

**Meeting Summary:**  
Sullivan's Gulch Neighborhood Association  
**Land Use and Transportation Committee**  
Holladay Park Plaza  
March 19, 2019

**Attendance:** DJ Heffernan, Kathy Hansen, Lynn Coward, Connie Cleaton, Bob Leopold, Julie Hoffinger, David Peterson, Anne Tyler, Melanie Rojas  
Pepsi project: Bert Gregory, Patricia Gardner, Gus Baum, Michael Nanney

**Pepsi Redevelopment: Phase Ia**

- They presented their master plan to us last year and it has been approved. Now they are presenting the building plan for Phase Ia to the City. It covers the L-shaped buildings that surround back of the pavilion. The two buildings are connected with walkways above ground level over a pedestrian passageway.
- The buildings will be eight stories (about 87 feet, much less than the 120 allowed). They will have active uses on the ground floor: retail or live/work spaces. In later phases, the design will be varied so it doesn't look like one monolithic development.
- They will also develop the plaza in front of the pavilion in this phase. It will also include the extension that reclaims a triangle of land from Oregon St., simplifying that street's intersection with Sandy.
- Most of the affordable housing is included in the first phase. There will be about 200 units. (They are aiming at families who earn 60% of the median income.) 45 will be affordable, and those will have a total of 80 bedrooms. They included as many 3-bedroom family units as possible in the affordable units.
- There are two levels of parking below the building, plus 240 bike parking spaces. 218 spaces total for cars, with 165-180 of them for residents. There will also be about 20 new on-street parking spaces.
- Construction should begin in 2020 and be completed in 2022.
- Pacific St. will be opened up, one-way with pedestrian-friendly features. The full woonerf (pedestrian-oriented streetscape) will be developed during following phases.
- Retail faces Sandy and 28<sup>th</sup>.
- Holladay St. will be two-way with parking, sidewalks, and lighting. They would like PGE to move their high voltage lines to the north side, away from the buildings, but there is no way to force them to do that.
- They will demolish some of the industrial buildings but will leave two at the northwest corner of the property in use until they are ready to develop that land.
- Lynn commented that the green space visible from Sandy makes the project very welcoming. The design also supports our goal of having a MAX station on 28<sup>th</sup> Ave. with much better pedestrian and bike connections. DJ added that these connections are a priority for us.
- Bob commented that the pavilion and/or plaza might be a great location for a four-season food cart pod or beer garden.

- The City is currently looking at design issues for putting the streetcar on Sandy. The project developers would be happy to have it there.

### **NE Broadway commercial issues**

- Lynn raised the possibility of hiring a “curator” to coordinate development strategies. The business group on Mississippi Ave. did that and it really helped them develop a new image for the street. The curator worked with business owners and agencies to facilitate a more unified pattern of development along the street even though there were many separate owners.
- We are losing basic services along Broadway, making us much less of a “20-minute neighborhood” since we have to drive elsewhere to meet basic needs.

The meeting adjourned at 8:00.