



Mt Tabor Yard Planning Group Meeting

Wednesday, August 23, 2017

6:00 pm – 8:50 pm

Taborspace Dining Room, Ground Floor, 5441 SE Belmont St

Meeting Outcomes:

- Receive project updates
- Recommendation for Long Block design
- Provide guidance on next steps for Planning Group and community

6:00 Welcome & Introductions: Maija Spencer

Planning Group Members in Attendance: Dawn Smallman, Dianna Benting, Greg Snider, John Laursen, Karen Trappen, Kathryn Notson, Leslie Pohl-Kosbau, Nancy Norby, Duane Hanson, Tina Kimmey, Sandra Hay Magdaleno, Ron Hall (for Shannon Loch), and Anne Crispino-Taylor (for Laura Mason).

Planning Group Members Not in Attendance: Carol Kekez, Shannon Loch, Mark Bartlett, Laura Mason, Don Joughin.

PP&R Staff in Attendance: Maija Spencer, Barbara Hart, Susan Meamber, Heather McKillip, Laura Niemi.

Opsis Staff in Attendance: Paul Kinley, Heather DeGrella

Review agenda, meeting outcomes and ground rules

Barbara reviewed the meeting outcomes, the agenda topics, and noted that there were two public comment periods. She reviewed the use of the red/yellow/green cards in decision making, and the goal of reaching consensus decisions. If consensus cannot be reached, a majority vote will be used.

DECISION: The group approved this agenda, with the addition of a discussion of the park entry at SE 60th.

Public Comment

There were no questions or comments from the audience.

Project Management Update

Susan shared the latest project information and schedule, including an update on the pedestrian/bike pathway, crossing on Division at 64th, and Land Use Processes.



Pedestrian/Bike Path-Continue coordination with Portland Bureau of Transportation (PBOT) and Tri-Met on the path crossing at Division. A Public Works Alternative request will be submitted to PBOT to provide an easement for the path. More detailed info will be submitted at a future meeting. We do not know yet what kind of signal PBOT is considering for the crossing at Division.

The project requires two land use reviews: a Type III Conditional Use because of the building size and a Type III Historic Review because of the project location in an Historic District. Both applications have the opportunity for public comment.

Applications were submitted in April 2017, and comments were received from the Bureau of Development Services (BDS) in May. The consultant team plans to submit our response to BDS when we have Planning Group agreement about design details regarding the use of the Long Block for Horticulture Services.

Community Gardens Report

John provided the group with information about a meeting he, Dawn, and Leslie had with Laura Niemi, the Community Gardens Manager. They discussed the options considered by the Planning Group that involved moving the existing garden to the west and the possible expansion of the garden in the new location. For reasons of cost, community support, and equity, the subcommittee understands these options are not feasible now. John encouraged the Planning Group to make a recommendation to PP&R about future expansion of the community garden space in the Long Block. He shared his view of the Planning Group as stewards of Mt Tabor Park, inclusive of all of its parts, for the community at large. What is needed is a comprehensive view of the Long Block that includes the community garden (now and future), plant storage area, and the space to the west that is the entrance from 60th Avenue. John proposed that any community garden expansion should target low income families. Laura explained the development of the 25' no spray buffer (for pesticide use), and she noted it includes checks and balances to account for varying weather conditions.

Review of July Meeting

Maija gave a recap of the July meeting, including the decisions reached by the group to move forward to consider options for horticulture services in the Long Block:

JULY DECISION: The group reached consensus that the hammerhead should be removed from the options and that all vehicle traffic should be contained inside the fence in all options.

JULY DECISION: The group reached consensus in support of using the Long Block for the use of potted plant storage, with the goal of exploring options to create a final design that adequately provides for the needs of Horticulture Services, considers the safety of the public and staff, and is fitting with the character of the Long Block.



Updated Design Option for the Long Block

OP SIS presented a revised design that incorporates the feedback and comments from the July meeting and the decision to eliminate the hammerhead options.

Feedback / questions from the group:

- Maintain the 25ft no-spray buffer zone between the community garden (west edge) and plant storage area as is shown on Opsis' plan. Heather McKillip explained that spray is most often applied to treat weeds not to treat the potted plants. Weed control fabric will minimize weeds inside the area and the need to spray, and mulch will be used around screening plants at the fence.
- What type and color will the weed control barrier be inside the fence of the plant storage area? Heather McKillip shared a sample of the standard black weed barrier cloth. She had researched the availability of a green color that is to horticulture standard but it does not appear to be available.
- How do we document the desire to expand the community garden in the area west of the proposed plant storage area? If approved by the Planning Group, can this guidance be noted in the recommendation so that it will be considered in the future if funds become available?
- Preserve open space for public use.
- Create an entryway to the park at the west end of the Long Block.
- Incorporate the new plans for the Long Block into the 2008 Master Plan including the small park at SE 60th.
- Use edible landscaping where possible in the Long Block.
- Develop a separate project to improve the east edge of the Long Block by removing the pavement, creating a storm water swale, marking the park entrance, and installing bike parking. This may help improve drainage in the community garden.
- No idling of vehicles - make this the policy and put up signage for drivers.
- Move the roadway inside the east fence.
- Add landscape screening between the community garden and the plant storage area.
- Landscape screening west of the container storage should include evergreens.
- Desire for a graceful and thoughtful design for the western entrance to the park, including a sign and a public art installation (if appropriate).
- What happens to the container storage area when Hort. Services is eventually consolidated in the Upper Nursery.
- More bike parking is needed
- Historic ET Mische plan shows Linden and Maple trees lining the Long Block
- Provide messaging to community garden (CG) users about traffic that can be expected in the container storage area and the peak use times.
- Explore the existence of another curb cut further west of the CG
- East access road on the outside of the fence provide a better buffer.



- Vines are ok to plant on CG fences
- Either move road or add landscape screening.

DECISION: The group approved the revised design presented by Opsi with these changes:

- Adjust the location of the driveway – move slightly west inside the perimeter fence *if*
 - Existing curb cuts allow,
 - No space is lost for horticulture services, and then
 - Maximize buffer plantings on west side of community garden and east side of the driveway.

The group approved these recommendations:

- Create a comprehensive vision for the Long Block to address the remainder of the area west of plant storage area, including an entryway at 60th Avenue, a PP&R sign, and public art (if this location is chosen as an appropriate site).
- The plant storage area should become community garden space when/if it is no longer needed for horticulture services.
- Follow a policy of ‘no engine idling’ in the plant storage area and install a sign with this message on the fence at entryways.
- With assistance from PP&R, neighborhood partners should lead a future community project to improve the triangular area at the east edge of the Long Block at 64th Avenue, to:
 - remove the pavement
 - create a storm water swale to improve drainage in the community garden
 - install more bike parking racks.

The group reached a consensus decision with Greg registering concern (indicated with a ‘yellow’ card) about the need to protect open space.

SUMMARY OF AGREEMENTS:

The group discussed the following issues and topics to accompany the approved design for the plant storage area. This draft list will be finalized and approved by the Planning Group at the next meeting and will be used to develop a Good Neighbor Agreement for Horticulture Services in the Long Block.



Topics

- **No engine idling**

A policy against engine idling will be set for vehicles accessing the plant storage area. A sign with this instruction will be installed at the gate to inform drivers.

- **Trees in Long Block, west of plant storage area**

New trees are to be planted and maintained in this area, outside the west side of the plant storage area. These trees are intended to screen the 'can yard' but not obscure views of Mt Tabor. The group recommended 20-30 ft., evergreen trees and/or fruit trees be chosen for this location. It was noted that the Water Bureau paid into the Tree Mitigation Fund for trees removed during the reservoir project. At that time, there were apparently no suitable places to plant replacement trees.

- **Future use of the Long Block west of the plant storage area**

A comprehensive vision for the Long Block should be created to address the remainder of the area west of plant storage area, including an entryway at 60th Avenue, a PP&R sign, and public art (if this location is chosen as an appropriate site). The priority use should be edible landscaping and trees.

- **Frequency of vehicles accessing the plant storage area**

The group discussed concerns about the impact of vehicles driving into the plant storage area for deliveries and pick-ups. Heather explained that she expected 2 box truck deliveries per week, and 1-2 pick-up truck visits per day in the peak season, fall through early winter. It was noted that this 'peak season' does not overlap with the peak growing season in the community garden which is early spring through summer. This indicates there will be minimal vehicle impacts for gardeners and garden produce.

- **Maintain a 25ft pesticide-free buffer zone around the Community Garden**

- **Fence**

A 6' black steel fence matching the 'wrought iron' style used in the adjacent community garden will enclose the plant storage area. This height is one foot higher than the 5' fence that surrounds the community garden.

- **Landscape Screening**

As shown in the approved design, landscape plantings will include:

- Trees outside the fence on the west side of the plant storage area - evergreen and/or edible fruit varieties
- A tree heel-in area inside the west fence of the plant storage area. The tallest trees and shrubs will be located here to enhance visual screening.



- A buffer along the east side of the area if possible.
- **Lighting**
There will be no permanent lighting installed in the plant storage area. Power outlets for staff use will be provided.
- **Roadway surface**
Gravel will be used for the roadway to and through the plant storage area.
- **Weed barrier cloth**
Weed barrier cloth in green (if possible to find to horticulture standards) or black will be used on the ground underneath potted plants inside the fence of the plant storage area.
- **Park entry at 60th Avenue**
Installation of park signage and public art (if chosen as an appropriate site).
- **Future use of the plant storage area**
If the plant storage area is no longer needed to support Horticulture Services, the preference is that it will become community garden space.
- **PP&R Land Use Application**
The Planning Group will actively support the Mt Tabor Maintenance Yard & Nursery project and recommend approval of land use permits necessary to implement the Master Plan.

Next steps

- Maija and Barbara agreed to prepare and share a draft meeting summary with details of the decisions and recommendations. The group agreed to review the draft for accuracy and completeness so that a final version can be considered for approval at the next meeting. The aim is to capture all the key details of the approved design recommendation, and clearly outline the topics for the good neighbor agreement.
- The Planning Group and PP&R will plan and lead a community meeting in October to share the recommended design for the Long Block, and provide updates on the Mt Tabor Maintenance Yard and Nursery project, pedestrian and bike pathway, and public art.
- Susan will finalize the permit application response with the approved design for horticulture services in the Long Block. The dates of public hearings will be shared with the Planning Group, and members are encouraged to provide testimony.