

***Sellwood-Moreland Improvement League***  
***Land Use Committee Meeting***  
**8210 S.E. 13th Avenue**  
**Meeting Notes for January 8, 2020**

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

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

**Neighborhood Contact Meeting for proposed project at 8003 SE 13th**

The subject property is zoned CM2dm (Commercial Mixed Use 2, with Design and Centers Main Street overlays). David reviewed the development standards for the zone and overlays (Planning and Zoning Code Section 33.130, 33.415 and 33.420). He noted that there have been 1,054 new dwellings built in the neighborhood since 2015, and an additional 606 units are in the permit review or construction phase.

Mike Perso, of William Kaven Architecture, described the project: The 35 ft. high, 3-story structure will have 1,000 sq. ft. of retail and three studio apartments on the first floor, and 16 apartments in total on the 2nd and 3rd floors. No on-site parking is provided.

A studio apartment has 375 sq. ft. and a 1-bedroom unit has 500 sq. ft. Each unit will have full-size kitchen appliances and a washer and dryer. Each residential unit has an independent heater and a louver to vent an individual air conditioner. There is no roof access for building residents. The balconies are 4 ft. by 9 ft. and will be steel tab pickets with solid sides. A bike track is provided in the interior staircase to the upper floors.

The building will be constructed with a light wood frame, so it's better to handle seismic activity and is most resilient in an earthquake. The project is compact and energy efficient, although there are no solar panels or other features that warrant an energy efficient certificate. The City is requiring a curb extension (a bulb-out) at the southwest corner of SE 13th and Nehalem to help improve visibility of pedestrians.

Other highlights of the project:

- The building siding is fiber cement, channel (lap) siding which replicates the horizontal pattern on older buildings. The siding color on the upper two floors is proposed to be a dark gray/bronze with white window trim. The windows on these floors are grouped to emphasize the residential use. The windows are recessed a minimum of 5 inches to get a reveal, and this feature is historically consistent with existing buildings.
- A modification has been requested to allow the residential entrance on Nehalem to be 50 feet from SE 13th. (The standard is that a residential entrance must be within 25 feet of a transit street such as SE 13th.) The city promotes having retail uses along main streets, so allowing

the residential entrance to be pushed back would help maximize the retail space on the east side of the building.

- The retail front is set back a few feet from the property line which increases the sidewalk space and makes for a better pedestrian area. Jasmine planting along the retail frontage will screen the trash/electrical doors.
- The power line along SE 13th is about 35 feet above the street and crosses at the height of the third floor. A 10-ft. space is required around this line, and this standard prevents having balconies for the 3rd floor units. In place of these balconies, the development will have an interior amenity space.
- The balconies on the west side of the building are set back 10 feet from the property line, while the building itself is set back 13 feet. A vegetative screen will be planted along the west property line.
- The south wall is designed with a flat, light gray panel inset in the middle to add some design to this otherwise blank wall.

The group discussed building color, façade treatments, construction impacts, traffic issues, landscaping and balconies.

Building color: Overall, attendees thought the proposed dark gray was too dark. Mr. Perso explained that the true color was a gray-bronze hue, and the darker color was better than a light gray which appears washed out when it's cloudy. Meeting attendees stated a preference for more bronze and some suggested a dark brick red color.

Façade treatments: For the top edge of the building wall, attendees supported having a cornice, a band of color, a different style of siding, or some other feature to cap off the building. Mr. Perso said that they are still looking into this feature; the concern is that it might be too much for this small building.

Residential window on the ground level: A concern was raised about the varied design elements on the Nehalem side of the building. Attendees felt that the ground level, residential window on here was out of place and that it should be a 3-part window like those used for the other units. Mr. Perso said that the ground floor design (such as having a recessed entry to the apartments on Nehalem) was intended to keep a distinction between the retail and residential levels. He realized that this window will need to be operable to meet code, so it will be changed to the 3-part style.

South wall: The south façade will have an inset and material change to make it not just a blank wall of horizontal slats. The opinions about the south façade were mixed -- some people liked the wall inset while others did not. Another suggestion was for a mural instead of the proposed design. Mr. Perso noted that sometimes they do look to add a mural.

Construction impacts and community volunteer: The owner of the business adjacent to the south raised concerns about negative impacts to businesses during deconstruction of the existing building and construction of the new one. Of special concern is the duration and time when pedestrian access might be limited or blocked. Mr. Perso said that he and the contractor will stay

in contact with her and other adjoining neighbors, and that he will need to find out the schedule for removal of the existing building. The business owner thought that the demolition should be delayed as long as possible due to the impact when the building is demolished and when the lot is vacant. Vikki supported the idea of having a "good neighbor agreement" and local contact, and the business owner volunteered to be the neighborhood contact.

Traffic issues: Attendees expressed concerns about traffic problems due to the narrowness of SE Nehalem, delivery trucks using this local street, and additional cars of the apartment residents. It's also difficult to turn from Nehalem onto SE 13th. Mr. Perso said that the setback of the ground floor and all-glass design at the retail corner may help with visibility. Also, the new curb extension may help in that drivers can inch out a bit farther toward SE 13th when turning or crossing. For on-street parking, he commented that the existing curb line on Nehalem will remain, so the area for on-street parking will not change.

Landscaping: The project will provide two trees on SE 13th and four trees on SE Nehalem. Tree height will get to about 25 feet to stay below the power lines. In addition, five trees will be included inside the hedge row screen on the west side of the building.

Balconies: It was asked whether the 2nd and 3rd floors could be stepped back a few feet to increase the space between them and the power line on SE 13th, thus allowing balconies to be added back to the 3rd floor units. An issue with the west side, 3rd floor balconies was brought up: the concern is that these create invasion of privacy to the adjoining home, and it was suggested that their function be replaced elsewhere, as in the interior amenity space.

Mr. Perso said that given the building size, trying to maintain the desired retail space while adding an interior amenity area (in place of the balconies deleted from the SE 13th units) was about the best they could do. He noted that the west side balconies overlook the front and middle of the adjoining property (not its backyard), so maybe privacy is not an issue.

Project timeline: Mr. Perso said that they are about two months out from submitting the project, and then the city will take four to six months for permit review. He said it would be at least six months and up to twelve months for the project to start. Public notice for this project will be mailed soon by the city to nearby property owners.

Meeting adjourned at 7:20 PM.