

**Meeting Summary:**  
Sullivan's Gulch Neighborhood Association  
**Land Use and Transportation Committee**  
Holladay Park Plaza  
August 20, 2019

**Attendance:** DJ Heffernan, Connie Cleaton, Julie Hoffinger, Kathy Hansen, Bob Leopold, David Peterson, Lynne Coward, Melanie Rojas, Becky Mikkelsen, Mary Kinnick, Ken Peterson (Grant Park)  
Pepsi team: Heidi Oien, Patty Gardner, Gus Baum

Summary of the July meeting was approved.

**Pepsi project: phase 1a of the master plan**

- They have asked for some modifications of phase 1 and have added more detail to the master plan they presented to us. The biggest conflict is over having the garage extend under Pacific St. They have provided space for utility conduits, even though none are planned for that street; and they said that they would maintain the woonerf, but PBOT wants more clearance between the street and the garage. Lowering the garage by the five feet they want could kill the project. This has been approved on other projects in the city. There is another issue with the entrance being more than 50 feet from the bus stop, even though it is across a flat, open plaza.
- They are aiming at having a Type 3 hearing on phase 1a on September 5 if they can resolve these issues.
- They will begin construction in the summer of 2020 and complete it in two years.
- Phase 1a includes a mixed-use building that wraps around the Pavilion and plaza and part of the woonerf on Pacific St.
- The building will be eight stories high, with work/live units and townhouses on the ground level. There will be two small retail spaces in addition to the pavilion. The live/work spaces will have the work space at ground level to make the street more lively.
- There will be 219 units, including all the affordable housing required for the entire project (44 units, including 2- and 3-bedroom units as well as small ones). There will be 162 residential parking spaces as well as some retail parking, and many bike stalls.
- The buildings will be plain to highlight the pavilion.
- Pacific will be one way eastbound, so westbound bikes and cars will use Holladay. There will only be two small warehouses left there, so there should not be much conflict with truck traffic.
- The pavilion will return to its original shape, but the final design will depend on what the retail tenants need.

DJ will write a letter in support of the project, emphasizing that we think the City should be flexible on the depth of the garage under Pacific St.

## Chair's Report

- DJ talked to Grace Memorial church about buying the Mentzer house and they liked the idea. They were trying to get donors to finance the purchase so they can preserve it and use it for community programs and offices.
- He submitted the final report on the crosswalk at 21<sup>st</sup> and Clackamas and asked if PBOT would consider one at 28<sup>th</sup> and Clackamas to continue the pedestrian path all the way to Fred Meyer. Not only did they not like that idea but said policy required them to avoid pedestrians access where cross streets do not line up on both sides of an arterial. They are considering putting a barrier there, in spite of the ADA ramp that was built at the end of Clackamas. We need to advocate for the pedestrian plan to give engineers more flexibility to address such problems.
- We need a design for the Sullivan's Gulch bike trail so that it gets incorporated into development along the way. The 2020 building wanted to accommodate it but couldn't do anything without a real design for the path. Perhaps we could get PSU or UP students to work on it, but DJ needs help chasing funding sources and working with the engineers. Lynne will meet with someone she knows who worked on the Springwater Trail design as a resource.
- The Broadway/Weidler study has been delayed again due to lack of staffing. DJ will see if we can organize a workshop with the neighborhood groups along the corridor to start the ball rolling. We need to get ahead of major development projects that may emerge in the next few years.

The meeting adjourned at 8:15.