

SMILE
Land Use Committee and
Stewardship of Natural Amenities Committee
Meeting Notes
May 2, 2018

The May 2nd meeting was a joint meeting of SMILE's Land Use Committee and Stewardship of Natural Amenities Committee (SNAC). Land Use Committee members present were David Schoellhamer, Miriam Erb, Vikki DeGaa, Rocky Johnson, Bob Burkholder, Kevin Palmer, Tyler Janzen and Shari Gilevich, and SNAC member present was Susan Schen. The meeting was attended by two area residents.

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

Presentation on the upcoming update to the Willamette River Plan/ South Reach.

Susan Schen introduced Sallie Edmunds with the Bureau of Planning & Sustainability. Sallie presented information on The River Plan/South Reach project, a comprehensive update to the 1987 Willamette Greenway Plan focused on the section of river south of the Ross Island Bridge. The project's goals include establishing a new vision for the area and prioritizing future investments for the South Reach. The project also will review and update zoning code and regulations to implement the adopted plan. (Web link: <https://www.portlandoregon.gov/bps/article/676312>.)

The kick-off meeting for the River Plan/South Reach project will be Saturday, June 9th, 9:30 AM - 12:30 PM, at Llewellyn Elementary School.

Meeting attendees discussed the activities of Ross Island Sand & Gravel which still processes material brought in from elsewhere, but no longer dredges in the area. The plan is to allow the dredged out area to fill in naturally rather than to bring in and add materials to re-create the island. The City owns the north and west portions of the island, so they should be available for public use. Sallie noted that improvements to the natural features of Ross Island are to be integrated with the salmon restoration project in Oaks Bottom through the Parks Bureau. Sallie said that a "pull-out" information section about Ross Island issues will be added to the June 9th handout materials.

Attendees discussed the local effort to preserve "Moreland Woods," the wooded, 2-acre tract located between Llewellyn Elementary School and Portland Memorial Mausoleum. (See <http://morelandwoods.org>). Sallie encouraged residents to introduce this project at the June 9th kick-off meeting and provide specifics about the parcel and its attributes.

Susan Schen provided information on the existing neighborhood plan (produced in the mid-1990s) which included plans for the river front, trails and natural area. She thought that the Springwater Trail and its connections are completed and wouldn't likely be changed. She suggested that the neighborhood recommend small action items (such as signage for trail users and to identify plant and animal species) that could readily be implemented.

The group discussed whether the SMILE Board should prepare a message for the June 9th meeting. It was thought that a couple of Board members should attend the meeting and emphasize actions that are desired by the neighborhood (signage; an interpretive center). It also was suggested that the

neighborhood group or committee invite the City representatives/ staff to walk over to Moreland Woods and gain first-hand knowledge of the property, or possibly meet with them on the site before June 9th.

To let area residents know about the June 9th meeting and Moreland Woods, information can be sent with SNAC's ListServe, but members agreed that leafleting the neighbors would be more effective to advise residents of the River Plan meeting.

Land Use Committee meeting: review and recommendations on two adjustment requests

1. 5225 SE 18th Avenue. Request is to increase accessory building coverage from 15% to 20% in order to allow placement of a new, 311 sq. ft. ADU on the lot with an existing detached garage. The 5,000 sq. ft. parcel is zoned RH and developed with a single family home and the garage. Comments are due May 11th.

Committee members discussed the negligible impact of adding the ADU and increasing the lot coverage, relative to the multi-family development allowed in the RH zone. The subject property itself will be impacted by a 6-story apartment building planned for the lot adjacent to the north. Adding an ADU will not negatively impact the neighborhood. The committee decided that there was no objection to the adjustment request.

2. 6705 SE 14th Avenue (a 20,000 sq. ft. parcel on the east side of SE 14th, between SE Glenwood and SE Bybee). Request is to reduce setbacks along SE 14th from 7 ft. to 3.5 ft. for the planned townhouse development. The development is required to dedicate 5 feet along its western boundary, relocate the landscape strip adjacent to the curb, and build a new, wider sidewalk adjacent to the landscape strip. Comments are due May 4th.

The committee discussed safety for pedestrians along SE 14th, a section of the "Safe Route to School" network. A wider sidewalk buffered by the landscape strip from the street will be a safer facility, but it leads to a dangerous intersection at Bybee. David will ask Scott Kelly, chair of the Transportation Committee, if there's anything we can recommend to improve the crossing of SE Bybee at 14th. Bob thought that there are ideas and we should push for an answer from the city. The committee is not opposed to the reduced setback if the trade-offs provide the improved sidewalk and a safer crossing.

With proposed ground-floor windows facing SE 14th and a reduced setback, the committee thought there were privacy issues for pedestrians and for residents of the townhomes. Committee members identified options for west-facing, ground floor façade: keep the proposed windows; recommend clerestory windows; recommend artwork in place of windows; or, recommend no windows. The committee decided to recommend clerestory windows to improve privacy for residents and pedestrians, while still allowing light into the townhomes.

The proposed design has garage side doors to the two townhomes on SE 14th. The doors would eliminate landscaping along the building foundations and open very close to the public sidewalk. The committee decided to recommend eliminating the side doors to the two garages on SE 14th.

Meeting adjourned at 7:20 PM.