

SULLIVAN'S GULCH LAND USE & TRANSPORTATION COMMITTEE

Holladay Park Plaza Community Room

6:30 p.m., Thursday, February 22, 2018

Members: DJ Heffernan, Connie Cleaton, Kathy Hansen, Julie Hoffinger, Andrea Meyer

Guests: David Peterson, Melanie Raies, Daniel Pirofsky, Kelly Francois, Chris Jensen, Cassidy Bolger, Dave Otte

1. Chair's report:

- At the Feb. 28 NECN meeting they will be discussing the pilot parking program and Better Housing by Design. Both DJ and Chris Tanner will attend.
- The Residential Infill Program process is ongoing. There will be hearings in March and April where we can voice our opinions if we wish to.
- Better Housing by Design is aimed at giving more design flexibility in multifamily zones. Residential Infill does similar things in single-family zones, like reducing parking requirements and setbacks.
- DJ will contact neighborhood associations near us to see if we have similar concerns and want to act together.

2. Phase 2 development in the Sears lot and the cinema:

There will be a Design Review hearing on March 15. Dave Otte and Cassidy Bolger presented the current design.

- They have three basic design goals:
 - Knit the Lloyd and Sullivan's Gulch neighborhoods together.
 - Support and enhance the existing context (both residential and commercial)
 - Create an engaging pedestrian experience.
- Multnomah will be the main auto access to the new development.
- 15th & Multnomah will be a major focal point with commercial on all four corners. It will look like a downtown street, with a lot of pedestrian activity.
- There is more hardscaping, taller buildings, and lighter surfaces toward Lloyd Center. On the Sullivan's Gulch side there is more landscaping and shorter buildings with darker surfaces, more ground-level residential with entrances onto the sidewalk.
- They have tried to vary textures and heights (from 5-7 stories) to mix the feel of the Lloyd district with Sullivan's Gulch together.
- There is a diagonal pedestrian path from the crosswalk at Clackamas on 16th Ave. passing through the buildings, ending about half way between Multnomah and the new north entrance to the mall.
 - They tried to respond to our request to have a straight path to the mall entrance but they just couldn't make it work.
 - The path is about 100' wide with a plaza at 16th but narrows to 12' as it passes through the residential buildings. They have raised the landscaping beds so pedestrians aren't looking directly into the ground-floor units but have made sure there's still a feeling of having eyes on the street. They will also work with lighting to make it feel safe.
 - We suggested a crosswalk where the pedestrian path ends, but they have no control over that. The Lloyd Center designers control 15th Ave., and they want maximum parking near the theater entrance.
 - They are hoping to start construction of phase 1 (in the cinema parking lot) this spring and it will take almost two years to complete. While it's being built, the Sears wing will be remodeled so

the cinemas can move in. In phase 2, the south side of Multnomah will be constructed first, and then the Sears parking lot area.

- There are about 688 units in phase 1 and about 550 in phase 2, plus retail. There is underground parking in both phases. Most apartments will be one bedroom since that's in greatest demand, but there will also be studios, two bedrooms, and live/work spaces.
- The zoning allowed them to build about six 20-story towers but they chose to keep it less dense.

3. Development:

- 21st & Multnomah: They seem to be doing a good job of keeping the dump trucks on the work site to minimize traffic delays and cleaning up the street at the end of the day.
- 28th & Halsey: They are redesigning the project. No construction is expected soon.

Meeting adjourned at 8:00 p.m.