

Sellwood-Moreland Improvement League
Land Use Committee Virtual Meeting
Meeting Notes March 3, 2021

Land Use Committee (LUC) members present were David Schoellhamer, Miriam Erb, Vikki DeGaa, Rocky Johnson, Kirsten Leising, Karen Kelly, Bob Burkholer and Shari Gilevich.

The meeting was called to order by Committee Chair David Schoellhamer at 6:00 PM. No other community members were present.

Updates

1666 SE Lambert Street project: The developer was not ready to make a presentation this evening, but will let us know about a future date. The developer has changed the project design, but it's not clear if the City would require the developer to have a second neighborhood contact meeting because of the changes.

David noted that we need to figure out how to create a sign-in list for contact meetings as the City is requiring this to be supplied by the applicant.

Non-western architecture: David did not send our write-up about non-western architecture to SEUL because their February meeting was cancelled. He still plans to send it to the group.

Objectives for the March 31st meeting with city planners

Three to five city planners will attend. Miriam asked to let her know if you plan to participate so Staci Monroe will have a complete attendance record.

Questions to discuss may cover how planners are dealing with so many code changes, especially about how they are looking at "inclusion" and other non-technical elements. The big picture question is, where does the SMILE neighborhood group fit into review of new development? We also should discuss whether creating a conservation district is a way to have impact on future development. Miriam noted that Brandon Spencer-Hartle (with Historic Resources at BPS) who will be the planner involved in a Conservation District will not be attending this meeting.

Design Standards in the Design Overlay Zone Amendments (DOZA) Recommended Draft Report

The City Council meeting regarding DOZA is tentatively set for May 12th.

To first review the new set of Design Standards, David displayed the original, Proposed Draft design standards with our comments, and the new Recommended Draft design standards and our updated comments. (Note: The table of Recommended Draft Design Standards copies Table 420-2 in Volume 2 of the DOZA Recommended Draft Report.) The Design Standards are grouped under Context (C), Public Realm (PR), and Quality & Resilience (QR).

The LUC discussed changes between the Proposed Draft standards and the Recommended Draft standards, and how required "bonus points" are accrued by a development when it incorporates the design features.

The final set of comments on the 62 Design Standards is included as Appendix A in the testimony to be approved by the SMILE Board to submit to the City Commissioners.

Highlights of the committee recommendations:

C7 Building Near Historic Landmark or Property on Historic Resource Inventory should apply to all buildings in Centers Main Street (m) overlay zone.

In standard *C9 Tree Preservation*, there should be a minimum height standard of 20 feet (not a minimum tree diameter) in order to preserve tree canopy.

Added a statement of support for standard *QR1 On-site Building Separation* and *QR2 Vertical Clearance to Pedestrian Circulation System*.

For *PR21 City Approved Art Installation*, recommended that a mural be visible from the public right-of-way.

QR10 Street Facing Balconies recommended that extended balconies be given an extra point.

QR14 Ground Floor Windows recommended an exclusion so that bonus points for this feature do not apply in the Main Street overlay zone.

The LUC noted that the "Indoor Common Area" optional standard (Proposed Draft QR6) was removed from the Recommended Draft standards. Our request will be for this standard to be restored because having a common room to share with neighbors and friends is a big plus for developing community in an apartment building and adds to the public realm.

Members discussed whether bonus points should be only for features that deal with the public realm, and concluded that, overall, the public does benefit from non-public realm features such as eco-roofs.

SMILE testimony on DOZA

The LUC reviewed the draft testimony letter that will be sent to the SMILE Board for approval, and discussed how to streamline it and highlight the most important elements. It was decided to state three main themes on the first page, to be sure not to use language that would trigger accusations of being elitist or Western, and to provide pictures and details on following pages.

The committee discussed which pictures to use considering non-western architecture and contemporary structures. Ideas were for photos of the Umpqua Bank building, the recently renovated Iron Horse building, and the building on the west side of Milwaukie (across from Iron Horse) that has the ground floor daycare and condos on the upper floors. It was decided to keep the list of features (not adding to or subtracting from it), insert better pictures and simplify the layout of the letter.

Committee members need to email other input to David by Friday, March 5th. The version he sent highlighted sections that he was thinking of changing. He reviewed other key points to include in the testimony: support design features that reduce building costs; consider other additional standards (for example, require landscaping in front of basement apartment windows); and, recommend that the city search for loopholes in the code and fix them. He saw two options

for incorporating our Main Street design guidelines: keep the design district overlay for Sellwood-Moreland, or adopt our recommended standards into DOZA and make them apply city wide.

The Committee discussed the next step to have advocacy and outreach before the May 12th City Council meeting. It would be beneficial to talk with Council members and focus on the themes in the opening of the testimony letter. Concerns were raised about whether one person alone could lead the advocacy effort.

Miriam thought that a one-page sheet with major points would be useful; the 2nd page could have pictures. Kirsten said that people also need some background as there have been so many projects that affect the zoning code. We all need to be on the same page and know that we have one message.

David agreed and said that will be the focus of our April meeting.

Meeting adjourned at 7:28 PM.