

SMILE Land Use Committee Meeting Minutes

SMILE Station, 8210 SE 13th Ave

Wednesday January 3, 2018, 600-715PM

Land use committee members present – David Schoellhamer, Shari Gilevich, Vikki DeGaa, Miriam Erb, Rocky Johnson, Francisco Salgado, and Krista Jones. At least 15 others also attended.

600-605PM: Introductions

605-655PM: Neighborhood Contact meeting for 1144&1204 SE Tenino Street: We will discuss a proposal for four attached three-story townhomes across from New Seasons with the developer. They will follow the community design standards.

- 10,000 square foot double lot zoned as R2 with a and d overlays.
- Code allows 1 unit per 2,000 sq ft, but requires a minimum of 1 unit per 2,500 sq ft.
- 1 parking spot required per unit, but this can be reduced up to 50% with different actions like plantings, car shares, etc.
- George Hale, the developer, introduced himself. His focus is on modern, in-fill. One of his example projects is the row house set on Tenino near the Good Will. He has an arborist on staff to protect an existing tree on site and address neighbor concerns about that tree. The existing houses will be deconstructed.
- Giovanni Sidari, the architect, gave more details on the project.
 - Project will be 4 single family attached units with private drives and parking garages setback off the streets. There is also room to park another car in the driveway in addition to parking in the garage. Modern take on gable style. Likely \$700-800K per unit. Attached houses generally sell at 85% of price of detached houses.
 - Side setbacks will be 6 ft.
 - Units will be three floors with a guest suite (small kitchenette, bath room, bedroom, and separate entrance in the back; unit is about 350 sq ft or less) and garage on the first floor.
 - Each unit will be about 2,200 sq ft.
 - Units could be built to 40 ft, but they dropped the height to 35 ft to better match adjacent houses.
 - Decks are on the front, but not the back of the house. But, they will provide some pavers as patio space. They typically use a privacy screen to provide some private backyard space. They will provide some brush and small tree landscaping per City requirements.
 - Developer can inform neighbors re: deconstruction schedule by setting up a neighbor point of contact who can share the information with the other neighbors. Linda Miller with New Seasons volunteered to be the neighborhood contact (thanks Linda!).
 - Linda Miller's contact info - linda.miller@newseasonsmarket.com ;

- Construction will take about 150 days, and they would like to be done by August 2018.
- Neighbor on the western side would like a fence to protect chickens and delineate yards.
- Neighbor on the east side would like to discuss fences in more detail with the developer because they would like to replace the panels with more hand designed/built fence.

700PM: 2017 year in review

- 13 committee meetings
- 9 neighborhood contact meetings
- Submitted 7 substantial comments and testimony
- At the end of the year there are 1,215 commercial residential units with 364 parking spots in the development pipeline. 293 commercial residential units with 79 parking spaces became available in 2017.

700-705PM: Planning our February 7 meeting: There are several likely agenda items so a second meeting may be necessary.

- Marty Stockton from the City of Portland will be here to discuss the area north of Insley. City is proposing to rezone that to R1 as part of the Map Refinement Project.
- In January, the City is releasing its Discussion Draft report on revising the zoning code for multi-family zones. This will be a major review and comment effort.
- 18 unit development coming near 18th and Insley and they will have neighborhood contact meeting probably in February.
- Developers will give us an update on changes made on the 59 unit project near 18th and Insley after the neighborhood contact meeting last year.

705-715PM Land Use Notice for 6705 SE 14th Avenue, Wilhelms Funeral Home: The notice is to remove two areas (the southern parking lot used for the Farmers Market and Moreland Woods south of Lewellen School) from the conditional use site, see <https://www.portlandoregon.gov/BDS/article/667190>. The committee will discuss this and consider submitting comments on behalf of SMILE before the January 16 deadline.

- Reducing the area of the conditional use site is the first step toward the owner being able to sub-divide, sell, and develop the lots.
- They are proposing to use parking attendants to pack in cars on the busy days on the remaining parking lot.
- The committee agreed that there are not any points related to the approval permit that we need to submit comments on.