was a round of applause in thanks for the many hours Michole spent on the Milwaukie Transportation System Plan. The primary focus in the committee was to improve livability in neighborhoods, and generally improve all modes of transportation. After final comments, the report will be presented to Council in October. More info is available on Milwaukie website.

Now Michole is working on Portland-Milwaukie Light Rail Project and he distributed information about upcoming workshops. He went on a tour of possible routes and learned how challenging it will be to find alignments that balance competing demands. There will be a significant park & ride at McLoughlin & Tacoma. Carlotta reported the planned car capacity is in the range of 650 – 1000, depending on the alignment and other locations for stops. This could have a significant impact on our neighborhood and it is important for people to attend the October 11 workshop (Sellwood Middle School, 6pm)

Ronn asked if there were plans for any additional structures or functions at the park & ride. Michole reported that it is a little early in the planning to know that, but he hasn't heard that it will be a mixed use sort of development.

How will the park & ride impact the tentative changes on JCB between 32nd and 42nd? That has been moved to low priority in the TSP, but a remaining issue is that all the jurisdictions didn't agree on the classification of JCB when improvements were last done. Milwaukie views it as an arterial but Portland views it as a neighborhood feeder. With two light rails going in, there definitely could be more pressure to increase traffic on JCB. Also, there could be pressure to make 32nd a freight-capable bridge, which would have big trucks going through the neighborhood again.

Southeast Uplift (Marianne Colgrove)

Marianne raised a question about the role of the SEUL delegate. SEUL is often asked to take a position on political issues, such as the recent city charter review and the upcoming Measure 49. SEUL will always take a position to support open and transparent processes that encourage neighborhood involvement. Sometimes issues are less clear cut and there isn't always time to bring the question back to the neighborhood for a vote. Is the delegate empowered by the neighborhood to represent neighborhood interests, or should the issue always be brought before the neighborhood, even if that means the delegate might not be able to vote on a given issue? The opinion expressed was that the delegate is encouraged to make use of committees such as land use, the board, etc., but if an issue gets to the point that the delegate has to make a decision, they are entrusted to do so.

Land Use (Scott Spears)

The most significant issues is the proposed split of a lot at Harvey and 40th, which would lead to the loss of several significant trees. Mary King and Scott have been looking at the proposal and have formally written to the city in favor of preserving the trees. Ronn said they have successfully filed an injunction to prevent destruction of the trees. He still does not have an answer on what type of construction is proposed for the site. Scott stated that there is not a formal plan for development. However, the proposal does include a curb cut on 40th, which would necessitate cutting the trees, and it's not clear why. The issue will be discussed on Oct 9th, 6:30 at City Hall.

Scott also raised question of posting more materials on land use on the website. Marianne said it would be a great use of the website so look there for land use info in the future.

Norm Scott's property (Ronn)

Ronn read a draft letter from AJC to Metro, strongly recommending they purchase Norm Scott's property. [Sherri moved to support the letter of recommendation, and Carlotta seconded. The motion passed unanimously.](#)

Railroad quiet zones (Gavin Hales, Milwaukie)

Over the summer, there has been extensive planning for a railroad quiet zone proposal, which will go before council on Tuesday September 18th. The issue arose after community complaints about train horn noise. Federal regulations allow for toot-free zones if safety precautions are met that physically prevent cars from driving in front of trains. The city already has a Community Development Block Grant (CDBG) which is paying for pedestrian safety improvements at several crossings. This proposal would add additional safety features to qualify for federal quiet zone status.

Most of the planning focuses on 37th at Oak & Harrison. (A separate Harmony road project is already looking at a crossing issue there.)

At 37th & Oak, and Oak & Campbell, sidewalks & crossing panels are already planned under the CDBG. The quiet zone also would require raised a concrete median and reflective poles. In some places left turn capability would be eliminated, but the Milwaukie Marketplace would continue to have needed vehicle and freight access. One existing crosswalk would need to be moved. The Harrison crossing doesn't have an existing CDBG project. The proposal includes construction of a median, sidewalks and crossing panels. There are concerns from the carwash which would lose two access points -- discussions with business owner are ongoing.

If approved by Council, there is still a funding gap that needs to be covered. The estimated cost is \$285 thousand above the CDBG. The original proposal estimate was \$1.1 million, and Milwaukie has worked to really hammer the cost down.

Gavin asked for input on the project: Noise is a concern to many neighbors and, in addition to noise abatement, the proposal would improve safety at crossings. The general sense of the neighbors is supportive of the project.

Question – what's the possibility of including the bird signals, which alert the blind when a train is coming? Gavin said he would look into it.

[Lisa moved to approve a letter from the neighborhood to the City supporting train quiet zones. Marten seconded and the motion passed unanimously.](#)

Ardenwald School (North Clackamas Schools, Mahlum Architects, et al)

Ed Murphy, the land use planning consultant, handed out summary sheet of the application process. They are asking for a small height adjustment, a few more parking spots than maximum allowed, and some changes to the transportation plan. The application will be submitted in about 3 weeks and will go to Planning Commission in November or December.

The architects have been working with the district for a couple of years and participated in the master planning process. The existing school will be kept open while new school is built, which has complicated the design options. Capacity will be nearly 550 students. It will be 2 stories totaling 63000 sq ft. (the current school is 35000 sq ft.) Large spaces, offices & community use spaces aligned along the front for easier public access. Classrooms are more interior and secure. When the school is complete, the old school will be demolished and the site plan will be completed. Parent drop off will be separated from the parking lot and bus drop off to keep it as safe as possible. The play area will be fenced and there will be two ball fields.

It was critical to create design elements that relate to the original school architecture from 1925 (which has been remodeled in '37, '45, and '59). More traditional rooflines and windows with a proportion and feel similar to the original school.

There will be some sustainable features, such as daylighting, improved indoor air quality, and high efficiency systems to minimize energy use.

Carlotta pointed out that more than 6 bike racks will be needed. Is there an auditorium? There is a stage, with seating in the gym. There is also a music room elsewhere in the school.

Scott asked if there are any sort of community room, with computers, space for after-school activities? There is not officially designated community space, but there are conference rooms, cafeteria, and library. Scott also raised the question of whether the school district is going for LEED certification and taking the opportunity to make the school a sustainability showcase.

The district made a decision to not go for LEED due to cost. However, they are trying to incorporate sustainability into the project. The district's capital projects guy directed them to use the LEED check list, but not to go for formal certification. North Clackamas has one LEED school, and it has not turned out to be energy saving — certification is not a guarantee. The district is committed to the concept of conservation and green building, but they also need to stretch bond dollars and get a very high quality building.

The architect described it as "high performance" design. There are two significant categories for evaluating sustainability: green design that improves the building performance for kids and, how to improve operation and maintenance costs over time. They focused on design that emphasized both aspects.

Ronn reported that he looked into LEED certification and it would cost \$45k - \$120K per school, so he can understand backing off that. But, with enrollment nearly doubling, why not a real auditorium and why not a pool? The district is concerned about equity and stretching bond dollars. Last year a group of parents and teachers looked at what was needed in all elementary schools. Neither auditorium nor pool was identified as part of the basic school requirements and no special additions were planned for Ardenwald. Pools are very expensive to maintain and operate – they definitely fit better in a parks & rec organization. When looking at the best way to provide education, a pool didn't even appear on the list. North Clackamas has not built an auditorium in an elementary school - they only do auditoriums in high schools.. The closest they come is a stage in the gym, as we have here.

A question arose about the bid process and avoiding bad contractors that have been a problem in the past. The district mentioned a CMGC process to find a contractor that would work with the architect and the district from the early planning stages. This should result in a much higher quality contractor than has previously been hired.

Carlotta raised questions about a lot of the old trees planted by alumni, which will have to be cut down. Because the site is already smaller than typical (7.5 acres instead of 10), and the requirement that school remain open, with good setbacks, ballfields, parking, bus drop off, etc., some mature trees will be lost. In order to not remove trees, they would have to reduce parking (which doesn't really have room for growth) or ball fields. An arborist has identified some trees that should be removed because they're considered hazardous. In some cases the sidewalk will be on the inside of the trees so they can be saved. They will look into whether some smaller trees can be relocated.

Ronn – what is the construction cost? The budget for the building is \$12M, plus about \$1M for site improvements. That estimate doesn't include furniture, architects, etc.

July Minutes

Carlotta moved to accept the minutes of the July emergency meeting, and Scott seconded. The motion passed unanimously.

Submitted by Marianne Colgrove, 9/20/2007