

***Neighborhood Contact Virtual Meeting***  
***hosted by SMILE Land Use Committee***  
**Meeting Notes -- December 20, 2021**

The meeting was called to order at 6:00 PM by Committee Chair David Schoellhamer. Land Use Committee members present: Vikki DeGaa, Rocky Johnson, Kirsten Leising, Bob Burkholder, Francisco Salgado and Shari Gilevich and. Mildred White, BAMA Architecture and Design, attended to discuss the project. Five community members attended.

David Schoellhamer reviewed the protocols for the neighborhood contact meeting. He advised attendees that the meeting will be recorded. Vikki DeGaa will monitor the comments entered into the Chat box.

**Neighborhood Contact Meeting for 8120 SE 6th Avenue:**

Mr. Schoellhamer gave an overview of the project and zoning requirements. The proposed development on this 5,000 square foot lot is a 4-story building with 31 dwelling units and commercial space on the ground floor. The lot is zoned CM2d, Commercial Mixed Use with Design overlay. Development standards for this zone include maximum building height 45 feet; FAR (Floor Area Ratio) 4:1 for projects with Inclusionary Housing units (FAR would be 2.5:1 for a project without Inclusionary Housing); minimum landscaping 15%; and no on-site parking required for the project with affordable units.

He noted that this neighborhood contact meeting is informal and advisory to the developer; the focus is on the proposed design, not on whether a project should be built. The city process does not require a public hearing or public comment because the proposal will meet required and optional Design Standards.

He also noted that Sellwood-Moreland has experienced significant growth in the past several years. The number of dwelling units has increased by 33% since 2015. There are a minimum of 680 units in the pipeline, that is, units that are in the permit review and construction stages. The Land Use Committee will have hosted four neighborhood contact meetings just this December for new projects.

**Project team presentation**

Mildred White thanked Mr. Schoellhamer for the introduction. She presented power point slides to show the site plan and building elevations.

- This lot to be developed is located between two apartment buildings. The project has the same developer as the apartment building to the south.
- The development has smaller units with open bedroom (bedroom alcove) design. Some units have balconies.
- Street level has shared space; live/work space; trash room; bike parking and a couple of units, about 4 feet below grade.
- The building will have a 3-foot front setback and 7-foot rear setback (east side of building)
- One tree will be removed and two trees added in tree wells in the front. There's also a front planter.
- The building will be 45 feet high at the parapet, with some projections on roof for maintenance equipment.
- The top of the building has an enhanced cornice. The upper level has recessed balconies.
- Transom windows are on the first level to replicate Sellwood storefronts.
- Façade materials include brick on lower level and lap siding on upper floors.

**Questions, Comments and Responses**

Mr. Schoellhamer thanked Ms. White for the presentation and asked for questions from the attendees. Topics addressed were the following:

Recessed balconies: Does recessed mean that the upper floors are cantilevered over the sidewalk? Ms. White said that there are bay windows on the north and south ends of the building that extend over the lower floor, but the full floor is not projected over the sidewalk. These balconies provide a 9' x 7', fully covered balcony.

Cornice, arched openings, top band: Ms. White said that the building does have a 24-inch deep cornice (two, 12-inch sections). They are not doing arched openings.

Trees: There's only one tree on this property and the city is making them remove it because they have to rebuild the right-of-way. It will be replaced with a tree about 5 feet tall to start and with a 2 1/2" base.

Affordable housing: Inclusionary Housing code will require 20% or 15% of the total number of units to be affordable based on 80% of median family income for Portland. So, five or six units will be affordable.

Parking needs impacts: Concerns were voiced about where the construction crew will park and, ultimately, where the developer would direct tenants to park. Ms. White said that on-street parking on the west side of SE 6th will be lost when the bridgehead project is developed, and there's really no definitive answer for parking needs of the tenants. They will bring this issue up to the developer.

Building design: Several attendees said they appreciate the Main Street design elements, such as the brick façade. Ms. White said the brick color has not been decided, but it may be selected to tie into the color of building adjacent to the south. This building will have a planter out front, unlike the adjoining building.

Timeline and traffic mitigation: There are concerns about the traffic impacts when several developments are underway at the same time and about high volumes of traffic that go to/from Clackamas County and often use SE 6th. Ms. White said the goal is to this project finished before the bridgehead project (the two full blocks on the west side of SE 6th). They hope to be able to stage their work on the lot across SE 6th before the bridgehead project is underway. For construction traffic, they will block off parking in front of the building, and plan to keep materials and contractors on empty lot on the west side of SE 6th.

Timeline: Concerns were raised about needing to know the construction schedule due to impacts on local business, and how this project will be coordinated with the major, bridgehead project. It appears that construction of these two could overlap. Any heads-up on the project schedule will be appreciated. Ms. White said that ideally they will be able to start construction within two months as they have a fair amount already reviewed by the city. She was surprised that the other project would start as soon as 8 months out. They still need to negotiate specifics with that other project, but are looking for storage on that site early on before the other project starts. The final months on their own site include interior work and landscaping. Their project does need to extend a sewer line.

Neighborhood information: Vikki DeGaa explained the possibility of having a volunteer from the area act as a neighborhood liaison during construction and suggested that it would be great if one person could be the liaison for both this project and the bridgehead project. Ms. White will not be involved during the construction phase, so will pass on that idea to the developer.

Charles Letherwood with Tom Dwyer Automotive Services volunteered to be the liaison for both projects. Vikki DeGaa will contact him about setting up that process.

Design: The group discussed building design and similarities with the apartment building adjacent to the south. Several people said they would like to see building colors other than grey. Ms. White said the designs were intended to be complementary, but not identical to the design of the adjacent building. The new building will have balconies and a cornice, unlike the apartment building to the south. There is minimal space between these two structures, just enough room for a downspout. The building will have two light wells for interior windows.

Ground floor space: The project description included a retail space on the ground floor, but these plans identify that as "live/work" space. Ms. White said the final determination has not been made about the use for this area as there are concerns that it might not be a viable retail space. Instead, it might allow for small office uses which could accommodate a few clients.

Ms. White requested that people put their contact email in the Chat box so that they can email their minutes to those attending this meeting.

Mr. Schoellhamer thanked Ms. White for the presentation.

Meeting adjourned at 7:00 PM.