

# SMILE GENERAL PUBLIC MEETING

September 7, 2016

SMILE Station

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Procedural

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**OFFICERS PRESENT:** Gail Hoffnagle, Vice President; Pat Hainley, Treasurer;  
Eric Norberg, Secretary

**BOARD MEMBERS PRESENT:** Nancy Walsh; Elaine O’Keefe; Miriam Erb;  
Bob Burkholder; Steve Szigethy; Timothy DuBois, Joel Leib

President Corinne Stefanick was ill and unable to attend the meeting this evening, so Vice President Gail Hoffnagle was present to call the meeting to order at 7:30 p.m., and asked those present – it was an unusually large crowd – to introduce themselves, in turn, around the room.

Observing that the meeting had easily more than met the quorum requirement of 20 SMILE members in attendance, she requested a review of the August 3rd General Meeting minutes. Following the review, Matt Hainley moved that the minutes be approved as submitted, and Miriam Erb seconded the motion, which passed with near unanimity (there were two abstentions).

Timothy DuBois – Chair of the current SMILE Nominations Committee, which also includes Miriam Erb and Patrick Morton – arose to make the formal announcement of the Board vacancy arising from the resignation of Nanci Champlin, who has moved out of the SMILE neighborhood. With this announcement, the election to fill her seat for the remainder of its term until May of 2018 will be taking place at the next SMILE General Meeting, on October 5. Nominations are being sought, but those interested can also be nominated before the vote at the meeting itself on October 5.

Rich Cassidy of the Portland Bureau of Transportation (PBOT) was next to appear, on the subject of the final “Sunday Parkways” bike/pedestrian Sunday event of the season in Portland this year, on October 2. This one will include (and close) the new Sellwood Bridge and Sellwood routes – this year reaching into Clackamas County, and include Milwaukie. S.E. 17th south of Sellwood will close for the event, as will a number of streets in our neighborhood (only during the hours of 11 a.m. to 4 p.m. on that date), and will include events in Sellwood Park and Westmoreland Park. Cassidy passed out a sheet showing the planned routing through Garthwick, which was a subject of concern at his last meeting with SMILE about this event. He said volunteers would assist local residents who are inconvenienced by the street closures, and solicited local volunteers to help with this.

The next (and final) agenda item of the evening, and the one which had drawn the large crowd of attendees, involved the plans for a 232-unit, four-story apartment building on the former Meyer Memorial Boys and Girls Club block in Westmoreland. In introducing the subject, Vice President Hoffnagle reminded those present about the SMILE ground rules for

decorum at meetings, and then she introduced the Chair of the SMILE Land Use Committee, David Schoellhamer, to lead the discussion. He started with a slide presentation showing the location of the project, sited between S.E. 16th and Milwaukie Avenues, and between Rural and Ogden Streets. The block's zoning is "Commercial Storefront", which includes a wide variety of uses, including residential. The maximum allowed height of buildings in this zone is 45 feet. The city requires a minimum of 77 parking places for 232 residential units, but the requirement can be reduced for tree preservation, extra bicycle parking (some bike parking is required), and other options, with many details and restrictions. No "design overlay" applies to this property at this time.

Some residents present were concerned that no traffic study is required – and were concerned about the potential impact of the traffic on nearby residents. Discussion followed, and Vice President Hoffnagle, who has served on a city parking committee, added some detail concerning city policies.

Schoellhamer ended his introduction by pointing out that "1,041 apartment units are in the pipeline" in Sellwood and Westmoreland at this time – about equal to the number going into the Lloyd District, which has been referred to as "the fastest-changing neighborhood in the city". By comparison, the hot S.E. Division Street area has about 700 units built or planned for 2014-16. Schoellhamer concluded by reminding those present once again of the SMILE ground rules of decorum required at its meetings.

Aaron Jones, of the new owner of the property, NBP Capital, then stepped forward. The project is in the initial stage of design he said, and added that he was present to seek feedback, give general information about it, and answer questions. (He was accompanied by a colleague with whom he conferred once or twice, who was not publicly identified.)

The project will be a four-story building, with underground parking, and some retail on the ground floor. (A figure of 155 parking spaces was mentioned, but did not appear to amount to a promise of exact quantity at this time.) The garage access is required by PBOT to be on S.E. 16th, on the west side of the building, and the only side facing a residential block, which was not the developer's preferred location. 16th is also the narrowest street of the four surrounding the new building. The apartments will be a mix of studio, one-bedroom, and two-bedroom units. The building's design is still to be determined, and suggestions from the neighborhood will be considered. A large number of questions and comments followed.

Jones pointed out that his presence at the SMILE meeting was voluntary and not mandated, and that he plans to return at a future SMILE meeting to describe and demonstrate how neighborhood suggestions have been incorporated into the final design. NBP Capital had not planned to make S.E. 16th a focus of traffic activity, and would have preferred Ogden or Rural for that, as those streets are substantially wider and are directly connected to Milwaukie Avenue. For traffic concerns, the developer is willing to work with PBOT. He explained the economics of the project, and pointed out "we are putting in more parking than required".

There was evidenced considerable resident concerns about the narrowness of S.E. 16th as the main egress and exit street for those parking in the building's basement, and indeed the general subjects of parking and traffic seemed to be the top concerns of those present.

Pat Hainley at this point made a motion, the wording of which was restated various ways in the period following, but which amounted to: "That SMILE ask PBOT to reconsider the requirement for making the primary vehicle access point for the project S.E. 16th, and that SMILE recommends the main access point required of the developer be changed to Ogden and/or Rural Streets, which are much wider and less congested". Michael Hayes seconded the motion, which then became the subject of considerable discussion. After the discussion, Vice President Hoffnagle arose to pursue a vote on the motion, whereupon two attendees stood to advocate the motion be tabled for more research on the suggestion. There followed more discussion, this time on the suggestion (but not motion) to table the original motion, and the appropriate procedure to follow at this point.

Eventually the question was called, and a vote on the original motion followed. Due to the size of the number of SMILE members in attendance, vote was by raised hand, and Hoffnagle counted the votes and announced the results: 44 voted yes, 5 voted no, 15 indicated they had chosen to abstain. The motion passed.

A general discussion resumed, and remarks and observations continued. Aaron Jones continued to respond to questions. He expects demolition of the existing buildings on the block to occur around next June, and to take two weeks; materials will be recycled. Jones repeated that he plans to return to a future SMILE meeting to advance the discussion: "I'm not 'one and done'."

The time having reached the allotted hour of adjournment of 9:00 p.m., Hoffnagle ended the discussion, thanked those who had come to the meeting for their contributions, and reminded those present to return for the next General Meeting on October 5, for the election to fill the vacant Board seat.

And with that, she announced the meeting as being adjourned.