

# SULLIVAN'S GULCH LAND USE & TRANSPORTATION COMMITTEE

Holladay Park Plaza Community Room

6:30 p.m., Thursday, November 17, 2016

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Members: DJ Heffernan, Julie Hoffinger, Connie Cleaton, David Galaty, Debra Galaty, Miles Crumley, Kelly François, Jack Frewing, Daniel Pirofsky, Kathy Hansen

Guests: Bart Jackson, Joe Squires, David Peterson, Chris Tanner, Melanie Roies

## 1. Recent history of the LUTC:

- An alternate community group (Neighbors Taking Action) formed earlier this year largely because the LUTC did not reach out to the community enough about the Comp Plan. NTA took on that role, organizing a community presentation that attracted wide interest. The testimony resulting from that meeting helped influence planners and changed their ideas of what the neighborhood wanted.
- We need to be open, transparent, and emphasize outreach to fulfill our role. We also need to remember that we serve the Board; we do not act independently.

## 2. NE 21<sup>st</sup> & Multnomah: application to revise nonconforming use from industrial service to manufacturing

- Joe Squires bought the building after it was repaired and stabilized. His electric company uses it mainly for storage, but he wants to rent out about half of it to Gabriel's Bakery. The bakery would front on NE 21<sup>st</sup> and use the existing curb cuts for access. There would be no retail outlet (not permitted in industrial zone). There would be about four outgoing deliveries per week using vans, not large trucks. They back into the loading bays and close the doors. No major noise issues are anticipated.
- Squires has not contacted the immediate neighbors, but the City sent out notices to them. DJ will ask if they got any responses from adjacent property owners.
- The bike trail would cross this land to the south; it is in an environmentally restricted zone below street level. No expansion of the building is permitted, so the bike trail should not be affected.
- We do not know if this type of application triggers other code requirements, like adding street trees; but we could ask.
- It would be helpful if Gabriel's has a sign so that people know that a business is active there.
- Most discussion centered on bike safety. The 2-way bike lane ends just south of the property. Drivers will need spotters to look for bikes in both directions when taking deliveries. Warning lights might also be helpful for outgoing trucks but not for incoming deliveries. Drivers could call Gabriel's just before they arrive so a spotter can meet them out front.
- PBOT does not have any policy about how to mark bike lanes where commercial traffic crosses them. Putting up warning signs and using dashed lines to mark the lanes with yellow crosshatching were suggested as possible things the City might adopt. This could be a pilot for the many future bike lanes that will encounter this problem.
- The committee favored supporting the application with added bike safety measures. DJ will circulate a draft letter soon.

## 3. Updating the neighborhood plan:

- SGNA may be able to get a small grant from the City through the N/NE Coalition for public outreach in the spring, but the net team also has plans to use that money. We can also apply for grants from other organizations.

- What do we want to focus on? Goals should be measurable and actionable.
  - TREES:
    - Identify places where more could be planted and what constraints, like power lines, would limit them.
    - The landowners select the trees. We can't really provide guidelines.
    - Create a "tree trust" to cover tree maintenance costs for low-income home owners. It can cost thousands of dollars to take down a big tree that is diseased.
  - PARKS:
    - Where?
    - Holladay Park is technically part of our neighborhood, but it's at the very edge.
    - On the south side of Multnomah there is the area around the community garden and another location near 25<sup>th</sup>. These are also along the edge and have noise issues from the freeway, but they could make sense if tied into the Gulch bikeway.
    - The play area by Fred Meyers was provided by them as a condition for developing the store there. It is their land, but if they want to expand the store we could ask them to improve the park.
    - The building at 24<sup>th</sup> and Broadway is vacant because it needs a \$1 million upgrade to use it. Would there be any funds to purchase the land?
    - The owner wants to develop the vacant lot at 17<sup>th</sup> and Weidler but hasn't been able to get permission to do what he wants yet.
    - Maybe close a block and make it a pedestrian mall? Maybe 17<sup>th</sup> between Broadway and Weidler?
  - BROADWAY/WEIDLER DECOUPLING
  - PARKING/CARS
    - There are several car shares in the neighborhood but they don't work for all people. Uber is another alternative.
    - The city may be looking at a city-wide parking plan, changing the parking permit system. They could move toward paying for on-street parking in the whole city rather than just selected neighborhoods.
    - Maybe we should have a joint meeting with other inner eastside neighborhoods on parking issues since we're all facing similar challenges.
  - CLIMATE CHANGE:
    - What guidance do we have from the City?
    - Possible neighborhood goals: solar or eco-roofs in design guidelines for new development
    - Identify our biggest carbon footprints and give people tools to deal with them.
  - TRANSPORTATION:
    - How modes interact safely and efficiently.
    - Make the neighborhood pedestrian friendly.
  - NOISE:
    - Noise control was mentioned in the 1987 plan.
    - Eastmoreland got trains to use clean diesel engines in the switching yards and mute horns.
    - Traffic noise is a big problem.
  - HOUSING AFFORDABILITY/MIX/GUIDELINES
    - The City is about to revise multifamily design guidelines, going beyond setbacks and height. We need to be involved in this because it could make a big difference.
    - Affordable housing can be aesthetically pleasing too.
  - "NEIGHBORHOOD IDENTITY" was a topic in the 1987 plan.
- DJ will work on breaking this up and figure out how we can move forward.

4. HEARINGS:

- Comp plan testimony is coming up.
- Parking
- Tree code in December
- Residential infill hearings were yesterday, but the public will be involved as it proceeds.
  - NECN couldn't act because several members (like us) hadn't voted on it yet. The City was moving too fast, which was the main message at the hearing.
  - NECN has reformed and has restructured. It's functioning well now and it seems useful for us to belong to it.
  - We need to get ahead of the issues now that our committee is functioning again.

5. LEAD PEOPLE:

DJ circulated a list of current projects and asked people to sign up as “lead person” to divide up the work.

6. [NEXTPORTLAND.COM](http://NEXTPORTLAND.COM) lists all pre-applications for permits. It's a great place to find out what's going on.

NEXT MEETING: Thursday, December 22, 6:30 p.m. – 8:00 p.m., HPP Community Room

Meeting adjourned at 8:00 p.m.