

SMILE Land Use Committee Meeting Notes

SMILE Station basement, 8210 SE 13th Ave

Tuesday June 18, 2019, 730-900PM

730-735PM: Introductions

Chair David Schoellhamer started the meeting at 730PM. Other committee members present were Viki DeGaa, Rocky Johnson, Kirsten Leising, and Francisco Salgado. Seven others attended.

735-840PM: Adjustments for rebuilding Dairy Queen at 1610 SE Tolman: The developer has asked for 3 adjustments which requires a land use notice and public comment. We will discuss the proposal and what if any comments SMILE will submit. The land use notice is at <https://www.portlandoregon.gov/BDS/article/733416>. Comments to the City are due June 21.

Schoellhamer gave an overview of the adjustment rules. Architect Josh Behr described the project to rebuild the Dairy Queen as a Chase Bank with a drive through ATM and night drop. One adjustment is for a 3-foot-wide landscaped area along Milwaukie instead of 5 feet. The planting will be 5 feet wide but the two feet closest to the parking spaces will be shorter plants than required to allow the fronts of parked cars to overhang the curb. Another adjustment is for a 56-foot-long path to the front entrance, which is 6 feet longer than the required 50 foot maximum. The longer path is parallel to the diagonal parking spaces. A shorter path would require eliminating a parking space. A third adjustment is to allow a vehicular area north of the building. This allows the elimination of a curb cut on Tolman close to Milwaukie. The drive through, stacking lanes, and lack of a setback on the south side of the property would not be allowed to be built new today but they already exist and are allowed to continue. The building will be a one story building. the requested adjustments appear to satisfy the approval criteria and the committee will not submit comments. The committee would not choose to have developments with drive-throughs, but the continued use is allowed.

840-850PM: Requested support for main street overlay: The Overlook Neighborhood Association has appealed a land use decision that would allow less than the required 25% active main floor in the main street overlay. They have asked for supportive testimony from other neighborhood associations with a main street overlay such as ours. The proposed project has a mix of market rate and affordable housing by Proud Ground, a nonprofit affordable housing provider. It includes (probably) non-required covered parking and residential units on the first floor. More information on the appeal is at <https://www.portlandoregon.gov/BDS/article/732527>. The Design Commission hearing is June 20.

The Committee decided not to intervene in this dispute in another neighborhood.

850-855PM: Summary of first of three Southeast Uplift meetings on single-family zones.

Schoellhamer and Leising attended the meeting at Southeast Uplift the previous evening. The history of single family zoning as a surrogate for racial segregation and its contribution to economic disparity were discussed. Some parts of the Sellwood Moreland neighborhood were redlined, which restricted the availability of loans and insurance in areas with colored residents. More information on the meeting is at <http://www.seuplift.org/single-family-zones-learning-discussion-series/>

855-900PM: Land use announcements and updates.

The next Main Street Design meeting will be July 25. Schoellhamer will ask the SMILE Board to approve the Committee membership listed below tomorrow night. (Note: the Board approved this list.)

David Schoellhamer, Chair
Bob Burkholder, Board Liaison
Vikki DeGaa
Miriam Erb
Shari Gilevich
Rocky Johnson
Karen Kelly, Sellwood Moreland Business Alliance
Kirsten Leising
Francisco Salgado