



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 June 11, 2019 7:00--8:30 PM

Board Members Present: Dave Brook, Mary Beth Christopher, Chris Jensen, Julie Hoffinger, Mike Purvis, Kathy Hansen, Dan Lerch-Walters, Michael Brown. Paul Comery.

Board Members Excused: Ron Boucher

Board Members Unexcused: Martin Rowe

Guests and Neighborhood Members: Deanna Hunt, DJ Heffernan (LUTC Chair), Megan Casey, Masaki Fujimoto (The Encorepreneur Café), Taka Murakawa (The Encorepreneur Café), Becky Mikkelsen, Arthur Dye. Brad Perkins.

All motions and votes are marked in underline and italics.
All votes were completed by show of hands.

Meeting Start and Roll Call at 7:03 pm

- 8 of 11 board members present at this time; we do have a quorum.

Open Mic: Time for members of our community to raise concerns/questions, and information sharing

- Dan would like to introduce Meghan, who might be interested in joining the board.
- Dan brought in a sponsored newspaper article about TwentyTwenty; it only mentions Sullivan's Gulch in the name in the byline. It would be nice for "Sullivan's Gulch" to be mentioned in the text in the future. Julie will relay this.
- Dave: 16th Ave. Farmers Market had a quiet start on Sunday, let's help spread the word. Flyers distributed for posting.
- Dan asked about the garage sale? Dave: volunteer Curt Hayashi tentatively has set the date of the neighborhood garage sale for Saturday, July 27th from 10am-4pm.
- Paul: A Sidewalk Chalk Art Festival will be happening on July 23rd. See flyer for details.
- Julie asked which Board members were present at the May membership meeting.
- Dave: We discovered Jack Frewing's term had ended in the fall. He has not been on the board since November. Julie added there is one other board member whose term may have been up. Dave will look at the records.
- Masaki introduced his co-worker Taka, who is here visiting from Japan. Their organization is planning a trip to Japan, tour geared toward ages 50 and older. Visit Tokyo, Mt. Fuji, famous sightseeing places, a small mountain city across from Tokyo about 1 hour by train that has been attracting tourists. Dan: is the tour geared to show an example of traditional Japanese life? Masaki: Yes. Dates of travel: November 14-21. Information sessions: June 27th & July 17th are free and snacks and food will be provided. See flyer.
- Masaki: Another cultural program offered this summer will be a Sumi-E brush painting class on June 26th. See flyer for details.
- Masaki: The Encorepreneur Café is exploring other community uses. Dave: musical rehearsals? \$40/hour. DJ: theater group rehearsal space, social drama clubs.

Treasurer's Update & Approval of Recent Expenses

- Dave: would like himself and the board to be more diligent about how expenses are authorized, so the neighborhood can feel confident in how the Board is handling its funds.
- Honorarium for speaker at Spring Meeting. In May, there was an honorarium for the guest speaker; the check for \$300 was written, Dave wants to make sure everyone is aware of it and has the chance to express any concerns. Discussion ensued about the speaker, what sets Sullivan's Gulch apart from other neighborhoods, challenges for the local business association with a broad geographical range spanning four neighborhoods, Gordon's Fireplace, Burger King location, affordable housing, consumerism, audience.

Approval of Previous Meeting's Minutes

- Julie made a motion to approve the April meeting minutes with the correction that Jack Frewing be removed from list of board members present or absent, Dan seconded, motion passed unanimously.
- We will circulate updated May meeting notes reflecting those Board members present.

Land Use & Transportation Committee Update – DJ Heffernan, LUTC Chair

- Dave described the weekend art painting at the crosswalk at 21st & NE Clackamas.
- DJ will be discussing the Neighborhood Plan Update
- Crosswalk at NE 21st & Clackamas – DJ Heffernan
 - Factors:
 - Pedestrian crossing concern – NE 21st
 - PED PDX update – City desire to identify Neighborhood Walkways
 - LUTC selects Clackamas over Halsey for East-West Neighborhood Walkway and Safety Improvements
 - PDX in the Streets Grant: SGNA applied for an \$8,500 grant to install a crosswalk with public art in August 2017, was selected in December 2017, signed a contract agreement in July 2018, received approval for the art design concept September 2018. The city installed the crosswalk February 2019, gave final art design approval April 2019. Volunteers in the neighborhood applied the artwork paint in June 2019.
 - Showed "before" photos, discussed that Betsy launched the art component in holding the contest for art work.
 - Showed installation photos of the crosswalk and candlesticks, and installation pics of the artwork that has been painted now. The Bramble was Anya's design, the Rosette was Eugenia's design, and the two have been blended together. The volunteers did a great job cleaning up the mess on the ground first. Showed photos of Anya, Eugenia, Mike, DJ, and other volunteers applying the paint.
 - LUTC hopes to replicate this at other intersections, e.g. at NE 28th near Fred Meyer would be a good location to consider.
 - Mary Beth asked what was the total budget? DJ: \$8,500, SGNA was supposed to raise \$2K-\$3K. DJ thinks we could replicate this for about \$5,500-\$6,000. The paint will need to be touched up each year too.
 - Discussed curb extensions, drainage.
 - Paul asked if there has been a more serious conversation about other potential locations? DJ: No, it is more about the money; we are not likely to receive

another grant for this and the city is unlikely to spearhead more locations on its own, we would have to look at local fundraisers, LIDs, or other options.

- Crosswalk Painting Expenses
 - Dave discussed miscellaneous expenses for the street art painting, and would like to authorize them to be paid: approx. \$101, \$41, \$152, \$14, and \$34. DJ: more expensive parts are reflectors, etc. melted into the street. Paul suggested Village Building Convergence as a potential opportunity for future fundraising.
 - Dan made a motion to approve the miscellaneous expenses as described by Dave, Mary Beth seconded, motion passed unanimously.
- Concept for Sullivan's Gulch Trail – Brad Perkins, Guest Speaker
 - Good news, 9th street will be the location for the pedestrian bridge, to provide less disruption to a long-standing black community, than if the City built this at 7th as they were proposing to do.
 - Article on the cover of the newspaper, about a move to block an expansion of I-5. There is need for an environmental impact study more than just an environmental assessment. Look at businesses that would be hurt by this project. Brad thinks the money would be better spent on a new bridge over the Columbia River with high-speed transit and its convergence of multiple transportation options. A handout was distributed.
 - More affecting our neighborhood, the people who work at the City are not developers. There are vital elements that can keep the trail off of the streets. So Brad has decided to become the developer; he will appeal to the City for the piece of property shown on the first page of the handout, between Grand & 16th to buy it for \$1, then it can be resold to a developer who would provide affordable and market rate housing. Essentially it would be a private-public partnership to make this happen. A handout was distributed.
 - The back end of the trail: 16th makes a good connector to Sullivan's Gulch as well as it continues to the north there. A good connector to the trail there too. Marriott has been thinking about redevelopment plans. Kathy: there was a casual meet and greet, and the Marriott's plans would be an end-of-life option for the existing buildings. Brad: anyone that does major development or re-development of a property adjoining the trail has to pay for development of that section of the trail, as of December 2018. The idea is to get Marriott and Pat Kessi to participate in their sections of land to be developed.
 - Discussed options for location of trail, Joe Angel property, Dutch Bros. property, City has been more focused on the Green Loop than the Sullivan's Gulch Trail. Brad: it is important to write a letter in support of a private-public development of the trail. Dan: clarification, with the right-of-ways. Dave: so essentially asking the City for land that is not being used for anything currently? Brad: sees municipalities tend to just sit on the land, not think outside the box. This offers a unique way to see if we can get started on this first leg of the trail (to NE 21st). Once the first leg is developed, he thinks people will love it so much they will want to see more. The new bridge is getting started in the near future, the City is not planning how it will connect to the future trail, for money reasons the City is not wanting the trail to go under, but what price for pedestrian safety? Paul: for clarity, is Brad asking for the Board to write a letter supporting the transfer of the land; and is it an issue that the land is not in the Sullivan's Gulch neighborhood? Brad: the letter from the Board would be as part of the public that would like the trail to be built. Paul: has Brad asked the Lloyd neighborhood to write a letter? Brad: not yet. Paul: what informs the safety issue with the trail location? Brad:

it is safer if off the street, it is common sense. Dan: the idea with the trail is to separate bikes and cars completely. Paul: on Lloyd Blvd. this is already planned with separate 2-way bike lanes; is there a concern about a lack of eyes on the trail, e.g. Springwater Corridor? Dan: safer from vehicular accidents. Paul: have other impacts been considered? Brad: housing is part of the plan too, and that will result in eyes on the trail. Paul: concern about parts that go under, other sections? Brad: are you okay having no trail then? Kathy: this is potentially the cart before the horse; studies have not been done yet. DJ: likes the idea of portions C and D, the two future buildings on either side of 12th; west of 7th, there are the tradeoffs public agencies always have, the cost of structurally supporting a trail at grade crossings they already own, if it is worth the money; if there is stronger interest east of 7th than west, does the project still work? Brad: more expensive; concerns about the trail not being safe shocks Brad because trails are safer than on a street; this a 100-year plan, there will be bikes cruising through all the time, lighting can be put under the bridge, etc. Dave: so DJ is asking, is half a loaf better than no loaf? DJ: east of 7th is the first part, if we can get that section to 21st built, and if it will be at the elevation of the Green Loop, that could get things going. Brad: 9th street would be a great connector. Paul: would like to fully understand where access points would be? Brad: 7th street bridge, all the way to 10th along the sidewalk accessible to people on the street. Dan: online there should still be a concept plan for the trail. DJ: how did the trail get up to grade at 21st? Dan: it was vague in the plan, some kind of ramp was contemplated. DJ: it is constrained now; discussed locations. Dave: thinks it would be good to talk to Lloyd; we might potentially have someone write a draft letter to focus the conversation; discussed that the concept of a trail was already endorsed by the Board; discussed that the purpose of the letter would be for private money instead of public? DJ: LUTC can invite Lloyd to the next LUTC meeting to discuss. Michael: would like to see LUTC give the Board some guidance.

- Neighborhood Plan Update – DJ Heffernan
 - LUTC has been working the last two years on a neighborhood plan update. The last time was when Lynne Coward was chair of LUTC, with a portion updated at least 10 years ago. DJ and Mike will be working on a web-friendly summary. Social equity, climate action, livability: the plan update is organized around these. A concerning note about demographics: the number of African-American households has almost halved after 2010. A note about non-conforming development: the red numbers on the map are non-conforming uses; discussed that we don't want to lose these uses because they add density and affordability; ideas include an overlay to grandfather in with some requirements to preserve affordability? Plan update topics include Land Use, then Transportation, including LUTC's proposed locations for future crosswalks at the green stars.
 - DJ asks that Board members read the proposed plan, and discuss.
- Other LUTC Activities: Ken Peterson and DJ will be meeting with some folks in the upper Broadway area; Gordon's is proposing to keep the parking lane, and put in a left turn lane to 33rd but this is not in the City's plan so not likely to succeed. It would put the eastern end of Broadway on a diet, with one lane in each direction. Will be discussed at next LUTC meeting along with the Broadway transportation plan; trying to get the other neighborhoods involved.

Adjournment at 8:38 p.m.

Relevant Documents

Attachments:

- Land Use & Transportation Committee Report (1 page)
- 16th Ave Farmers Market flyer (1 page)
- Sidewalk Chalk Art Festival flyer (1 page)
- Encore Adventure Japan – Lifestyle and Culture Tour flyer (2 pages)
- Beginning Sumi-E with Artist & Designer Instructor Nancy Smith Klos flyer (1 page)
- Guest Speaker - Rose Quarter Transportation Connectivity handout from Brad Perkins (3 pages)
- Guest Speaker - Sullivan's Gulch Trail Concept handout from Brad Perkins (9 pages)

[SGNA Board] SGN Plan Update - Board Recommendation, LUTC Report, and June Meeting

sgna-board@googlegroups.com on behalf of DJ Heffernan <djheff1@gmail.com>

Tue 5/28/2019 11:40 PM

To: Anne Tyler <tylertravel@gmail.com>; Chris Lawson <chris.lawson.grg@statefarm.com>; bob leopold <bobinthefontaine@gmail.com>; connie cleaton <cdeaton@ipns.com>; David Peterson <dhpoma@hotmail.com>; Kathy Hansen <hansenk1324@q.com>; Lynne Coward <lynne@adifferenttake.com>;
Cc: SGNA Board <SGNA-Board@googlegroups.com>;

Greetings - this evening I forwarded the draft neighborhood plan to the Board for its consideration and adoption, hopefully. Thank you to all the members for your input on this.

We learned earlier this week that City Council adopted the revised Neighborhood Contact code amendments with our recommendation that weekend meetings may not occur in the AM.

The City is beginning adoption hearings on the Pedestrian Plan update. We submitted comments citing the need for crosswalks/intersection improvements based on the map in the draft neighborhood plan. I intend to testify at the initial hearing on June 6 to raise that issue and to emphasize the need for new tools that neighborhoods can use to improve the pedestrian environment. I'll forward a copy of my testimony, which may or may not be offered under the moniker of SGNA. I need to talk with David about this.

June meeting - the bottom line is that while there is a lot going there is not much that is pressing on us this month. I will let everyone know about the date for a neighborhoods / BA meeting on B-W Corridor, which I hope many of you will attend. I will send a follow-up message summarizing what Ken and I learn about the Airplane Factory project after our meeting with them tomorrow. My question is should we meet on 6/18/19 or skip this month? Here is a list of things we're tracking.

The City is still taking comments on Better Housing by Design and Residential Infill. The former, which is less controversial, will be acted on sooner than the later. We will devote time at a future meeting to discuss Residential Infill. Nothing is going to happen this summer.

We have recently been sent land use notices for projects in the Irvington Historic District to which we may respond with comments. Comments are due before our next scheduled meeting. I've posted links to the projects and a brief description of what's involved below. I frankly am not inclined to offer comments as none seem particularly controversial, although the IHD has the reputation of making people jump through hoops and spend money on minute design details. I hope these sail through.

- <https://www.portlandoregon.gov/bds/article/732018> - this project modifies a porch and stairs to a house in the Irvington Historic District using materials and design that is more in keeping with the original Queen Anne style.
- "The Twisted Croissant": <https://www.portlandoregon.gov/bds/article/732422> - this project proposes to modify the building entrance to the former Dava Beads store on Broadway, which if approved would be converted to a breakfast/lunch oriented restaurant.
- <https://www.portlandoregon.gov/bds/article/732483> - this is another example of the added cost that properties in historic district incur that would otherwise need no city review. It involves a sign in a recessed doorway...

The following development projects are on the horizon and while none are in SG, they are close enough and large enough that they likely hold interest for us.

- Dairy Apartments: <https://efiles.portlandoregon.gov/record/12938058> - this 244 unit 7-story apartment project would occupy the former Sunshine Dairy block on NE 20th Ave/NE 21st Court between NE Pacific Street and NE Oregon Street just south of the old telegraph building in Kerns. They also own the telegraph building. They have a DAR with the Design Commission on June 27. I am going to ask the developer to present their plans to us at a future meeting. Kathy and/or I will attend the DAR.
- Morningstar at Lauralhurst Assisted Living Facility <https://efiles.portlandoregon.gov/record/12831094> - Morningstar proposes to construct 144 assisted living units and a memory care facility in a 5-story building on Sandy Blvd at NE 31st Avenue - the site of the Tonic Lounge. They have a DAR scheduled for July 11. The developer asked to meet me on 30 May to discuss any concerns we may have. Frankly there is not much of an impact on us. The building will be on the south side of Sandy and is not near a street that links directly to SG. They may offer to present to us at a future meeting, if that is something you would be interested in. Thoughts?

Grace Memorial had their early assistance meeting with the City and are using the information to adjust their plans to redevelop the church property. The church sanctuary will stay but the rest of the block will be redeveloped to provide low income housing and program space for church sponsored groups. They will be in a position to present to us in July or August.

Ken Peterson and I are getting a walk through of the Airplane Factory building to hear about their project Wednesday, 5/30/29 at 2:00 PM (tomorrow). The development application they submitted does not require them to go through discretionary review. They are wrestling with the City over code interpretation...

David and I are contacting other neighborhoods and business groups about a meeting later in June to discuss common interests and strategies for the Broadway Weldier Corridor Plan update. We will raise our concerns about the health of the corridor's business environment as well as safety concerns. Date TBD.

Crosswalk painting at NE 21st and Clackamas is this weekend!

Lastly, I offered to present our draft neighborhood plan to NECN's LUTC on June 26. They want to hear about our Housing and Economic Development strategies.

Cheers!

--

DJ Heffernan
SGNA-LUTC
2525 NE Halsey Street
Portland, OR 97232
(503) 310-2306

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16th Ave Farmers Market

EVERY SUNDAY 9AM-1:30PM

JUNE 2-OCT 27

ON THE CORNER OF 16th AVE AND BROADWAY



FOR VENDOR, MUSICIAN OR VOLUNTEER INFO:

16THAVEFARMERSMARKET.COM



SIDEWALK CHALK

ART

《FESTIVAL》

COME PAINT THE PAVEMENT WITH US!



TUESDAY JULY 23, 2019
HASSALO ON EIGHTH PLAZA
9 AM - 4 PM

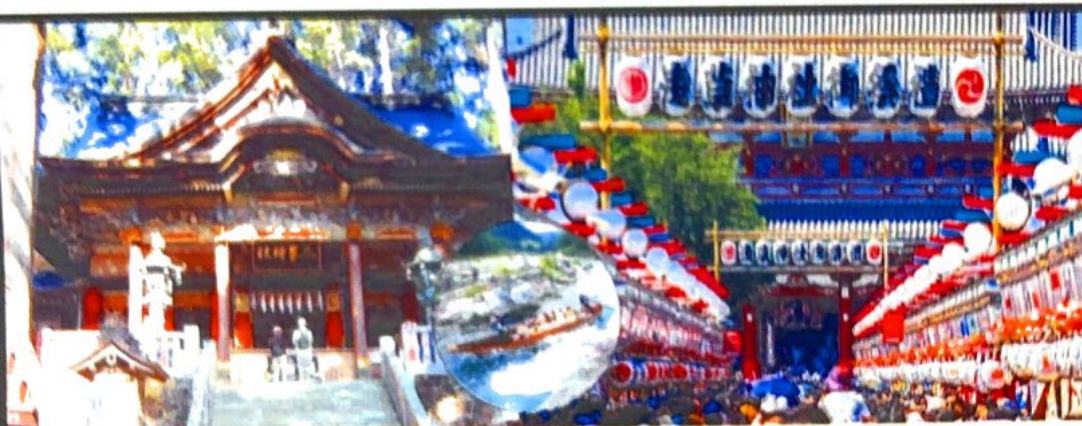


ALL AGES AND SKILL LEVELS WELCOME!

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SPACE IS LIMITED. PLEASE REGISTER IN ADVANCE AT:
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info@encorepreneurcafe.com 503-954-2837

next info sessions: June 27 and July 17, 7-8:30pm

A program of



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Age-friendly Development
through Support for
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1548 NE 15th Avenue • Portland, OR 97232 • 503.954.2837



Encore Adventure Japan Interest Form

We are travelling to Japan for a week, November 14-21. This is a group travel experience for ages 50+ and their friends. We will likely reserve a few limited spots for people under 50, as well. Please fill out this form so we can arrange to share all the details of the trip before you confirm your spot.

Name:

Email:

Phone:

Contact preference (circle one): email phone

Age: under 20 20-34 35-49 50-64 65+

We have 2 info sessions planned for this trip. Please chose one:

June 27, 7-8:30pm July 17, 7-8:30 pm I can't make it to either

If neither info session works for you, what are good days and times for you to learn about the trip?

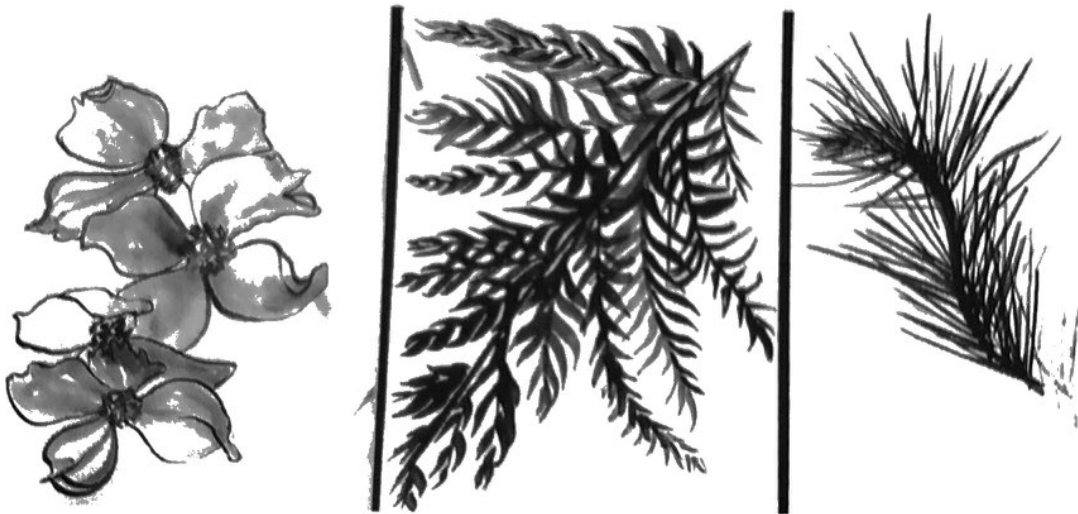
Have you been to Japan before? Yes No

Where did you visit?

Do you have any specific questions or concerns about the trip?

Encorepreneur Cafe Summer 2019 Workshops

Artist & Designer Instructor: Nancy Smith Klos



Beginning Sumi-E

Wednesday June 26th 10am to noon

at The Encorepreneur Café: 1548 NE 15th Ave @ Weidler

This is an excellent way to begin to paint! We will work on brushwork technique and in this first session: "Bamboo". **Nancy has taught this lesson to people of all ages and abilities including special Open Studios at The Lan Su Chinese Garden** in Portland, Oregon where she was the Artist-In-Residence in 2014-16! This year Nancy has shown her paintings At the Encorepreneur Cafe. Please stop in and see the variety of styles and subjects you can learn to paint!

Each of the monthly workshops will have a different theme. All of them will build upon skills learned in the previous ones Materials are provided with an opportunity to purchase your own from the instructor at the time of the workshop.

There is a small fee of \$10.00 which includes everything you will need. Workshop Cost: \$30.00 Total amount due: \$40.00 per session

Contact Nancy at nancyklos@gmail.com to sign up or for more info.

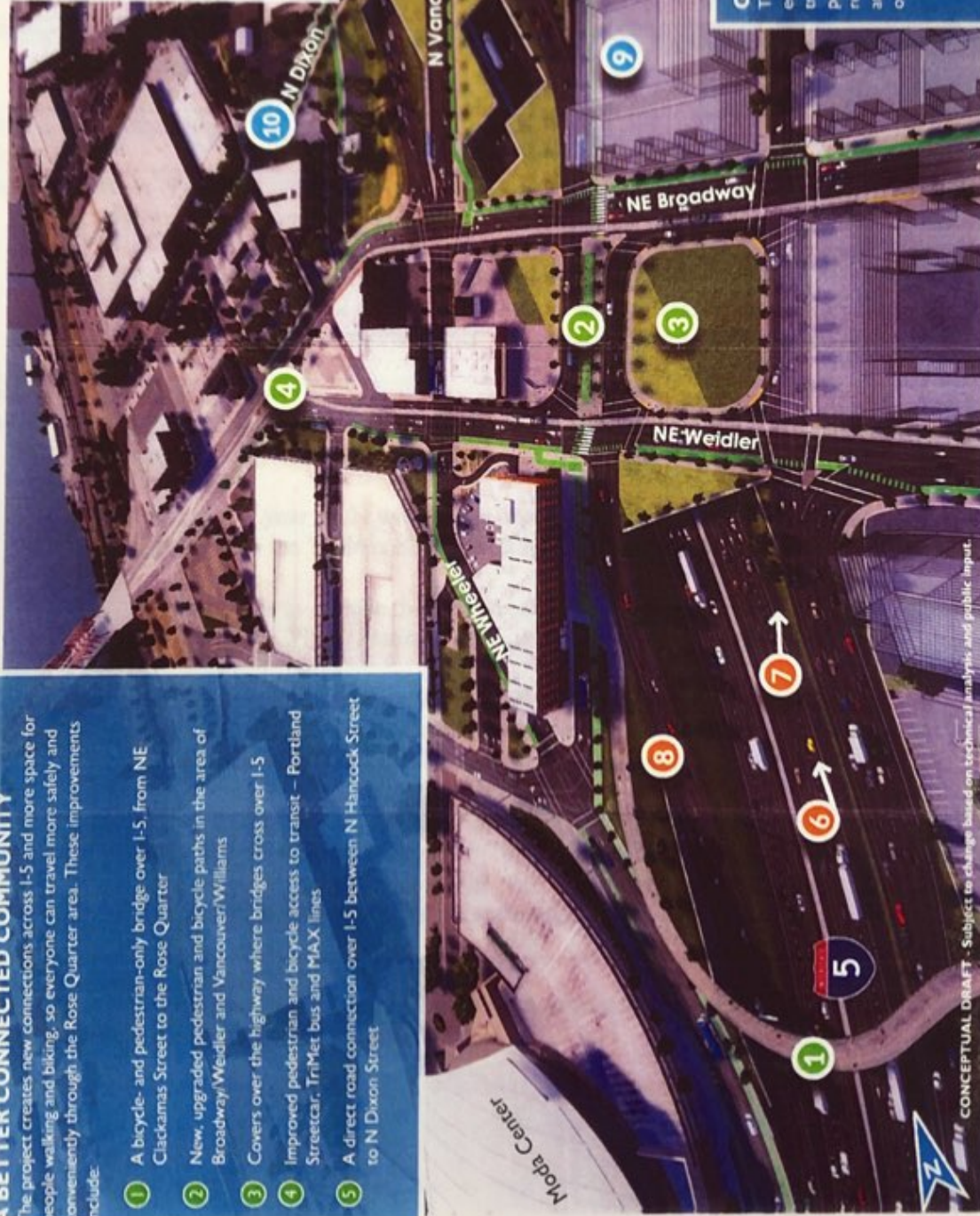
Imagine a more connected Rose Quarter area

With separated bike lanes and wider sidewalks, safer and more reliable I-5 travel and new connections, the I-5 Rose Quarter Improvement Project will help realize this vision.

A BETTER CONNECTED COMMUNITY

The project creates new connections across I-5 and more space for people walking and biking, so everyone can travel more safely and conveniently through the Rose Quarter area. These improvements include:

- 1 A bicycle- and pedestrian-only bridge over I-5 from NE Clackamas Street to the Rose Quarter
- 2 New, upgraded pedestrian and bicycle paths in the area of Broadway/Weidler and Vancouver/Williams
- 3 Covers over the highway where bridges cross over I-5
- 4 Improved pedestrian and bicycle access to transit – Portland Streetcar, TriMet bus and MAX lines
- 5 A direct road connection over I-5 between N Hancock Street to N Dixon Street



A SAFER AND MORE RELIABLE I-5

Three Interstates (I-5, I-84, and I-405) intersect in the short distance between the Morrison Bridge and the Fremont Bridge, creating the biggest bottleneck in the state of Oregon. This outdated design with closely spaced interchanges and no shoulders has resulted in this section of I-5 having the highest crash rate in the state. With the following improvements, we can reduce frequent crashes, improving safety and reliability for travelers.

- 6 New ramp-to-ramp lanes (auxiliary lanes) along I-5
- 7 Full shoulders along the highway
- 8 Relocating the I-5 southbound on-ramp from NE Wheeler Avenue to NE Weidler Street

GREATER ECONOMIC GROWTH

This project is an opportunity to reconnect the Lower Albina area and enhance continuity to north and northeast neighborhoods. By making travel easier, providing more options, and creating more space for people to move through, the project will support opportunities for redevelopment, both public and private. This project is currently looking at ways to tie in contracting opportunities for local small and minority-owned businesses that will be part of the design and construction work.

- 9 Redevelopment potential
- 10 New east-west connection to Lower Albina

CONCEPTUAL DRAFT - Subject to change based on technical analysis and public input.

Climate Strike!

Take Action with an Alternative Plan...

What:	The North/NE African-American community is being sacrificed once again for the benefit of the fossil-fuel industry and to the detriment of the environment. The bulldozing of 5 viaducts above I-5 for lane widening to benefit truckers and lessen minor accidents.
Who:	Oregon Department of Transportation (ODOT), State Senator Lew Frederick and the truck union are in support vs. Climate Strikers.
When:	Four years of reconstruction from 2023 to 2027 stop further planning and engineering.
Where:	Five viaducts at the Rose Quarter include Broadway, Weidler, N. Williams, N. Vancouver and N. Flint Avenues.
How Much:	\$500 million.
Impact:	Inner North and NE Portland residents and businesses, many of whom are African-American, will suffer the economic and cultural loss once again due to a poorly conceived fossil-fuel based plan to widen I-5 travel lanes. It will only add to the congestion and CO2 impacts suffered today by people living and working near I-5. ODOT's Environmental Assessment needs to be trashed for a proper Environmental Impact Statement study. True environmental and economic impacts need to be exposed.
New Plan:	<p>The future is now! It is past time to develop fossil-fuel alternatives by instead spending \$500 million on Cascadia Express Rail that Metro Region needs to invest in electrified transportation systems by completing:</p> <ul style="list-style-type: none"> • A new 2-3 year study with committee stakeholders in the Rose Quarter area from MLK Jr. Blvd. to the Willamette River and I-84 to Russell Street. • The Study is to include the new Rose Quarter Transportation Hub with Cascadia High Speed Rail (CHSR) Station, MAX, streetcar, bike corridors and water taxi. • CHSR to include express Rail and Hybrid Bridge next to the BNSF Bridge over the Columbia River. The Hybrid Bridge with a new CHSR corridor will reduce substantial congestion and CO2 emissions in the I-5 corridor. (See: cascadiahighspeedrail.com) • CHSR will take 6 minutes to Vancouver, WA, 1 hour to Seattle, 2 hours to Vancouver B.C. and 50 minutes to Eugene. The same double-track electrified express rail corridor will connect smaller towns on the way with newly built town centers at all station hubs with all forms of transportation systems.

This is your opportunity to slow Climate Change by Stopping Freeway Expansion and Supporting Investment in Electrified Cascadia Express Rail.

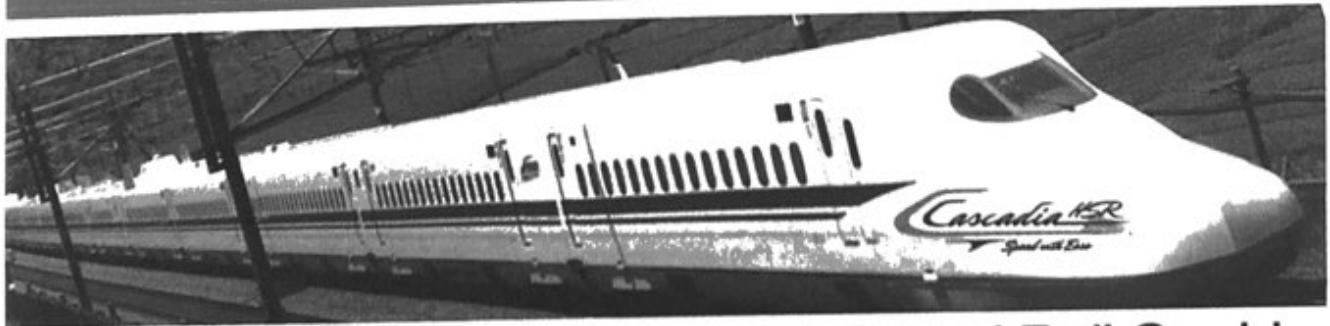


\$1½ BILLION BOONDOGGLE

PROTEST on the BRIDGES

Friday, June 7, 2019 4-6pm

Broadway, Weidler, above I-5

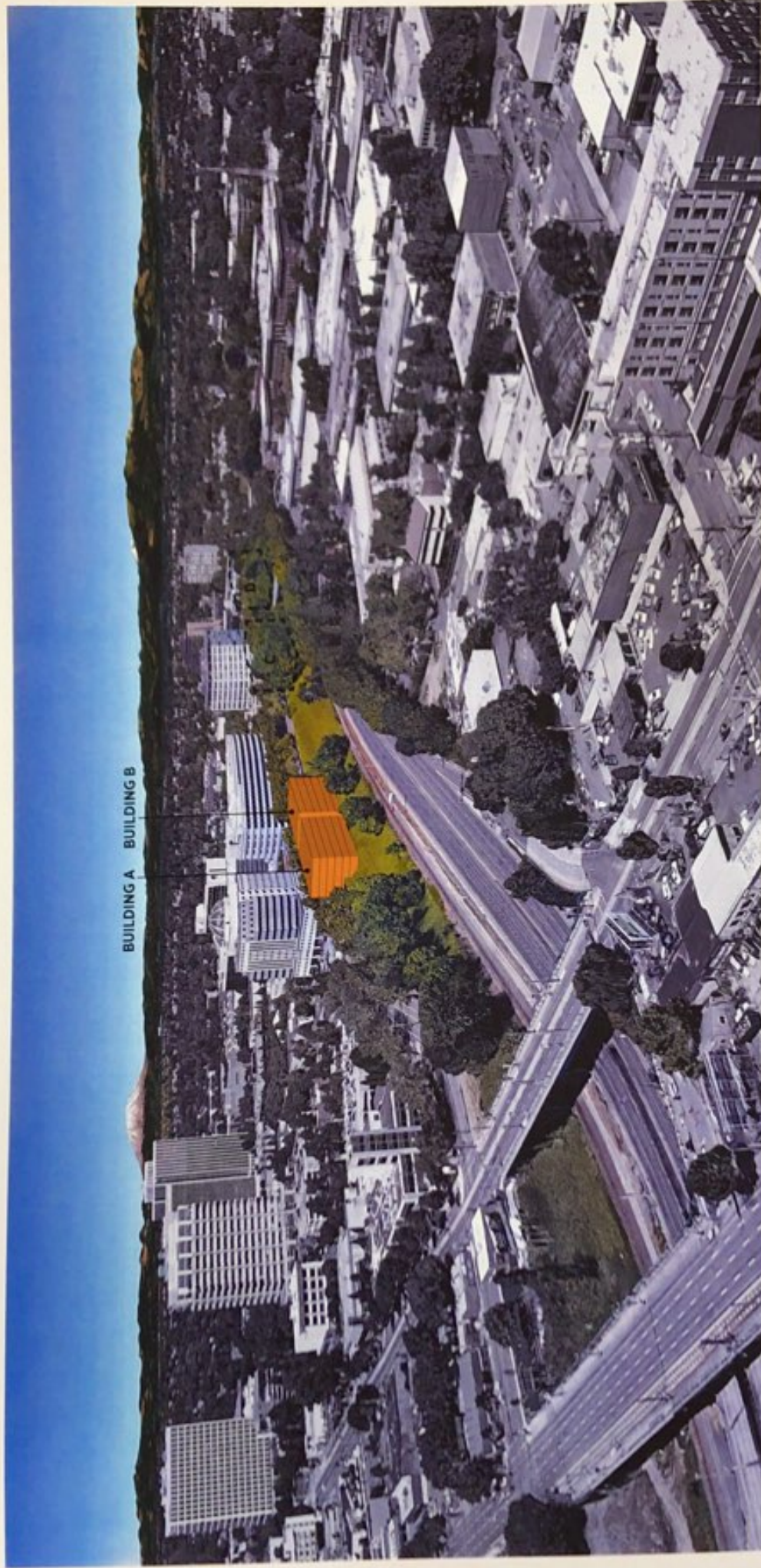


Support Alternative Cascadia High Speed Rail Corridor
and Hybrid Bridge from Rose Quarter to Vancouver, WA

The Future is Now to stop Climate Change!

Please sign the Petition at
cascadiahighspeedrail.com

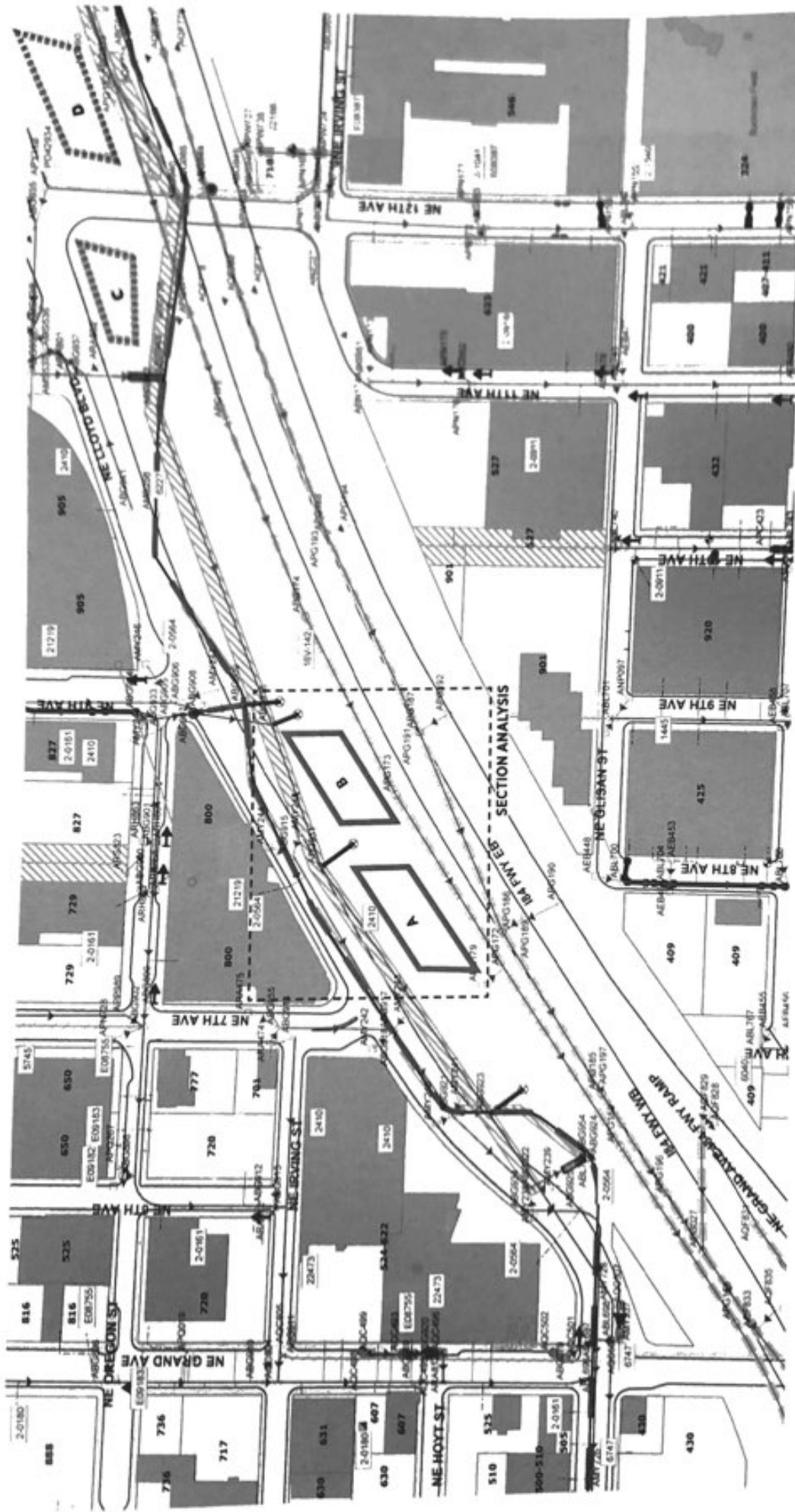




Site Map



Sewer Line Map



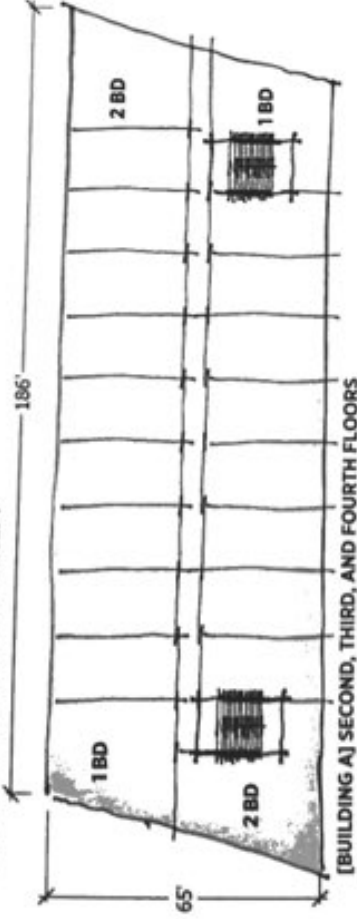
Sewer Line Map (Portland Maps)



Sullivan's Gulch | Section Analysis | 170520-SG | 04.23.19

Unit Module

DOUBLE LOADED CORRIDOR CONCEPT



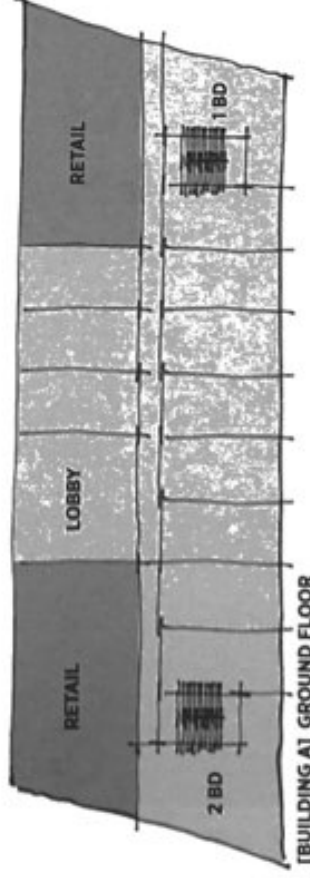
[BUILDING A] SECOND, THIRD, AND FOURTH FLOORS

[BUILDING A] SECOND, THIRD, AND FOURTH FLOORS			
STUDIO	15	400 SF	
1 BD	3	670 - 800 SF	
2 BD	2	801 - 950 SF	
TOTAL	20	(STUDIO + 1BD + 2BD)	

[BUILDING A] TOTAL (-3,-2,-1, G, 2, 3, 4)			
RETAIL	2	3,300 SF TOTAL	
STUDIO	86	400 SF	
1 BED	10	670 - 800 SF	
2 BED	10	801 - 950 SF	
STORAGE	1	5,580 SF	

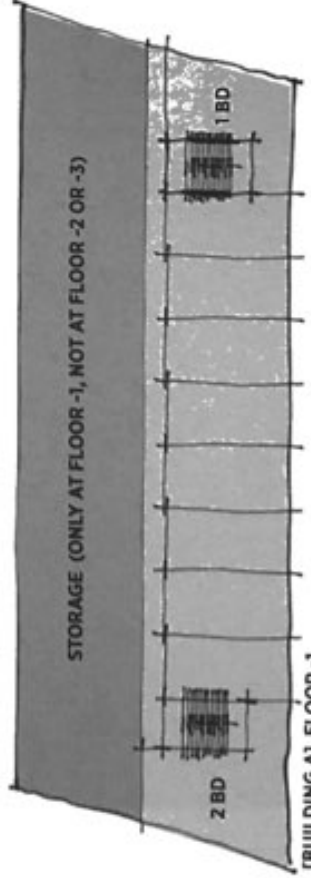
BUILDING A + B

RETAIL	4	6,600 SF TOTAL
STORAGE	2	11,160 TOTAL
STUDIO	172	400 SF
1 BED	20	670 - 800 SF
2 BED	20	801 - 950 SF
TOTAL	212	UNITS



[BUILDING A] GROUND FLOOR

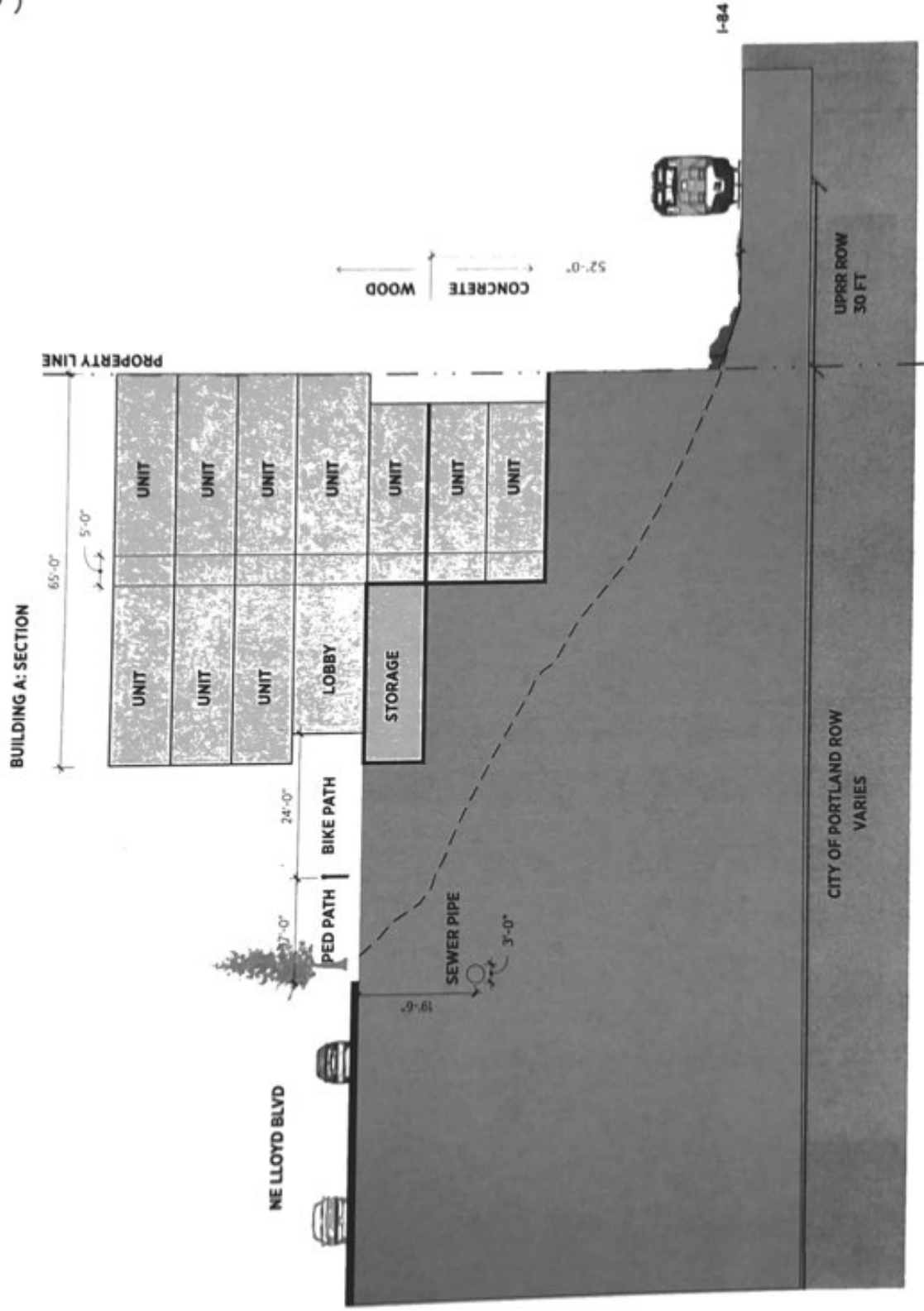
[BUILDING A] GROUND FLOOR		
RETAIL	2	1,650 SF
STUDIO	11	400 SF
1 BED	1	670 - 800 SF
2 BED	1	801 - 950 SF
TOTAL	14	(STUDIO + 1BD)



[BUILDING A] FLOOR -1

[BUILDING A] GROUND -1		
STORAGE	1	5,580 SF
STUDIO	8	400 SF
1BD	1	670 - 800 SF
2 BD	1	801 - 950 SF
TOTAL	10	(STUDIO + 1BD + 2BD)

Section





E 104

Grade 4.8%

E 56

NH Grand Ave

Grade 3.6%

E 49

E 38

EBW_001

Grade 3.2%

E 49

E 26

E 63



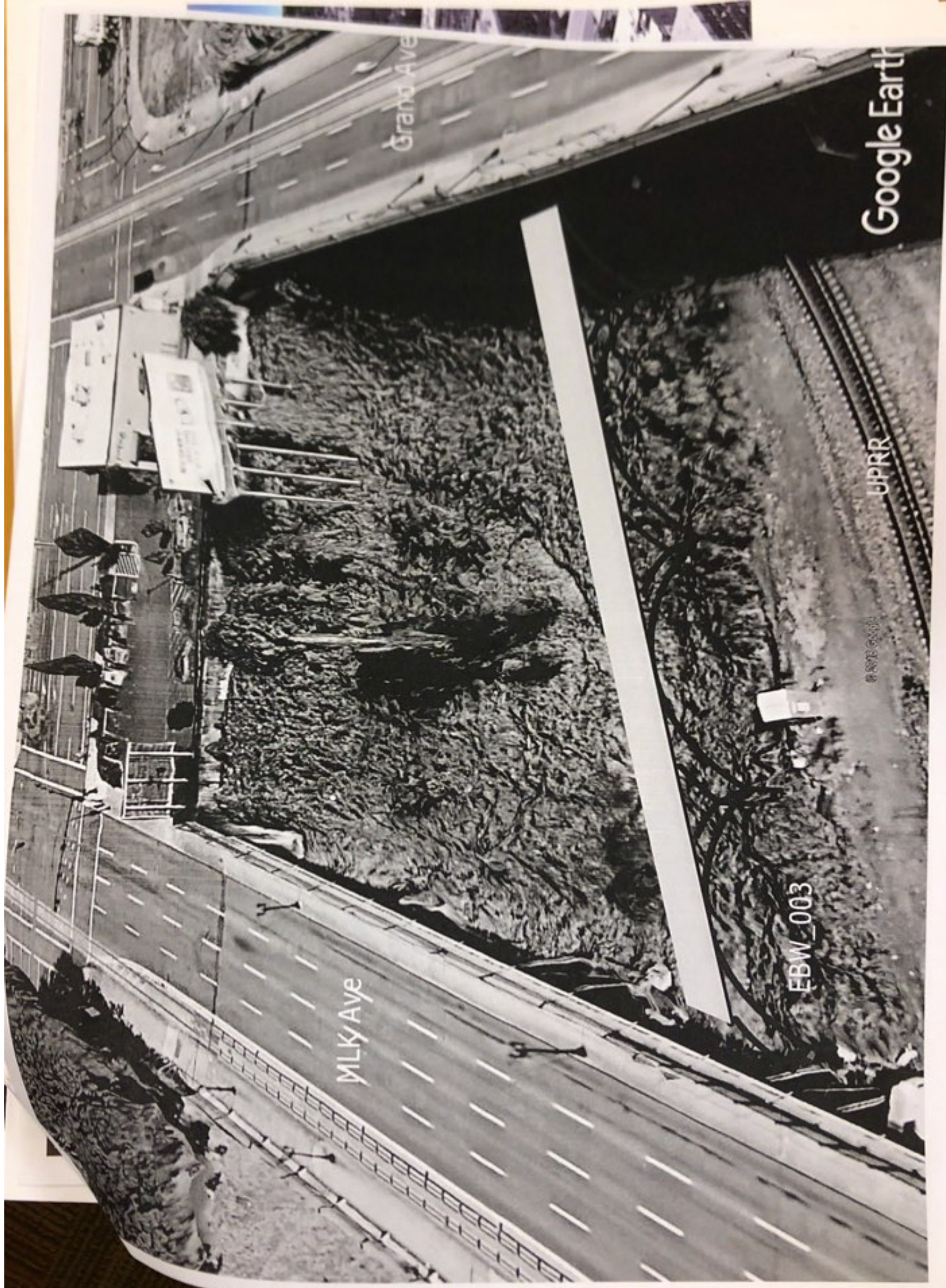
EL 49'

Span's 50'

Fill

EBW_003a

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MLK Ave

Grand Ave

UPRR

EBW_003

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