

SMILE Land Use Committee
8210 S.E. 13th Avenue
Meeting Notes – March 6, 2019; 6:00 - 7:45 PM

Committee members present were David Schoellhamer, Vikki DeGaa, Miriam Erb, Rocky Johnson, Bob Burkholder, and Francisco Salgado. Five area residents attended.

David called the meeting to order at 6:00 PM and attendees introduced themselves. Rocky Johnson reported that he succeeded in testifying for SMILE about the Neighborhood Contact Code Update at City Council earlier in the afternoon.

605-715PM: Design Overlay Zone Amendments Discussion Draft Report: This is the first draft of how the city will revise the design overlay which applies to much of our neighborhood. Design Standards and Citywide Design Guidelines are being revised. This will shape the requirements for new development and is a significant and important opportunity to influence building form, function and character and well as quality and compatibility requirements. The report and more information is at <https://www.portlandoregon.gov/bps/70324> . We will review the contents of the report, decide our approach to providing comments, and assign committee members to study and draft comments on sections. We will make decide what comments to submit at our April 3 meeting. The deadline for providing comments is April 12.

The group reviewed the proposed changes listed in the staff report, volume 1.

We decided to continue opposing removal of the design overlay from single-dwelling properties (R2.5) in our neighborhood. Given that the proposal expands the design overlay elsewhere in the city, the City does not want to increase its workload, and the intent is to have more scrutiny of larger projects and less of smaller projects, success is unlikely.

The thresholds for review do not significantly change for us.

We decided to focus our efforts on the new Community Design Standards presented in Volume 2. Almost all development in our neighborhood uses these Standards. For the proposed standards some are mandatory and some optional standards must be utilized based on a points system. We quickly reviewed the 64 standards and found we liked some (maintain existing mandatory 55 foot height limit, option of windows to have trim or be recessed) and disliked some (one optional standard the Library would not satisfy and optional points for no parking and interior amenities). We also had several standards we may like to add including adding a pattern or art to blank side walls, 45-degree entrances at corners, aligning windows, following neighborhood guidelines, and a bonus for bundling main street design features.

The standards are grouped into 4 categories so we formed the subcommittees listed below to study each category. The subcommittees will meet separately and then all will meet at the SMILE Station Wednesday March 27 at 10AM to organize their findings. Testimony will be discussed and finalized at the Committee's April 3 public meeting.

Standards	Subcommittee members
Site planning	Bob, Francisco
Building massing	David, Shari
Street frontage	Karen Kelly, Kirsten Leising
Facades	Vikki, Miriam, Karen

Meeting adjourned at 7:15 PM