

Members: DJ Heffernan, Connie Cleaton, Julie Hoffinger, Bob Leopold, David Peterson
Guests: Mary Christopher, Dave Brook, Melanie Raies;
Pepsi blocks redevelopment team: Patty Gardner, Dorothy Faris, Gus Baum

1. Development news:

- The Grace Memorial Church redevelopment project is moving forward. They are going to host a citywide workshop on how religious institutions can use their properties for affordable housing. They want to have larger units as well as studios and are working with the City to get credit per bedroom rather than unit.
- The 2020 building has topped out—all the major concrete work is done. We suggested that an open house in the spring for neighbors to walk through the building would be a nice gesture.
- The Lloyd Cinema and Sears parking properties are for sale. If the new owners use the existing design they will not have to go through review again, but it's likely they will change the alignment of the buildings in the Sears lot. We will continue to push for pedestrian access through the property at Clackamas St. to connect our major pedestrian route with Lloyd Center.

2. Pepsi blocks project:

- The team presented the project, highlighting changes since they met with us in June.
- It is a planned development, which allows them greater density but requires 15% open space and the inclusion of affordable housing. The plan focuses on the layout of streets, buildings, and public space rather than on the design of specific buildings. They can convert buildings to different uses in the future without going back for approval, but they cannot change the basic elements without review. When individual buildings are designed, they will go through design review.
- It will take about 10 years to build out the entire project. They will start with the buildings closest to Sandy, each phase having around 150 units. The required affordable housing will be included in the first phase of the project, and will be mixed sizes (studio, 1 and 2 bedroom), integrated into buildings with market-rate units. They will lease the warehouses toward the back until they are ready to build the last phases.
- The first floor will be retail near Sandy, with live/work spaces, lobbies, and other uses deeper into the blocks.
- They are adding many street trees and 45 on-street parking spaces, which should help neighboring small businesses, too. All the buildings have underground parking for residents. There are open corridors with sky bridges through the large buildings to facilitate pedestrian circulation and create a more open, green feeling to the area.
- Pacific St. will be a public right-of-way, a westbound “woonerf” (a street that is mostly for pedestrians and bikes) with cars traveling slowly along a curved road.
- The plaza near the Pepsi pavilion will be hardscaped, suitable for festivals and events. The park will feature quiet, small places for people to relax or play.
- Security Properties tends to keep the projects they build rather than selling them.
- At their design review the City asked them to think about how to accommodate a streetcar stop near the plaza. It appears that Sandy may be preferred over Broadway for the new eastside line now, but nothing will be decided until the City finishes a \$1 million study on eastside routes.
- They will have another review with the City in December and hope to start designing Phase I in early 2019 and break ground in 2020.

- Two issues on nearby properties came up. DJ mentioned that we would like the access to the storage units via Sullivan St. at 28th to be moved so the at-grade railroad crossing can be eliminated. That would mean the trains don't have to blast their horns every time they cross it. There are also safety issues with bicycles on 28th at the south end of the freeway overpass.

3. Chair's report:

- There will be a meeting on Nov. 27 at 237 NE Broadway (Lagunitas) to allow interested people from neighborhood groups to network, meet City employees, and be more effective advocates. Five of the seven neighborhood coalitions are participating. The program is from 7:00-8:00 but the doors will be open from 6:30-9:00 for registration and networking.
- Broadway-Weidler Corridor update (west of NE 7th Ave.)
 - Nick Falbo gave an update at NECN showing peak traffic loads. It's clear that two lanes could handle the load even though they're advocating three lanes in that area.
 - There is less traffic through our area, so this could help us advocate for decoupling.
 - The city gets defensive if you ask for new alternatives after they have laid out their options. We need to have input *before* they define the options.
 - DJ is pushing for a PSU study of economic activity along couplets and non-couplets. They would have data by spring if they do the study.

4. Parking District:

- Mary Christopher said that we can survey the neighborhood by going door-to-door, by mail, or by a mixture of both.
- We can't use the options being piloted in northwest Portland (tiered pricing, getting a HOP card with your permit, etc.).
- They are changing the way they handle guest parking. Residents can now buy a book of 10 permits for \$15, rather than getting an extra permit.

5. NE 21st & Clackamas crossing:

- We have an approved work order. We're painting the artwork because it's safer and cheaper than the transfers. That means we'll have a little money left over that could be spent on lighting or a bench. Getting a pedestrian-activated signal is not included as an option.
- TriMet may move or close a bus stop on NE 21st. There was some discussion of the problems the stop at Multnomah causes buses that need to make the turn.

Meeting adjourned at 8:10 p.m. Next meeting is Thursday, November 29—after Thanksgiving.