

Argay Terrace Neighborhood Association

Tuesday, April 19, 2022

Meeting of the Board of Directors of Argay Terrace Neighborhood Association was held via Zoom and called to order at 6:40 PM by Lillian Erwin

**Board members present:**

Lynn Felton, Parks Chair

Bill Lindekugel, Treasurer

Andrew Callaci, Member at Large/ Social Media

Robert Bowles, Argay Resident

Mark Rupert, Safety and Livability Chair

Marlene Gillis, Member at large

**Board members absent:**

Lillian Erwin, President

Hannah Carlton, Secretary

Jessy Jacobs, Land Use/Transportation Chair

Katie Beymer, Events Chair

**Guests:**

Carrie, Wilkes Neighborhood Association

Ken Barnhart, ProLogis || Email is kbarnhart@prologis.com

Tracey Arney, Neighbor

Megan and Brian, Neighbor

John Herlong, Neighbor

Kat Tsui, Neighbor

**Meeting Business:**

## ProLogis Development

ProLogis buys, develops, owns, and operates properties globally. They do operate the buildings they develop, typically for 50 years plus. They have civil engineers, engineers, permitting companies, and architects. They commit to being ethical in all things we do.

The development in Argay will be called Sandy Logistics Center. It will be near the intersection of 122nd and Sandy Blvd. Currently it is a planned warehouse with no user identified yet as this is a speculative development. Historically this has been a big box retail site.

This new development will be compliant with current building codes/zoning. It will also be LEED silver certified (sustainability). The size of the new building will be approx 259k sq ft. This will be a modern warehouse building with better security, construction, access, accessibility than older style warehouses. As part of the building ProLogis will be doing some "beautification" on the exterior including a bike lane safety buffer, dedicated bike lane, planting zone and pedestrian sidewalk.

Demolition of the current site schedule for this summer (2022) and construction will take 9-10 months. Completion is anticipated for Summer 2023. Public notice of this development is not required for this particular building based on coding/zoning.

A traffic impact analysis was not done as part of the development planning. ProLogis does work with ODOT for traffic impact permitting.

Amount of trips will be lower than the prior use based on the assumption that one "car trip" equates to one "semi trip". The trip count for trucks will likely be 8-16 trucks per day.

For the back of the building that backs up to Hidden Oaks there are a series of trailer stalls that will be created. They are meant to park a 53 ft tractor trailer. As far as idling in the truck port goes, it doesn't make business sense for the tenant to idle trucks. However, it is possible for a trucker to arrive at the site early (before the building opens) and to be parked waiting there several hours.

We do not yet know the hours of operation until we have the tenant, it is possible that it will be a 24/7 operator but that is uncommon.

Trucks will be coming in and leaving off of Sandy Blvd primarily.

ProLogis previously developed a warehouse at NE 201st Ave in Gresham/Fairview that abuts a residential zone as well.

The building permit has been submitted and is slated to be approved by Q3 of this year, it is currently in review with the city. It is not yet approved.

If we have this kind of development in the neighborhood for the next 50 yrs we are significantly decreasing the livability of the area. It seems very unacceptable to have something like this approved without any input from the neighborhood. This development is going to commit Sandy and 122nd to being passthroughs vs areas that people can actually use and enjoy.

Question: What makes this development attractive to ProLogis?

Answer: It's a by right development and it's an industrial property which is hard to come by in this market. When a property comes up with zoning that is good for our business we always consider it.

Question: What in the building is going to create climate resiliency for our neighborhood (which is already a heat island)?

Answer: The heat island effect will be better after the development because right now it is all black top/paving. When the development goes through the entire building (which will be most of the area) will be roofed in a white sheeting that has high solar reflectivity which will reflect heat and light.

The landscaped areas will use a native planting palette. For trees we use a recommended list from the City of Portland.

Question: In September in Carson, CA ProLogis forced 4,500 people out of their homes because of a fire and toxic substances that were

put into a canal that ran through the neighborhood. What guarantees do we have that this won't happen here?

Answer: We have environmental teams come up with site management plans. Our tenants occupy these spaces and we request that they follow those plans. We do not know who this tenant will be, so ProLogis cannot say what kind of toxic substances might be housed at this location.

Question: The city says that this development will create jobs. Can you provide information on how many people may be employed here, what kind of jobs/salary it will provide, and how many local jobs it will provide?

Answer: I do not have data on this currently but will follow up with Lynn. At this time we do not know of any local jobs created by the previous airport way development.

Question: All consultant teams are non-local. It would be great if you can consider using local whenever possible.

Answer: ProLogis always looking for local consultants. Please send them any recommendations that you have.

Question: Can you talk about noise and lighting on the site? Are there any reasons to be concerned that this may cause issues/disturbance to the neighbors?

Answer: We have property managers that manage each property specifically. That is who you would call if there are any issues. Once that manager is assigned, their contact information is provided to the community.

What we know/what we can do:

The permitting process: There is a group within BDS (Building Development Services) which helps large projects move through permitting. The planner on this project, Tyler Mann, has a report due on May 9th. Any of us can get a 15 min convo with Tyler and ask him questions. Lynn did talk to the planner and they

said "I don't see way to stop this but one thing you could do is ask for a pre-development insight report done". We can all write Rebecca Essau (sp?) and BDS and ask them to do this insight report and change the code. This might by us some time.

Lynn has also reached out to the NAACP and their Environmental Justice team. They are willing to look into this project and take it to their exec committee.

Neighbors for Clean Air Oregon are also willing to help. Lynn has asked them to write a letter to BDS to try and get this new code in place to delay the permitting. They have also contacted Breath Oregon (which is a law group) to see if they can help.

Trying to stop it through an equity argument is our strongest argument. As many people as possible should try and give testimony against this development in front of city council at their next meeting (we all have the ability to get 5 min at each meeting to give testimony).

We need to make a stink at city council. We need to send emails to city council and flood them. **Could the neighborhood association write a draft letter that neighbors can use to send to city council and BDS? Something that people can easily send. Yes, let's try it and open it up to the wider community so that it's not just on the ATNA board. Let's put the letter out, once approved, via our social media and NextDoor as well.**

There also could be a next step about going to the media with this information and trying to change public opinion?

### ATNA Meeting Date Changes

ATNA would like to propose changing our meeting dates to the 4th Wednesday of the Month. Lynn motions to change the date of the meeting, Katie seconds the motion. Board approves.

### Lieutenant Kenneth Duilio

Before GVRT (Gang Violence Reduction Task Force) got defunded, Lt. Duilio had worked in gun violence and gang violence for over 10 years. When the bureau decided to bring back a uniformed team to focus on gun violence, they asked me to run that team. It is called the FIT team. I also have two Sergeants and 12 officers that work on the FIT team with me.

Since the GVRT was defunded, gun violence has greatly escalated in the Portland area. Last year we set the all time record for the most shootings, most murders, and most people hit by gun fire. This year, our pace is equally as bad. The FIT team has been in place since January 2022 but there is a lot of work to do.

The FIT is a uniformed group whose job is to respond directly to shootings, build community awareness, be a visible presence in the community, and relationship building.

In 2015 the city did an audit on the GVRT and found that they did a disparate number of stops of minority groups compared to the population of the city which has created contention. So the FIT team is trying to keep most of our stops in the zone of a crime or reasonable suspicion vs violation stops.

In 3 months, our FIT team has not received a single complaint and they have a very low rate of use of extreme force.

FIT is also different from GVRT because we have a community oversight committee. This meets once a week to provide oversight. This is something that anyone who lives in the city can watch. That oversight committee has been involved in all aspects of the creation of this team.

I'm also in charge of the ECST (Enhanced Community Safety Team) which is a day shift team. They are the day shift side of the FIT team but are made up entirely of detectives, officers. They are all plain clothes and undercover when they do their work.

It is concerning that Portland's gun violence rate is still at its current pace. We are seeing violence drop in other cities around the United

States but the Portland violence has stayed the same.

We've also had more officers shot at in the past year than ever before.

Question: Can you talk about the number of officers involved in GVRT that were able to come back into FIT?

Answer: There is not a single officer on FIT that was on GVRT. Many of the folks on the GVRT team left because they felt burnt because they got no acknowledgement or they went on to different roles within the bureau or were promoted.

Question: When will there be a new graduating class from the police academy and how many of them will there be?

Answer: We hired two new officers during the most recent ceremony. There are a decent amount of applications now which is good. It is a really long and hard process to hire police officers, they have a lot of checks to go through before you can become a police officer so it takes time and effort.

Question: Is there any mechanism to review FIT and consider increasing the number of officers involved in the team?

Answer: The leaders of the COG have actually met with the Mayor to encourage him to increase the size of the fit team. We would also love to increase the size of FIT but the precincts are understaffed as well so we have to have officers that can meet those needs as well. We are also trying to do the Retire-Rehire program to get more officers but it hasn't been as successful as we would like. We are also trying to give incentives for lateral hires. 20 years ago we had 1,000 officers and now we have less than 700, even though the city is much larger.

Question: Is there a mechanism or a way for community members to get basic first responder/trauma training?

Answer: Not currently. There may be some organizations outside of the city and the bureau that do training.

Question: Are there ways that the FIT team is coordinating with mental health providers and other unarmed officers?

Answer: An average patrol officer has a certain amount of training for mental health crisis calls but they also lean on partners to help in those situations. The FIT team deals with mental health crises but it's typically around the loss of a loved one. We have a behavior health unit as well that we refer people to in certain situations.

Some of our detectives are now saying as many as 50% of our shootings are related to the houseless community. And gang nexus shootings are also a high majority of the shootings that we see. Very few shootings are things like robberies, domestic violence, etc. In both of these instances it is also really hard to prosecute for a number of reasons which makes it even more necessary to have a proactive team like the FIT team.

### NE Portland Tool Library Update

Parkrose United Methodist is allowing us to put a building/structure in their parking lot to be used as the tool library. We are working on our final financing of that structure. EPCO will be the sponsor to start. So likely sometime this summer there will be a tool library in the neighborhood.

### **Reports:**

#### Safety and Livability – Mark

Mark was able to get in contact with the Sergeant who is running the NE Neighborhood Response team, his name is Ken Huntinghouse. The response team is down to 2 officers. Their primary mission right now is providing security and support to the homeless camp abatement crews. Ken does not know what the future holds but is hopeful that they can get more funding and more officers.



For a while now, there has been an ongoing issue with a growing camp on 147th and 148th and Sandy. Mark has been in touch with the neighbors that live over there and has been making reports to the city. Mark chatted with a woman named Jenny Lynn who lives in the area and Mark was able to find out who the land owner is. Within a week there was a multi agency police raid on the site and the landowner has cleaned up the entire site.

Once that site was cleaned up, many of the people camping there moved over to an area near 141st and Sandy Blvd. This was then cleaned up and many of them moved to another area near 134th and Prescott.

Last Friday there were 10-15 shots fired on 141st near Argay Park. There were no casualties or damage to homes.

Lynn also reached out to the Office of Violence prevention. They hand out grants to prevent gun violence and track the gangs. They are willing to come to one of our meetings, specifically in May. It is a great idea and perfect timing.

#### Parks Report - Lynn

Luwit View was hit with a lot of graffiti multiple times but the parks department did a wonderful job cleaning it up quickly. The ADA swing was stolen but is on order to be replaced.

Argay Park has some tagging of gang graffiti on a fence but other than that things are quiet and good.

#### Grants Update - Lynn

The grant we got for the Welcome Packs for new neighbors is moving along. The stands to put newsletters in around the neighborhood are also on order. All of the Welcome Pack supplies and newsletter stands should be here and ready to be put into use by May.

We also received another grant from PSU Better Blocks. It grants a little money and a lot of expertise. It allows us to partner with the Graduate Urban Studies Department of PSU for one year to solve one

problem in your neighborhood. For us, this will be NE 131st and NE Prescott Drive. We will invite them to the meeting in May and they can explain further.

Civic Life has a place making grant and it would be worthwhile for us to try and get this grant. It could go toward air quality monitoring, a mural, etc. We can continue to talk about this in future.

#### Land Use - Jessy

None.

#### Social and Website - Andrew and Katie

Our followers and reach on social media are continuing to grow which is great.

We do need to renew our domain name and Squarespace account. Katie will make sure those renewals are complete and will send the receipts for those costs to Bill.

#### Events - Katie

We have Movies in the PArk on August 19th at 7:30pm in Luuwit View. Currently the movie is slated to be "Hook".

Let's narrow a date down for the Garage Sale next month. Ideally we do this in July.

Meeting adjourned 8:30 PM

Respectfully submitted,  
Hannah Carlton, Secretary