

Land Use And Transportation Committee Report

April 10, 2018

Prepared by: DJ Heffernan

LUTC Committee Meeting

The LUTC met on March 22, 2018. The meeting focused on the LUTC comments to the CCOP concerning the Residential Infill Project and Better Housing by Design, on upcoming testimony to the Design Review Commission re: redevelopment of the Lloyd Cinema and Sears parking lots, on proposed redevelopment of several properties on Broadway east of NE 33rd Avenue, the Parking District application, and on goals for the coming year. The Committee's next meeting will be on April 26, 2018.

SGNA/Lloyd District Redevelopment – Lloyd Cinema and Sears Parking Lots

On April 4, 2018, DJ Heffernan and Kathy Hansen met with Cassidy Bolger of the development design team for this project. We had previously submitted written and oral testimony to the Design Review Commission about pedestrian safety and access concerns and comments on design elements, especially the proposed facade colors. Our concerns resonated with the Commission and led to changes in the design. Cassidy Bolger shared proposed changes us, which included widening the pedestrian access way through the project, reducing and lifting the proposed landscaping, altering the location and function of two water features, and shifting building footprints to improve sightlines through the project.

On April 5, 2018 we testified in support of these changes, which the Commission approved. They also approved alternative brick colors and entrance designs for live work units fronting NE 16th Avenue. That change lightens up the façade. Finally we testified that we would like the four parking spaces that face the end of the pedestrian walkway on 15th Street replaced with a taxi/car share drop off. The development manager for the mall was in attendance and assured the Commission they would look into making that change with Regal Cinema. The project's overall scope remained unchanged: ~1244 apartments, 45,000 sq. ft. commercial, 805 underground parking spaces (120 for retail use and 685 for residents).

The next step in the process relates to timing. Earlier at the April 5 PDC meeting, the Commission approved the facade material and color for the redesign of the Sears wing. Before anything happens on redevelopment of the cinema bldg. and Sears parking lot, the Developer will construct Phase 1 (1400 Multnomah) on the parking lot west of the existing cinema building. The Mall will remodel the Sears building to provide replacement cinema space for Regal. After Phase 1 is complete and the cinema moves, the cinema building will be demolished and a new mixed use apartment building will be constructed on that lot (Phase 2-A). Then work on the mixed-use apartment buildings on the Sear's parking lot will begin (Phase 2-B). All of this is expected to take place over the next 7 to 10 years, so a long construction timeframe before all is completed. Here is a link to the staff report and program approval. <https://www.portlandoregon.gov/bds/article/676636>

Other Development Projects

DJ Heffernan and Kathy Hansen met with Ken Patterson of Grant Park Neighborhood on April 3, 2018 to discuss proposed redevelopments near NE 33rd Avenue. There is a proposal to redevelop the 25,700 sq. ft. Gordon Fireplace building into a creative workspace called The Airplane Factory with Emerick Architects in the design lead. We also discussed the proposal to redevelop the now closed Jackson convenience store and the Burger King site. GPN agreed to take the lead on the Jackson site. SGNA has the lead to monitor the Gordon's site and Burger King. We pledged to share information. Ken shared his concerns for pedestrian safety at NE 33rd and Broadway, the need for a west to south left turn lane on Broadway, and bike safety. We discussed the importance of the Broadway-Weidler Corridor plan update to address these concerns.

There is no update on the proposed 53-unit apartment building at NE 28th and Halsey. The owner is trying to get approval for the project without having to go through design review and appears to be making progress toward meeting the by-right development approval criteria for the site. We may learn the fate of this site when the owner gets construction approval.

Portland in the Street Grant

We're waiting for the City to get us a contract so we can start the design competition for the painted curb extension at NE 21st and Clackamas. We discussed the possibility of using developer contributions to improve safety at this intersection and at NE 16th and Clackamas with Cassidy Bolger.

NECN-LUTC Meeting

DJ Heffernan attended the 3/28/18 meeting at which there was a presentation of Portland for Everyone seeking support for their take on the Residential Infill Project. Sara Wright presented proposed changes to Portland's rules for neighborhood contact by development interests.

LUTC Goals

The LUTC developed the table below listing all the potential issues we are monitoring and 'dabbling' in. It is not possible for us to do all of this work in the coming year. We need to prioritize. We also discussed the possibility of splitting the committee into two sub-committees. One would focus on transportation issues and the other on land use/development issues. The two groups would meet jointly four times a year and independently in-between. Even with this division, however, there is more than can be accomplished in the next year. We would like the Board to provide guidance on priorities so that we focus on the issues that are most important to Board members. Please discuss and rank priorities by topic area, if possible. We also need more folks to join the Committee if we are to make this system work. We intend to recruit members using social media and personal outreach. Any help the Board can provide in this regard is appreciated.

SGNA – LUTC

2018 – Goals Discussion

Subject	Annual Objective	Full or Sub-committee	Priority/Rank
Neighborhood Plan Update	Monitor/Participate	Full Committee of Ad Hoc Committee?	
Business District Viability		Full Committee of Ad Hoc Committee?	
Speakers (topical)	QTRLY	Full Committee	
Development Review	Monitor/Participate	Land-use Sub-committee	
City Planning Initiatives	Monitor/Participate	Land-use Sub-committee	
Development Design Guidelines	Monitor/Advocate	Land-use Sub-committee	
Non-conforming Zoning Solution	Monitor/Advocate	Land-use Sub-committee	
Parks/Open Space	Monitor/Advocate	Land-use Sub-committee	
Alleyways	Monitor/Advocate	Transportation Subcommittee	
Transportation Demand Management Strategy	Monitor/Advocate	Transportation Subcommittee	
Pedestrian Enhancement Plan and Funding Strategy	Monitor/Participate	Transportation Subcommittee	
Broadway-Weidler Corridor Plan	Monitor/Participate	Transportation Subcommittee	
Portland Pedestrian Plan Update	Monitor/Participate	Transportation Subcommittee	
Parking District (s)	Monitor/Participate	Transportation Subcommittee	
Sullivan’s Gulch Trail	Monitor/Advocate	Transportation Subcommittee	