

SULLIVAN'S GULCH LAND USE & TRANSPORTATION COMMITTEE

Holladay Park Plaza Club Room

6:30 p.m., Thursday, March 22, 2018

Members: DJ Heffernan, Kathy Hansen, Bob Leopold, Julie Hoffinger, Jack Frewing, Chris Tanner

Guests: Lynn Coward, David Peterson,

1. Minutes of Jan. and Feb meetings approved with attendance sheet from Jan. meeting added. Clarification that path width through Sears redevelopment noted as 20' between buildings but 12' of walking surface at the narrowest point.
2. Chair Report: DJ. sent comment letter to City on the proposed Better Housing By Design code amendments and response received.

Chris Tanner reported that the SGNA board at March meeting--approved letter to the City expressing our interest in applying for a permit parking district between NE. 21st and 16th. Principles were: equity (subsidy for lower incomes), reduction of cars. Met with members of NEBBA to begin to get business perspectives. FYI. Grace Church exploring with its membership the possibility of housing (low income?) on their property. Bob stated that residents in the Fontaine would support a system as long as they could have permits for overnight guests. Chris said that would be possible. Yes.

DJ reported that the Broadway-Weidler Corridor Plan update likely will formally start in June.

3. Development review: Design Review on LU 16-291423 DZ - Cinema and Sears parking redevelopment. DJ noted there was confusion over who was to send our comment letter; therefore our letter was not received in time for design review staff to include our comments in their report. DJ did testify, however, and was backed up by staff. Our concerns were echoed in the staff report and resonated with Commissioners.

Extensive committee discussion ensued about the Sears parking lot proposal.

The "blind alley" leading through buildings 2 and 3 leads to head in parking on 15th. A solution was suggested to ask for a break in parking to allow for car-share, taxi, etc pick-ups? Members agreed the facade treatment of buildings facing NE 16th needs to change. Break up facade of south building, clearer articulation of residential facades either through material or color. Preference for lighter color. We need to work with PBOT on the ped crossing of 16th to tie in with Clackamas.

Timeline: Phase 1 bldg. south of Mult. first, but eventually both sides of Multnomah likely will be under construction when the Sears bldg. remodel get underway. Contractor having difficulty getting bids. After the cinema moves to the Sears bldg, the old cinema building gets replaced in 1st part of Phase 2. The last step is the two buildings on the Sears parking lot. Kathy noted that all of this could change if market conditions change.

NE 21st and Multnomah: Julie said the project is on schedule. Continuing to excavate through April and pouring concrete for awhile. Traffic control plan finally approved by PBOT. Completion: expect summer '19

Kathy reported early development initiatives both on the Gordon Fireplace Bldg. and on the Jackson convenience store business on the NW corner of Broadway and 33rd. Committee members thought it would be good to look east and work with Grant Park. Possible MAX stop? Design and traffic management on Broadway east of 24th.

Bob reported 10 break-ins to cars at the Fontaine (both on street and in lot)

4. Work Plan Discussion: DJ distributed a "Goals Discussion" worksheet listing potential topics, asking the committee to fill theirs out and return it to him. He also added the topic of our alleyways and how we might be able to take advantage of them. Lynn asked who owns the alleyways?

Committee members then added some topics: parks/open space; Sullivan's Gulch Trail; viability/sustainability of neighborhood-serving businesses; Broadway-Weidler decoupling; addressing non-conforming uses in R 2.5 zone.

The potential workload is too much for one committee. We could divide the committee between land use and transportation. We'd still have meetings of the whole group, but less often. DJ to follow-up with request for input on format and priorities for the group to consider between now and next meeting. He will also brief the Board on this approach.