

SULLIVAN'S GULCH LAND USE & TRANSPORTATION COMMITTEE

Holladay Park Plaza Community Room

6:30 p.m., Thursday, April 27, 2017

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

Guests: David Peterson, Melanie Roies, Bart Jackson

1. Minutes from the February and March meetings were approved.
2. Better housing by design meeting:
 - Julie attended the second meeting about design standards for “missing middle” multifamily housing. The discussion revolved around aesthetics, pedestrian-friendly design, and parking. They were taking comments but no consensus emerged.
 - Many comments were geared toward reducing parking requirements, though others wanted more.
 - Since fewer projects will have to go through design review the neighborhood will have less leverage with developers, so these guidelines will be very important. But they only apply to multifamily zones like R1 and RH, not the R5 and R2.5 that covers much of our neighborhood. Weidler is the main area these design standards will affect.
 - Julie did not feel she could speak for Sullivan’s Gulch since we haven’t even discussed it, much less taken a stand. If we want to comment we will need to have someone come make a presentation and set aside time at future meetings to go over it.
 - Elliot and some other neighborhoods are developing their own design guidelines. They would be voluntary if the City does not adopt them, but they could influence some developers since they set the tone. Should we develop our own guidelines? Should NECN be coordinating this process rather than having each neighborhood doing it on their own? It could at least be a clearing house where neighborhoods could share their insights.
 - DJ will schedule some time on this.
3. Chair’s report:
 - Sidewalk safety: Jack Frewing used the worksheet handed out at the last meeting to inventory many blocks. DJ will contact volunteers soon to complete the survey.
 - Inner eastside neighborhoods are very interested in discussing common issues. Keith Jones is also starting a residential Lloyd District neighborhood group and wants to work with us.
4. Streetcar:
 - Dan Bower (CEO of Portland Streetcar) made a presentation at NECN. Ridership has gone up 10% and the downtown loop is at capacity.
 - There is no longer federal matching funding available so they will have to develop other sources. This will probably delay the project for quite a while.
 - There are several routes being considered but it seems they are marketing the NE Broadway route more than the others.
 - Decoupling Broadway and Weidler has been part of our neighborhood plan for over 30 years. Separating trolley and bike traffic also might simplify the design.
 - Bob moved and Connie seconded a motion that we support the Broadway route for the streetcar extension only if decoupling Broadway/Weidler is part of the plan. 11 voted yes, 1 abstained.
 - Tri-Met is looking at eliminating stations on the MAX line between Lloyd Center and downtown. Miles noted that TriMet had opposed adding stations at NE 28th and NE 33rd in the past.

5. Neighborhood plan revisions:

- The 1987 plan divided the neighborhood up into 6 mini-areas. DJ asked if this makes sense now. Most felt that looking at how to connect the neighborhood was key and that dividing it up was not useful. DJ will look at how to restructure the plan.
- As a guide for us, DJ went through the Portland Comprehensive Plan and identified comments that relate to the three issues we're going to use to organize our plan: social equity, climate action, and livability. We can look at where we fit and where we need more emphasis. Some of the areas that people brought up follow:
 - Nobody has an answer to the huge number of homeless in the gulch, but we need to address the issue. Laurelhurst and Overlook wrote a letter on possible policies. Daniel will circulate the letter.
 - The City plan does not address affordable housing choices. We could set a standard in our plan. It might focus on maintaining the affordable housing we already have rather than new construction because most of the large lots have already been planned without any.
 - We need to look at economic viability. The city has way too much land zoned for commercial use. In our neighborhood that has led to spread-out commercial strips that don't function well. This could be a separate chapter in the plan.
 - We could create a local improvement district (LID) to make capital improvements. That has to go through the City. It is usually a property tax but could be some other type of monthly charge.
 - SGNA could renew its 501(c)3 nonprofit status to accept donations.

6. Development projects:

- The project at 28th & Halsey has been increased to 53 units. Bob moved and Miles seconded a motion that SGNA request that the development go through design review. 11 voted yes, 1 abstained.

Meeting adjourned at 8:15 p.m.