

***Neighborhood Contact Virtual Meeting***  
***hosted by SMILE Land Use Committee hosting***  
**Meeting Notes -- Dec 8, 2021**

The meeting was called to order at 6:00 PM by Committee Chair David Schoellhamer. Land Use Committee members present: Miriam Erb, Rocky Johnson, Vikki DeGaa, Francisco Salgado, Kirsten Leising, Bob Burkholder and Shari Gilevich. Bob Thompson and Spencer Russell, TVA Architects, attended to discuss the project. Twenty-one community members attended.

**Neighborhood Contact Meeting for 8127 SE 13th Avenue:**

David Schoellhamer described the proposal for the mixed-use development on the northwest corner of SE 13th Ave. and SE Tenino St., a 10,000 square foot parcel adjacent to New Seasons Market. The project has two, common wall buildings, each with 19 dwelling units and ground floor retail. The design of two separate buildings, though attached so it looks like one building, allows the development to have no on-site parking even though it has over 30 dwelling units total. The building sections fronting the streets are 3 stories, with a 4th story section midblock. David presented information about the zoning CM2dm, Commercial Mixed Use with Design and Main Street overlays. The project is using the city Design Standards and there is no public land use hearing for the project.

**Project team presentation**

Bob Thompson presented power point slides to show the site plan and building elevations, and existing buildings in the area for context. Their goal is to create very active uses on the ground floor to serve the neighborhood.

Mr. Thompson had pictures of existing buildings on SE 13th north from SE Umatilla, including the OnPoint building and the library building, to discuss building context. He said the designers were looking for themes along the main street to incorporate into their design. The architects also used the Sellwood-Moreland Main Street design guidelines.

He saw a huge variety of materials and styles, and modifications to older buildings for active retail uses. There are several "western storefront" examples, but not one predominant building style. It is an area in transition with eclectic appeal as more density is being added.

The planned building height is 35 feet for the 3-story portions, which is what will be seen along SE 13th and SE Tenino. The building scale is like the new 3-story, mixed-use building at the corner of SE 13th and Nehalem and is in-scale with Spencer's Antiques building on the east side of SE 13th. They went much lower in scale so our building is in character with adjoining structures. The 4th floor added to one of the buildings is stepped-back midblock to reduce the building mass on the street. The 4th floor is not visible from SE 13th.

The development has one store front on SE 13th and one facing SE Tenino. The retail spaces are 25 feet deep. There is rain protection for all the retail frontage with upper level projecting over the sidewalk. Design elements that fit with the main street guidelines include retail store front with transom windows; pedestrian oriented, blade signs for retail uses; down lighting; and, bay windows for the dwelling units. The apartments do not have balconies.

There will be an outdoor, landscaped area along the north side of the buildings for residents. The 4th floor has roof-top garden with planters with hedges.

There are two dwelling units on each ground floor, and eight units on the 2nd and 3rd floors. The units are studios and 1-bedroom.

The building material will be shingle siding on the top floors to provide a residential feel. The defined base retail material is board form concrete.

The complete construction document should be ready to submit to the city in about 2 1/2 months, and it will be close to a year before construction begins.

### **Questions and Comments**

David thanked the team for considering the Main Street guidelines. He opened the meeting for questions. Topics addressed were the following:

#### **Parking:**

David Schoellhamer acknowledged that the lack of on-site parking will be an issue; he pointed out that the city does not require on-site parking for this development and does not require a traffic or parking study.

- Mr. Thompson said they did not do a traffic study. He described how it is difficult to provide parking on such a small lot. Something like tuck-under parking would provide few spaces and reduce the area for retail services. The city promotes developments that do not have on-site parking. The developers would not expect to be in the position to advise new tenants about parking options.

Comment: SE Tenino is very tight, even for a small car and there's really no on-street residential parking spaces. A number of residents are pushing for the city to reconsider these parking issues. The designers have expressed concern for the community, but chose to design two buildings to avoid the parking requirement. If they care for the neighborhood, then they would provide on-site parking.

#### **Open Space:**

Comment: The step-back design for the 4th floor is appreciated. It looks like the design maximizes the building length and width to make up for area lost by having a step back, and as a result, the open space is so small that's not useful for the number of tenants.

- Mr. Thompson confirmed that the landscaped space on the north side of the building is the only open space for tenants, and it does meet city requirements.

**Trees:**

Comments: Will existing trees on SE Tenino be replaced? One person pointed out that the trees might not actually be in good enough condition to keep or to withstand impacts during construction.

- Mr. Thompson said that at this time, they plan to keep the existing trees, and that the city arborist will weigh in on what happens with these trees as they are in the public space.

**Main Street design guidelines.**

Mr. Thompson reviewed the design elements of this development that draw from the main street guidelines: glazing (windows); storefront display windows; transoms, raised sills at retail base; vertically proportioned windows that are stacked; base-middle-top; symmetrical simple lines; limited material palette; shingles as primary material for upper levels; bay windows; recessed entries.

**Design:**

Comments: Why not use brick on ground floor?

- Mr. Thompson said they are looking at mahogany for some of the façade.

Comment: What is being done for ADA access?

- Mr. Thompson said the 4th floor building has an elevator so all units are accessible. Units on the ground floor are accessible.

Comments: Disagrees that there are that many architectural designs in the Sellwood-Moreland area. The building height/scale does fit in with existing buildings, but using the strategy to create two buildings makes the design odd. Landscaping on the north side is odd. It's awkward to have retail frontage facing SE Tenino where there is no other retail spaces; it's kind of doomed. The bike storage space on the ground floor is not active, and should be changed to be part of the retail use. The building design does NOT seem simple. The north elevation is better. Consider adding balconies as they, too, add a residential feel.

- Mr. Thompson said that the city wants retail within 100 feet of SE 13th.

Comments: Could the two retail spaces actually be combined for one business? The square footage of one of those spaces is too small for an eatery. It'll be a struggle to have a restaurant south of Tacoma. Almost every food spot south of Tacoma on 13th doesn't stay in business long. This place could be an 'anchor' which gives other retail south of Tacoma more viability. Most of the business south of Tacoma on 13th don't do very good, imo.

Also recommends having a chamfered corner entry like that on the library buildings and that clerestory windows be maximized. There's a concern that the building will become run down if these are very small units (< 600 sq. ft.).

The tactic of splitting the tax lot into two buildings is very disingenuous and it appears to be a technical runaround of regulations of that would be required. Does the land use committee

have any comment on that? This is different than what is on 8120/8134 SE 11th development, because they are in fact on separate tax lots.

Comment: Doesn't think the building reflects the neighborhood. Why are these new buildings always grey and black. There should be some other colors used. Several people supported changing the building color.

**Traffic:**

Comment: Cut through traffic on SE Tenino will only increase. What will happen when the other new project at SE 6th and Tacoma (with 104 dwelling units) is also under construction and affecting traffic? Is there a plan on coordinating with other projects that impact parking and cut-through traffic?

Comment: Can Sellwood SMILE require or request City Development Services that this development have multiple electric vehicle car share parking spots on Tenino St. as well as the frontage on 13th? Having car share for the tenants reduces the net number of tenants who would have cars in the first place. In addition:

- Many neighbors commented on the lack of parking, and while I can generally commiserate with that sentiment; it is totally unrealistic. Multiple car shares are the best hope for these new developments.
- The City will be rolling out electric car shares in the near future, I can provide contacts if you need more information.
- Can Sellwood SMILE have future discussions with TriMet to have the 99 bus converted to full time service? How many units are being added to the neighborhood between 13th and the river in the next two years? 200? More than 200 without parking? This neighborhood will be an auto nightmare without more bus service directly to downtown (the 70 bus doesn't go there!)

**Notice to tenants in the existing building:**

Comment: Tenants in the existing building aren't sure when the building would be sold.

- David said that there's a 90-day notice required for evictions, and that it's the responsibility of the property owner to notify tenants.

**Meeting notice:**

Comment: The three, project notification signs placed on the building by the developer were taken down by unknown persons, so community members may not have known about this meeting; maybe there should be a 2nd meeting.

- David said that Land Use Committee members leaflet properties within 1 block of the project, letting people know about the meeting, and this leaflet was put in the window of the existing building. He also emails the notice to an extensive listserv group. He said the attendance at this meeting was similar to that for the project at SE6th and Tacoma, so feels there was adequate notice.

### **New Seasons and impacts on SE Tenino:**

Comments: There are often traffic issues on SE Tenino because delivery trucks for New Seasons park on SE Tenino adjacent to this property. The delivery trucks will park even where it's posted "No Parking" and are loud. The proposed retail space facing SE Tenino will be greatly impacted by this constant activity.

- David noted that several people brought up issues with the loading dock area for New Seasons because the trucks park on Tenino. This could be especially bad during construction.
- Mr. Thompson said they had not yet talked with New Seasons, though have sent out information to the business.

Comments: A small business owner who makes deliveries to New Seasons said it's dangerous to make these deliveries. The congestion on this restricted width of Tenino makes it dangerous. They felt that the architects are saying that they want what's best for the neighborhood and are hearing from 20 people about their concerns. It feels like the description of the project is disingenuous and that the design is to maximize profit.

Comment: The manager for this New Seasons Market confirmed that there is no on-site loading space for trucks, so they have to park on SE Tenino. She left her email in the "chat" section for the zoom meeting so that the developers could contact her.

Further questions can be sent to David Schoellhamer at [land-use-chair@sellwood.org](mailto:land-use-chair@sellwood.org). He will ensure that they get to the developer.

Meeting adjourned at 7:36 PM.