

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

Attendance: DJ Heffernan, Connie Cleaton, Julie Hoffinger, Melanie Rojas, Bob Leopold, David Peterson
Guest: Brett McCoy, 2020 developer

Chair's Report

- There was a joint meeting discussing the Broadway-Weidler corridor plan that the City will start working on this summer. Irvington, Grant Park, and the NE Broadway Business organization attended. There was general agreement that we all want the plan to call for slower traffic, better pedestrian and bike safety, and a lively local business district.
Currently NE Broadway ranks #1 for bike accidents, #5 for pedestrians, and #14 for cars. The 1996 plan was not implemented because Broadway is seen as a backup route when the Banfield is blocked.
- The Board will address the City's proposal to eliminate any mention of neighborhood groups from the code. That will probably gut our influence on land use planning.
- Ken Peterson (Grant Park) and DJ met with the Aircraft Factory developers. They are beginning to demolish the elevator at the east end and hope that keeps people from squatting in the building. They tried removing graffiti but it just goes up again the following day: it's the squatters marking their territory. They have not moved forward because they have not been able to sign an anchor tenant.
- Kathy Hansen and DJ went to the design review on the dairy building development. They are planning two towers with an inner courtyard. The old telegraph building is silhouetted in the gap between buildings. It is mostly studios, 244 units in seven stories. But they are trying to get a variance on parking. They are not in a high volume transit corridor, so they would have to provide parking on about a 1/1 basis. They want to limit it to 100 spaces. If they do not get the variance the project may be delayed.
- Twisted Croissant restaurant will move into the Dava Bead building.
- The blade sign on the 2020 building was approved. We did not comment on this.

2020 building mural on lower south section

- They have designed a flowing, organic design along the wall that represents the contours of the Gulch before the Missoula floods. It will continue around the west end where the base is a little above grade. There will be trees planted in front of the wall. The committee liked the design.
- Development of their properties west of the 2020 building is at very preliminary stages. It will probably be set back from Multnomah, but they are considering asking for a variance to go to 100 feet tall.

Upcoming presentations and projects

- In August the Phase I design for the Pepsi site will be presented. We would also like Grace Memorial Church to give an update if possible. In September we hope the Dairy project will be able to present their plan.
- DJ talked about how one or two businesses can spur the revival of an area without any help from the City, like when PokPok led the way to SE Division becoming a restaurant center. He asked if we would be willing to talk to businesses along Broadway, get to know them, and see if there are development possibilities that we could help get going. Bob suggested food cart pods and several properties were discussed as possible locations. Lloyd Center was not interested in having pods outside the mall, preferring to draw people into their food court.

The meeting adjourned at 7:45.