

DRAFT

King Neighborhood Association Meeting Minutes

February 4, 2020

KNA Board Members Present: Amy Wilson, Cheri Folsom, Jacquie Walton, John Kim, and Lavern Martin. Kellie Shaw, Sarah Moses, and Libby Deal were absent.

Community Members Present: Allen Gurney, Mark Takiguchi, Mary Peveto, Darcell Dance, Mike Perso, Max Taschek, Veronica Booth, Rosalyn Sciafe, Emily Leuning

Old Business

Approval of KNA January minutes

- KNA meeting minutes from January 7, 2020 were approved as presented. Motioned by Jacquie, seconded by Laverne, and approved unanimously.

New Business

Guest speaker Mike Perso, William / Kaven Architecture, architect for 3802 NE MLK Jr Blvd.

- Mike presented conceptual drawings for a new mixed-use development at 3802 NE MLK Jr Blvd. When asked about the existing house at this location, Mike stated that it will be deconstructed.
- The developer is VWR Development, which is owned by Vic Remmers (who also owns Everett Custom Homes).
- The development is composed of four separate buildings. However, the buildings are designed to look like one contiguous building.
- Each building will have 19 residential units, for a total of 76 residential units.
- Each building will contain studio apartments (approx. 360 sq. ft. each) and one-bedroom apartments (approx. 556 sq. ft. each). The bottom floor of each building will contain one commercial space. One building (on the corner of MLK and Failing) will also contain one live/work space.
- When chair Amy Wilson asked why there will be four separate buildings with only 19 units each vs. one building with 76 units, Mike stated that the “client” (developer Vic Remmers) is avoiding the Inclusionary Housing (IH) law, which requires a certain percent of affordable units in developments that include 20 or more units. He said that the client could not make the development work if he had to comply with the IH law. For more information about the IH law, see <https://beta.portland.gov/inclusionary-housing/inclusionary-housing-comprehensive-guide>.
- Several board members provided negative feedback to Mike regarding the developer’s intention to exploit the under-20-unit IH law loophole.
- No off-street parking will be provided for the 76 units in the building, so residents who have cars, and visitors who drive to the commercial spaces in the building, will presumably have to park on the streets in the surrounding neighborhood.

Guest speaker Veronica Booth, Community Warehouse (<https://www.communitywarehouse.org/>)

- Booth is the Procurement Coordinator for Community Warehouse.
- Community Warehouse is a furniture bank that has been in business for about 10 years. It has two locations: [3969 NE MLK Jr Blvd](#) in Portland and [8380 SW Nyberg St](#) in Tualatin. Community Warehouse also has two estate stores: [3969 NE MLK Jr Blvd](#) in Portland and [8380 SW Nyberg St](#), in Tualatin.
- Veronica said that Community Warehouse serves about 60 families a week. They provide mattresses, tables, couches, bedding, small appliances, and other everyday household supplies.
- Community Warehouse provides residential pick-up services for donations. They charge a flat \$50 fee.
- For information about how you can donate furniture to Community Warehouse, go to <https://www.communitywarehouse.org/give-furniture/>.

Guest Speakers Alan Gurney and Emily Leuning, Neighborhood Emergency Team (NET) members (<https://portlandprepares.org>)

- The King NET members talked about disaster preparedness in the King neighborhood. NET members are neighborhood residents who have been trained by Portland Bureau of Emergency Management (PBEM) and Portland Fire and Rescue (PF&R) to provide emergency disaster assistance within our neighborhood until professional responders can arrive.
- In the King neighborhood, Alberta Park and Jefferson High School are the nearest “beacons” (places to go during an emergency to get help and information) and Dr. Martin Luther King Jr. Elementary School park is the emergency “staging area.”
- Gurney said that one of the most important things that individuals can do to prepare for an emergency is to talk to family members about how and where to meet during an emergency.
- Neighbor Roz Sciafe said that she once held an emergency information open house, but very few neighbors attended. The KNA board members discussed how to help get the word out about disaster preparedness. They agreed to come up with an action plan at a future meeting.
- If you’d like to become a NET member, you can sign up for NET training. The training is 30 hours and is usually done over four Saturday classes. For more information, go to <https://www.portlandoregon.gov/pbem/58587>.
- On Saturday, April 4, 1 to 5 PM, there will be a city-side emergency deployment exercise. For more information, go to <https://portlandprepares.org/net-resources/event-calendar/>.

Mark Takiguchi, Executive Director, Alberta Abbey (126 NE Alberta St.)

- Mark said that the City’s hearing regarding Alberta Abbey’s application to legalize commercial use in a residential neighborhood will be held on February 26 at 9 AM at 1900 SW Fourth Ave. He asked people to come to the hearing and support the Abbey.
- Mark said that the Bureau of Development Services (BDS) is asking the Abbey to modify the old church building to meet the current building code for commercial space within one year. The BDS is also asking the Abbey to limit the size and number of events per year to mitigate the on-street parking impact in the nearby neighborhood streets.
- Mark said that the Abbey is negotiating with Natural Grocers and the Portland Observer to lease parking spaces at their lots during Abbey events to mitigate the on-street parking impact of Abbey events.

- Mark said that the Abbey commissioned an architect to do a preliminary evaluation of the cost to retrofit the old church building to meet the current building code. He said that the architect estimated a cost of about \$6 million to meet all requirements. If the BDS does not waive some of the code requirements, Mark said that the Abbey will appeal to City Council.
- Mark, KNA board member Jacquie, and neighbor Darcell Dance talked about co-sponsoring a screening of the documentary “PUSH” (<http://www.pushthefilm.com/>) at Alberta Abbey in March. The KNA board voted unanimously to allocate \$250 of its funds to help pay for the screening.

John Kim, KNA board member, Dr. Martin Luther King Jr. Elementary School traffic safety update

- To obtain contact information, John said that he will use a web form and distribute flyers to neighbors. He said that the flyers will have a link and QR code to the web form.
- John said that he will also contact people at the Boys and Girls Club (where he volunteers) and at Dr. Martin Luther King Elementary School.
- John said that he has finally received information from PBOT about safety control costs.

Amy Wilson, KNA Chair, update on the Solterra development at 1130 NE Alberta St.

- Amy said that the design review for the development, which involves a 60-foot motel/hotel (see https://www.portlandmaps.com/detail/permit/2019-264096-000-00-CO/4496462_did/?p=R102801), was approved by the Bureau of Development Services (BDS) on December 27, 2019.
- The KNA did not receive a notification that the design review for the development was approved -- although the BDS stated that a notification was sent – and missed the two-week deadline to appeal.
- Amy also announced that a joint KNA/HNA community cleanup day will be held on May 9th. Details will be provided closer to the date.

Important:

The next KNA meeting will be held on the second (rather than the first) Tuesday of the month, on March 10, 2020.