

**Meeting Summary:**  
Sullivan's Gulch Neighborhood Association  
**Land Use and Transportation Committee**  
Holladay Park Plaza  
April 16, 2019

**Attendance:** DJ Heffernan, Lynne Coward, Connie Cleaton, Julie Hoffinger, Melanie Rojas

**March summary:** Lynne Coward's name was misspelled. The suggestion that a curator would be useful to NE Broadway merchants came from Patty Gardner, not Lynne.

**Chair's Report**

- The Neighborhood Contact ordinance now includes our request that public meetings begin after 1:00 pm when developers choose to hold them on weekends. Morning meetings are rarely attended well.
- Better Housing by Design affects most of the west end of the neighborhood, from 16<sup>th</sup> to 21<sup>st</sup>. It will be RM1, the lowest-density multifamily zone, much like the current R2. To use the higher density allowed in RM1, developers would have to assemble several lots. That is expensive and is unlikely to occur very often. It was revised to say that setbacks should match existing patterns instead of going out to the sidewalk. We will return to this topic at our next meeting.

**Development updates**

- There will be street closures at 21<sup>st</sup> and Multnomah to install new traffic signals.
- The church at 24<sup>th</sup> and Broadway was sold and will be converted to a local brewpub. The design process might be an opportunity for us to advocate for the City to improve that intersection.
- Aircraft Factory: They have submitted their plans to the City and want to move forward, but have gotten no response.
- The Legislature is considering giving local jurisdictions authority to lower speed limits on state-controlled roads.
- DJ asked the City to reduce speed on 21<sup>st</sup> for bike safety and they complied. They are also considering extending the bikeway north to Broadway.
- Crosswalk art at Clackamas and 21<sup>st</sup>: Eugenia Pardue is ready to go and the City will issue a permit when there's dry weather. The whole project costs less than \$5000. Maybe we could replicate it at 19<sup>th</sup> and Multnomah or 28<sup>th</sup> and Clackamas.
- There are no protected historic structures in Sullivan's Gulch. The Portland Architectural Heritage Center might be able to identify some possible candidates. Then we could contact property owners to see if they're interested.
- Lynne said that we need to monitor the Residence Inn redevelopment plan closely to make sure the gulch bike trail easement is preserved. Much of the park space in the Grant Park process was deleted in the permit process.

### **Neighborhood Plan Update**

The plan is almost complete. DJ took notes on some revisions and will finalize it for the next meeting. Some issues that were raised during discussion were the following:

- Connie said there should be stronger support for decoupling Broadway-Weidler, though the emphasis on pedestrian and bike safety in the discussion was very effective.
- Planning for the Broadway-Weidler corridor does not allow us to live up to the City goal of being a walkable neighborhood.
- The business associations could be a resource for small business to enhance customer service and support our goal of locally-oriented businesses in the corridor.
- Lynne brought up how the City is managing the urban renewal districts. She also talked about how REITs have incentives to leave buildings vacant, and that undermines the urban renewal goals as well. She and DJ will discuss this further.

The meeting adjourned at 8:15.