



AUDUBON
DOWNRIVER
NEIGHBORHOOD COUNCIL

**Audubon-Downriver Neighborhood Council
Membership Meeting
Shadle Park Library, Event Room
February 15, 2024**

Meeting was called to order at 6:30pm by Chair Jeff Stevens. Welcome and Introductions were made.

Board members present: Jeff Stevens (Chair), Fran Papenleur (Treasurer), Gayle Swagerty (Membership), Andrea Kilgore (Secretary) present. Not present: Steve Cox (Vice Chair), Victor Frazier (WCCC liaison).

Guests: SPD Lt Rich Meyer; Pollyanne Birge, ONS Liaison; Ron Hardin (COPS NW liaison), Zack Zappone (City Council Member for District 3).

Administrative Reports:

Secretary: January minutes provided by email. No vote for approval due to no quorum

Treasurer: Fran reports current balance is \$2010. Purchased \$2000 CD for 1 year with Umpqua Bank to generate income for ADNC.

Membership: Gayle reported 30 voting members total; 9 in attendance tonight (10 needed for a quorum). 26 meeting attendees total.

Public Safety

- **SPD report:** Lt. Rich Meyer, shift commander for North Precinct Adams sector covering NW area. Bring reports to Lt Meyer and Capt Hendron because they are available to address community concerns. Increase in burglaries align with an individual that has been arrested with assistance from Ring camera footage. Block Watch and neighbor communication are very important for neighborhood safety. Report suspicious activity and high traffic at nuisance properties. Call 311 or Crime Check to file reports about non-emergencies. Call 911 if crime is in progress. Crime hot spots are identified based on reports. Increased police presence in a hot spot reduced crime by 20%. Traffic complaints about speeding continue to be a concern.
- **COPS NW report:** Ron Hardin, COPS liaison, encourages everyone to call COPS to file complaints about code enforcement and neighborhood safety concerns. They are focusing on shoplifting in the Shadle shopping center. Video



surveillance is important for identifying offenders. COPS need more volunteers. No law enforcement experience is needed.

City Council Report: City Council member Zack Zappone announced Land Use Town Hall on Thursday Feb 22nd. Will discuss current scope of land use and a comprehensive plan update to be adopted in 2026. New mayor is more collaborative with the City Council. Discussing traffic calming projects for 2025. Last year the workshop met at Shadle Park Library. The top priority projects are intended to be funded over 4 years. Over 120 projects were identified while they only have funding for about 10 projects per year. Advocating for increased funding for more projects. Quick Building is an approach where quick projects can be completed quickly when the schedule has openings. For example, a few blocks of sidewalk improvement could be completed quickly between bigger projects. Encouraging shuttle routes in downtown to decrease parking demand in preparation for events like Expo anniversary. New city administration is being more transparent about budget and administrative decisions. The City council learned today that the City budget has a \$50 million deficit which means some services and staff may be cut next year to balance the budget. Zack reports the previous mayor did not share this information though they asked for it several times. Now that the problem is identified, the Council will work with the mayor on addressing it.

Office of Neighborhood Services (ONS): Pollyanne Birge, ONS Liaison reports on role of ONS in neighborhood council system. She provided the February ONS newsletter and recommends going to the ONS website for links. Community Engagement grant provides \$850 to each neighborhood council. Next Thursday Feb 22 at WCCC meeting with District 3 city council members will focus on land use. Firewise USA is hosting a workshop on how to prepare houses to be more resistant to wild fires. The Clean-up program for 2024 has 3 programs: dump passes, curbside pick up and Roll-off events. This year the online dump pass applications are being split between spring and fall because they ran out in spring last year.

Community Assembly: Fran reports more neighborhoods are participating. The CA forwarded 3 resolutions to City Council in 2023, including traffic calming and Latah/Hangman development moratorium. The revived Neighborhood Safety Committee is working on a resolution regarding graffiti. Council President Betsy



Wilkerson is primary contact for the CA; council members will focus on their district's neighborhood councils.

Traffic: Jeff reports pedestrian crossing at Milton and NW Blvd was supposed to be completed in 2023 but has been postponed to 2024. City reports it was due to beacon light not being delivered on time. Jeff and Steve will continue to advocate for this project to be completed this summer..

Ash Place development: Jeff presented on the townhouse project proposed on Ash Place, next to Drumheller Springs. A developer has applied for a permit to build townhouses on 21 narrow lots. An alley, access road, garages and off street parking is included in the plan. Houses will be available for sale, though it is possible some will be rented out. No design plans are available yet. The agency comment phase ended. A public hearing phase will be held before the Hearing Examiner decision in the spring of 2024. ADNC will prepare a statement on behalf of ADNC members at a future meeting.

- Dennis Flynn represents a group of concerned neighbors. Concerns include density of the project, impact of basalt blasting on the spring and natural area. Also concerned that residents below the bluff were notified while not notifying residents living alongside the park who will be most impacted. Dennis created a website about the project.
 - Concerns about fire and emergency routes when houses are tightly packed with limited exits. If one catches on fire, it could spread easily.
 - Question: Is the plat zoned for multifamily housing? Yes, Zone is R1. Code changes allow multi-family housing infill on vacant lots. City confirmed the project meets all code requirements.
 - Comment: Concerns about the number of vehicles parking and driving in the neighborhood. The project currently provides parking for 2 cars per household. Townhouses are likely to have 2 working adults driving. Concerns that traffic is already speeding and creating accidents with only 2 exit routes.
 - Comment: lack of convenience stores, public transit to support multi-family housing. Response: 1 bus stop is nearby. Many residents shop at Shadle Center.
 - Comment: concern that townhouses will be unattractive compared to existing single family homes. Out of character for the neighborhood.



- Comment: How will utilities, water, sewer, etc be installed in basalt? Previous development had utilities lay on top, not under the basalt.
- Comment: concern about impact on historic Drumheller Park with Native American history, wildlife, native plants, natural springs, etc. Concern that the proposed development area turns into a wetland every year. Problems with transient camps. Concerns about adding more population to an area that is already impacted by development and people.
- Comment: will basalt blasting redirect ground water and radon paths toward houses? A resident reported and earlier proposed development had difficulty with the basalt.
- Question: How much will the townhouses sell for? Will their value lower the property values of single family houses? Range is estimated between \$200,000 to \$600,000. Value may depend on design.
- Concern: Is it possible for these townhouses to become Section 8 housing? No. They will be out of budget for Section 8 vouchers. This is not “low income housing”.
- Concern: If the townhouses have very small yards or no yard, it would cause more people to visit Drumheller Park. Increased use could damage it.
 - A resident talked to a tribal member who asked to be alerted when people are camping there because they are concerned about impact on the park.
 - Concern about transients and dumping trash. Jeff points out camping and dumping happens when there are few people watching the park. Increased people using parks correlates with decreased homeless/trash.
 - A resident called 311 many times to report trash, abandoned vehicles, bikes, etc., but the City does not respond in a timely manner..
 - Dennis points out residents may be sad about change in the neighborhood regarding a vacant lot but ultimately the plot is privately owned and can be developed by the owner. Goal at this point is to address the impact of the development rather than prevent it.
 - Tribe has requested an archaeological review
 - Dept of Ecology is reviewing environmental impact



- Comment: Indian Trail development resulted in increased traffic problems. More street projects were needed to address the problem. Will this development result in more street projects? Will the developer contribute to a traffic fund to address future problems?
 - A resident is concerned about pedestrians sharing space with cars. Will this project include traffic calming improvements to protect pedestrians? Would they add a stop sign at intersections?
- Comment: Buildings on the lot are inevitable. Would they decrease the number due to density concerns?
- Concern: increased noise could scare wildlife away. It is currently a quiet natural place. Where will the animals go when they are surrounded by developments?
- Question to Zack Zappone: What is his position on the Ash Place project?
 - Residents are concerned about the tax burden and vote down tax increases, while we also have social problems like homelessness that are expensive to address. What type of city do we want to live in? What would we like to be different? We can maintain what we are doing with increased taxes or make changes that reduce taxpayer burden over time.

Next General Meeting: Thursday, March 21, 6:30pm, Shadle Park Library, Event Room.

Meeting adjourned at 8:08pm.

Meeting minutes recorded by ADNC Secretary Andrea Kilgore.