



Sullivan's Gulch Neighborhood Association, c/o Holladay Park Plaza, 1300 NE 16th Ave., Portland, Oregon 97232
<http://www.sullivansgulch.org>

Draft Minutes
Regular Monthly Meeting of the SGNA of Directors
December 12, 2017 7-9 PM
Encorepreneur Cafe
1548 NE 15th Avenue

I. Welcome, roll call of Board members, introduction of guests

Present: Chris Tanner, Mary Christopher, Sean Weaver, Mike Brown, Kari LaForge, Jack Frewing, Kathy Hansen, Julie Hoffinger, Kelly Francois, Andrea Meyer, Daniel Pirofsky, Chris Jensen

Absent: Dave Brook (excused) Betsy Konop (Excused) Dan Lerch-Waters (unexcused) Martin Rowe (unexcused) Ron Boucher (unexcused), Linda McDowell (unexcused)

Guests: Bart and Deanna Hunt, Eugenia Pardue, Brad Perkins

II. Open Mike: time for members of our community to raise concerns/questions
Eugenia Pardue thanked the Board for the change in venue

III. Approval of October 10 minutes, November 14 General meeting minutes and December 12 agenda

Agenda and Oct. 10 minutes approved with 3 Abstentions.

November Biannual Neighborhood meeting will be posted as notes and approved at next GMM.

IV. Update – Turner Construction update- no update

V. Update – PHK and Andersen Construction

Julie- Lots of digging. Tower crane will cause Multnomah closure in mid-Jan. Dates not yet in stone. Traffic control plan will be in place soon after talking with PBOT. Will be posted on website post-approval?

Chris: Kathy Hansen is serving as liaison from neighborhood to construction team. Kathy and Chris met with team about a month ago and discussed Andersen's well developed communication plan, which will be posted on our website. Chris also distributed letters to the neighbors near the construction site explaining how to reach project manager via text if concerns arise, and summarizing other elements of the communication plan.

Dan- nothing posted yet. Needs info when available.

Kelly- Pedestrian passages still needs better signage. Volunteered to serve as co-liaison with construction team

VI. Old Business

Discussion of neighbor involvement regarding issues on 28th-30th & Weidler-

Several neighbors from this area have been meeting regularly with Kari LaForge, speaking with Fred Meyer manager and city officials. Michael commented that the park around Fred Meyer is substantially cleaned up, and Mary commented that Fred Meyer's security has been hired. This group is also working on acquiring permit parking and will meet with us at our January meeting.

***Jack-** Motion for SGNA to send thank you letter to Fred Meyer's manager. Michael seconds. Motion carries. Kerri suggested we first see if Fred Meyer or neighbors think the timing of such a letter is appropriate and will get back to Chris before any letter is drafted. If need be, Chris can bring the issue back to the Board.

VII. New Business

Just Energy Transition Initiative Endorsement -- SGNA members Emily Herbert and Judy Perry.

(Tabled until January because Emily and Judy are sick).

Sullivan's Gulch Trail Update- guest Brad Perkins

Brad- Bridge construction was originally created to allow space for trails. Collaboration between numerous organizations starting in 2006. Was put on back-burner of city council/PBOT. Metro map showing heavy usage if created. Has 15 neighborhoods/coalitions signed on.

Kari- Railroad is unwilling to grant easement? \$100 Million needed?

Brad- Says this is city departments trying to stop this without much hubbub. Common tactic. Alternative to requiring developers to create off-street parking can instead donate to trail. Creation of bridge across the gulch around 7th is good timing to put pressure on city to create trail. At least build new section from new bridge to underneath of MLK.

Jack- Trail was recognized in new city Comprehensive plan. Portion of trail has been built out near I-205 exchange.

Kari- Concerns over campers.

Brad- Project can alleviate housing crisis by creating more affordable housing near trail access/head. Wants association to endorse letter drafted by DJ. Talking to Union Pacific after trail is built up to 28th Ave.

Land Use and Transportation committee has drafted a letter in support of the SGT, and requesting that city engineers do the engineering for the trail as part of the planning for the 7th/9th Avenue bridge crossing currently under development.

Dan- Supports trail. Letter makes sense. This allows private developers to become interested and bring money in.

Andrea- Motion to approve letter pending typographical and ending of letter edits. Motion carries with 1 abstention.

LUTC items DJ Heffernan LUTC Chair unable to attend.

**Letter regarding neighborhood input on Sullivan's Gulch Trail planning
(Letter approved in previous Agenda Item).**

**Residential infill project discussion (see project summary attached) For more information, visit <https://www.portlandoregon.gov/bps/67728>.
(Tabled until January because DJ is out of town).**

Jack- A large portion of the SG is affected by infill zoning changes based on lot size.

**Proposal for Joint meeting of LUTC and Board for presentation and discussion of
Broadway Corridor transportation discussion
(Tabled until January because DJ is out of town).**

Grant for development of a pedestrian crossing at 21st and Clackamas. This is part of our vision for creating a pedestrian centric street through the neighborhood connecting Fred Meyer with Lloyd Center. The grant was funded. It will include development of artwork, identifying the crosswalk, with place markers for Sullivan's Gulch. We are developing a plan to recruit artists to submit proposed art marking this intersection. Julie reminded us that volunteers are needed to work on this project. Chris will send out the application to the Board, so you can get a fuller understanding of the project scope, and identify areas of interest to you.

Julie- Looking for volunteers.

Discussion about Right to Dream-2 now located just west of the Moda Center

Jack- Holladay Park Plaza residents collected \$2,100 for R2D2, the amount needed to construct a small house.

Right to Dream 2 Open House

Chris- R2D2 open house on Sunday, December 17th all day (8am to 4pm).

Kelly- Would be good to have a board attendance/liason.

Sean- They are also asking for donations of items (socks, canned foods, mittens, etc.)

Chris- Will send out email to board/members to gather times and interest.

Election of New Officers

i. Chair: Dave Brook

Michael- Nominates Dave Brook.

Dan- Seconds.

ii. Vice Chair: Mary Beth Christopher

Kathy - Nominates Mary.

Michael- Seconds.

iii. Secretary: Sean Weaver

Michael: Nominates.

Andrea: Seconds.

iv. Treasurer: Michael Brown

Chris- Nominates.

Andrea- Seconds.

v. NECN Representative: Chris Tanner

Kelly- Nominates.

Dan- Seconds.

Andrea moves to close nominations. **Chris** seconds. Motion passes with one nay from **Kari**.

Andrea moves to endorse candidates. **Chris** seconds. Motion passes with one nay from **Kari**.

Date for Board Retreat

Chris- Will send out doodle poll on date. Likely to be in late January. Location will be McMenamin's.

VIII. Reports and Committee updates: only late-breaking reports. (Letters attached in Addendum at bottom of Minutes)

Kathy- Letters to Lloyd Center developers regarding expansion and remodeling. Needs board approval. Concerns over aesthetics fitting in with neighborhood and how it would affect pedestrian traffic. Desire is a clearer vista and frontage.

Kelly- Not comfortable endorsing letter until visual renderings have been seen to make judgement.

Kari -Motions to approve letter.

Mary- Seconds.

Motion carries with one abstention.

9:00 Adjournment

Re: Sullivan's Gulch Trail Letter

**Commissioner Dan Saltzman
City of Portland
1221 SW 4th Avenue
Portland, OR 97204**

December 13, 2017

Subject: Sullivan's Crossing and the Trail

Dear Commissioner Saltzman:

The Sullivan's Gulch Neighborhood Association would like to go on record in support of the Sullivan's Crossing Bike and Pedestrian Bridge project with two caveats. First, we want the project to provide definitive guidance for where and how bridge users on the north side of I-84 will connect to the Sullivan's Gulch Trail (SGT). To that end, we recommend that the bridge project's design scope be expanded to include preliminary engineering for the SGT from the East Bank Esplanade east to NE 33rd Avenue, which will provide certainty for connections to the trail for infill and redevelopment projects in our neighborhood. We encourage the City to find the resources to carry the design all the way to the Hollywood Transit Station if possible.

Second, we ask that the City not decide on the bridge span's design until such time as the trail location is determined. Certain designs, such as the so-called "Weave" design, are compatible with a trail alignment below the elevation of the bridge head. Other design options would not be compatible with that trail alignment. Our recommendation is to conduct engineering work for the trail first and then decide which type of span to build based on where the Trail is located rather than letting the bridge dictate the location for the trail.

We want the preliminary engineering for the Trail needs to be robust enough to establish an alignment and constructability defense for the Trail west of the Sullivan's Crossing project and also

east of the 12th Street Bridge. This arguably is the most critical area for the Trail. Coordinating the design alignment question for the lower end of the project in conjunction with the new bridge is essential to ensure that the Trail moves from concept to reality for the rest of its alignment.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Tanner". The signature is fluid and cursive, with the first name "Chris" being more prominent than the last name "Tanner".

Chris Tanner, Chair
SGNA

Re: Letter to Lloyd Center Developers

To: Jeffrey Mitchem, Land Use Services
Bureau of Development services, City of Portland

Fr: Christine A. Tanner, Chair, Sullivan's Gulch Neighborhood Association

RE: LU 17-242321 DZ 1260 Lloyd Center PC # 16-270604
Your Memo Request for Response Dated 11/30/17

December 13, 2017

The Sullivan's Gulch neighborhood is directly east of the proposed remodel of the east side of Lloyd Center and we have paid careful attention to the comments of the architects and the Design Commission on plans for this area.

We have watched the design evolution of the theater building and are quite happy with the exterior design currently envisioned. However, we prefer that the exterior cladding revert to the more monochromatic grey cladding first presented, and not the multi-colored exterior shown in the drawings posted in efiles on November 22th, 2017. There are two reasons for our preference; the first being that the multi-colored exterior is too busy and distracts from the strong architectural lines of the building. The second reason is that the plans and materials for the residential section between NE 15th AND NE 16th are far from complete and might well end up creating too much of a materials clash with the a busier/fussier exterior of the theater as it is shown in the latest drawings.

We also wish to register our concern that, to date, neither set of architects has provided the neighborhood with the promised gateway to Sullivan's Gulch. In the current set of drawings, the new east entry from the mall leads directly into a residential unit and the proposed path through the residential portion of the development does not address the east entrance to the mall in a meaningful way. While these comments may seem a bit off message to your request, we don't think the neighborhood is being unreasonable in requesting a cohesive design for both aspects of the east side remodel. Cohesiveness and connectivity are not only our goals, but those of the commissioners and have been reiterated at each of the meetings we've attended.

In summary, we have no objection to the theater remodel, with the exception of two issues: the exterior cladding of the building and its connectivity to the neighborhood and the expanded east mall entrance. Clearly additional collaboration between the two sets of architects regarding the space outside the theater building and leading through the neighborhood would be most welcomed.

Attached are comments we've filed regarding the November 30 hearing for EA 16-291429 DA that are relevant to the issues raised above.

Thank you for your review and consideration.

Sincerely,



Christine A. Tanner, Chair,
Sullivan's Gulch Neighborhood Association

To: Staci Monroe, Land Use Services
Bureau of Development services, City of Portland, Oregon

Fr: Christine A. Tanner, Chair, Sullivan's Gulch Neighborhood Association

RE: EA 16291429 DA Hearing November 30, 2017
Lloyd Mixed Use Development

December 13, 2017

Sullivan's Gulch is the neighborhood directly east of the planned residential development and the remodeled cinema at the east end of the Lloyd Center. We have carefully followed the various proposals presented to the City of Portland since the sale of the property to Cypress Equities.

We appreciate the willingness of the architects to respond to the issues raised by the neighborhood and we approve of many of the evolving designs. However, we have a remaining concern about the proposed residential units north of Multnomah Street that will front the current Sears and Marshall's buildings. The path between the buildings that connects NE 15th and the cross walk on NE 16th is not a very welcoming entrance to either the theater or the new and expanded east entrance to the mall. As currently designed, the tall residential wing of the north building presents a visual barrier to pedestrians destined for Lloyd Center and not as an inviting pathway to and from the neighborhood.

In fact, the last renderings from both Holst and LDA architects (LU 17-242321 DZ) show that the east/west path between the new entrance to the mall and 16th Avenue will require navigating around the six-story residential wing on the west side of the north building.

We realize that the crosswalk location on NE 16th is awkward and not an ideal alignment between the theater, the new east mall entrance or further in to Sullivan's Gulch. This was, however, PBOT's choice for a mid-block crossing between NE Halsey Street and NE Multnomah Avenue.

There are probably multiple ways this could be corrected. We respectfully suggest that one possibility would be to remove the southwest wing on the north building and distribute the units elsewhere, perhaps as an add on to the building immediately south in the development. This would provide a clear unobstructed view to the theater that we feel would establish a more welcoming and destination-focused view in to all the amenities of the remodeled Lloyd Center. We believe that the proximity of the east mall entry and the theater lobby suggests potential for a plaza or design features that would combine access to the theater, the east mall entrance, and the neighborhood path.

We also believe that a more intensive collaboration between the two sets of architects would produce a design for this connectivity that the current separate designs do not achieve. Thank you for your attention to our comments.

Sincerely,

A handwritten signature in black ink that reads "Christine A. Tanner". The signature is written in a cursive, flowing style.

Christine A. Tanner, Chair,
Sullivan's Gulch Neighborhood Association