

## **BWNA Special Meeting on Public Plaza**

Feb. 18th 2026

7pm - 8:30pm

Alameda Elementary School Library

### **Introductions:**

Aaron Breakstone, BWNA ad-hoc Plaza Committee chair

Mary Myers, Beaumont Business Association President

Aaron introduced the focus of the meeting: To create a shared understanding of the process, the initial plaza proposal, followed by Q&A

### **Process:**

Aaron described the process to date, noting BWNA/BBA started looking into this in Oct/Nov. and described the “open call” for sponsorship. Described the ad-hoc committee research efforts and outreach process, and our intent behind it

Aaron mentioned 44th as the “most promising” location

- **Neighbor question** about a possible March 1st date for a BWNA vote.
- Aaron clarified that the Committee will take its time and want to work through the concerns before a possible vote

Aaron addressed concerns about potential ‘nuisance’ issues, clarifying that there are different City rules for Plazas incl. no camping, loitering etc.

### **Q&A:**

- **Neighbor question** about whether there was canvassing on 44th before the initial application.
  - Aaron clarified that the Plaza committee was still considering locations at that time.
- Green Dog Pet Supply manager spoke, and noted that their side door is on 44th
  - Noted that at the potential location the Food Cat Pod is not an active business yet, and expressed a feeling that the Food carts were prioritized over active businesses.
- Andrea from NE 44th appreciated the outreach
  - Noted “16-18” homes on 44th have no parking. She often has to park on a different street.
  - Neighbors on 44th already had to deal with lots of disruption due to construction. Suggest we see how the Food Cart goes first before a Plaza.
  - Unhappy that homes are built with no parking,
- Cottage cluster home owner expressed concerns about parking
  - Concerned about the potential impact of a Plaza on their property value.
  - Concerned about the cleaning of the plaza
  - Asked about security to address potential issues with people coming in to the neighborhood

- Aaron stated there is no dedicated security for plazas
- Neighbor from 35th & Alameda: positive about the idea of a Plaza but feels our community is too small and the street is already very busy.
  - Feels that parking and density would mean that this wouldn't work
  - Unhappy with how the City approaches these issues,
    - Appreciates the BWNA's approach
- A 16-year resident asked about the availability of PBOT data that shows the success of Plazas. Ankeny used as an example, asked what would be needed to make this successful
  - Agreed the NE Fremont is congested
  - Asked for data that shows what is successful and valuable for the community
  - Mary answered that data shows they are successful when local business and community support.
  - Aaron discussed the recent Hawthorne Plaza survey process to show PBOTs follow up procedures
- Neighbor commented that these streets and parking places are public places, with a public purpose
  - Reference data that shows plazas are a benefit for businesses and neighbors
  - Felt some were putting convenience over pedestrian and child safety concerns
- Attendee comment about Small Businesses needing support and that a Plaza could be a "nail in the coffin" for local businesses
  - Noted Greendog customers carrying heavy bags of food need convenient parking
  - Noted recently influx of apartments and townhouses with no parking
  - Asked what will happen to small businesses if people who can't find parking?
  - Noted that seating already exists outside the Yogurt store and Wine shop
  - Aaron noted that supporters of the Plaza do care about small businesses and 'nail in the coffin' is an opinion, and not a fact
- Daniel Silvey, the food cart pod developer thanked neighbors for their support and welcome of his business
  - Described his vision of the food cart pod as a community hub and family-friendly space, but noted that a Plaza would add outdoor seating which the current plan does not have
  - Shared this belief that a Plaza would bring more foot traffic
  - Suggested that Plaza visitors frequent businesses
  - Noted that this would be a summer trial and if issues do show up that it can be canceled
- Megan, law group, BBA board member
  - Emphasized that this is a trial, could be positive or negative but we won't know unless we try

- Greendog: Their delivery company says they can't turn on 44th and would need another delivery option
  - Feels NE Fremont would not be a safe option for delivery trucks to park
  - Mike from Greendog showed the Greendog backdoor location and its proximity to parking
    - Noted that the angled spots are now used by neighbors for long-term parking, with no enforcement from the City
    - Described the crossing at 44th as dangerous
    - Described an average order being up to 50lb or more. Greendog currently uses handtrucks. Longer distances for carryout to cars is not sustainable for them
- Scarlett - works at Homewatch caregiver across the street. BBA board member
  - Observed that parking lot is hardly ever full during the day
  - Observed that turning from Fremont onto 44th for the angled parking is not allowed
  - Stated that crossing at 44th seems safer with the addition of Nectar bringing more kids to the location
  - Stated that things like a Plaza are "how community is built" and feels it could be very positive
- 44th St. Neighbor noted it was important to consider where the opinions are coming from. Stated the opinion that the input of neighbors on 44th and the immediate businesses should be prioritized over others
  - Noted that other deliveries (Amazon etc.) likely can't turn around on 44th
  - Asked about emergency vehicle access, Aaron described the requirement for emergency access
  - Loves the idea but "not on my street"
  - Felt that a decision was made before speaking to the neighbors on the street
- Andy Diaz, Neighbor and owner of Blackbird Wine shop
  - Shared that he puts safety-first, noted the recent fatality on the street due to lack of visibility
  - Noted that his deliveries come on 30ft+ long delivery vans and other trucks. Concerned trucks would unload on Fremont and reduce visibility for drivers/pedestrians
  - Noted that the eight food carts on NE 44th will require deliveries also
- 30-year Neighbor commented that the street is a lot less safe than before
  - People in crosswalks are at risk
  - Noted that a Plaza would bring in more people, increasing in foot traffic
  - Stated a need for a signal light to control traffic
  - Mentioned McPeets street closure during Covid, felt it didn't disrupt things as much as this proposal would

- Aaron mentioned that the BWNA responded to neighbor concerns about the McPeets closure in the past
    - Mentioned many City parks are already available for activities
    - Feels Greendog deserves a bigger voice because they have been here 30 years
    - Expressed a concern about Trust in the process
- Beech St. Neighbor acknowledged that there is no right answer here. Change is difficult but noted that community safety for kids is important
  - Noted benefit potential benefit of PBOT engagement and expressed a hope that this could bring more support from PBOT for our neighborhood
  - Noted their experiences with large delivery trucks on residential streets, would prefer commercial trucks stay on the commercial streets
  - Asked Greendog and Blackbird if they would be willing to provide data on any impacts on their businesses if this were to go ahead.
- Neighbor mentioned that they shop at Greendog
  - Felt it was “unconscionable” to consider anything that might impact Greendog
- Neighbor noted they want to support businesses, feels they are a vital part of the community.
  - Asked about other locations such as the Middle School or Parking Lots
  - Asked to wait to see the impact of the Food Cart. Believes it will be a gathering space that could provide similar benefits to a Plaza
- Neighbor asked about considering the street between the Fremont Vet and Pot store (NE 51st) Assumes there would have fewer impacts on businesses and residents in that location
- Neighbor from 43rd mentioned that businesses in other, denser cities can make public, commercial and residential spaces work (NYC, Paris)
  - Hardware store shows they can make it work too
  - Suggested that business owners don’t focus on deliveries, but focus on the benefits. Believes that this will improve the neighborhood
- Tom Cuppernull, BWNA: Fremont has been a corridor, a Plaza could make it the heart of the neighborhood
  - Excited about what this will offer the neighborhood
  - Prior BWNA surveys show traffic is a longstanding concern, and feels this would increase safety through additional signage, activity etc.
  - A trial allows us to measure something, rather than react from assumptions or fear
- 44th Neighbor, stated that parking is already difficult on the street
  - Asked if PBOT would add painted borders to protect driveways
- 44th Neighbor: Noted that parking is already bad, and feels that this would make things a lot worse

- Al Ellis, BWNA President described the research process and considerations that went into it
  - Asked rhetorically if this meeting should have happened first. A portion of neighbors answered yes
  - Noted again that no decision has been made, PBOT might still not allow us to go ahead
- Susan T. BWNA commented on frustration that PBOT didn't attend
  - Noted that she understands Greendog's concerns
  - If PBOT could hear the concerns could they help us mitigate them
    - Suggested ideas such as 15 minute spots, parking permits etc.
  - Aaron mentioned that PBOT could provide a lot of flexibility about how this could proceed
- Neighbor from Going & 35th noted they are a long-time resident and supportive of the businesses
  - Wants to advocate for neighbors and ask that residents on 44th get permit parking
  - Noted opinion that PBOT can implement speed bumps but not respond to neighbor concerns
- Michelle Rudd, Neighbor & volunteer
  - Noted that Plazas are an opportunity for business growth, supported by PBOT data
  - Described finding ways to get involved in the community
  - Expressed a need for middle-schoolers to have a location to congregate
  - Suggested a "yappy-hour" dog meetup idea as a way a plaza could support Greendog and build neighbor connections
  - Described the neighborhood as a central point of Greenways (bike paths), this brings in neighbors from across the City for businesses
  - Excited about having a public space to gather, and actively interested in supporting and programming the plaza
- Neighbor asked if the opening of the Food Cart pod would coincide with a plaza trial?
  - Food Cart owner replied he hopes so, expects a soft opening in May and full opening in the summer
  - Noted that the food carts are all small businesses too and the Plaza would support them
- Neighbor asked about Emergency Access and how vehicle traffic is blocked
  - Wants to understand how that would happen
  - Has been involved in street paintings, said that these needed neighbor approval in writing to close a street for two day. Surprised to hear that neighbors on 44th aren't required to agree to a Plaza



- Asked about the BWNA vote and how the feedback collected from neighbors informs that vote.
- Asked how they can trust that the BWNA vote considers all opinions?
  - Aaron clarified that the vote is at a public BWNA meeting and is to decide if we will be a sponsor of the Plaza
- Matt G. Neighbor & BWNA tech/comms
  - Mentioned the survey that was developed as an additional channel of outreach
  - Described a difference between the Food Cart pod and McPeets. The Food cart is not a bar in the same way McPeets is
  - Asked attendees for recognition of the efforts of the BWNA board
  - Has never been to Greendog! SHAME! Mentioned that Pets on Broadway makes it work in a denser area
  - Feels this would bring new business to Greendog, said its clear that people will support them
- Neighbor shared an observation that it seems as if people in favor of the Plaza do not seem to live on 44th, asked has anyone on 44th supportive?
  - Asked if all BWNA board members are in favor?
  - Asked that BWNA ensure transparency on the feedback they provide to PBOT
- Neighbor spoke for another neighbor who lives on 44th but couldn't attend is in favor of the Plaza
- Neighbor stated that the community actively supports a walkable neighborhood
  - First Thursdays etc. give you a reason to come and shop on NE Fremont
  - Described community spaces as a place we make connections, important for Emergency preparedness, as an example
- Long-time neighbor, now a senior who can't walk to Greendog. How do neighbors who have to drive get to Greendog?
  - Asked what would happen with a 10 - 20% reduction in their business?
  - Why make it harder for struggling businesses?
- Patty Nelson, BWNA
  - Noted that she has an example of how PBOT keeps an emergency lane open at a Plaza for attendees interested
  - Thanked neighbors for providing their input
  - Asked for clarification on when a BWNA vote would take place
    - Aaron mentioned no timeline established at this point due to a need to gather and address neighbor input
  - Patty asked neighbors to sign up for notifications to ensure they stay in the loop
- Neighbor asked about scheduling another meeting with PBOT and neighbors on 44th
  - Aaron answered that he expects that is possible

- AI mentioned the Zoom meeting next Monday. BWNA will ask but no guarantee that PBOT will attend
- Neighbor suggested we take one thing at a time
  - Lets see how the Food Carts go and revisit this next year so we can clearly identify impacts of the Food Carts and a Plaza separately
- Angela, BWNA: Shared she has no firm opinion at this time, noted that this is a great community and there are lots of great ideas and actions.
  - Provided positive comments about BWNA's growth and impact
- Neighbor advocates for reconsidering in 2027 to allow us to understand the impact of the Food Pods first.

### Closing

Aaron wrapped up by promoting the Zoom meeting next Monday. That meeting will prioritize people who were not in attendance in this meeting, Noted that he can't promise PBOT attendance at the next meeting

8:45 Meeting adjourned

---

## **BWNA Special Meeting on Public Plaza 2**

Feb. 23rd 2026

7pm - 8:30pm

Zoom meeting

### **Introductions:**

Aaron Breakstone, BWNA ad-hoc Plaza Committee chair

Mary Myers, Beaumont Business Association President

Aaron introduced the focus of the meeting: To create a shared understanding of the process, the initial plaza proposal, followed by Q&A

### **Process:**

Aaron described the process to date, noting BWNA/BBA started looking into this in Oct/Nov. and described the "open call" for sponsorship. Described the ad-hoc committee research efforts and outreach process, and our intent behind it.

Aaron mentioned 44th as the "most promising" location. Aaron described the definition and goals of a Plaza

Aaron described the process after an initial trial: The plaza elements are removed, PBOT surveys neighbors and businesses to understand how it went, opinions and possible next steps.

## Q&A

- Question from neighbor Jen Mele on 44th: What is the business on the corner that is championing this? (providing restrooms, water, electrical) etc.
  - Mary Myers responded that the food cart pod has volunteered to provide access to bathroom, electricity and water and provide oversight.
- Q: Will it be open by June?
  - Daniel Silvey, food cart pod owner responded that facility will be open mid-may.
- Jen M. expressed concern about safety and a Plaza being a 'well-kept environment'. Mentioned concerns about holes in the road due to utility work, and a bike accident that happened. Concern about issues not being addressed very quickly. Jen M. agreed that it had been addressed, but concerned that the business doesn't exist yet and the experience with construction and the business so far hasn't been great.
  - Aaron offered to schedule a direct conversation and Jen M. agreed.
  - Aaron outlined what infrastructure and support PBOT provides and does not provide.
- Comment from Daniel M. from 44th street expressing "suspicion" that "only one business wants a Plaza". Believes this is putting "profit before people". Feels 8 carts is too many, fears there will be hostility between cart owners. Believes this effort is driven by the food cart pod wanting outdoor seating. Expressed concern that 44th has changed so much recently and that this would be the final 'nail in the coffin' for 44th. Also asked about emergency vehicle access
  - Mary Myers described the conversations and surveys with businesses to date, noting that many are in favor of a Plaza.
  - Mary described the order of operations for the BBA, and the collaboration with the BWNA. Then working together to identify locations where businesses will be most supportive. Described how BBA brought the idea to the Food Cart Pod, and how a Plaza aligns with their business.
  - Addressed the Emergency access requirement noting that all Plazas require emergency access
- Comment from Beth, neighbor on 44th - in favor of a plaza trial
- Comment from Daniel Silvey, owner of the food cart pod noting that he is supportive of retaining some parking spots. Clarified that the internal occupancy for the food cart pod seats up to 100 people. Clarified that the food cart plan was developed before - and is not contingent on - the Plaza.
- Al Ellis, BWNA President clarified that the BWNA and BBA have not yet voted to support this, and each will make their decision at a later date - once input has been gathered and a final proposal is presented to both.
- Comment from Steve A. neighbor: In support of the plaza plan and thanked the associations and Food cart Pod. Looks forward to visiting the plaza, and expects that it will help with safety and community
- Comment from Greg. expressing his expectations that any Plaza is compatible with the needs of Greendog and Blackbird
- Comment from Ryan T., Neighbor on 44th that parking has become a real problem and is in favor of closing off the road hoping that it would protect parking for residents.

- Al Ellis, BWNA President commented that PBOT had been invited to these meetings but did not attend. Al mentioned that BWNA will have a dialog with PBOT on parking.
- Comment from Quinn, neighbor two blocks away: supportive of the plaza for use with kids. Mentioned data showing less parking may not necessarily impact businesses.
- Comment from Daneil M., neighbor on 44th expressed concerns about potential for noise from the plaza and generators for food carts. Asked if there is any consideration from Fremont Garage about noise from generators. Worried about noise from concerts.
  - Daniel mentioned all carts will be on gas or electric, no generators. Summer 10pm max opening.
  - Aaron mentioned that the Plaza committee can set their own hours for activities, and would do so in consultation with neighbors.
  - Mary Myers described some ideas for the plaza: Yoga, Bingo, Science Nights etc. how can we have fun and build community with family-friendly events. Mentioned noise permits if needed, but the current focus is small activities, arts and crafts, meet ups
  - Crystal G. BWNA described using the space for small businesses that don't have storefronts.
- Question from Melissa, Manager at Green Dog: Who will be voting on the plaza? Requested that Greendog and Blackbird meet with PBOT directly.
  - Aaron responded that BWNA and BBA boards will vote separately on whether to be a sponsor of the plaza.
  - Aaron mentioned that he understands the PBOT is open to meeting directly with both stores.
- Comment from Al Ellis, BWNA President, that all the concerns raised will be collated and shared with the board for consideration before a vote. Noted that we can't please everyone but we have developed a process to systematically engage the community. Asked neighbors to stay involved.
- Comment from Patri, expressing support for GreenDog and Blackbird being heard and having their needs taken seriously in this process. Believes that a plaza would impact their business negatively due to issues with parking and deliveries
  - Mary Myers, BBA commented that the BBA is in close conversation with both businesses.
  - Beaumont Hardware is offering to share their perspective on how they make deliveries work.
  - Aaron commented that he believes we all want the same thing, and supporters believe it has the potential to be a net positive for businesses and safety. Stated that supporters don't want to negatively impact local businesses and if we can't find common ground, we won't push this forward against their wishes. If we can find a way forward, we will then have concrete answers to whether this is a positive or negative for the businesses.
- Question from Jen M. about the direct outreach that was done on 44th. What percentage of 44th residents were in favor of the plaza?
  - Aaron answered that we spoke to people in maybe 50% of homes, and that the response from those neighbors was generally positive, ranging from being "willing to give it a try" to "very positive." Observed "No Soliticing" signs and left flyers at homes.

- Comment from Melissa, Manager at GreenDog: They get deliveries from Tuesday through Friday, sometimes multiple a day. Blackbird also gets multiple deliveries all week long. The hardware store gets one delivery per week, so deliveries may not be the exact same as the hardware store
  - Mary commented on the one-hour parking near Sylvan (across the street from Green Dog) and possibly repurposing it for deliveries. Highlighted that businesses are working together to find ways to make this work for everyone.
- Aaron addressed next steps: working to have PBOT visit early March., Developing an outreach report that we will share.
- Susan T., BWNA mentioned signing up for the monthly BWNA Community Update email as the easiest way to stay in the loop.
- Matt Grainger, neighbor & volunteer mentioned that our neighborhood is lacking another spot for families to hang out and build community, which can be a net-benefit for everyone. Thinks this will be a positive for businesses.
  - Mary Myers responded that we have focused a lot on the possible problems, but not the WHY: building community.
  - Noted that Wilshire park is a great resource, but it's not central for the commercial heart of the neighborhood.
- Comment from Michelle Rudd, neighbor & volunteer that a plaza could be another reason for people to come to visit Fremont and support business and community.
- Comment from Steve Avery, neighbor asking if there is any data on the impacts of a plaza.
  - Aaron stated that PBOT doesn't have quantifiable data, but they do have surveys that show positive perceptions
  - Mary Myers, BBA President shared some data from PBOTs 2024 report
  - Al Ellis, BWNA President referred to anecdotal comments saying some business increased
  - Mary M. described the increased foot traffic as an invitation to visit the businesses, and asks if that counterbalances some of the potential impacts.
  - Mentioned that PBOT knows what it takes to operate a successful plaza
  - Aaron mentioned that there is a lot of flexibility and PBOT it willing to have interim check-ins with businesses and the potential to stop early
  - Mary described the temporary nature of the installations and PBOTs ability to modify the installation very quickly if necessary
- Tim G. BWNA Vice President commented that the meetings are giving the board a great chance to hear from neighbors
- Aaron wrapped up, asking for any additional comments to be sent to the BWNA email address. Confirmed that BWNA will be reaching out to neighbors for continued participation in the process.
- Mary described the ongoing conversation with PBOT and confirmed that they will be available for direct consultation.
- Aaron, Mary and Crystal thanked neighbors for attending.

Meeting adjourned at 8:25pm