

Meeting Summary:
Sullivan's Gulch Neighborhood Association
Land Use and Transportation Committee
Holladay Park Plaza
November 26, 2019

Attendance: DJ Heffernan, Kathy Hansen, Robert Leopold, Melanie Rojas

Chair Report:

DJ presented updates on the Dairy Apartments, Pepsi Site, Anna Mann House in Kerns, Better Housing by Design, and Residence Inn conversion. On the Better Housing adoption, he reviewed map amendments that effect properties in and near SGN.

DJ reported that the Residence Inn developers had agreed to provide SGNA \$10,000 to make public transportation improvements in the vicinity of the development, including a crosswalk at 19th and Multnomah, and bus stop improvements. DJ asked if maybe there could be some work done on the SG Trail design with part of the money if other funds could be found to match it. He will work on a cost estimate for that work. He also will work on a letter of support for the redevelopment project.

NE Broadway Economic Development Discussion:

- We obtained a list of all commercially zoned property owners on Broadway and Weidler from ~10th Ave to 37th Ave. We still need to obtain assessor information for these properties but that should be available soon. It is striking how few out-of-state interests own properties in the commercial districts, but those that do tend to have holdings in strategic locations.
- The discussion relied on large-format maps to ID properties that seem to be important for triggering reinvestment. DJ provided a hand out showing all the property for which we have ownership information with attention drawn around the blocks adjacent to key intersections at NE 15th, 24th, and 33rd Avenues (see attached). After talking about specific properties it was agreed that the neighborhood(s) should reach out to the owners of these properties in writing and in follow-up interviews to discern what their intentions are. We will need volunteers to do this work.
 - On the north and south side of Weidler between 14th and 15th is land owned by *NE Broadway Partners*, Springfield OR, which is mostly vacant. Buildings including the Appleby Restaurant site, the former bank on the corner of 15th and Weidler, and the building on the north side of Weidler between 14th and 15th. There was a question re: how the owners were allowed to convert the Appleby's lot to pay to park. These lots are in Lloyd.
 - The super blocks owned by *TMT Lloyd Retail, Inc.*, San Francisco, CA whose tenants include Safeway, Bank of America, LA Fitness, and Dollar Store and the tilt parking lots. Would it be possible to put food carts here? Maybe housing? These lots are in Lloyd.

- The church at 2400 NE Broadway is owned by *Harder Day LLC*. It is for sale. It sold in April for \$985K. Harder Day apparently abandoned their redevelopment plans for the site and put it back on the market.
- The building on the NE corner of 24th and Broadway – address 1716 NE 24th Ave., is owned by *Geneva Broadway LLC* of Ketchum, ID. The building last sold in 2016. Its estimated market value has almost doubled since then.
- The parking lot on the NW corner of NE 24th and Broadway is owned by the *Clyde W. Anderson Trust*, Sun River, OR. This property is not in common ownership with any other nearby properties.
- The three tax lots west of the parking lot at 24th and Broadway are owned in common by *K-D Shaad Properties LLC*. The most valuable of these is the building that houses the vet clinic.
- The Arthur Murray dance studio and the adjacent building east of it are on the same tax lot. The buildings are owned by the *Martha V Ray Trust*, Battle Ground, WA.
- The service station at NW 25th and Broadway is owned by *Akroush Broadway LLC* of Portland.
- The office building on the NE corner of 26th and Broadway, and the parking lot across the street to the west, are owned by *Ray Mason 34, LLC*.
- The car lot at NE 28th and Broadway and the single-family house south to the south, which is zoned residential) are owned by *Sami Barbar* of Portland, OR. The two lots are valued at ~\$2.6 million. ¹
- The warehouse building that houses ‘Dogs in the City’ and the parking lot to the west of it are owned by *KBT Enterprises, LLC* of Portland. These properties have relatively low market value compared with other properties in the area.
- *33 Broadway Partners, LLC* of Vancouver, WA own the vacant convenience store at 1715 NE 33rd that recently caught fire. It was being renovated to house a Chase Bank branch.
- *Gunderson Properties* of Portland own the industrial building east of “The Aircraft Factory” (Gordon’s Fireplace) at 3446 NE Broadway.
- *Rev Lau Family Trust* of Happy Valley, OR owns the now shuttered Burger King restaurant at 3550 NE Broadway. The site is .91 acres and has an estimated market value in excess of \$5million.
- The vacant lots on either side of the SFR home at 3543 NE Broadway are owned by *G Best, Inc* of Portland OR. Taken together, the improvement values on these three lots are half the combined land values.
- The Broadway Cigar store and adjacent parking lot is owned by *Brockville Holdings 3615 LLC* of Corbett, OR. The property land value is 4x the improvement value. The overall value is \$536k, which is ~\$71.47/sq. ft.

¹ The combined tax obligation is ~\$16k. Tax escalation at 2.5%/year raises the RE holding cost year over year by ~\$400. The average annual increase in market value for the properties since their last dates of sale is estimated to be \$122k/year, which is 30 times more than the average increase in the tax burden. With that ROI for doing nothing, why risk investing anything in the property?

- *SLM Hollywood LLC* of Vancouver, WA owns the garage building and parking lot to the east of the Quonset hut is owned. The property's land value is almost four times the value of the garage building.
- We discussed the difficulty of addressing land use constraints along Broadway and Weidler when PBPT only has funding and a work program to consider the public right of way. We considered what political strategy to use to influence both land use and transportation concerns. We concluded that decision making and influence is so fragmented in PDX at the moment that we should try to research how to influence the city process starting by talking with third parties, such as Metro commissioners and advisory members on TPAC and LUAC. This needs to happen soon.

Broadway/Weidler Corridor Plan Update

- The city anticipates starting the project in mid-January when Transportation Planner Michael Serritella returns from paternity leave.
- DJ said he would reach out to other neighborhoods to work on dates for pop-up events and open house events.

LUTC/Board Meeting Dates

DJ said he received availability from only four LUTC members and would follow up again. He said he would sit down with David to discuss options.

The meeting adjourned at 8:10.

Commercial Properties in Broadway-Weidler Study Area

