

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

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

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

Sellwood-Moreland Main Street Design Guideline project

Vikki described the July 25th community meeting and walking tour at which participants learned more about the Main Street building design elements in our neighborhood. Forty-two people participated. A final draft of the Sellwood-Moreland Design Guidelines will be presented at the project's third meeting to be held in late October. Rocky thanked Vikki and the other volunteers for making this project happen.

Historic Resource Code Project

Brandon Spencer-Hartle, Historic Resources Program Manager for Portland, presented information about the city's current project to update the Historic Resources Code. The city conducted an inventory of historic resources in 1984, but had not able to do any updates to the inventory because of a requirement that all property owners consent to the inventory. That restriction was lifted in 2017, and the City decided to embark on updating and improving the historic resources inventory. It will expand the context and building styles that may qualify to be included on the city's list. Details about this code project are found in the following documents:

About the Historic Resources Code Project:

<https://www.portlandoregon.gov/bps/article/654638>

Handout: Discussion Draft Summary of the Historic Resources Code Project (8 pages):

<https://www.portlandoregon.gov/bps/article/709675>

Webpage with links to the full Historic Resources Code Project discussion Draft and other documents: www.portlandoregon.gov/bps/hrcp

Brandon also presented information on Conservation Districts which are geographic areas in the city that are significant at the neighborhood level. They are regulated with more flexible historic resource protections than historic districts. Also, clear and objective design standards are still applied, but each district has its own standards and guidelines.

Six Conservation Districts were formed in Portland in the early 1990's. At that time, every property owner within the proposed boundary had to agree to establish the district. Under new standards, a Conservation District can be established if 50% plus one owner approve.

The City intends to revise and broaden the analysis for the district to include social, ethnic, gender and cultural history. The City also wants to create incentives for major adaptive reuse of a

building where it's consistent with the district plan in order to keep old buildings. An example of such reuse is the McMenamins Kennedy School.

The "Proposed Draft of the Historic Resources Code Project" will go to the Planning and Sustainability Commission (PSC) for review this fall and to City Council in spring, 2020.

What Sellwood-Moreland neighborhood can do now:

- Start with an inventory. Brandon noted that it has to be archival research and that professional help is needed to ensure that inventory data meet minimum submission standards.
- Participate at City hall and ask the Council for Sellwood-Moreland to be prioritized for an inventory. (The City currently does not have a budget for this work, so the earliest it could be funded is July 2020.)

The group discussed the impact to property owners along Main Streets if the potential for a larger building is removed when a Conservation District is established. Brandon said that the provision to allow transfer of the Floor Area Ratio (FAR) can help mitigate the impact, although the transfer does mean that some other location gets a larger building. He also said that owners recognize the increased value of preserving an existing buildings that can be reused under the new design standards and guidelines. (An example of applying the standards is a commercial/office building at SE Division/Ladd/20th where the design with step-backs made a positive difference.)

Meeting adjourned at 7:15 PM.