

Meeting Summary:
Sullivan's Gulch Neighborhood Association
Land Use and Transportation Committee
Holladay Park Plaza
October 15, 2019

Attendance: DJ Heffernan, Connie Cleaton, Julie Hoffinger, Kathy Hansen, David Peterson, Melanie Rojas, Dave Weaver (Kerns)
Residence Inn team: Spencer Welton, Nate Gundrum
Dairy team: Ali Gens, Chris Hodney, Andrew Tucker

Summary of the August meeting was approved.

Presentation by Residence Inn re-development, 1710 NE Multnomah

- They are converting the hotel to multifamily apartments. Marriot's 30-year franchise agreement ends early next year.
- Mortenson is handling construction. Grand Peaks are apartment developers and managers. They have about 800 units around Portland and plan to hold the property long-term.
- There are 168 units: 123 studios, 18 one-bedroom, and 27 two-bedroom. There are 168 parking spaces. That will stay the same, and they will add bike parking.
- There will be minimal changes on the exterior (mostly painting). They will keep the pool and remodel the clubhouse and lounge areas, increasing common areas where people in the small units can congregate. They will not be taking down any trees or changing the landscaping along Multnomah.
- Land use approval is by a Type 3 review, which is usually reserved for major changes. But because the property was originally developed under Type 3 process, that requirement attaches to the property forever.
- Are they required to have affordable units? That's unclear, but the studios will be close to the affordable level at full rent.
- Projections show less traffic than now because hotels generate more trips per unit. They are planning to remove the driveway from NE 16th, though the Fire Marshall may require emergency access there.
- The Gulch bike trail easement is on the back edge of the parking lot in the area zoned for green space. They would welcome the trail and can be flexible if the easement needs to be relocated.
- Timeline: the pre-app is done. They hope to present to a hearing officer in December and City Council in January or February. Then they could get their building permit and do the remodeling from March to July. They will have on-site security during the few months between the hotel closing and the beginning of construction.
- Construction should not cause traffic problems on Multnomah. They can do all their staging and storage in the existing parking lot.
- They do not have to pay sewer or water SDCs but do have to pay a \$1100/unit for transportation development charges. This money goes to pay for bus passes, etc.

— DJ brought up our negotiation with TriMet to move the westbound bus stop from NE 21st to 19th, moving the stop at 16th to the west side of the intersection. TriMet says they don't have the money to do it, so he wondered if part of the fees from this project could be used for that move. It might also cover a crosswalk on Multnomah at the bus stop.

Dairy project

- They are scheduled for design review on November 21.
- Seven stories, 80' high, 271 units (studio, 1 bedroom and a few larger units). The ground floor units will have raised stoops/patios (2-6') with landscaping along the sidewalk. The only retail they envision now is a coffee shop/work space on the northwest corner. That will encourage activity along Pacific St., a bike/pedestrian focus street ending at the Pepsi blocks project.
- Parking for 90 cars and 286 bikes is underneath with the entry on Oregon St. There are 16 curbside parking spaces.
- They are negotiating with PBOT over parking right now. Even though there is a high frequency bus line planned for NE 20th/21st, right now they are over 500' from a major bus line. That means they are required to have one parking space/unit. This could sink the project.
 - DJ suggested talking to the property owners on the west side of 20th who have underutilized parking lots behind their buildings. It might be possible to use some of their extra space to meet the requirement.
- Kerns wants SE Uplift and NECN to unite to support the 20th/21st bus line and to preserve the Telegraph building.

The meeting adjourned at 8:30.