

SMILE Land Use Committee
8210 S.E. 13th Avenue
Meeting Notes
July 18, 2018; 6:00 - 7:25 PM

Committee members present were David Schoellhamer, Miriam Erb, Vikki DeGaa, Francisco Salgado, Rocky Johnson, and Shari Gilevich. The meeting was attended by sixteen area residents.

Chair Schoellhamer called the meeting to order at 6:05 PM.

Neighborhood contact meeting for 5736 SE 17th Avenue

The subject property is the current location of the Tenth Church of Christ. The 1.2 acre parcel is zoned R1, a multi-dwelling zone. David reviewed the zoning standards: maximum building height, 45 ft. (lower building heights are imposed where the lot is adjacent to or across the street from single family zones); maximum density, 1 unit per 1,000 SF of development site; on this property, minimum number of attached housing with shared courts is 26 units; maximum lot coverage, 60%; setbacks: 3 ft. front, and 5 ft. to 14 ft. for the side and rear setbacks depending on the area of the building wall facing the property line; off-street parking is generally not required on-site near frequent transit, but this project proposes at least 1 on-site parking space per unit.

Architect Cody Johnecheck presented information on the proposed development. He said the focus at this time is on design of the subdivision layout, including the shared court access, and the location of the "public pedestrian connection" required between SE 17th and SE 18th. This land division will have a public hearing before a Hearings Officer. Design of the townhomes will not start until the land division process is completed, which will take 12 to 18 months. The development firm will take ownership of the property once the land use approval is completed.

Mr. Johnecheck had copies of the "Preliminary Site Dimension Plan" available for meeting attendees. The proposal is for 31 lots (five attached townhomes in five buildings; the other six units are a single unit, two attached units, and three attached units). The units will have 1- or 2-car garages. The one "shared court" access to SE 17th serves ten lots, and two shared court accesses to SE 18th serve the other lots. The 15-ft. wide, public pedestrian connection will have a 6-ft. wide sidewalk with 4.5 ft. grass/landscape space along each side. He said that they will discuss with the City whether this requirement can be waived so that the area dedicated to the connection could instead be distributed among the individual lots, improving those outdoor spaces.

Mr. Johnecheck also noted that the layout is designed to preserve the two large beech trees in the northwest portion of the property (including some open space around the trees), and the large tree in the southeast corner of the site. Preserving the trees is driving the design in the northwest area of the development.

Mr. Johnecheck said the 3-story townhouses will have living space of 2,100 SF to 2,600 SF on the 2nd and 3rd floors. A Homeowners' Association (HOA) will manage shared court access and

open space. He said the sale price will be determined closer to when the buildings are completed, in about 3 years. The townhome design is still to be decided, but likely will be a "transitional modern" design.

Main topics discussed about the proposed development:

1. Tree preservation: Community members had strong support to save the two large beech trees, less support for removing them to add more units to the development to increase Portland's housing supply. Mr. Johncheck said that they need to hear what the City thinks, as the City may want to pursue more housing units.
2. Slope, Grading, and the Existing Retaining Wall: Mr. Johncheck said there will be some grading of the property to ensure that the shared court tracts have less than a 5% slope. Also, the retaining wall south of the trees may have to be removed and rebuilt.

A concern was raised about the height of the townhomes due to the property's slope. There also was concern about the possible negative impact of grading on the trees. Mr. Johncheck said that an arborist has assessed the trees and identified each drip line, and there will be a protection plan for the trees.

3. Shared Court Access and traffic issues: Concerns were raised that the two shared courts to SE 18th will introduce quite a number of vehicles onto this local street and create safety problems. Mr. Johncheck agreed that these accesses put more burden onto SE 18th, but, a limit on the length of a court access prevents them from creating a vehicle connection from SE 17th to SE 18th. He said that they might not be able to save the trees and add an access to SE 17th, but he will look for ways to do that.

One person thought that because the trees are not identified as historic, it might be better to remove them and create another access to SE 17th and relieve the traffic going to SE 18th.

4. Open Space: Several people said that the existing church parking lot has functioned as a public space for the neighborhood, and it would be good to have the area around the trees for a similar use. Mr. Johncheck said that if the trees and open area around them are preserved, they would ask the City to accept the area as a public open space, though it's doubtful that City parks will be interested in the small area. Rocky J. thought the open area at least is beneficial to the new residents of this development. People agreed and there was strong support to make the tree space an open space for the entire community.
5. Similar townhome developments Mr. Johncheck referred to Lair Hill townhomes (Ken Randall Homes). Another example of development with shared court access and pedestrian connection are the townhomes off SE Linn Street, between SE 11th and SE 13th Avenues.
6. Pedestrian Connection: Mr. Johncheck said that the final location of the connection is determined by the City. Some ideas were discussed to shift the connection north to better preserve trees, rearrange a few lots in the northwest quadrant and encourage more connections. Overall there was agreement that this connection was positive, could lessen the impact of the development on the neighborhood and be an important component to the development.

Support for pedestrian connection as active space for the residents, though it was noted that the pedestrian way will be in shade most of the time. Vikki D. thought that it should be less

separated and isolated; it should be part of the community. Mr. Johncheck noted that there was great support to find ways to keep the development connected and to allow neighbors to connect with each other and with the neighborhood.

7. Building Orientation to the Street: David S. noted that several units along the east and west property lines will have side walls facing the streets, though it's better design to have the house front face the street or at least have design features that improve the side walls. Mr. Johncheck agreed that having the house front face the street is preferred, but difficult to achieve in this type of townhouse development. He said they would look to special design treatments, such as entry ways, additional windows or creating sitting areas along these side yard setbacks (lots 21, 22, 12, 31 and 6 on the preliminary site plan).
8. Building Balconies and Lighting: The rear yards for lots #22 - #26 are adjacent to an existing single family home. Mr. Johncheck said that the townhome design would have balconies on the upper levels, so those would overlook that home's yard. Vikki D. said that it is important to think about shielding lighting from the new units so that doesn't impact existing homes. Mr. Johncheck said they would look to design rear lights and covered decks on the 2nd and 3rd floors to minimize light glare on neighboring lots.
9. Impact of gas station located south of the development: Mr. Johncheck said that soil samples taken along the south property line adjacent to the gas station were clean.
10. Guest Parking On Site The development will have only individual garages for each unit, but no common-area parking. Concern was raised that residents could have more than one vehicle and will be parking those vehicles on the street (SE 18th).
11. Owner Occupied or Rental: Mr. Johncheck said that in some of their developments, they have had both owner occupied and rental units. They will make the decision about how to market the development closer to when the units are completed.

David S. said that the next notice residents will receive will be for the Type III Land Use review when the proposed subdivision is reviewed before the Hearing Officer. The notice should be out within 90 days. Mr. Johncheck said that he will come back to the SMILE group before the hearing.

DOZA Update Project.

This discussion did not begin until about 7:15 PM, so it was decided to delay this topic to a future Land Use Committee meeting. John Schupp will review the DOZA document (report available at <https://www.portlandoregon.gov/bps/70324>) and provide about a 15-minute summary at that meeting.

Meeting adjourned at 7:25 PM.