

# SGNA General Meeting - 2026-03-16

Have a question, suggestion, or idea? Email us at [hello@sullivansgulch.org](mailto:hello@sullivansgulch.org)

## Meeting Details

**Date and Time:** March 16, 2026, 7-8:30pm

**Physical meeting location:** Steeplejack Broadway (no audio connection, so virtual option was unavailable)

**Facilitator:** Matt Zajack

**Notetaker:** Sue Bickerstaff

## Board of Directors Attendance

Name, Duty	Present	Absent	Excused
Babs Vanelli, Neighborhood Coalition Rep	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keith Adamson, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keith Iding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matt Zajack, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Sheehey, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Bickerstaff, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ted Schenck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quorum (5 required)	Yes		

## Neighbors Present in-person and virtual

30+ neighbors in attendance

# Agenda and Notes

## Tom Kilbane, Urban Renaissance Group

1. Presentation slides available at this link:  
<https://workdrive.zohoexternal.com/external/8598549f28365313cb9f7c1f5dc1ea4d2058374504fb04d317013fbc1859cf96>
  1. URG is a locally based development group
2. Central City history and context
  1. This site is adjacent to several other major landmarks and development sites: Lower Albina, Moda Center, green loop, Blumenauer Bridge, convention center
  2. Lloyd Center has always been a gathering place for the community
3. URG has been involved in 4 years of community engagement, including last visit to SGNA in 2024
  1. The majority of neighbors have requested neighborhood amenities, as opposed to tourist sites; most respondents said it was a higher priority to create something new rather than maintain the past
4. Vision for development is a vibrant mixed-use neighborhood
  1. Reverse inward-facing, auto-centric layout
  2. Reintroduce portions of the street grid to reconnect the site to surrounding neighborhoods
  3. Introduce a more sustainable mix of uses (housing, retail, entertainment, workspace)
  4. 20% will be open space
5. Currently working through the design commission; they are approving the framework
  1. Plan includes notional renderings of buildings that might get built
  2. Focus on the street grid to remedy that there are no connections for bikes, pedestrians, or cars across Lloyd Center. I
  3. 12th Ave promenade, continue that from Irvington all the way to Holladay Park and the MAX Station
6. Looking ahead
  1. Music venue update in old Nordstrom site: Structure complete to be June

2026, venue to open in March 2027

2. This will be a decade-long project: for example, Slab Town master plan was approved in 2013; last of projects are being built now
3. Urban Renaissance: Goal is to stay involved and develop as much of it as we can. For example, we had the opportunity carve off

## 7. Questions

1. What about the ice rink?
  1. The entire mall will be demolished. URG could offer seasonal outdoor ice skating in some of the open space, but that's not likely what the ice skating community is looking for. Community is very mobilized and hopefully can work with city and others to find an alternative indoor option.
2. If the land is going to be parceled up, how do you ensure a cohesive design?
  1. That's one of the reasons we chose to go through the center city master plan process - to allow for that consistency. Lloyd Center site did not require going through master planning. There will be flexibility in each of these development parcels. It makes that approval for individual parcels process significantly easier.
3. Timeline for demolition?
  1. First thing is to close the mall by the end of 2026. We recognize that's a big step. Beyond that, we don't have a firm timeline. Not yet sure if it makes sense to demo everything all at once vs. phased demolition. Phased demolition will cost more. As we get closer, we will come back to communicate with the neighborhood. Estimate 6 months to do complete demolition
4. What happens if you get started and it stops halfway through?
  1. These types of projects often have ups and downs. Similar examples: Pearl District, South Waterfront, SlabTown. This is great real estate in a really good location. We think the timing is really good. Planning phase now and while the market is not that good, and once it is ready for development, there may be a stronger market.

## Sameer Kanal, Portland City Council, District 2

8. Welcome from SGNA chair, Matt Zajack
  1. SG is one of the neighborhoods with the largest proportion of renters and the largest proportion of new-to-Portland residents
  2. We're looking for ways to help neighbors get involved: Volunteer Corps, Tree Team
    1. Upcoming events
      - a. 4/13 - Tree Team meeting at 7pm at Holladay Park Plaza
      - b. 4/19 - Tree Walk
      - c. 4/19 - Neighborhood Garden Prep at FoundSeed (NE 19th and Weidler lot)
      - d. 4/26 - SOLVE Clean-up
9. Presentation by Councilor Kanal (learn more and stay in touch: [Portland.gov/kanal](https://portland.gov/kanal))
  1. One of 3 city councilors for District 2. After we were sworn in last January we made 8 committees. This year we'll be reducing that to 5. I'll be serving on the following new committees starting this year:
    1. Committee of the Whole (governance issues, finance, oversight)
    2. Public Safety (violence prevention, crisis response)
    3. Public Works (transportation, utilities, parks, urban forestry)
  2. Accomplishments for last year: transitioning to a new system, continuing support for Portland Street Response, keeping the parks and community centers open, working on the city's response to ICE
    1. I worked in public safety before this position; investing in things that prevent violent and crime. Prevention is cheaper and and more effective
  3. March 17th, public safety committee, 3-5pm, Will be discussing an ordinance on law enforcement impersonation. Focuses on masking, identification, PPB verification of individuals claiming to be law enforcement, and documentation.
10. Questions/discussion:
  1. How can we get the city involved in Lloyd Center?
    1. An appeal has been filed so Councilors have been advised not to

speaking about the design commission proposal. Our job with permitting is to pretend we're judges and apply the land use laws if they meet criteria. To get involved you can reach out to Portland permitting, which is under city administrator or get in touch with state legislators about land use laws.

2. Would like to raise something relevant for cost-burdened renters and need for more affordable housing. Have you hear of an effort called Inner East Side for All? What are your thoughts on improving accessibility and affordability of housing?
  1. I support Inner East Side for All. I'm a renter. There are 3 renters on city council now.
  2. Precarity in housing is related to housing supply. It's about building the right sizes. Not enough 3- and 4-bedrooms. It's not only measuring the number units, but also measuring the number of people housed. Need to create downward pressure to penalize owners for holding vacant units. Cover one-time costs to rent out rooms in your house to create more supply
  3. Support social housing: permanently affordable and government owned. Pay 30% of your income, costs adjust as income goes up or down. Mixed income housing.
  4. Also need better paying jobs. Continuing to focus on unionization. Public funds to build projects that employ a lot people (not big projects that don't employ a lot of people)
3. Why did you vote to defund city-led teams that close homeless camps and serve outstanding warrants?
  1. Outstanding warrants are a big deal and should be served. The group that closes homeless camps is not part of police, but they work with police. They clean up trash and they move people. Impact Reduction Teams are part of Portland Solutions.
    1. I support clearing of trash, but not the clearing of people. We are short on budget, we cut 2 teams out of 21. I don't think we should be paying money to move people around the city. The biggest priority should be to move people into housing. The way that it's bundled in the budget makes it

- hard to disentangle.
2. We have 900 vacant housing units, we have to work on that. Where do you put the money where it matters most?
  4. Question about public safety, impact on local businesses on Broadway, quality of life, and Portland in a death spiral. We need to get people off the street.
    1. We have 1500 shelter beds and 7500 unsheltered people. Mayor reports that emergency shelter beds have been full. Alternative shelter is not always full. Multnomah County is seeking to close shelter beds next year due to budget.
    2. Systemic failures: night shelters without day shelters, shelters in North Portland are very difficult to get to on public transportation. We see ballot measures are because people don't feel listened to.
      1. Follow-up comment/response from neighbor: I don't think we have a very efficient city. We need a culture of the city working for us instead of working for itself.
    3. Giant deficit. When you start looking, you find money and lose money. You are going to see more of it. We now have a professional city administrator that will help.
  5. Comment about transportation: I like how they narrowed the lanes on Broadway. It's more pedestrian friendly.
    1. 45% of traffic deaths occur in District 2. Recently saw a reduction in traffic deaths in District 3 and 1. Need to make similar investments in District 2
  6. In Norway and Utah there are examples where they gave just everyone housing. Creates stability and good outcomes and a massive tax return. Have you looked at any examples of this?
    1. We've looked more into social housing side of it. Previous attempts at "Housing First" didn't work here because there was no second step or follow-up after setting up people in housing. Now we have a bigger drug and mental health problem.
    2. It's hard to serve people who have been houseless for a long time.

It may be easier to help people who are newer to homelessness.  
We have to make sure there are wraparound services.

7. Rose bud thorn for your first year:
  1. Weirdest hardest best job
  2. Thorn: not being able to save the most important work from last year in the new budget
  3. Rose: day we got all the ICE ordinances/policies passed
  4. Bud: thousands have lost faith in systems, by virtue of the new form of government, I love seeing more trust in local government

# Motions / Nominations / Resolutions

1. None