

SMILE Land Use Committee
8210 S.E. 13th Avenue
Meeting Notes
October 3; 2018 6:00 - 7:20 PM

Committee members present were David Schoellhamer, Vikki DeGaa, Francisco Salgado, Rocky Johnson, Miriam Erb, and Shari Gilevich. No other area residents attended.

Chair Schoellhamer called the meeting to order at 6:05 PM and attendees introduced themselves. Steve Fosler (Fosler Architecture), Will Uebelacker and Andy Borgerdine were the presenters for the first item.

5308 SE 18th Avenue and 5145 SE McLoughlin.

David noted that the projects at 5308 SE 18th and 5145 SE McLoughlin are being designed in a modern style, and the projects will go through the design review process.

Both parcels were vested with RH zoning (High Density Residential), and the proposed developments are 3-story apartment buildings. The development at 5308 SE 18th (a 4,792 sq. ft. lot) will have 17 units. At 5145 SE McLoughlin, the development will be on the southerly 1/3 of the parcel (somewhat less than 6,000 sq. ft.) and will have 19 units.

Architect Steve Fosler presented information on the proposed developments. He described the wide variety of residential, commercial and industrial uses along SE 18th and SE McLoughlin and, consequently, the difficulty in coming up with a design to "blend in" with the neighborhood. Their concept was that the area is an "edge" of the neighborhood and a new design (not just another boxy building) would work in this location. They opted to go through the design review process in order to implement new design ideas.

Each building will be 34 feet in height and be less than 10,000 sq. ft. One studio apartment (385 sq. ft.) will be on each floor, and the rest of the units will be 1-bedroom units (450 sq. ft.) .

Both buildings have essentially the same design and materials, with slight variation in the windows between the two buildings. The ground floor exterior will be cement panel, and the exterior of the upper floors will be a perforated metal with an undulating design. The metal will have an enamel, factory finish to ensure permanent color. (Color scheme has not been decided yet.) This curvy design, as well as the inset balconies for the upper units, create shadow and depth around the building.

The entry ways are set back under a large overhang to create a small "plaza" at the entrance. Pavers will be placed at the front and around the side where bicycle racks will be located. It was noted that each unit also will have its own interior bike rack. The good side yard depths of 8 ft. to 15 ft. will be landscaped with shrubs, trees and groundcover.

Mr. Fosler said that they are hoping to do a green roof to help treat storm water. The roof, however, would not be accessible to residents.

Miriam noted that the graphics illustrating the buildings helped show how the solid base could work with the design of the upper floors.

Vikki asked about sound proofing, especially on the building sides facing McLoughlin. Mr. Fosler said that extra care was being taken with sound batting and double glazed windows.

Francisco said that the design certainly was more interesting than the straight box style of many new apartment buildings in the neighborhood.

David said a focus of the community is on how the front of the building relates to and interacts with the public sidewalk. The committee added that desirable features in the front are landscaping and benches. Mr. Fosler agreed and mentioned that a trellis potentially could be provided in the front.

Mr. Fosler said that the application needs to be completed by November 24, 2018. He will plan to return to a SMILE meeting in December of January to present the proposal.

David suggested that pictures would definitely help in design review to illustrate how the building materials create a good design, and not leave people thinking that the exterior would be just corrugated metal.

Mr. Fosler said the challenge to get design review approval is to show how the design will blend in with the neighborhood. He appreciated the positive comments and suggestions from the committee.

Update for 5736 SE 17th Avenue (Tenth Church of Christ property)

David reported that the City is now requiring a new street instead of a pedestrian path between SE 17th and SE 18th. The City did not like the private street configuration for the number of proposed lots and also was interested in gaining on-street parking spaces. The developer has not yet redesigned the project to include the street.

The major issue the Land Use committee identified is that adding a street could require removal of the two large trees in the northwest area of the parcel. At the July neighborhood contact meeting on the project, the developer said that preserving the trees was the major driver for the design in the northwest portion of the property. Rocky noted that the priority to save the trees was strongly voiced by area residents in the previous community discussion.

David will send emails to Sean Williams (City Planner reviewing the proposal) and Cody Johncheck (architect for the project) to advise them of the concern that City's requirement for a street may cause a loss of the trees.

Sellwood-Moreland Project Pipeline Update

Shari updated the committee on Pipeline Project information. For August and September, the following updates were made to the project list:

- New Early Assistance application was filed for the Dairy Queen site.
- 2006 SE Nehalem, Unit B: Land Use Review for an adjustment to maintain the existing setbacks (0.5 ft. from east & 1.5 ft. from south lot lines) and to have west side of an ADU at 15 ft. tall due to shed roof design.
- 835 SE Spokane: Permit submitted to demolish the single family home and garage. The 35-day appeal period ends Oct. 22, 2018.
- 1650 SE Spokane (previously 1654 SE Spokane) is a 4-story apartment building with 27 units. The permit list original showed this as a 3-story building.

As of September 30, 2018, the Project Pipeline tally is 1,076 units with 291 on-site parking spaces in the development process. These units are grouped as follows:

Early Assistance	5 projects, one which has 18 units. Three projects do not yet state the number of units, and the project at 5415 / 5425 SE Milwaukie is currently on hold.
Land Use Review	8 projects with 89 units and 42 parking spaces
Demolition	5 single family homes to be demolished
Permit Review	20 projects with 451 units and 58 parking spaces
Under Construction	12 projects with 513 units and 157 parking spaces

The Completed Project list has 27 developments with a total of 591 residential units and 168 parking spaces.

Meeting adjourned at 7:15 PM.