



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 September 10, 2019 7:00---8:30 PM

Meeting Location: 2020 NE Multnomah Street, Portland, Oregon

Board Members Present: Dave Brook, Mary Beth Christopher, Michael Brown, Kathy Hansen, Julie Hoffinger, Chris Jensen, Ron Boucher

Board Members Excused: Dan Lerch-Walters, Mike Purvis, Paul Comery, Marty Rowe.

Board Members Unexcused: n/a

Guests and Neighborhood Members: included DJ Heffernan (SGNA LUTC Chair), Bart Jackson, Lynne Coward, Betsy Loncar, Curt Hayashi, Emily Wiant, and Donald Isaacson

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

Meeting Start and Roll Call at 7:06 pm

- 7 of 11 board members present; this constitutes a quorum.

Open Mic: Announcements & Public Comments

- Lynne Coward asked whether guests can participate in the discussion of the meeting.
- Chris Jensen will be resigning from the Board; she hopes to return in a few months.
- Dave Brook: the board received a required notification regarding 2166 NE Clackamas, Air B'nB up to 2 bedrooms. It would be useful to assemble these, if you know of any others, let Dave know. DJ commented Air B'nB will be providing information to the City. Dave: Type B describes a more commercial type, where there needs to be an onsite manager 270 days of the year, but the City and the neighbors have no way to verify.
- Kathy Hansen – Holladay Park Plaza was broken into twice recently. One used a USPS fob to get in, used a crowbar to open the storage room and 80% of the lockers. Last week, the same thing happened at HPP East; they believe he got into the garage somehow, one bicycle was stolen. Multi-family communities should reconsider security if they have access for the postman.

June Board Meeting Minutes – Dave Brook, Chair

- *Kathy made a motion to approve the June meeting minutes, Ron seconded; motion passed unanimously.*

Treasurer Report & Disbursement Review – Michael Brown, Treasurer

- SGNA checking account balance at start of year was \$5,893.74; now about \$4,213.88. There were 2 deposits for a total of about \$1,200, written checks not reflected, and it is about a \$1,680 difference. Expenditures are mostly administrative, e.g. fees to the state, domain and computer expenses, communications materials, and this year SGNA spent a chunk on sidewalk painting; otherwise, it was pretty quiet financial activity. Lynne asked about income. Michael: in the past, SGNA has received a grant from NECN; this

year it was not received, possibly because of the reorganization of neighborhood organizations. Dave: NECN needs to conduct a competitive bid now for their money.

- \$324 in receipts submitted to Michael by Dave, covering printing for the parking permit notification ballots, vinyl banners (rescinded), domain renewal. Dave: website was down for about 5 days because the credit card for SGNA's auto renewal was an old credit card; he has got it up and running now.

Current Status of Office of Community & Civic Life Code Change Proposal & Discussion of SGNA response – Dave Brook

- Any comments? Lynne knows someone who voted no. This is very fluid right now, and should be discussed. She hopes the neighborhood will invite some who have been following the process intently, possibly someone like Mingus Mapps, upcoming running for city council. Also, Lynne suggests working with other neighborhoods, existing groups.
- Lynne's acquaintance mentioned a board meeting on June 6th, but Lynne sees no minutes from that meeting. Dave: also there was maybe 24 hours' notice for that meeting, not 2 weeks. Lynne: this is a good challenge, we need to investigate more. Kathy: for the NECN meeting hosting this, a distribution of notes etc. has not been made. Lynne: partly due to de-funding? Kathy: then they should not have meetings of small groups purporting to represent the neighborhoods. Dave: thinks NECN was not hosting, just opening their facilities for OCCL to hold their meeting.
- Dave: this is a two-part process: (1) respond to the City about the value of neighborhood associations, and (2) we can do better at involving wider range of people. Even if the neighborhood association is de-funded, we have non-profit status through the state and have some money in the bank, consider an informal group of people to strategize, possibly go to the city and talk to city councilor Chloe Eudaly? Attendee question: he read in the paper that Chloe Eudaly didn't know what her underling was doing at the time, and now she is backing up this person? Lynne: look at the fine print, neighborhood associations are in the code and will be unless the code changes.
- Dave: there is a proposed hearing in November, we have time to strategize and make our voice heard. Anyone in favor of strategy and bringing it to the board? DJ: curious if SE Uplift and some of the other neighborhoods are doing something similar; there is no point in re-doing work that is already happening. DJ: also, he is offended by the implications that came out of the task force report. What is really going on is a geographic divide in the City: SW's resistance to affordable housing, transit, sidewalks, and lots of initiatives on part of the city; interesting, that is the part of the city in which virtually all the commission members live; there is a history of resistance of neighbors; by far they have the largest geographic area and population. It is odd that the City would use take it out on the Eastside neighborhoods which are supportive of these issues. Kathy: density is much greater in most NE & SE neighborhoods than in SW. DJ: thinks the issue not really density; Seattle, when this happened, killed their neighborhood associations, they are not recognized anymore; there was far more widespread resistance in Seattle than Portland; neighborhood association roles in the city have not been updated in a very long time; SGNA just updated our bylaws etc. based on guidance the city gave us; this guidance was not oriented to inclusion, it was more oriented to following the rules for meetings.
- Dave: how does City Council reach out to underrepresented groups? DJ: some other bureaus do a good job of this, e.g. transportation; within the city, there are ways to engage the community more broadly without eliminating the neighborhood associations.
- Lynne: there is state law vs city law; rule one is citizen involvement; she agrees w DJ's points but also see issues of participation within the state, getting good information from

the city's website is not clear, there are surveys with no responses posted, unclear verbiage; there are so many aspirational goals, but we don't get beyond those because with aspirational goals there is no accountability.

Increasing Neighborhood Involvement in SGNA, Part 1 – Dave Brook, Chair

- This issue really meshes with the code issue. Attendee: when is the hearing? Dave: early November. Attendee: speaking of increasing participation, what does it say that there are only eight people here outside of the board; consider other regional neighborhood groups that could be recruited to this board. Mary Beth: wondering why is SW one big neighborhood, where here we have many smaller ones, why not one big one with bigger voting power, e.g., in the inner eastside why not have one group to represent the whole section? DJ: the answer might be a bit of both, to break up SW more, and combine some of our neighborhoods. Attendee: there is a coalition; can the eastside neighborhood associations vote as a block? Mary Beth: that is a problem, within the coalition there are many voices. DJ: actually we do not vote; commissioners run for election city-wide and they do not represent any areas, that is why SW is more prominent. Lynne/Mary Beth: is SW more organized, or is it just that is where the money is? Lynne: it is also an enclave; she knows some very good people who live there. DJ: it is a good question, this is fundamentally about our government structure, the neighborhoods have no power; part of the issue is land use power; neighborhoods can challenge for free, and SW has used this to challenge many projects; the Eastside is not very well represented at the City. Lynne: would like to see the budgets, see how many dollars go to each district. Attendee: would like to counter 'lack of power'--if 3 people from each organization show up to a meeting, how many people total could gather, and if you get enough people in a room your voice will be heard. Attendee: do neighborhoods talk to each other? Dave: there are two ways, the NE Coalition of Neighborhoods includes all neighborhoods north of I-84 except Grant Park who moved to Central NE Neighbors. Dave: the whole issue of code change is not on the next NECN agenda although their chair Adam is very plugged in; Dave would like to ask about the reason; DJ can ask some of the staff. Dave: would like recruit 3-4 people to meet over coffee to talk about strategy and go from there? The group will be Dave, Mary Beth, DJ (just to talk), Emily, and Betsy. Kathy: also there is no way to travel North-South using public transportation, at least none between 12th & 39th, and the Tri-Met long-range plan is not good enough; a person can't go to dinner further south without a car; it would be a good project for the different neighborhoods to get together, to talk to the city about wanting to meet their goal of no cars. Lynne: our issues are often aligned with SE; SE Uplift has expertise on transportation; although the focus has been East-West, not North-South, they may be able to help establish something different. Dave: they must have a lot more staff than NECN, since they represent all SE neighborhoods. Lynne: they have a long history of being effective. Kathy: they also have strong business organization. Dave: they also have a really good community newspaper, the SE Examiner. After this meeting, the group will figure out a time to meet.

Increasing Neighborhood Involvement in SGNA, Part 2 – Dave Brook, Chair

- Shall we discuss this topic today, or save it for the general meeting?
- Curt Hayashi would like to discuss this today; it is why he is here. Curt coordinated the neighborhood garage sale, and would like to expand it next year to a whole weekend. At the end of the sale, he and Dave discussed taking the leftover items to Goodwill. One idea: Sunday could be Free Stuff Day, neighbors can shop what is remaining for free. Another idea: Porch Fest (from the east coast) where informal concerts occur from the front porch of neighbors, with all kinds of music; people can walk around and enjoy.

Question: do that as part of the Sunday portion of the yard sale, or separately, or both? Mary Beth: e.g. during National Night Out. Curt: has seen an example with three zones using staggered times, but here we probably would not need the zones. Emily: suggests Facebook page Buy Nothing could be used to loop everybody in and get the word out. DJ: also suggests Next Door; this Curt already is using.

- Dave discussed block party history, support and barricades are available from SGNA. Dave would like the neighborhood to have more of these social activities, and would like a way to get the word out, to get renters and other groups to know about the neighborhood association and hopefully get involved.
- Kathy: really likes the idea of walking around and listening to music. Curt: the musicians don't need to be from the neighborhood, but the front porches do. Discussed density in the different parts of the neighborhood. DJ: we if did this, would we advertise addresses? Curt: no need to. Discussed sign-up process for yard sale. Lynne: suggests combining the events. Curt: he can publicize this next year.

Land Use & Transportation Committee – DJ Heffernan, LUTC Chair

- Update on Status of Area Developments, Pepsi Site Development Endorsement Letter.
 - Current development applications are intriguing, there are not many in Sullivan's Gulch, but at the Pepsi site, 28th & Holladay, 28th & Oregon, actually 27th. The site has an approved master plan and is submitting for their first building; all their low-income housing is going into the first building; they are preserving the spaceship-looking building on Sandy; it is a really intriguing design. They hit some snags, SGNA wrote a letter in support of them.
 - Courtyard by Marriott Suites, they are converting to apartments. Mary Beth: is that confirmed? DJ: not confirmed; there is a pre-app to convert from short-term rental hotel housing to rentals. Mary Beth: currently they are all one-bedrooms, what type of housing would it be? DJ: does not know; there is no local contact other than a lawyer with Stoel Rives, and DJ has not reached out to them yet.
 - Dave: the board did take a vote by email to approve the letter supporting the Pepsi site. For the minutes, to reflect the vote: Dave Brook, Michael Brown, Mary Beth Christopher, Kathy Hansen, Mike Purvis, Chris Jensen, and Ron Boucher all voted in favor.
 - DJ asked the Pepsi developer's representative Patty Gardiner if the letter was helpful. She doesn't know if they can persuade PBOT to change its stance, otherwise they will go to City Council on appeal. The issue has to do with right-of-way and utility access.
- October LUTC meeting – presentation from the developer proposing to re-do the dairy site. The plan is to tear down the old Sunshine dairy warehouse (where the cool graffiti is); proposed 7 stories, 200 units; they are seeking waiver from the required 1:1 parking ratio because it makes the project too expensive to build.
- Next LUTC meeting is moved to September 24th, this will be a Broadway-Weidler Corridor Update strategy session.
- Broadway-Weidler Corridor Update. For a meeting tomorrow, DJ asked other business and neighborhood associations to join: Grant Park, Lloyd, Broadway-Weidler Alliance, Hollywood Boosters, etc. sending a representative. It was Lynne's idea for public outreach on our own if the City isn't doing it.
 - This outreach is to talk to people on the street about Broadway, near Hollywood all the way to 7th Ave near the Central City boundary. The meeting tomorrow is to brainstorm, and discuss parameters and getting volunteers.

- Feeder streets to Broadway & Weidler – the traffic analysis will extend north and south to the first intersection where there is traffic control.
- Lynne: are there plans to use any of George Crandall's work? DJ: yes, DJ wants to make sure it gets incorporated into at least the formal settings; also Dave had shared a Heisler conversion plan from 1989. These and the Broadway-Weidler Corridor Plan, Arambula Crandall plan. All previous plans say the same thing – to make the environment more friendly for pedestrians. This has been going on for 30-40 years. Lynne: agrees, look at the old studies and see what they say.
- DJ: if anyone is interested in working on this, let him know. They will have at least 2 public open house events, with space and large butcher paper with a map, and ask people to tell their stories and observations.
- Update is to the 1996 Broadway-Corridor Plan, which had 2 flaws. First, it relied on the private sector to finance improvements, but then development stopped in the Broadway corridor so none of those improvements ever got built. Second, engineering wants Broadway to remain a one-way street as a relief valve for I-84 for times when it is shut down. Dave gave two more pieces of paper to DJ from 1995 & 1996. DJ: this is just step one, the public outreach, but it helps set the table about what we want to see, to be more than just an engineering study.
- NE 28th Crosswalk Update. Crosswalk at 28th & Clackamas? Need to show there is more than 20 people crossing per hour, or if a bus stop is added there. We probably can't meet these criteria. But, we can define a safety zone within the parking area, paint it with art, and put some candlesticks there to draw attention and alert drivers. It would be like 21st & Clackamas but without the zebra stripes. Michael: why at 28th & Clackamas, because there already is a crossing at 28th & Wasco to the Fred Meyer lot? DJ: because it is not possible at Halsey, and Clackamas is our designated neighborhood pedestrian street. Mary Beth: consider asking Sackoff Construction, which is building on the corner there, if they would be interested in sponsoring? DJ: is trying to get information from the City about how much it would cost to install the reflectors. All of 21st & Clackamas was less than \$5,000. Candlesticks are \$100 each. Engineering was not supportive though because the lines are offset. Mary Beth will reach out to Sackoff Construction? DJ: DJ thinks he can get the paint and reflectors all done for \$2,500. Sponsorship recognition at the intersection is not possible though, we can't put anything like a logo, sign, political message, etc. Dave: the City has rules about any right of way advertising. DJ: possibly at Weidler instead to cross to Fred Meyer? Lynne, possibly see if there is interest by Fred Meyer; more connections with them are better.

Closing Announcements & Discussion – Dave Brook, Chair

- Dave thanks TwentyTwenty Apartments for hosting today's meeting. With regard to meeting spaces, Dave was walking and saw a great event space on NE Broadway next to Costello's; Dave went in to talk to them today, and it might be a nice option; no cost unless they have an event and need to bump us; it is centrally located, with parking around there; if people think why not, then let's try it for our next meeting.
- Discussed new restaurant Carne. Discussed Twisted Croissants by Dava Beads.
- Kathy: Dollar Tree failed its second inspection, is now closed permanently.
- Next meeting will be the second Tuesday of next month, at our new location.

Adjournment at 8:34 p.m.

Relevant Documents

Attachments:

- Land Use & Transportation Committee Report – July 2019
- Land Use & Transportation Committee Report – August 2019
- Letter from SGNA in support of Pepsi Site Phase 1 Redevelopment Application, dated August 30, 2019.
- Neighborhood Notice regarding Accessory Short-Term Rental Permit at 2166 NE Clackamas Street

DATE: July 12, 2019
TO: SGNA Board
FROM: DJ Heffernan, LUTC Chair
SUBJECT: Committee Report

- On Monday, June 17, DJ Heffernan and Ken Peterson met with Chris Lawson to discuss the Aircraft Factory request to reduce the number of travel lanes on Broadway at NE 33rd, put in a left-turn lane, and retain parking on the south side of Broadway. We also discussed the deplorable state of the property. Ken and I shared his concerns and noted our position that nothing should happen to NE Broadway until the corridor plan is updated. I also pointed out that PBOT and BDS would be unlikely to approve such a request as part of a Type-2 review unless city plans called for such a change in the roadway, and they do not.
- On Monday, June 24, several LUTC members met with other neighborhood interests about the upcoming Broadway Corridor Plan Update to discuss strategies for presenting a united front to the City. DJ is working on the meeting summary using notes that Dave Brook compiled (thank you Dave).
- On Wednesday, June 26, DJ Heffernan attended the NECN-LUTC meeting and presented SGNA's draft neighborhood Plan focusing on housing and economic/main street issues. He also showed slides of the completed crosswalk at NE 21st and Clackamas. The plan was well received and prompted discussions about housing infill in other neighborhoods. Woodlawn asked for information about the crosswalk for a location they have in mind.
- On Thursday, June 27, Kathy Hansen and I attended Design Assistance Review at the Portland Design Review Commission meeting re: the proposed Dairy Apartments on NE 21st/Oregon. The developer proposes to construct a 7-story 244-unit apartment building. They would demolish the existing warehouse. They would preserve the telegraph building. The 'big' lift is a request for a waiver from the 1-1 parking ratio requirement. The site is not located near enough to a transit line to qualify for parking reduction on that basis and is not in the Central City. The DRC expressed concern about the request. When the proposed TRIMET 'Line Y' goes in service, the project will qualify for parking relief.
- The City of Portland development request notices:
 - 2020 Condominium blade-sign on Multnomah – approved.
 - Entry alterations to the former Dava Beads store to make way for 'The Twisted Croissant' on Broadway at 19th. Approved. The review was required because the building is in the historic district.
 - 2020 Condominiums Art Mural – Neighborhood ASSN meeting request

DATE: August 20, 2019
TO: SGNA Board
FROM: DJ Heffernan, LUTC Chair
SUBJECT: Committee Report

- On Tuesday, July 30, DJ Heffernan met with Dan Layden, COP PBOT Project Manager for the Sullivan's Crossing Bridge to discuss ways to advance a realistic design for the Sullivan's Gulch Trail with a focus on the segment from 12th Avenue to the Hollywood Transit Center. Dan provided support resource contacts within PBOT and at local engineering firms. He indicated there was not funding available from PBOT's SDC account for design work because it is committed to capital projects. There may be other resources available, however. To proceed with this initiative the LUTC needs support from within the neighborhood to pursue funding and work with engineering volunteers. If anyone has time to take this on please contact DJ.
- On Wednesday, July 31, DJ Heffernan met with Rev. Marvin Elfert, Grace Memorial Church about the possibility to acquire the Bonnie Mentzer House and use it for church offices and activities. The house is on the market. Marvin toured the house the following week and the church has formed a group to try and buy the house. I am following up to help them with cash-flow analysis and maybe a right of first refusal. If anyone has time/experience it would be great to do some research for GMC on the pro's/con's of landmark status for the house.
- On Thursday, August 1, DJ Heffernan met with Nick Falbo, COP PBOT Project Manager for the Broadway Weidler Corridor Plan update to discuss issues raised by the neighborhoods at our July meeting and timing for the project. The project has been delayed again by staffing shortages and project schedule overruns. He expressed hope for a September or October start.
- On Friday, August 2, DJ Heffernan attended a METRO sponsored technical presentation about the MAX underground proposal. The feasibility analysis is getting started and should take a year to complete. We encouraged consideration of a station under Holliday Park. Follow-up is needed re: preferences for using the existing tracks and for a preliminary feasibility look at a station at 28th Avenue.
- On August 7, DJ Heffernan submitted SGNA's final report for the NE 21st and Clackamas crosswalk improvement.
- On August 8, DJ Heffernan and Anya Draper contacted the City about the possibility of installing a crosswalk at NE 28th Avenue/Clackamas. That would bookend Clackamas with crosswalks at all major street intersections. Follow-up meetings are planned.
- Our LUTC meeting on August 20 will feature a presentation by the development team for the Pepsi Bottling/distribution site. A redevelopment application has been applied for that will effect about half of the site and include two large buildings. More information is available

on the PDX website

at: <https://www.portlandoregon.gov/bds/article/738468>

- The City of Portland development notices:
 - 2020 Condominiums Art Mural – SGNA LUTC responded positively to the proposed mural design.
 - 2020 Condo's to be converted to apartments.
 - Strong possibility that Marriott Courtyard complex will be converted to apartments.

August 30, 2019

Julie Livingston, Chair
Portland Design Review Commission
1900 SW 4th Avenue
Portland, OR 97201

Subject: Pepsi Site Phase 1 Redevelopment Application – LU 19-183735 DZM

Dear Commissioners:

The Sullivan's Gulch Neighborhood Association extends our strong support for the subject Phase 1 development application, including for all proposed modifications and adjustments to city standards. We support the project because of its overall quality, the much-needed affordable housing it provides, and the additional public open space it will provide on Sandy Blvd.


We especially appreciate that the developer chose to include 2 and 3 bedroom affordable units in the project. Most projects of this scale only include studio and 1-bedroom units to meet affordable housing requirements. Affordable housing for families is rarely offered in large multi-family development projects. The developer should be commended for taking this extraordinary step.

We also applaud the steps taken to preserve the "Pavilion" structure within the surrounding public space. Restoring the pavilion building to its original design will preserve one of Portland's most iconic commercial buildings. The plaza area that fronts the Pavilion will provide a much needed public gathering space on Sandy Blvd that is accessible to transit as well as to project residents. What a tremendous community asset!

We are dismayed to learn that the City would compromise the project by refusing to modify a utility clearance standard in what formerly was Pacific Street. The abandoned Pacific Street ROW, which the owner intends to dedicate back to the City with the promise also to maintain the street, has no present or planned utility use. Why enforce a code standard that has no relevance to the proposed improvements? Flexibility, or as some call it 'context sensitive design', is necessary. This project offers the opportunity to respond creatively to a design that is in our collective interest. The 26-feet of unobstructed utility clearance provided by the design seems reasonable in light of the other benefits the project provides. This appears to be a case where a standard drawn on paper is taking precedent over common sense.

We ask: What is more important? Making sure a standard utility depth is maintained in what was abandoned ROW for which no utility need is identified, or seizing the opportunity to preserve a historic structure and provide urgently needed affordable housing? The City and the Commission should find a way to use its discretionary authority and say yes to this very worthy project.

Sincerely,

A handwritten signature in black ink that reads "Dave Brook". The signature is written in a cursive, slightly slanted style.

David Brook, Chair
Sullivan's Gulch Neighborhood Association

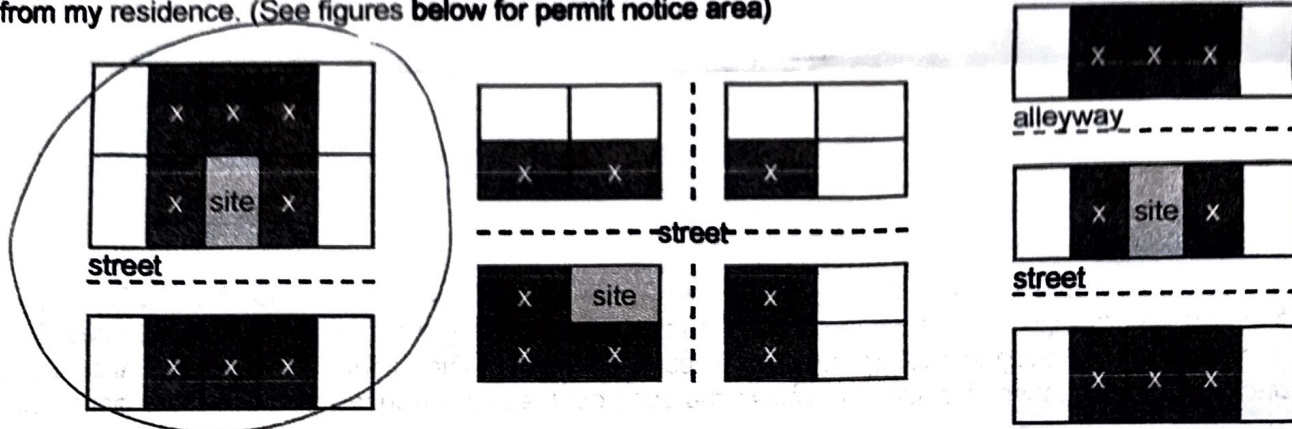
Cc: Mayor Ted Wheeler
Commissioner Chloe Eudaly
Director Chris Warner, PBOT
Gus Baum, Security Properties

Neighborhood Notice

Accessory Short-Term Rental Permit – 1&2 Dwelling Structure

Hello Neighbors, Neighborhood Representatives, and Property Owners,

The City of Portland's Title 33 Planning and Zoning Code Section 33.207 allows me to rent up to two bedrooms in my residence to overnight guests on a short-term basis (less than 30 days). You are receiving this notice because as part of the permit application I am required to mail or deliver this notice to the Neighborhood Association and District Coalition of Neighborhoods in which my home is located; the property owner, if not me; and all property owners with properties abutting, directly and diagonally across the street from my residence. (See figures below for permit notice area)



Below is a brief description of my proposed accessory short-term rental—including number of bedrooms to be rented and how the operation will meet the zoning code general regulations summarized on page 2 of this notice. I have also included relevant information you might find useful (where my guests will be parking, how they will be accessing my residence, etc.)

1 BEDROOM APARTMENT IN UPPER UNIT OF DUPLEX. WE WILL MEET ZONING
CODE GENERAL REGULATIONS. GUESTS WILL PARK ON STREET, THEY WILL NOT
HAVE ACCESS TO THE BACKYARD.

Address of Proposed Accessory Short-Term Rental: 2116 NE CLACKAMAS STREET

Contact Information

Applicant/Resident: EMILY POMAR

Phone number (required): 917-686-9929

Operator, if not the resident: _____

Phone number (required): _____

This notice is provided as a courtesy so neighborhood representatives and adjacent neighbors are aware of this activity happening in their neighborhood. You may contact the Bureau of Development Services, Neighborhood Inspections & Compliance Services with questions or concerns at (503) 823-2633, or codec@portlandoregon.gov, or in our office at 1900 SW 4th Ave, Suite 5000, Portland, OR 97201.

Please see page 2 for General Regulations