



OKNA General Meeting Record

Meeting Details

Date	20 November, 2018	Chair	Chris Trejbal
Time	6:30 – 8:30pm	Location	Overlook House
Meeting Type	Board	Secretary	Derek Xava

Attendees

Board Members in Attendance

Addie Humbert	Chelsea Snow	Derek Xava	Mike Shea
Alan Cranna	Chris Trejbal	George Spaulding	Shannon Sansoterra
Alexandra Degher	Cynthia Sulaski	Kristina Kern	Stefan Bester
Brad Halverson	Daniel Drake	Lauren Alfrey	

Guest(s)

- Diane Linn & Jeana Woolley of Proud Ground housing non-profit; Construction Project Manager Ken Bello; Brian Carleton & Martin Segura of Carleton & Hart Architecture to present the Habitat for Humanity project on North Interstate at Alberta.
- Kevin Cooper, developer for 12 unit projects on Maryland & Killingsworth.
- Tom Archer of Northwest Trails Alliance has a plan for natural surface bike trails from this area up from Greely to Willamette and up to St Johns Bridge.
- Patricia Haggerty, Resident Services/Economic Empowerment Coordinator at Reach--office at Patton Square Apartments.

Chair Report

- Chris Trejbal called the meeting to order at 6:35pm.

Introductions

- Board Members & neighbors introduced themselves.

5833 N Maryland Project

- Kevin Cooper presented a 12 one-bedroom condo units, 648sq ft, \$275,00 estimate.
- CM3d (MU-U) cementitious siding, with cedar at ground floor.

2054 N Killingsworth Project

- Same as above, but with different surface design and laid out so that end is on Killingsworth.

Interstate & Alberta Mixed Income Housing Project Presentation – 5020 Condos

- Diane described how the project is a Community Land Trust, partnered with Habitat for Humanity on this project for home ownership. Community Land Trusts allow for permanent status affordable units.
- The project is providing homeownership to as low as 35% Median Family Income households, but will also rely on sale of market rate units and a \$1.6 million awarded bond.
- City of Portland's 'Preference Policy' is in place to house families with ties to North Portland from Albina area & Overlook.
- Working with City criteria for this unique project, for example it has a minority-owned Contractor. A Housing & Development Director is working on this team.
- Martin of Carleton Hart Architecture described the unit mix: 64 units (40 affordable) with 16 on-site parking spaces.
- Includes a commercial space (on SW corner) at the recommendation of OKNA. Comments were made by members of the Board regarding ground floor residential units & unmet 25% commercial requirement.
- The project is seeking Permit in December with a 15 month construction period, opening in early 2021.
- This project is a first of its kind Community Land Trust.

Suggestions for Use of Area Currently Occupied by Hazelnut Grove

- Tom Archer of Northwest Trails Alliance suggested we develop a bike trail in tandem with planned renovated bike lanes along Greely.
- Community Garden.
- Wildflowers and Beehives to attract and or cultivate pollinators.

Board Updates

- Events & Marketing (Shannon Sansoterra)
 - Described her coordination with the Arbor Lodge Neighborhood Association for a joint Happy Hour style social gathering.
- Public Safety (George Spaulding)
 - Next PSAC meeting for Dec 13, location TBD NorthPDXTeam@portlandoregon.gov
 - He noted that PSAC is overseen by Department of Community & Civic Life
- Overlook Views (Chelsea Snow)
 - Chelsea asked for comments on the new format & content of the newsletter and was congratulated by those present on her sharp and attractive debut issue.
 - Cynthia reported that Daimler has agreed to fund and/or print the Overlook Views newsletter themselves.
- Secretary (Derek Xava)
 - **Motion & Board vote on Minutes:** Derek moved to approve the minutes from 2 & 16 October and 1 & 6 November; Shannon seconded. Chris asked if any objections to approving the minutes for all four meetings. No objections.
- Land Use (Mike Shea)
 - Counting up the units of pending projects, Mike related that 1000 new people are anticipated to move to Overlook.

- Described another development is planned on Killingsworth adjacent to the one being built at Killingsworth & Denver.
- Parks (Cynthia Sulaski)
 - The Small Grants Committee is developing a proposal for next meeting.
 - Interstate Firehouse Cultural Center's (IFCC) new committee is seeking funding from City. Cynthia, a member of the IFCC Citizen Advisory Council (CAC) will testify at a Portland City Council Meeting regarding a plan to reopen IFCC as a center of arts and culture.
- Transportation (Brad Halverson)
 - Reported that the new North Portland Transit Alliance is managing several upcoming neighborhood projects.
- Treasurer (Kristina Kerns)
 - OKNA has \$22K + Daimler's donation for Views. In future they may publish it more cheaply for OKNA rather than donate money.
- Sustainability (Alexandra Degher)
 - Applying for a grant for a small street curb/planter improvement under conditions set by PBOT on N Gay Ave that must be applied for by a 501C3, and asked if OKNA can sponsor. Chris has spoken with NPNS who sees no problem.
 - **Motion & Board Vote on Grant Application:** Shannon moved for OKNA to sponsor, Mike Shea seconded the motion which passed without objection. Alexandra abstained.

Holiday Party & Potluck at Daybreak CoHousing, Friday December 7.

Public Comments

Tom Archer who had earlier discussed a bike trails project for Hazelnut Grove asked if there was any interest in getting more maintenance for Omaha Boulevard median from Rosa Parks to Killingsworth, maintained by PBOT. After some feedback he may formalize the request.

Patricia Haggerty from Reach with offices at Patton Square Apartments spoke about the Adopt-A-Neighbor program during December for a couple of household items a year. Chris Trejbal will forward her email to the rest of the neighborhood.

Next Meetings

- General Meeting – 15 January 2019 (6:30–8:30pm) – Kaiser Town Hall; 3704 N Interstate Ave
- Board Meeting: 4 December, 2018 (6:30–8:30pm) – Overlook House; 3839 N. Melrose Dr