

***SMILE Land Use Committee***  
**8210 S.E. 13th Avenue**  
**Meeting Notes**  
**August 1, 2018; 6:00 - 7:20 PM**

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

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

**Neighborhood contact meeting for 6705 SE 14th.**

The 20,000 SF parcel, located on the northeast corner of SE Bybee and SE 14th, is zoned R2ad, a multi-dwelling zone. The development will have 9 townhomes.

David reviewed the R2 zoning standards: maximum building height, 40 ft. ; maximum density, 1 unit per 2,000 SF of development site; maximum lot coverage, 50%; 1 on-site parking space per unit; and setbacks: 10 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. Note: PBOT is requiring the development to dedicate 5 feet to the public right-of-way along SE 14th, reducing the area available for the development. Given this situation, an adjustment was approved by the City to reduce the setback along SE 14th to 3'-6" for the main walls of the buildings.

Architect Barry Smith presented information on the proposed development:

The townhomes are 3-bedroom, 3.5-bathroom units, each with a garage with space for two vehicles parked in tandem. This will be a condominium development, and the nine townhomes will be sold separately. Outdoor space will be provided for each unit with a deck over the garage. The building materials are planned to be brick veneer, with dark gray, lap siding and white trim. The building height is 32 ft, 7 inches measured to the mid-point of the roofline. Along the east property line, a 5 ft, 8 inch buffer between the driveway and adjacent properties will be landscaped. The price of a townhome will be determined when the units are completed; they had thought the price would be in the \$600,000 range, but prices have been steadily rising.

Changes were made in response to the Land Use Committee's earlier comments: the windows facing SE 14th will have higher sills to improve privacy and the garages will not have side-doors.

The site's frontage along SE 14th will be improved with a new, landscaped buffer located between the curb and a new, wider sidewalk.

The only vehicle access to the development is from SE Glenwood in the northeast corner of the site. A tree in the northeast corner of the site will need to be removed.

Two members in the audience live in the house adjacent to the southeast portion of the site. Mr. Smith asked them about the windows facing their property, noting that windows are required to meet design standards. The neighbors said their house is elevated several feet above the

development site, so the windows will be looking out on their wall. They also noted that their side yard setback is less than 5 feet, so there will be only about 7.5 feet between the new unit and their house.

A concern was raised about safety during construction and the impacts on SE 14th which is designated a "safe route to school." Mr. Smith said that the developer will definitely meet the requirements to maintain the safety of the route, and that the City is good at monitoring conditions during construction.

The area residents commented that the mortuary's exhaust fans are very noisy and turn off-and-on most of the night, adding that it is now a constant problem that disrupts sleep. They suggested that the developer consider ways to design the townhomes to reduce the noise impact.

There was a question about sustainability and sources of materials. Mr. Smith said that building standards bring the buildings almost to LEED standards (Leadership in Energy and Environmental Design, a widely used green building rating system) and that the HVAC systems are 90% efficient. The bricks are sourced from "Sellwood brick."

Mr. Smith said that the project timeframe is to be permit ready next summer when the decision will be made whether it is the right time to move forward with the project.

### **Design Overlay Zoning Amendments - DOZA Update Project**

The SMILE Board will be reviewing the Land Use Committee's proposal to change our process to submit comments to the City. The proposal is that the Board will review and approve comments submitted to an elected or appointed official, while the Land Use Committee may submit comments to City staff if no Board member requests a Board meeting to discuss the comments within 72 hours of receiving the draft.

Pending approval of that change, the Land Use Committee members agreed to submit David's letter on the Design Standards and Guidelines in the DOZA Tools Concept Report (May 2018) with no additional comments at this time. The Tools Concept Report is available at <https://www.portlandoregon.gov/bps/70324> .

David said that later this year, the City will have an update for this project with a "Discussion Draft." The Land Use Committee will have time to get expert opinions on and discuss proposed changes to the Design Standards and Guidelines of the Design Overlay zone, and develop detailed comments in response to the Discussion Draft.

Meeting adjourned at 7:20 PM.