

## **SMILE LAND USE COMMITTEE**

### **Meeting Notes**

**March 7, 2018**

Land Use Committee members present: David Schoellhamer, Miriam Erb, Vikki DeGaa, Francisco Salgado, Rocky Johnson, and Shari Gilevich.

The meeting was attended by nine area residents and representatives from Ankrom Moisan Architects.

Chair Schoellhamer called the meeting to order at 6:00 PM.

#### **Neighborhood Contact Meeting for 5236 SE 18th**

David Schoellhamer summarized the development code standards for this lot which is currently zoned High Density Residential (RH): Maximum building height, 55 ft.; maximum lot coverage, 85%; and building FAR (floor area ratio) of 4:1 (the maximum building size would be 28,316 square feet for this 7,079 square foot lot). On-site parking is not required because the development has fewer than 30 units and is close to frequent transit.

Gunnar Langhus from Ankrom Moisan Architects presented information about the proposed development. The apartment will have 19 units (16, one-bedroom units, each 560 sq. ft., and three smaller studio units) in a three story building. The 3,924 sq. ft. building footprint will cover approximately 55% of the lot. Access to the units is along the south side of the building with exterior staircases to the 2nd and 3rd floors. The building is designed with a pitched roof, horizontal hardy plank siding, and asphalt shingle roofing. The apartments will be rented at market rate; the development does not include affordable housing units.

There was discussion about screening between the development and adjacent lots, especially to the south where the apartment entrances are located. David Schoellhamer suggested good privacy screening, and Mr. Langhus agreed that grouping trees and shrubs would be beneficial in that location. The large tree to the northeast of the site appears to be on the adjacent lot; an arborist will evaluate the site to determine how to preserve the tree.

Mr. Langhus answered a question about security in the stairwells, noting that exterior lighting would be located in the stairwells and at each front door.

Mr. Schoellhamer thought that the west façade needed a street friendly design, suggesting a patio or porch or a gable element facing SE 18th Avenue. Another idea was to locate the entrances to the ground floor units facing SE 18th, instead of along the south wall. Several people agreed with the improving the street facing façade with front entrances, landscaping, and/or a place for the apartment resident to hang out.

Mr. Langhus said the schedule would be about three months to finish the design, but additional months to get through the city permitting process. He also said that they will provide updates to SMILE about color selection for the exterior and any changes to the building design elements.

Mr. Schoellhamer recommended that there be a neighborhood contact person once the developers have a contractor on board.

#### **Updates on SMILE comments on the Better Housing by Design and the Map Refinement Projects**

Mr. Schoellhamer described the SMILE Board's Feb. 23rd memos to the City to comment on the Better Housing by Design project and the Map Refinement project. While there was support for the Map Refinement recommendations, the SMILE Board enumerated significant issues with the Better Housing by Design proposals. Mr. Schoellhamer noted that the deadline for comments on the Better Housing by Design project is March 19, 2018.

On other topics, Shari Gilevich said that construction permits are now under review for 1645 SE Nehalem, the former Sky Heating site. The proposed development is a 4-story building with 63 units on an 11,076 square foot lot.

(Shari had a conversation with the developer after the meeting, the site will have no more than 30 market rate units, the rest will be affordable housing as defined by the Inclusionary Zoning law, and thus no on-site parking is required or will be provided. The same developer submitted a permit application just after the meeting for 1717 SE Tenino, formerly Mike's, for a 4-story building with 91 units with 19 parking spaces).

The meeting was adjourned at 7:10 PM.