



Sullivan's Gulch Neighborhood Association, c/o Holladay Park Plaza, 1300 NE 16th Ave., Portland, Oregon 97232
<http://www.sgnablog.blogspot.com>

Minutes Regular Monthly Meeting of the Board of Directors

Publication Date: May 12, 2014

Meeting Day, Date & Time: February 10, 2015, 7:00PM-8:30 PM

Attendance of Members of the Board of Directors - Quorum of 8 out of 13

Present: A. Alvis (AA), B. Brewer (BB), Sa. Chase (delayed), St. Chase (StC), C. Gossett (CG), K. LaForge (KLF), D. Lerch-Walters (DLW), B. Lopez (BL), M. Mutschler (MM)

Excused: M. Cannon, A. Capage, J. Frewing, C. Nyschens

Note: Written ballots were used at this meeting and will be kept on file for six months. Ballot tallies are not provided as all votes were unanimous,

1. Welcome, identification of SGNA Board of Directors and introductions of neighbors and visitors. Meeting called to order at 7:00 PM.
2. A report from the Portland Police representative, if present. Representative not present.
3. NECN Announcements/Notices - no report.
4. Land Use & Transportation Committee (LUTC) Presentation - John & Cleo Rumpakis have communicated that part of their property is under contract to a potential new neighbor, Patrick Kessi and his company PHK Development (PHKD). PHKD has formed a company, Sullivan's Gulch Group LLC (SGGL) to build an apartment building at the corner of NE 21st & NE Multnomah. As part of their due diligence under the contract the zoning requirement for an RH zone (high-density residential) calls for neighborhood contact. To meet that requirement, SGGL and their architect David Keltner, of THA, Architecture presented the project to the Board of Directors. The project has been presented to the LUTC will be prepared to make a recommendation to the Board. The building will be seven stories tall and will have approximately 182 apartments and 162 parking spaces with space for parking over 200 bicycles. Accommodation will be made for the future when it is hoped that the Sullivan's Gulch Trail will be constructed and will connect to the site and neighborhood. Special design considerations for units that meet the street along NE 21st and NE Multnomah in deference to the existing neighborhood context and residential development patterns. The building was well received by the Board and the neighborhood. Many questions were asked and answered but no issues caused for the Board to ask for any modifications to the design. This presentation meets with the City's requirement for neighborhood contact and with not request for modifications no further presentations are required. However, SGGL intends to hold and operate the building and looks forward to becoming a part of the neighborhood. As such SGGL welcomes further comment and questions and can be contacted directly or through the SGNA Board Chair. CG - LUTC recommends the Board vote in favor of the project and makes a motion (Motion No. 1) to that effect. Motion seconded by KLF.
Discussion: No further. **Vote:** The Board votes unanimously in favor. (Letter of support attached.)
5. LUTC - CG - John & Cleo Rumpakis's property will have to be sub-divided to allow for the development presented under Item 7. The LUTC has reviewed the information sent out as required for a property sub-division and will have a recommends (**Motion No. 2**) that the Board vote in favor of the property sub-division. Motion seconded by KLF. **Discussion:** No further. **Vote:** The Board votes unanimously in favor. (Letter of support attached.)
6. LUTC - CG - The Committee has considered a request by Capstone Partners, our neighbors at Grant Park Village, to consider a unique and higher level of restriction placed on the Albina Fuel Site Parcel's RX zoning designation, limiting the number of residential units. No other site in the city has such a restriction. The LUTC recommends the Board write to the Portland Bureau of Planning and Sustainability in support of lifting the restriction of the number of residential units (Motion No. 3) Motion seconded by KLF. **Discussion:** Lauren Golden Jones stated that Capstone wishes to develop the property, but until the restriction is lifted no development is possible. Neighbor Mr. Chris Lawson expressed concern over parking. BB responded that all issues, including parking will be part of the discussion if a development becomes possible, but until the restriction is lifted we have nothing to discuss. **Vote:** The Board votes unanimously in favor. (Letter of support attached.)



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7. LUTC - Business and Property Owner Chris Lawson (State Farm Insurance, 3118 NE Broadway) has reported issues regarding street parking in the area of his business. Mr. Lawson has worked with PBOT representatives and the problem has been solved for the present as PBOT has adjusted the signs and allowances for the parking times in the area. Mr. Lawson is satisfied for now, and thanks the LUTC and Board for their support.
8. LUTC - CG - A report on general Committee activities - N/A given tonight's agenda items. Charrette date set for April 25th.
9. LUTC Committee Chair with the Chair of the Board of Directors - The neighborhoods along the Broadway/Weidler Corridor from the River to NE Sandy Blvd., along with the Northeast Broadway Business Assoc. and the Hollywood Boosters have formed a group under a Memorandum of Understanding (MoU) with the working title of the Broadway-Weidler Alliance to consider and negotiate a single voice on transportation and development issues affecting the corridor. In order to claim SGNA's place as a stakeholder, the Board Chair has signed the MoU and asks the Board to consider and support ongoing participation.
10. Fontaine Home Owners Association - request for a letter of support from members of their Board, Mr. Frank Hilton and Mr. Bob Leopold, **Motion No. 4: BB - The Board supports the Fontaine Home Owners Association in the efforts to renovate and maintain their building.** Second: StC. Discussion: BB the Fontaine is important both for its residents and its physical status and history. No further comments. **Vote: Unanimous in favor of a letter of support.** (Copy of letter attached).
11. Finance Committee Report - Treasurer & Secretary - Income and Expenses report. Plans for monthly and annual financial reports to be reviewed and discussed, -the basis, report for Fall General Meeting. We have received information from the Oregon State Dept. of Justice to facilitate registration under the Charitable Trust & Corporation Act. We have received our information for filing our 2015 Annual Report as a Domestic Nonprofit Corporation from the Secretary of the State of Oregon.
12. Approval of the meeting's minutes from the October 2014 Regular Meeting, the 2014 Fall General Meeting in December & the January 2015 Regular Monthly. There will be no minutes posted for the November 2014 Regular Meeting as it was cancelled due to bad weather. DLW expressed numerous but unclear comments and suggested corrections to each version of the Minutes. Given the time constraints of the meeting, approval of the minutes was postponed by the Chair until his comments and complaints can be understood. DLW was invited to send his comments in writing before the March Regular Meeting.
13. Events Committee - Preparations are underway the Cleanup on May 9th.
14. Gulch Tree Team (GuTT) - Committee Chair John Frewing could not be in attendance - his report was read - We had overflow crowd in the club room (maybe 60) for our program on Portland's new tree code Saturday morning. Great. Since our inventory, there have been 17 new street trees planted or committed in SG (13 at Grant Park Village and 4 at HPP). In addition there have been 35 new trees planted in a park behind Grant Park Village. We have sent out solicitations to 18 individual lot owners in addition -- don't know their level of interest yet. GuTT has made arrangements for Dave Hedberg, who specializes in historic trees of Portland to make a presentation on March 17 (Tuesday) at 7:00PM in the HPP Club Room to all interested people. We will call his presentation "The Oldest Trees in Portland and Your Neighborhood" - it will consider the evolution of trees and tree types from Douglas firs everywhere to today's urban forest. It should be great.
15. Safety & Livability Committee - A report from our new Committee Chair, Dan Lerch-Walters - waived due to time constraints. A letter to ONI and the OLCC objecting to Liquor sales adjacent to the Max stop and Holladay Park has been sent. **The Chair requests Board support for the letter (Motion No. 5),** Second: MM. **Discussion:** Letter read, no further comment. **Vote: Unanimous in favor of letter.** (Copy of letter attached.)
16. Communications Committee - work is ongoing on the transfer of the website. No significant progress to date.
17. 2015 Board of Directors Strategic Retreat - a suggestion to shelve this effort, all agreed.
18. Concluding Remarks, the meeting concludes at 8:45 PM.



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www.sullivansgulch.org

Chair, Board of Directors, Brittain Brewer

March 2, 2015

Sullivan's Gulch Group LLC
3330 NW Yeon Avenue, Suite 210
Portland, OR 97210

Attention: Mr. Patrick Kessi, Member

Re: Land Use Application - NE 21st and NE Multnomah
Project Presentation - Neighborhood Contact
Type IIX Land Division

Mr. Kessi:

Pursuant to your letter to the Board of Directors of January 27, 2015.

Thank you for bringing your team to present Sullivan's Gulch, LLC's potential apartment building project at the southwest corner of the intersection of NE 21st Avenue And NE Multnomah Street to the Board of Directors at our February 10th Regular Board Meeting. In line with our land use processes your letter was referred to our Land Use and Transportation Committee where your presentation there on February 3rd resulted in a Committee recommendation of support to the Board.

The Board members present on the 10th voted unanimously in support of the project. Given the presentation of the project and the Board's vote of support, we write this letter to inform you that we believe you have met the requirement of the City of Portland Zoning Code Title 33 for a project in an RH zone - Section 33.120.050 Neighborhood Contact. Referencing Item 3. of your letter of January 27th, 2015, please forward the second letter to us, if you wish, but we do not believe a second letter is necessary as the neighborhood has requested no changes as a result of our discussion. The audience had many questions. We appreciate your team's willingness to take the time and care to answer each question, and professionalism and thoroughness put into illustrating the project in the presentation.

Regarding the Type IIX land division, the Board of Directors present also unanimously voted separately to approve the proposed property line adjustment as necessary and appropriate.

You have put together a great team, your attention to due diligence and understanding the neighborhood shows care and talent. We look forward to your success in bringing the project to completion, and believe Sullivan's Gulch is going to get some great new neighbors. Please stay in touch with us as the project progresses. If any neighbors have questions for you we will help you connect and communicate.

Sincerely,
Sullivan's Gulch Neighborhood Association
Board Chair

L. Brittain A. Brewer,
(503) 309-1675; bbrewer@me.com
cc: file, Board of Directors, City of Portland



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Chair, Board of Directors, Brittain Brewer

March 3, 2015

City of Portland
Bureau of Development Services, Land Use Services
1900 SW 4th Ave Ste 5000
Portland OR 97201
Attention: Mr. Matt Wickstrom

Re: EA15-112617
3204 NE Weidler Street, Portland, OR 97232
Type III Design Review – Phase 2, Grant Park Village

Mr. Wickstrom:

Pursuant to the "Notice of a Pre-Application Conference" scheduled for March 10, 2015 at 8:30 AM in city offices located at 1900 SW 4th Avenue, 4th Floor, Room 4a regarding the above referenced application, the Sullivan's Gulch Neighborhood Association (SGNA) Board, at the February 10, 2015 meeting, voted unanimously in support of the proposed project known as Phase 2 of Grant Park Village. It is understood that the pre-application conference is required prior to submittal of all Type III and Type IV land use reviews and that this meeting is organized to provide support and information to the applicant regarding their submittal.

In support of the Type III Design Review and Type III Zoning Map Amendment Review it is agreed by SGNA that the existing zoning and development restrictions placed on this property limiting the number of residential units is onerous and arbitrary and does not reflect good development strategies nor does it support market driven and financeable investment opportunities at this time that may benefit the neighborhood and City.

SGNA suggests that the applicant be provided with information and support that will facilitate the rezoning of this property so that the neighborhood, the developer, and the city agencies can work together in enhancement of existing investment in the area.

Sincerely,
Sullivan's Gulch Neighborhood Association
Board Chair

L. Brittain A. Brewer,
(503) 309-1675; bbrewer@me.com
cc: file, Board of Directors



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Chair, Board of Directors, Brittain Brewer

February 11 2015

The Fontaine Homeowner's Association
1220 NE 17th Avenue
Portland, Oregon 97232

Re: Letter of Support

Mr. Bob Leopold, Mr. Frank Hilton:

Thank you for attending our Regular Monthly Meeting of the Board of Directors of the Sullivan's Gulch Neighborhood Association last night. Thank you also for giving the Board an opportunity to express the Neighborhood Association's support of our neighbors who live in the Fontaine, and for the Fontaine Building. I write to tell you that the Board unanimously voted in support of your efforts to maintain the architectural character of the building.

The description of the process around removal and replacement of the ornamental precast concrete fascia corner panels you gave to our Board last night helped us understand the challenges the Fontaine Homeowner's Association faces in maintaining and improving the building. The Board supports the HOA as they work to face these challenges. The choices are, of course, the HOA's.

However, the neighborhood is lucky to have a building of such physical beauty and importance within our boundaries. We feel it is very important that the HOA work to maintain that status. We have read and heard much about the history of the building, the building's architect, Mid Barbour, the building's status as one of Portland's most admired mid-century high rise structures, the status as the first condominium building in Portland. As such, but, not being experts, we can only assume how important it must be to maintain the buildings architectural character, and reputation as a premier condominium home in Portland. The NA's reputation is tied strongly to the building and thus to our neighbors who live there and to the tasks and challenges the HOA must manage.

Please call on us, if we can ever be of any assistance. We wish you the greatest of success and hope to always see the Fontaine as a wonderful glowing beacon of much that is good about living in Sullivan's Gulch. As long as the City can see the tower of the Fontaine in good health rising above the Gulch, the Gulch will be healthy.

Sincerely,
Sullivan's Gulch Neighborhood Association
Board Chair

L. Brittain A. Brewer,
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cc: file, Board of Directors



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Chair, Board of Directors, Brittain Brewer

February 02, 2015

City of Portland
Office of Neighborhood Involvement
1221 SW 4th Ave, Ste 110
Portland OR 97204
Attention: Theresa Marchetti

Re: Liquor Licenses application
Union Market & Deli
1130 NE Holladay #B
1201 Lloyd Building
New Outlet - Off Premises Sales

Ms. Marchetti:

I write on behalf of the Board of Directors of Sullivan's Gulch Neighborhood Association (SGNA) regarding the application for off-premises alcohol sales at the location referenced above. I have spoken with members of our Board of Directors regarding this issue. A motion will be introduced at our Regular Board Meeting on February 10th to oppose granting a license for off-premises alcohol sales at this location. Our meeting schedule does not allow a vote by February 2nd. However, in the informal conversations I have had with the majority of our Board members, all have stated that they will vote in favor of such a motion.

The location of the business is just across the street from Holladay Park and adjacent to the Lloyd Center MAX platform. In the last year, the City, adjacent property owners and business and neighborhood associations, with the active support and involvement of SGNA, have made positive strides in taking back the park, making it a more active place and more inviting for citizens and visitors. Neighbors are beginning to see and use the park again. A sense of safety has returned to the area. Disruptive and violent incidents have reduced remarkably. We fear the the introduction of a business making off-premises alcohol sales at this time will potentially challenge our ongoing efforts. Our organization is generally in favor of and support of area business. We have no problem if the business wants to serve beer or wine with their lunches/meals (to be consumed on site), but a sale and carry out license is just inviting more problems at the park and on MAX.

If you can also see the possible negative affects this may have on Holladay Park and the immediate neighborhood we encourage the OLCC to join with us and others in opposing this license at this time. I will write again, after our meeting and vote on February 10th to confirm the position that a majority of our Board members have communicated to me in advance of the meeting and vote. Please contact me with any comments and or questions regarding our position on this issue.

Sincerely,
Sullivan's Gulch Neighborhood Association
Board Chair

L. Brittain A. Brewer,

(503) 309-1675; bbrewer@me.com

cc: file, Board of Directors, Go Lloyd, LDCA, Patrick Owen