

OAK LODGE COMMUNITY COUNCIL MEETING

CHAIR: ELEANORE HUNTER
RECORDER: CATHERINE BLOSSER

DATE: 10/27/10
LOCATION: ROSE VILLA

DRAFT

VOTING MEMBERS PRESENT: Catherine Blosser, Valerie Chapman, Sue Conachan, Edith Coulter, Jerry Foy, David Gregg, Thelma Haggemiller, Eleanore Hunter, Terry Dolan, Jim Martin, Gwion Mark Miller, Paul Savas, Fred Sawyer, George Schneider, Eugene Schoenheit, Susan Shawn, Leonard Waldemar, Wm Wild.

GUESTS: Barbara Cartmill, Jeff Davis, Shari Gilevitch, Ed Gronke, Dave Jewell, Jerald Johnson, Deidre Landon, Carol Mastronarde, Deanna Mulder, Fred Nelligan, Leah Robbins, Bill Terway, Dick van Ingen,

KEY: LUARC = Land Use Application Review Committee; OLCC = Oak Lodge Community Council; PD = Planning Department; F/U = follow up; Re = regarding; MAP =

McLoughlin Area Project; LU = land use; .McL = McLoughlin Blvd; CCty = Clackamas County; OG = Oak Grove; ped = pedestrian; EIS environmental impact statement;

RFP = request for proposals; NCP & R = North Clackamas Parks and Recreation; LUART – Land Use Application Review Team.

ITEM	DISCUSSION	ACTION PLAN	DUE DATE	PERSON RESPONSIBLE
	Member introduction omitted due to time constraint	Meeting called to order at 7:07 PM		Eleanore Hunter
Treasurer's Report	Previous checking: \$644.58 Input Sept. 16.00 Sub-total \$660.58 Checking \$ 5.00 <p style="text-align: center;">TOTAL: \$665.58</p>			
Old Minutes	Jerry Foy had a correction.	Eleanore Hunter will correct; no other changes so minutes will stand.		
Service District Report: Sheriff Department (Jeff Davis)	Introduced Officer Bill Terway who works the OLCC area for Sheriff's office. Sheriff's offices moving into Sunnybrook office vacated by Planning Dept; all justice services moving so everybody will be under one roof. Jail capacity being increased. Jeff is attending meeting regarding safety with TRIMET-MAX so that Park Ave. Sta. is			

	<p>safe (e.g., lightning, access to platform, etc.). Strategic Plan just released—he left a copy at back of room.</p> <p>Terry Dolan: what have you learned about kinds of issues that cropped up on Green Line that may impact your activities at Park Ave. Sta.</p> <p>Jeff: Situations differ: Clackamas Town Ctr. is a destination; elevated platform will be different, we've learned working at Fuller Station. We are more involved now in reinforcing policies/laws (people interfering with line and non-payers). Town Ctr. has increase in people and some crimes. Park Ave. looks like we can easily get to you if you need help and lighting/cameras look good.</p> <p>Jerry Foy: what doing with your old building?</p> <p>Jeff: regional training purposes (now having to go to Salem from training) I understand---also building has a shooting range next door.</p> <p>Eleanore Hunter: Stake holders group for Park Ave (aka SAG)---who from Sheriff's Dept. will be the rep? SAG put together by CCty.</p> <p>Jeff: May be me; unsure.</p>			
<p>Guest Speaker: Jerald Johnson, Principle, Johnson Reid, Consult for Development, Economics, Finance</p>	<p><i>Title: The Economics of Development, Redevelopment and Urban Myths in Planning.</i></p> <p>He has done a lot of work with developers—how to put deals together and make things work; now working with public entities to figure out how to make development happen in the way they want.</p> <p>Get planners and community together so they understand each other.</p> <p>PRODUCTION FUNCTION MODEL:</p>			

	<p>form of development driven by demand, market, pricing, cost of development, entitlements (zoning = have to build to the code and is this correct for what you want to draw in to the community/area?), financing; highest and best use. Given what you know, what should be built to give best return? DEVELOPMENT TYPES (costly: high rises; less expensive Type V Podium—wood over concrete—often first step in higher density development. areas) DENSITY CHALLENGES: Higher costs (parking, concrete/steel pricing; staging of infill construction). Highest and Best Use Conclusions: achievable rental pricing drive land values. Substitution markets: is area able to achieve a pricing premium as compared to alternative suburban locations? URBAN LIVING INFRASTRUCTURE: (Marginal impact of selected urban amenities on residential pricing). How can you make the price higher? Amenities to make people want to live there (e.g., Pearl District). Look at grocery stores, bakeries, coffee shops...will people pay more for their housing if they have these amenities close by? RESULTS: in most suburban locations, urban-density mixed-use development programs do not offer attractive returns (rent premiums don't offset additional costs); developers often think they'll make more money than they will CATALYST PROJECTS: Does the public buy-in to the development? Public investment percentage vs. public investment monies. You want to make</p>			
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	<p>sure you aren't having to subsidize (e.g, urban renewal districts may do this) in perpetuity. Land values may differ from cost per sq. foot that you planned for and may not recoup any/all of public monies.</p> <p>Q: How do you get the money back? A: Often you don't...it is "forgiven." But, subsidies often not there, too, for developers. Washington State doesn't allow "urban renewal"...does other things.</p> <p>TARGETED OUTCOMES: what is achievable pricing? Return is usually lower for public projects than for private. Watch out for demonstration projects that don't demonstrate what you want. Urban condos can be high risk because by the time they are done, the market may have gone away.</p> <p>KEY POLICY FINDINGS: financial viability primary obstacle to higher density models.</p> <p>What impacts residential pricing? These have "positive" effect: cinema, wine bar/shop, garden/yard art; specialty grocer; book shops, fitness; coffee/espresso, bike shop; gourmet/exotic restaurant; boutique shop.</p> <p>These don't add to increase in market values ("negatives): gourmet bakery, brewpub, spa, bar/pub, bistro/café, music shops.</p> <p>CONCLUSIONS: density depends upon being able to provide the "positive" urban experience.</p> <p>Q: How do things like "The Bomber" fit in? A: Restaurants didn't correlate as well;</p>			
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	<p>things you use a lot (groceries, hardware stores, etc.) have more of an influence.</p> <p>Q: where do you see mixed use fitting in?</p> <p>A: Functional issues (getting parking to work, multiple cores, separate uses)—have to ask what sort of tenants you need to make the pricing you want. Run into problems (e.g., if require retail below); can't rely on ground floor retail being necessarily supported by the residential pricing above it. Sometime the retail spaces are almost "given away" as project not supported by retail income (but by the residential pricing above it).</p> <p>Q: Value added by having a park, body of water closer by?</p> <p>A: Body of water, golf courses, views impact property/rental values in positive way. If you cluster density around feature, price point can be upped.</p> <p>Q: City of Milwaukie: like to see it nicer, better</p> <p>A: quarter planning/zoning...often residential not deep enough to benefit area, esp. if you have lots of commercial. Lifestyle Centers newer models (like a Disney Land). McL commercial zoning too much and concentrated...sometimes you have to take some of it away. Often some sites aren't good retail spaces and residential apts. may be better for the price point. Commercial zoning can weaken overtime, actually.</p> <p>Q: Any models that were successful corridor revamping?</p> <p>A:...hummm not many. One is in Missoula---has a good corner but not a</p>			
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	<p>whole corridor.</p> <p>Q: What about MLK?</p> <p>A: They did the median that killed the businesses. Transportation loves medians...don't always work. Medians may work for residential, not necessarily for businesses, though. MLK slow and difficult, though, for success....most projects have been a failure.</p> <p>Q: If McL down-zoned (less commercial zoning) to residential, couldn't that be a good thing?</p> <p>A: yes, if you can make more money as residential than retail. If these retail places are still renting, though, then the price point is probably still working for the property owner. Density isn't the same as function (e.g., Sellwood not as dense as can be but it will fill in over time as it becomes a community center).</p> <p>Ask: how does the community want to function and what does it want to be?</p> <p>Q: in talking about N-NE McLoughlin, medians planned back in 1970s...if doesn't allow traffic to turn left, but you have a Light Rail won't the Light Rail work in the same way?</p> <p>A: Yes...have to figure that out. ...consolidate ingress and egress points among several businesses. Street cars work better for left hand turns, but they are slow.</p> <p>Q: McL one of the nicer corridors in the region (vs. 82nd)...only a few places not full.</p> <p>A: you have demographics here, so business will try and get in.</p> <p>Q: ODOT "threatening" with medians...are there new retail users that would come and take a chance without</p>			
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	<p>the solid background they may want (e.g., sidewalks?)</p> <p>A: depends upon developers (certain retailers go along with that developer), if they make the retailers look good in an area.</p> <p>Q: any parting wisdom?</p> <p>A: you have the demographics...real advantage. Direct how to work within the market...push it in the way you want it but don't over reach. Big "stepping" developments (planned over a long period of time), be wary of these.</p>			
<p>LUART report:</p>	<p>Z0501-10-D Jon McHenry, 3200 SE Maple (Terry Dolan): Within McL corridor, zoned commercial. Block between Oatfield and McL...C Cty. asked them to apply for design review.... property to make it comply with commercial zoning. Application was deemed insufficient by us. We asked Cty. for more info, and we didn't hear back.</p> <p>Eugene Schoenheit: this came up years ago.</p> <p>Eleanore Hunter: we have no records from past OLCC action and didn't receive any from C Cty.</p> <p>Terry Dolan: zoning requires parking spaces of certain sizes. Our recommendations: application is information is insufficient; LUART recommends submitting letter to C Cty. saying so.</p> <p>DISCUSSION ABOUT MOTION #2:</p> <p>Jim Martin: If Cty. then goes ahead and approves application, do we automatically appeal it? Staff decision should be in by Nov. 8th.</p> <p>Jerry Foy: doesn't think we should vote</p>	<p>Motion #1:</p> <p>Wm Wild: move to submit a letter that application is not sufficient.</p> <p>2nd: Susan Shawn</p> <p>Jim Martin: Letter from OLCC state LUART found application incomplete and be rejected by Planning Dept. until more info submitted.</p> <p>Wm Wild: Agrees to modify original motion</p> <p>Vote: 16 - 0 - 0</p> <p>Motion #2:</p> <p>Jim Martin: Allow OLCC Board to make decision to appeal in case Cty. approves it and there isn't sufficient time for the OLCC to review it.</p> <p>Wm: 2nd</p> <p>Vote: Yes 7 (Wm Wild, Susan Shawn, Sue</p>		

	<p>on motion until we know the action of the Cty. Thinks any decision to appeal should go before the whole OLCC membership.</p> <p>Wm Wild: Board would only file for appeal if there is not sufficient time to bring it back to whole OLCC.</p> <p>Jerry Foy: Still opposed—wants special meeting</p> <p>Eugene Schoenheit: Who sets the standards? Should we go to allow the Board to make the decision?</p> <p>Dick van Ingen: Why is the applicant’s business a secret?</p> <p>Terry Dolan: design review requirement for lighting, more parking spaces, trim hedges blocking sightlines.</p>	<p>Conachan, Terry Dolan, Jim Martin, Fred Sawyer, Catherine Blosser) No: 8 (Valerie Chapman, Jerry Foy, Thelma Haggemiller, David Gregg, Gwion Mark Miller, George Schneider, Eugene Schoenheit, Leonard Waldemar), Abs 1: (Edith Coulter) Motion failed: have to call special meeting.</p>		
	<p>Update on Sustainability ZDO changes (Terry Dolan): Cty. proposing to re-establish standards for development in Cty. to ensure it occurs in a sustainable manner. OLCC meeting set to review these ZDOs. Wed, Dec. 15th BCC will hear rec. from Planning Commission. Right now, OLCC doesn’t have anything to say.</p>	<p>OLCC review Nov 4th 7-9 PM at OLSD to be led by LUART; goal is to determine what OLCC supports, suggest modifications, then submit written document to Cty. and provide testimony as needed to Planning Commissioner and/or BCC.</p>		
<p>Member Reports:</p>	<p>OLCC Reps to Park Ave SAG (Stakeholder Advisory Group) (Shari Gilevitch); Eleanore Hunter and Valerie Chapman have volunteered.</p> <p>Fred Sawyer: who is sponsoring SAG?</p> <p>Shari Gilevitch: led by County with funds from ODOT and others.</p>	<p>Motion to approve these two reps.</p> <p>Jerry Foy: 1st Wm: 2nd</p> <p>15 - 0 - Abs.1 (Eugene Schoenheit). Note: George Schneider had left prior to this vote; Paul Savas came in for this vote. Motion passed</p>		

	Trolley Trail (Thelma Haggenmiller): passed out schedule for construction with start in Spring 2011.			
	CIA (Thelma Haggenmiller): next two meeting agendas open---wants suggestions			
	<p><i>Sustainability Committee, Green Day</i> plans (Leah Robbins): Annette Guarriello will be contact person for OLCC as part of the coordinating group (along with Eleanore Hunter). What is it? Not typical clean-up; also includes drug take-back idea; litter patrols; community services hour fulfillments, etc; still working on all what will occur April, 2011 is target date—may or may not coincide with Jennings Lodge/Gladstone Green Days. Will also be a SOLV project</p> <p>Thelma Haggenmiller: churches like to get involved in these types of events---- have them pick a project, too. If you belong to a church, let them know this is going on. Send ideas for what to include in event to Leah Robbins.</p>	Green Day meeting Nov. 4 th at 5:30 PM, OLSD.		
	<p><i>Incorporation</i>—Friends of Local Control (old name New City)(Carol Mastronarde); biggest concern was possible loss of our service districts—legislation passed by Oregon State Legislature, and Governor signed in June. So, that is no longer a stumbling block to incorporation. Group is now a 501C-4 www.friendsoflocalcontrol.org. It has an associated blog. Professional survey of community is being planned; will need money (about \$6000). Wm. Wild: did press release for Clackamas Review.</p>			

	Jerry Foy: differences between C3 (donations tax deductible) and C4 (non-profit but donations not tax deductible)			
	<p>C4 County group: Pointed out that the Sept. 25, 2010 note from Charlene De Bruin is out-of-date. Summary of note: should it be disbanded, continue, change...question circulated by Cty. Paul Savas: news to him; there was dissatisfaction with last C4 Summit. Wm Wild: He thinks there is a general feeling C4 lacks direction, poor attendance, group too large and unwieldy? Ideas being considered: break into smaller group to report to a larger one? A reassessment attempt by Cty. to get direction.</p>			
Public Comment/updates/announcements	<p>Parks Dept and District Advisory Board volunteer positions open Nov 1st deadlines.</p>			
	<p>Corporation donation concerns (Dave Jewell): group meeting and petition being generated to overturn Supreme Court decision allowing corporations to make campaign donations. Looking for people to sign a petition to make amendment to US Constitution. Welcomes new members Jerry Foy: do you have language you are proposing to the Constitution? Dave Jewell: no...only pushing that it be addressed in the US Constitution. Common Cause, OLCV, MoveOn.org involved in like endeavors. Eugene Schoenhiet: will move be to also exclude union money? Carol Mastronarde: "Move to Amend" is a group working on same goal. Ed Gronke: Action needed is by</p>	Weekend mtg. Sat., Nov 20 th 10 AM, library office at Rose Villa.		

	<p>Congress; doesn't require US Constitution change.</p> <p>Leah Robbins: Court decision was based on interpretation that Corp. are "people" and get "free speech" rights (to donate money).</p>			
		<p>Next OLCC meeting joint Nov-Dec.: Dec. 1st next meeting with reps. from METRO and County on Metro's Title 1 & Title 6 and their possible effect on McLoughlin Blvd.</p>		
		<p>Meeting adjourned at 9:07 PM</p>		Eleanore Hunter