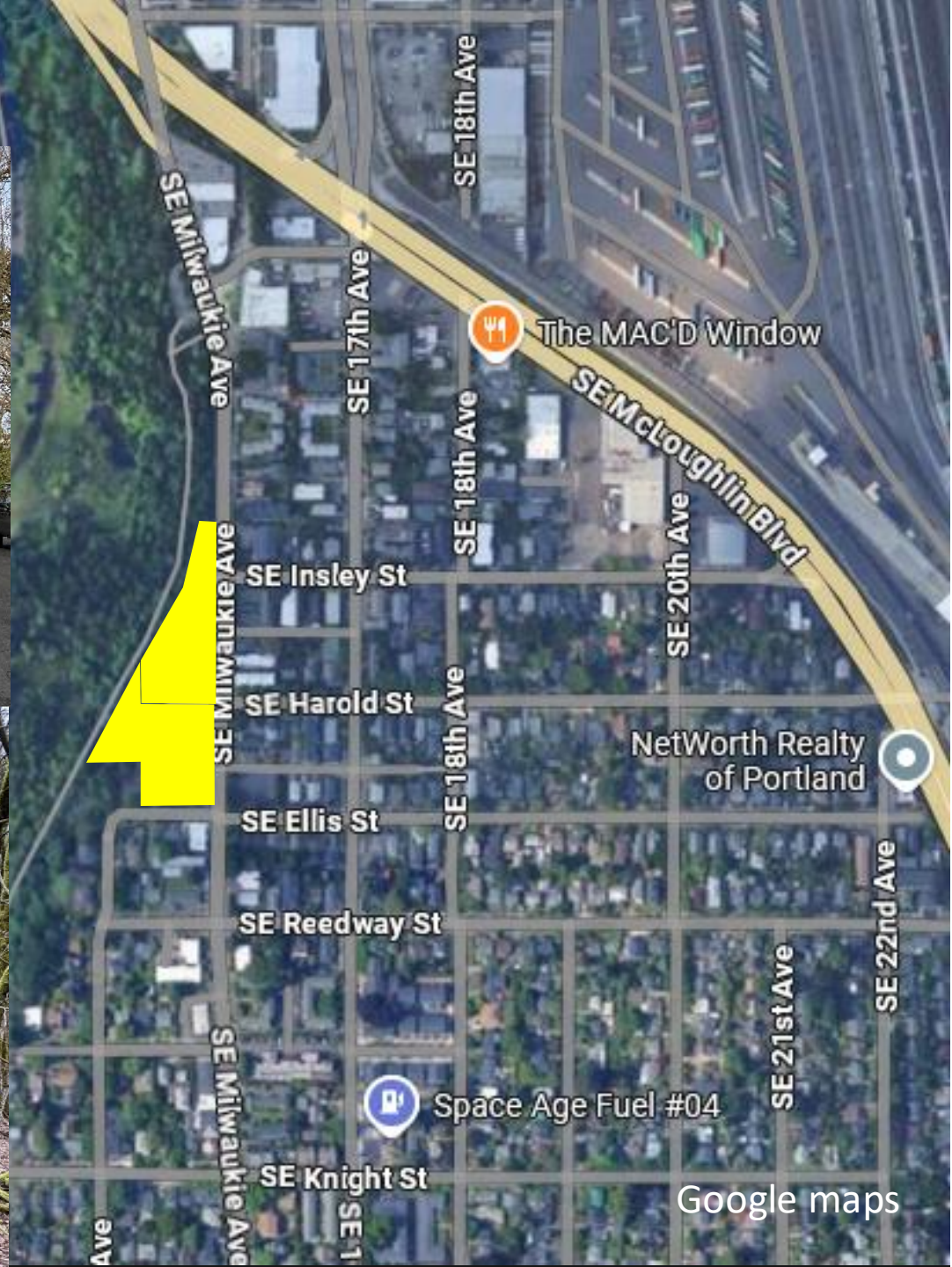


5515 SE Milwaukie



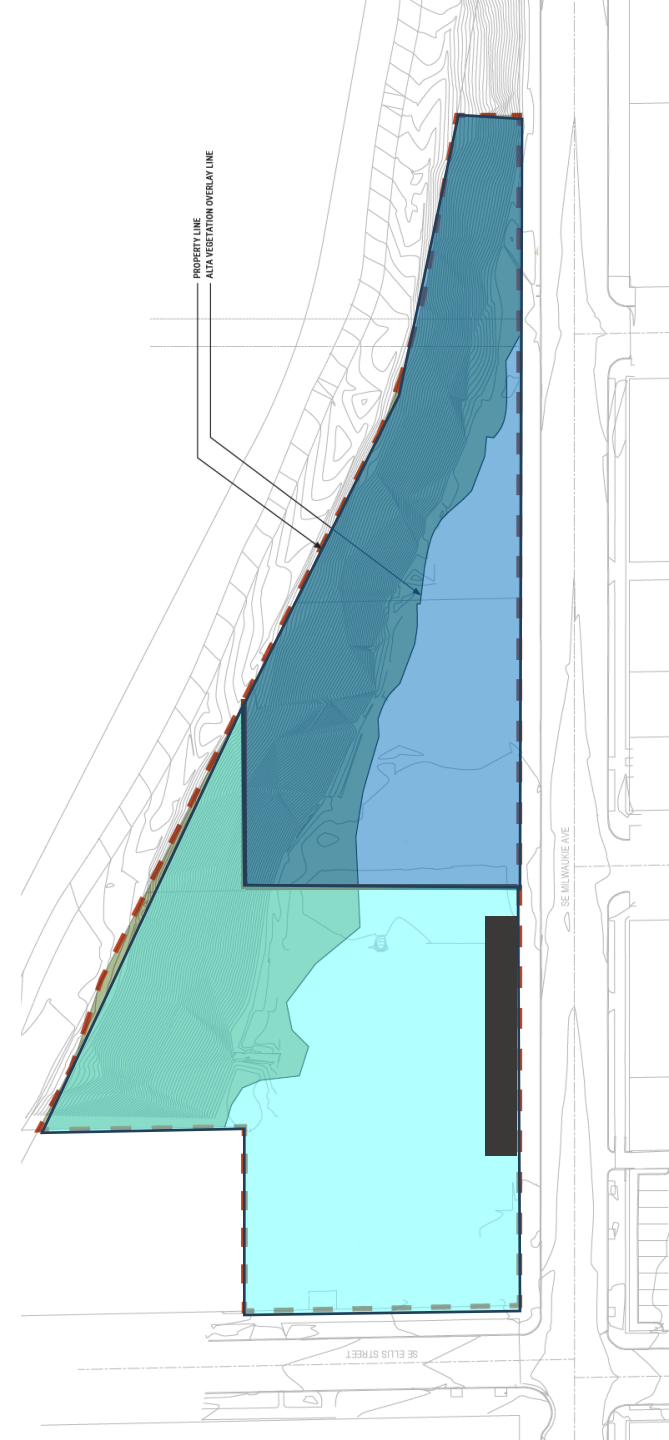
Zoning

100 foot height limit

River Environmental zone
Need approval for any disturbance

65 foot height limit

No permanent disturbance in river zone
45 ft height limit first 15 ft across from R2.5
Bird safe windows on west side
Design review



Zoning

- Inclusionary (affordable) housing is required if there are 20 or more units per building
- No car parking required if building has inclusionary housing.
- Meeting with neighborhood not required.



Proposal

Design Review: Approve building design

River review:

- Temporary disturbance during site preparation and construction activities;
- Tree removal; and
- Regular/annual pruning of native vegetation near the buildings.

Exemption from requirement to build pedestrian path to Oaks Bottom trail classified as a street by the City

Design Review Approval Criteria

| Tenant | Guideline |
|--|--|
| <p><u>Context:</u> <i>Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change</i></p> | 1) Build on the character, local identity, and aspiration of the place |
| | 2) Create positive relationships with surroundings |
| | 3) Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness |
| <p><u>Public Realm:</u> <i>Contribute to a public realm that encourages social interaction and fosters inclusivity</i></p> | 4) Design the sidewalk level of buildings to be active and human-scaled |
| | 5) Provide opportunities to pause, sit, and interact |
| | 6) Integrate and minimize the impact of parking and necessary building services |
| <p><u>Quality and Resilience:</u> <i>Promote quality and long-term resilience in the face of changing demographics, climate and economy</i></p> | 7) Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design |
| | 8) Design for quality , using enduring materials and strategies with a coherent approach |
| | 9) Design for resilience , health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city |



SELLWOOD-MORELAND MAIN STREET DESIGN GUIDELINES

A SUPPLEMENT TO THE PDX MAIN STREET DESIGN GUIDELINES

ADOPTED BY THE SELLWOOD-MORELAND IMPROVEMENT LEAGUE BOARD | MAY 2020

Design Review may not reduce height or floor area

Portland zoning code 33.825.035:

While the review may evaluate the distribution of massing and placement of structures on the site, the review may not require the applicant to reduce or increase the total floor area or height, except when the height being proposed includes bonus height, and the bonus requires approval through design review or a modification through design review.

Review Process

March 20: Design Advice from Design Commission

May 7: Meeting with SMILE

August 15: Public notice for Design and River Reviews

September 3: 2nd meeting with SMILE

September 5: Public comments due

mid-December or sooner: Decisions from City staff

Building Permit application and review

Construction

Public Comments

Comments due Friday September 5, 5PM

Send to Benjamin.Nielsen@portlandoregon.gov

Reference Case File LU 25-062334 DZ RRM

Comments must address the approval criteria

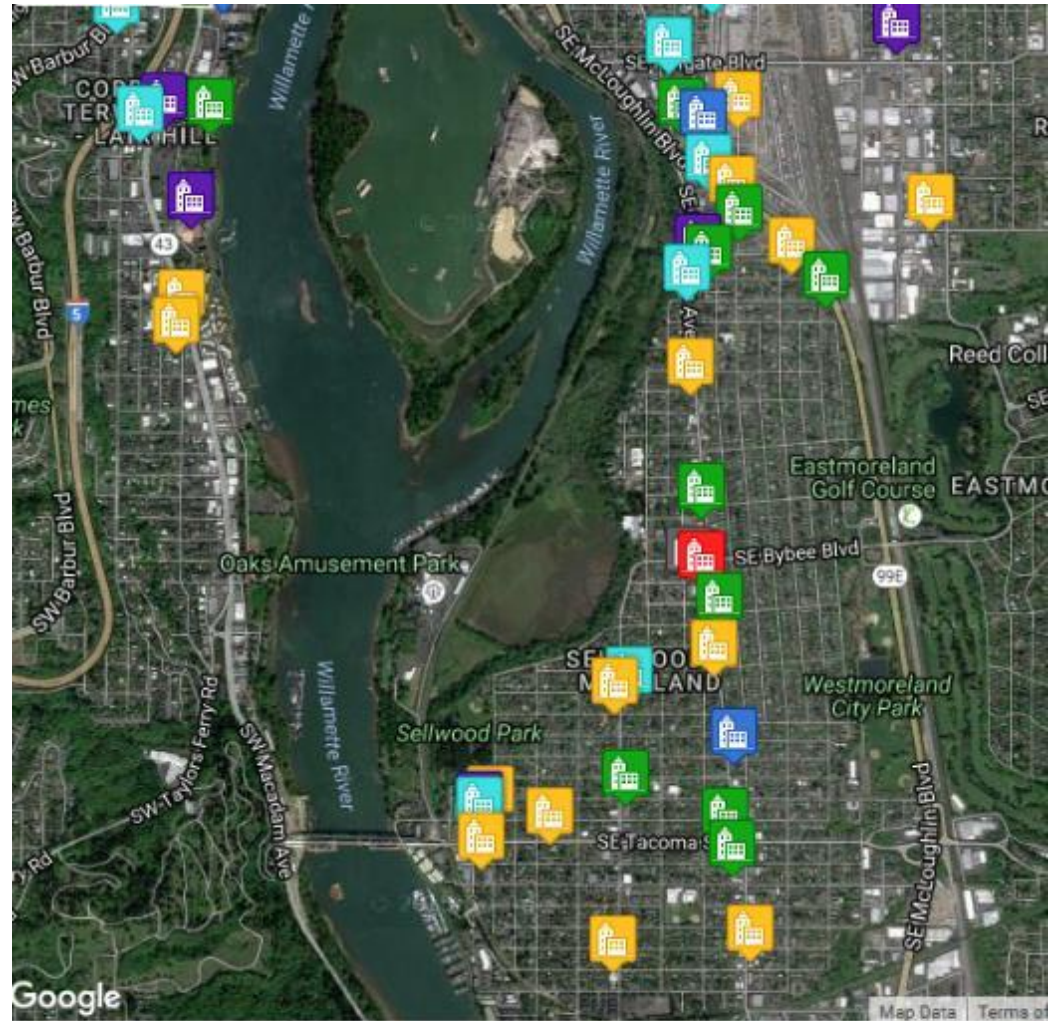
Development in SMILE

~612 units in the pipeline

1,665 units completed since 2015

~6,000 housing units in 2015

38% increase



Announced



Early Assistance



Design / Land
Use



Permit Review



Under
Construction



Completed

nextportland.com
Sellwood.org

SMILE Meeting Ground Rules

- We treat each other with respect
- We work from an agenda
- We speak one at a time keeping in mind that the chair or discussion leader is running the meeting
- We don't interrupt each other or conduct side conversations with our neighbors
- We keep our comments brief and focused to give everyone a chance to speak
- We listen before we make up our minds, making a good faith effort to understand the concerns of others
- We focus on the issue being discussed, and will not personally attack another
- We hold each other responsible for the process and these ground rules