



Schoellhamer concluded his introductory remarks by pointing out that – just here in the Sellwood-Westmoreland neighborhood – 612 apartment units are “in the pipeline”, and 1,665 units have already been added to the neighborhood since 2015, resulting in a 38% population increase in that time.

Then Kyle Anderson of GBD Architects and Damin Tarlow of the Trammell Crow Company stepped forward, and – with the aid of projected slides – offered details on the design elements of the large development, many of which had been added or revised based on public input at a prior presentation for the SMILE Land Use Committee.

240 apartment units are currently planned, but there could be a reduction to 238 units to increase the amenities to residents in the planned development. 50 units would be studio apartments, 126 would be one-bedroom units, and there would be additional two- and three-bedroom units as well. A required number of units will be included to meet the “affordability” requirements of such a project by the city. The men showed and discussed floor plans, the overall design of the project and its features, and the materials palette they are using. The variety of designs and roof lines incorporated across the east face of the building will be intended to create an impression of a group of adjacent buildings rather than one monolithic structure. As residents had previously suggested, there now will be mural art on some sections of the building.

The presenters opened the meeting to questions, and the first observation came from Ed Nunuz, who suggested that Ellis Street will become a very busy street near Milwaukie Avenue, since access to parking, loading and unloading, and deliveries, will center on the south end of the development. At that point some comments were exchanged between members of the audience, and President Dugan asked that all dialogue be between audience members and the two presenters ONLY. It soon became obvious that some of those present approved of the project as providing needed additional housing, while others opposed it on the basis of its monolithic size being inappropriate in the setting of the existing neighborhood, its being perched on the edge of the Oaks Bottom Bluff which historically has been prone to landslides, and because traffic and off-site parking generated by its residents may be obstructive to the through streets nearby. However, none of those points was at issue in this presentation – those details had all been accepted by the city as approved by the applicable zoning code, and comments of that sort would not be considered by the city if submitted by the September 5 deadline.

A woman on Zoom expressed concern about what she considers a potential sinkhole vulnerability on S.E. Milwaukie Avenue north to Mitchell Street – again, a comment beyond the purpose of this public presentation, but one which she could offer to PBOT for consideration of potential remediation by that city department.

In the end, few if any of the offered comments from attendees addressed the specific matters subject to the comment deadline in Friday. (However, SMILE through its Land Use Committee did submit relevant comments on those specific points by the September 5 deadline.) The time allowed for the SMILE General Meeting having reached its end, the meeting was adjourned at 9:01 p.m. by President Dugan.