

SMILE Land Use Committee
8210 S.E. 13th Avenue
Meeting Notes -- April 3, 2019; 6:00 - 7:15 PM

Committee members present were David Schoellhamer, Vikki DeGaa, Miriam Erb, Francisco Salgado, and Shari Gilevich. Three area residents attended.

David called the meeting to order at 6:00 PM and attendees introduced themselves.

Updates on land use review applications

David provided updates for three land use review applications: 1) The new road segment, SE Ramona Street between SE 17th and SE 18th, has been approved for the subdivision proposed on the Tenth Church of Christ Scientist property. 2) The hearing for an appeal filed by Jory Olson (regarding the view shed along the bluff) was set for April 22nd. 3) Immanuel Evangelical Lutheran Church, 7810 SE 15th, filed to relocate the preschool playground from its current location (a 5,000 sq. ft. lot, 1546 SE Lambert) to the northeast corner of SE Bidwell and 15th. The church would then sell the 5,000 sq. ft. parcel.

Summary of Land Use Committee Recommendations on the DOZA Discussion Draft

The group discussed proposed code amendments, Section 33.420.055, Design Standards. The Discussion Draft grouped the standards by the topics of Site Planning (SP), Building Massing (BM), Street Frontage (SF), Façade (F) and Other (O). The following recommendations were approved by the Land Use Committee to submit to City planning staff.

Add new façade guideline, F19b: Align windows vertically and horizontally. This element would be worth 2 points.

Add 1 point (for a total of 4 points) in F10, if weather protection extends for 100% of the building frontage; support 3 points if 50% of building frontage has weather protection.

Add "the Street Car Era" bundle bonus: the development will gain 2 additional points for including 4 of the 5 following elements:

1. Vertically and horizontally aligned windows
2. Recessed windows
3. Chamfered entry on corner building
4. Building designed with top, middle and bottom features
5. Street-facing balconies (F13). If the balconies extend over the sidewalk, then weather protection shall be provided on the ground floor level.

Add new language to refer to the City's report on Main Streets that emphasized "low-rise store fronts" (usually 2-story commercial buildings) as a key design of the street car era.

Suggestions for formatting the comment letter:

1. Slim down the amount of verbiage. Summarize the guidelines we support.

2. Group the new recommendations separately below the tables and highlight them. In the table itself, add a statement in the place where the new guideline would be added.
3. Number the new recommendations (instead of using bullet format) so it will be easier to refer to specific ones.
4. Put the guideline number at the top of each photo.

Vikki will review material in the Main Street Design Initiative and write up summary for window alignment and the street car era bundle

Comments will be submitted to Planning staff by April 12th.

Topic for upcoming meetings

David asked the group if the LUC should discuss state bill HB 2001, the proposal to upzone single family zones to allow multiple units. Portland is proposing this action anyway through the Residential Infill Project (RIP). The group thought that it would be good to learn about the state's proposal and how it would be implemented.

Update on Pipeline List projects

Shari reported that the updated pipeline list, dated March 31, 2019, has been uploaded to the SMILE web page. Three projects have been completed, including the Holm Apartments on SE 6th, so currently there are 734 completed units, and 927 units in development process.

Meeting adjourned at 7:15 PM.