



Sullivan's Gulch Neighborhood Association, c/o Encorepreneur Cafe, 1548 NE 15th Ave., Portland, Oregon 97232
<http://www.sullivansgulch.org>

Meeting Minutes of the SGNA Board of Directors January 8, 2019 7--9 PM

Board Members Present: Dave Brook, Mary Beth Christopher, Michael Brown, Kathy Hansen, Julie Hoffinger, Chris Jensen, Mike Purvis.

Board Members Excused: Martin Rowe

Board Members Unexcused: Dan Lerch-Walters, Jack Frewing, Ron Boucher, Paul Comery

Guests and Neighborhood Members: Deanna Hunt (Resident), Bart Jackson (Resident), David Peterson (LUTC Committee), Masaki Fujimoto (The Encorepreneur Café), and DJ Heffernan (LUTC Chair)

All motions and votes are marked in underline and italics.

All votes were completed by show of hands.

Meeting Start and Roll Call at 7:19 pm

Quorum – Dave Brook

- Discussed whether we have a quorum. Kelly Francois has resigned.
- Julie: thinks we have a quorum. Upon roll call, confirmed, we have 12 members total and a quorum of 7 here today.

Open Mic: Time for members of our community to raise concerns/questions

- Discussion about future of neighborhood associations, Dave does see some future participation by neighborhoods. Kathy wonders if a lack of participation in the east county caused the city to look elsewhere for input. Deanna commented about grants coming through, a shift in resources. Kathy commented about Applebee's closing, and Village Inn. Deanna: police have public safety action committee PSAC, more infill, Macy's is leaving too. Kathy: no anchors remaining at Lloyd Center? Sears, Marshalls, Nordstrom, if now Macy's, too.
- Masaki Fujimoto, The Encorepreneur Café – they support retirees who want to do businesses and new things again. Started by a Japanese company, where the parent company owns retirement communities in Japan. Not limited to seniors, they also serve younger people. He also is student at PSU studying public policy, graduates in June. New programs re Japanese culture, may include a trip to Japan, requests attendees complete a survey for a chance to win a \$25 Amazon gift card. Upcoming: 1952 film screening of Ikiru, by famous director Akira Kurosawa, known for samurai movies, this not a samurai movie. Kurosawa worked for the government, was diagnosed with terminal cancer, and wanted to do something meaningful before he died. The movie will be free. Here at Encorepreneur Café, 1548 NE 15th Ave., Wednesday January 23, 5:30 pm sponsored by the Portland Japanese Film Club.

Approval of Previous Meeting's Minutes

- Motion by Kathy to approve the November meeting minutes, seconded by Dave, no further discussion. Dave called for the question, and motion passed unanimously.

Officer Elections – Dave Brook

- Elections - Chair, Vice Chair, Secretary, Treasurer, NE Coalition of Neighborhoods representative. Chris Tanner has agreed to serve as NECN rep for a few months.
- We can proceed with officers on a volunteer basis. Michael will continue as Treasurer. Chair position is open, Dave Brook will continue for now. Julie will keep taking minutes. Mary Beth will continue with her position. NECN representative is a more finite position. Julie commented that with last Bylaws revision, the Board made the NECN position an officer position, so she is not sure if a non-board member can serve in an official capacity in that position, but Chris can act in capacity of unofficial liaison to NECN.
- **SGNA Committees**
 - Safety and Livability - Chair position open, Kelly had organized block parties in lieu of Gulch-o-rama, this committee discusses crime & safety.
 - Communications – newsletter, website maintenance and updating, provide information, and provide conduit for people to communicate with us about issues important to them. Mike stepped up to join the board, had been working a couple of months on the website, Dave nominated Mike join Communications Committee, Mike accepts. Printing the newsletter is a lot of work, all board members are expected to help write about what has been going on.
 - Land Use & Transportation. - DJ, LUTC Chair: people are always welcome to attend the LUTC meetings too. Dave and DJ discussed idea of someone interested in Broadway businesses to serve as liaison with Broadway Business Association, would like to see improved relations. Possibly propose working with them on only pedestrian safety for now, leave other issues for the future. Mary Beth is interested if she has time.
 - Permit Parking zone west of 21st, made some headway this fall thanks to Mary Beth. Proposal is more or less ready to go, but not submitted yet. Mary Beth been playing phone tag with Jay at the City, still needs the addresses from City. City wanted let us know once approved, there is still work to do on the parking zone, will need a group on board to monitor, make decisions about issues, etc. Mike asked re East end parking permit push. Dave: it died. Mary Beth: partly because too large a site proposed, difficult to get responses from the multi-unit buildings.
- **SGNA Events**
 - Neighborhood Cleanup - assist in recycling items. Mary Beth would like to work on the cleanup this year again. Mike asked about non-recyclables. Dave responded about the broad range of what is accepted. Kathy said the event is really fun, with donuts and coffee, and it is a big event.
 - Neighborhood Garage Sale - someone coordinates to get addresses on map.
 - Signs - all board members are encouraged to adopt a sign or two, to put those out when needed, and take them down when not needed. Next event, probably the Spring meeting and the cleanup.
 - SOLV Cleanup - Michael: also there is the SOLV event, and he hopes Dan-Lerch-Walters continues to take the lead on this. Last year cleaned up a lot of stuff, a lot by the underpass by the theater, it comes and goes. Also tried to get people to go through the neighborhoods; the neighborhoods were in pretty good shape this year, especially the cul-de-sacs. People have taken ownership, and the cul-de-sacs are much improved. Michael reminds people, every day as you walk through the neighborhood, pick up trash. Mike P. asked about whether SOLV offers cleanups on weekends. The one at Sullivan's Gulch is usually Earth Day weekend. Michael: re Fred Meyer park, they do a great job with keeping

trash cans emptied for weeks, then it stops and overflows, and becomes a problem. These detail items are key to maintaining safety and livability of neighborhood. Dave: Earth Day, dicey situation about what to do with stuff they collect. Michael, last time hired a U-Haul and taken to transfer station. Mary: if registered in time, SOLV will pick up the bags too. Michael: sometimes easier just to get it done.

- Other activities? Michael: with Kelly leaving, is someone responsible for Gulch-o-rama or block parties? Just need someone to organize. Doesn't need to be a board committee. Mike: from the General Meeting, recalls Paul Comery possibly mentioned experience in livability.
- NET – Bart says they lost their team leader Myra, so they are grafted onto the Irvington NET team for now, but in an emergency our NET team is to act independently of Irvington's team. NET for the first 48 hours, Beacon for 48 hours and beyond.
- Deanna asked about Neighborhood Watch. Dave: someone was monitoring crime information and reporting in newsletter, but that didn't continue. Kathy said with police liaisons we never got the same person twice, so it was challenging. Deanna – seeing consolidating all neighborhoods into one big conglomerate with liaisons, reformulated with ONI and everything else, Deanna still is attending. Dave: no crime coordinator at NECN, now this larger group. Mike: someone with a mind toward a neighborhood watch, earthquakes, etc. has a very different mindset and strengths than Gulch-o-rama, and it seems odd to combine safety with livability. Dave agreed that focus previously was more the sociability. Deanna would take on more of the safety focus, but wasn't sure how to meld with the community, and because of what is happening with the city now, is not sure how things will happen; hopefully this year, they will get ground rules and their feet underneath them; Deanna will keep the board informed.
- Julie: add Homelessness Committee to the list, as this was discussed at the General Meeting.
- Vote on Officers: Dave as Chair, Mary Beth as Vice Chair, Julie heir apparent to Secretary, Michael continue managing finances as Treasurer, leave Chris's NECN position unfilled at this point. Dave nominated this slate of people for Officers, Michael B. seconded. Dave called for the question, and the vote passed unanimously.

Committee Updates:

Land Use and Transportation – DJ Heffernan

- Dave Brook: let's give a round of applause to DJ for the beautiful new crosswalk at NE 21st & Clackamas. Mary Beth asked about the TriMet bus stops moving? DJ: the stops are supposed to stay where they are, at the blue poles, but they are too close to the crosswalk, so those poles need to move back. They will pour new loading pads on the east side before traveling northbound; concrete for people to get on and off the bus. On the southbound west side of street, also there will be new pads for people to get on and off. Kathy asked about shelters? Shelters are more likely around the corner on Weidler at 22nd. Current bus stop has a little seat and mud puddle, can't see the bus because of the trees, TriMet moving that stop to the other side of street, east of 22nd, closing the stop at 24th, also closing the 70 stop at 21st & Weidler, but not for buses east-west #'s 17 & 77. Dave : closing stop in front of pet hospital? DJ: yes, closing the bark dust stop outside the pet hospital. TriMet may put in a shelter, because it will serve 3 diff routes, at Weidler between 24 & 22nd. Other locations, boarding probably not high enough to merit a shelter. David P. asked about bollards - removing one for bicyclists? The city would

not accommodate, as this is a pedestrian zone, bikes will need to go into traffic lanes there, for pedestrian safety. An attractive nuisance now, with cycle track across the bridge at 21st. Conflict with crosswalk. Possibly a solution, drop speed to 25, currently posted at 30, might be a little safer for traffic.

- Neighborhood Plan – DJ: LUTC has been working on updating this for over a year. 3 themes: social justice, climate action, and livability. Themes are designed to get us in line for money, social justice and climate action are high priorities for the City right now, and also livability is very important to our neighborhood. Topical chapters. Land Use and Urban Design, Transportation, Housing, Employment and Commerce, etc., each chapter has set of goals and performance measures, and touches on these three themes. DJ wants this to look nice on the website; it is 46 pages now and not done, probably will be 60 pages complete. There are some illustrations but it is text heavy, he would like to pare down and present a summary to us tonight. Thanks to David P. for his suggestion to talk about this. Starting with overview, Land Use and Urban Design and Transportation. Still a work in progress; he is not presenting as a recommendation tonight. There will be a big picture of the neighborhood when loaded on website.
- Social equity goal. Sullivan's Gulch is a diverse neighborhood. Trying to achieve – increased affordable housing choices, affordable transportation options, use of public realm to foster sense of inclusivity for residents. Would suggest adding increased non-white participation. Home ownership went up, 70% single family, 30% multi family, minority populations have been tied to home ownership, may be related to housing affordability. Dave Brook: Sullivan's Gulch has a good at range of housing options compared to other neighborhoods? DJ: yes, thanks to American Property Management, who provides some of the most affordable housing in the inner city. Would like discuss how to preserve this. How not to become San Francisco and price all of the neighborhoods out of the city.
- Climate Action – we are a car dominated neighborhood. Even though arguably we are the most walkable neighborhood, and the most bikeable, with good public transportation. We can make the biggest impact here first, then with carbon footprint in the built environment. . Expand transportation options to reduce motor vehicle trips, increase energy efficiency in buildings, invest in renewable energy, like community solar. Framework for the next 20 years.
- Livability side – safety, lack of public realm (no park right in the neighborhood), significant homeless population. Enhance pedestrian safety, invest in public open space by making use of existing public realm, support programs for our homeless neighbors.
- Chapter 1, all of our policies will include a link. There will be 20-30 policies extracted directly from the Portland plan. This is deliberate, to stay within the city's planning framework. Tried to adhere to policy framework consistent with Portland plan. DJ had a chance to talk this a.m. with Lynne Coward about LUTC copies; she said it is wordy, and not seeing the big picture of how these things connect together. DJ will add a flowchart, showing connections to Broadway, Lloyd, Hollywood Fred Meyer. Those are the flows we are trying to facilitate. Exchanges of people between these areas and our residential neighborhood. Two components, neighborhood west end is denser than east end. Facilitate interactions between people, make neighborhood to human scale and make it easier for people to interact with each other and get to know one another.
- One problem we have, are nonconforming uses. Might be more non-conforming units than conforming in the neighborhood. Economics is a problem, as housing stock ages and needs be replaced, including these nonconforming multifamily units. If the owner can't get as much out of it, the owner will stop upgrading it and will let the building fall apart, and just let the land appreciate; this is how urban decay occurs. Maybe 15% of

our inventory are nonconforming lots. If owners can't get the revenue stream in future years, there is no incentive to take care of the buildings. Possible solution, change to conforming, so they can stay here, e.g. through spot zoning. Land Use and Urban Design problem. Dave commented it should not be a tough sell because those uses are already there, no one is asking to change current uses.

- Design Compatibility. The Albina Community plan got put together, a key concern was gentrification, tearing down houses, and concern that new development will be out of character with the neighborhood. Design guidelines, not so much architectural, but more design. For new development and infill, to be compatible with existing, e.g. setbacks at the same level, courtyards, balconies, porches, etc. to make things more human-scale.
- Third urban design issue - NE Broadway/Grant Park service hub. From 15th & Broadway, there is not another "place" until you get to NE 40th in Hollywood. Design some placemaking service center node, discussed by committee as a goal. Midpoint 1.5 mi., around NE 28th Ave. near Fred Meyer, probably can't go north at 28th. 33rd is an option but really challenging because there is a cliff south of 33rd & Broadway. Nothing in the development code mandates a service hub, so we need to work with the City and Grant Park Neighborhood, to find ways to get that done.
- Fourth, Plan-Zoning Inconsistency. 2 maps in the city – the Comprehensive Plan is aspirational, the Zoning is what you can do with your property today. Zoning map: a Type III plan amendment zone change can cost a property owner \$100,000 to get the zone changed, so this is not likely to happen for a typical homeowner. The Comp Plan wants higher density development in these transit corridors, but have no incentive for homeowners do that because of the cost to change zoning. Would be nice to get the city to do something for single-family properties, for quick voluntary re-zoning to become consistent with Comp Plan. Land assembly (buy house, then the house next door, then house next door etc., is very costly and time consuming, and so that doesn't happen either for that reason. Not criticizing homeowners; this would be a voluntary program.
- Performance measures, horizon 2021 - reduce non-conforming uses east of NE 21st Ave. by 50%, develop design guidelines for residential & commercial infill by 2021. Jointly prep location and design recommendations for NE Broadway service hub with Grant Park Neighborhood by 2020. Work with NECN and other neighborhood coalitions to develop city wide framework to reduce costs and incentivize redevelopment. Solutions for properties in corridors whose zoning is inconsistent with the Comp Plan.
- Next chapter, Transportation. Before go there, DJ wants to see if this is direction the neighborhood wants to go. Started with Land Use and Urban Design because the neighborhood has mixed typologies; preserve residential yet enhance typologies. David P. question: what kind of services? DJ: not sure if he has an answer. We have too much commercial nationwide. Perhaps focus on businesses and trade that people can walk to or bike to. Not sure how to achieve this, possibly parking restrictions help. We seem to be attracting tattoo businesses and not holding on to coffee shops. Kathy: potential for hub to form with Jackson's and Gordons, and now Kienow's/QFC is gone? Not sure who owns these. Jackson's may have sold one side. Not sure what is happening with Gordon's, they had good design plan, Emerick is really good. The corner has potential for change in a short time. Dave B – with a goal of design guidelines by 2021, it would be great to have interim guidelines as part of the plan, basic, like examples in that paragraph? Something we can revise and expand on by 2021, maybe 5-6 bullet points? DJ: maybe work with Ken at Grant Park Neighborhood to identify preferred locations. Kathy: doesn't neighborhood character conflict with the City push for reduced setbacks, no side yards, no green space? DJ: Better Housing by Design did modify some subzones based on our testimony. City changed setbacks because there is more infill in

the RM1 zone to mix in with more single family, and can match existing setbacks. RM2 not so much. Kathy: not in favor of the push for no sideyards, no green space etc. Mike P: asked for clarification about the non-conforming locations, and the tension with affordable housing. DJ clarified: we are looking for ways to keep those locations, not eliminate them. Mary Beth: APM locations are probably grandfathered in, so the use can continue, but if a building burns down or is damaged, then the current zoning kicks in. Michael B: can someone buy it and fix up? Mary Beth: yes, as long as the buyer can get the money out of it; if we have 5-7% rent caps like Berkeley, then probably the buyer would not fix it up. When an owner can't raise rents, properties start to deteriorate. DJ: same problem in Detroit. Rent control did not help.

- Question: One location in particular, is not an attractive building, if someone wanted to move the building forward, tuck the parking behind, improve it, etc., the owner couldn't do it because of zoning? Mary Beth: okay as long as not changing more than 30% of structure. Michael B. does not think likely those properties will ever be converted to condos. Dave B.: one thing residents appreciate is the "character" of the Sullivan's Gulch neighborhood; it is changing; on one hand, we get it, but on other, some in the neighborhood including renters appreciate what we have. DJ: buildings can get eclectic without design review. Julie: there is a need for more incentives from the city to help make it easier for homeowners to preserve existing housing stock, and remodel their homes so as not to deteriorate. DJ: possibly make that a goal. Mary Beth: possibly carry the grandfather forward or require a developer to replace like for like; can't imagine city would want to see someone tear down a property and put in even less units. DJ: we may need Nan to tell us how this works. Michael B.: 14 units to build 4 units? Mary Beth: city probably would step in, the hearings office when the owner goes for permits; the city will recapture the income one way or other, e.g. taxes. DJ: no one wants go through discretionary review. E.g. 52 units at 28th & Halsey, owner kept tweaking the design until could get through permitting without having to go in front of the neighborhood. It can be difficult to get things done with review. David P.: distinct character is the narrowness of streets, and associated landscaping; it slows cars down, intense landscaping, even more so than in Irvington, our narrow streets are important to neighborhood character. Dave B.: at wide streets let's put bike lanes in. DJ: likes David P.'s idea of bioswales on Halsey. Will lose some parking but add greenery.
- DJ: LUTC will be discussing more of this, if anyone would like to participate please join our meetings. An eclectic mix is part of what makes the neighborhood so attractive.

Adjournment 9:00 p.m.