

# SULLIVAN'S GULCH LAND USE & TRANSPORTATION COMMITTEE

Holladay Park Plaza Community Room

6:30 p.m., Thursday, January 26, 2017

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Members: DJ Heffernan, Connie Cleaton, Kathy Hansen, Julie Hoffinger, David Galaty, Debra Galaty, Daniel Pirofsky, Bart Jackson

Guests: David Peterson, Lynn Coward

1. DJ thought that trains coming down the Gulch have to blow their whistles at night because they cross the road leading to the storage units. We could ask the City to abandon it as a public right of way so that it could be gated as a private driveway. There would only be access to the storage facility during the day.
2. Minutes from the last meeting were approved.
3. Chairman's report:
  - The Board supports the idea of looking for money to update our neighborhood plan.
  - The grant request is due by Feb. 28 and will be processed by April 1.
  - The Board wants us to look at how we track projects and facilitate outreach to neighbors living near new development.
  - With bureaus shuffled, DJ asked if anyone knows people on commissioners' staffs. We should touch base with the bureaus dealing with land use and transportation this spring.
4. Development updates:
  - Lynn raised concerns about the vibrations from the Holladay Park Annex. They are much worse than when their annex on NE 16<sup>th</sup> was built and she fears her condo will be damaged. Does the City have a good way to monitor vibrations?
    - Bart is familiar with the technology and can monitor vibrations. The contractor has adjusted the mixture they're using for the footings and it seems to be working better now.
    - There were concerns about excessive vibration when Grant Park Village was built. A complaint was sent to Development Services, but they responded that the contractor was within the permit's limits.
  - Sears parking lot/Lloyd Cinema: There will be a Design Review hearing on Feb. 16. This project is several years away and their plans seem very fluid right now. They may rebuild the theater on the north side of Multnomah and make the south side all residential.
    - Should we invite the developers to make a presentation to the LUTC or to the Board? This is an issue on many projects. DJ will work it out with the Board. Presentations on large projects might even warrant a general neighborhood meeting.
  - Lloyd Center's future will also evolve as malls nationwide are in deep trouble.
  - 21<sup>st</sup> & Multnomah: construction is 3-6 months out. We have asked them to make a presentation.
  - 26<sup>th</sup> Ave. bikeway: they're close to activating the signal on Broadway.
  - 21<sup>st</sup> Ave. bikeway: the white poles have already been knocked down and do not seem to be an effective barrier.
  - 24<sup>th</sup> & Broadway: the old muffler shop is being earthquake-proofed and remodeled to become a laundromat/café. They will have to make the wall behind it a little higher, cutting off light to the houses on Weidler, but other than that there should not be any major impacts from the remodel.

5. Neighborhood plan update:

- DJ presented an outline of the plan. We will break it up into pieces, with DJ pulling it together as editor. He asked who was interested in particular sections to start assigning tasks.
- At what point should we present the plan to the neighborhood?
  - Lynn suggested starting by imagining how we could do things differently, how different concepts could be applied here. We should present segments of the plan to the neighborhood when we have some visions of development for them to choose among rather than just asking them what the problems are.
  - The committee agreed with this approach and recommended a short informational report at the next general meeting, about 5 minutes long.
- The plan should take 12-18 months to complete.
- We need to look at where we might get some leverage so our plan is not just ignored.
  - Teaming up with other inner eastside neighborhoods on common issues.
  - Talking to different business organizations. The two that represent businesses on NE Broadway were on opposite sides of the streetcar issue.
- We should look for positive ways to approach Joe Weston about the future of his properties. He is turning some over to nonprofits and seems interested in leaving a legacy that might include affordable housing. The neighborhood group has not always been friendly toward him.
- We should look at how we can support a viable local business district, one that is integrated into our community and serves our needs. We have lost a lot of those kinds of businesses, like Irvington Market and Grand Central. Future development could bring more mass-market stores that do not relate to the community at all.
- Solar collectors could be placed along the north side of Sullivans Gulch as part of our climate change strategy.

6. Development blog on the LUTC page:

- Connie presented her idea for having a list of development projects on our page of the website. It will have a button for each project that will link to a brief description, contact information, and PDFs of their permit application and SGNA's response if appropriate. Projects would be archived so people can look back and see what the issues were when it was built.
- Follow-up is critical on projects. Lynn mentioned that a park was included in the original plan for Grant Park Village but was dropped during the permitting process. The design changes on the Yard on Burnside is another recent example. Andrea has complained to the City about the contractor not following guidelines and has gotten a positive response. So monitoring plans and implementation can make a big difference in the outcome.

NEXT MEETING: Thursday, February 23, 6:30 p.m. – 8:00 p.m., HPP Community Room

Meeting adjourned at 8:15 p.m.