

BNA Land Use & Transportation Meeting
Mon 1/23/17 7 - 9 pm @ Q Center

Attendees:

- Board: David de la Rocha, Katy Wolf, Owen Gabbert, Sarah Cantine, Kay Newell
- Neighbors: Ted Buehler, Sarah Isbitz, Tom Hoppe, Michael Hoffman
- Guests: Elliot Daggett, Ryan Austin, David Kennedy

Agenda:

1. Elliott Daggett from Houndstooth Development will present updated designs for 3524 NE Garfield. Project will shift from micro apartments to 1 and 2 bedroom units. 20 min.
2. Owen Gabbert will present designs for his renovation of 3816 N Michigan. 20 min
3. Chair's review of inter-meeting notifications (with comment deadlines before our January meeting) that took place since our November meeting. 20 min
4. Proposal by Kay Newell for Boise to volunteer as a pilot neighborhood for the Parking Toolkit. 20 min
5. 2938 NE Cleveland Ave: The owner is asking for a setback waiver of 7" due to a building error. You can view the Type II proposal LU 16-249021 AD, on Portland maps.com.
6. Ted would like to introduce a longer term discussion regarding safety improvements on the Fremont Bridge off-ramp that we may petition to ODOT and PBOT.

7:02 Houndstooth Development updated designs - David Kennedy, Elliot Daggett

- Houndstooth presented to LUTC in June. Building location is currently parking lot for retail on MLK and Fremont. Previously presented. Now have 28 units, down from 42, with larger units. After financial institution vetting, have changed to 6 micro units and 22 standard studios. BNA LUTC also gave this same feedback.
- Kay suggests enlarging the bathroom doors to make them ADA accessible. They have just one ADA-compliant unit in the building.
- Upper floors 2, 3 and 4 each have two 2 BR units. Most units have stacked laundry, but micro apartments will use laundry in the 1st floor common area.
- Have moved away from the classical style 1st floor street-facing facade to a brick facade. Still keeping the angled panels above that. Still figuring out what panels to use for rain screen wall. Kay recommends avoiding what Tupelo Alley on Mississippi used, they are wearing down already.
- The south facing wall may not be seen. It's in the middle of the block. A garage is blocking most of it belonging to a large 2 story home on the corner of Fremont and Garfield.
- North side: Windows on all units is the sliding door with a mini balcony.
- Micro-units are on south side, and don't have sliding doors.
- Internal stacked bike parking accommodates 20 bikes.
- Courtyard is 11' wide. Because it abuts residential, it needs that space. Also have to maintain an exit to the street from the back and connects with the retail exits.
- Ted recommends skylights on the top level.
- Still no elevator.

- Pets: Will probably go with luxury vinyl tile flooring, which will be most long-lasting, is easy to maintain, has some acoustic value. Courtyard will be enclosed to pets could be out there off-leash. Would put a trash can out.
- Ted comments: Glad we have micro-apartments, indoor bike parking is good.
- David: Glad it's not entirely micro-units. Good mix.
- Sarah: Fewer units is healthier for the neighborhood, we have a parking crunch. Still missing an opportunity for more ADA accessible units on the ground floor. Just need to make the doors wider. Shuffle the kitchen or extend the wall.
- Could put in hand rails in bathroom walls. Could hold first preference for 1st floor units for people with additional needs.
- Trying to create a new building type, called a legacy building that tells a story about an individual. Art pieces tell the story of Elliot's wife Ally Ford. Bas-relief above entrance, homage to church facades, mimics a classical relief in Florence. Art will be of Oregon landscape. Building will be called The Gemini. Woman with snake and a lamb symbolism.
- Elliot and David are asking for a letter of support. They're trying to do something new.
- Sarah likes the facade, but the BNA Design Guidelines ask to keep designs simple, and we've been consistent in asking developers to be in keeping with them. The materiality is somewhat of a concern on three of the four sides. It's about keeping the quality of materials consistently high all around the building. Could look like a mullet.
- The developers have a questionnaire that can be used approve/not approve on the exterior. Just trying to get input. A formal letter of support can be written later for a formal meeting with the neighborhood. LUTC board will discuss later in meeting.

7:45 Owen Gabbert, Ryan Austin (Polyphon) - renovation of 3816 N Michigan home

- Working with Open Door out of Bay Area, about curated intentional co-living. Includes shared meals and community programming. Owen will own and build, and Open Door would operate. \$800-950 range on rent.
- Will have 3 or 4 total single family units, each 6 BR. 4 stories tall - includes a basement living level, a main level, and 2 upper levels with the top level being vaulted. They are self sufficient homes with their own kitchens, but they can also share the main house's common area. Each bedroom has it's own bathroom, plus a half bath on main level.
- Existing house is 2 stories, will also have 6 BRs. Wanted to save the existing home and add some unit types we don't have currently. Main floor of existing house will be opened up into a common area and kitchen (room for 24 people). 24 indoor bike parking spots in the basement, but they want to add more bike parking outside. 3 bathrooms. House was built in 1898 but foundation is newer and Owen is open to bolting it for seismic safety.
- Open Door usually sees 25% of residents own cars, so out of 24 people this would be 6 cars on the street.
- Hoping to use Pistils to program and use the open space and maybe they can grow their operations into that space. Owen did this before with a nursery. Trying to see if they're interested.
- Lots of windows on all sides. Siding would be artisan hardy or natural wood with stain. May do something different on them, but keep continuity.
- Zoning is R2. Height cap is 40'. They're at 35'. There is no parking requirement.

- Internal courtyard is at the level of the existing house porch. Access to bike parking in front of the entrance to the courtyard. Courtyard is like a landscaped terrace, with steps up from street and down to the alley.
- Owen has been talking to Mr. Sun Solar about mitigating impacts to Kay's solar panels. Is open to modifying design, or relocate her panels. Or put panels on their roof and send power to her.
- They will provide a modular closet and desk so the bedrooms can be configured different ways.
- Trash pickup can be on the alley.
- First Open Door project outside of Bay Area. There will be a live-in supervisor onsite.
- Ted suggests they modify the first new building, make it shorter, to mitigate impacts to neighbors. Could raise rent to make up for the lost income.
- Kay is concerned about loss of her natural light. Owen is open to looking at ways to mitigate that impact and also the solar panel relocation.
- Owen's next step is an Early Assistance meeting is Feb 9. He doesn't need a letter of support at this point yet. He came to present the early concepts.

8:22 Chair's review of inter-meeting notifications (with comment deadlines before our January meeting) that took place since our November meeting.

- Provided letter of support to the building owned by Jesuit Volunteers on Williams.
- Two items expired: variances requested on the carport on Fremont on the property line, and building error on setback presented at Nov meeting. Those decisions will be made by the City without our input. Sarah will follow up with a neighbor who had an objection about the setback variance for input on our letter of support.
- We received a notice that the owners of the lot at 177 N Failing St want to build a 44,950 sf building with 96 group living units, 4 stories, 16 kitchens, 3 live work spaces and 10 Parking spaces. We will request they present at our Feb 27 meeting.

8:28 Discussion about Houndstooth Development letter of support:

- David is supportive of the building facade. Sarah reminds that our Design Guidelines is specific about quality of materials (durable not expensive), and going from high-end finish on front to low-end on the other sides. Kay would like to see something that complements the front's beauty, something other than plain planks. Metal panels, standing seam, showing off the height with clean bands. Show intention in transition between front and back, since buildings show off two sides at a time. Add something interesting to back entrance too. Supportive of intention to create art on the front facade.
- David will send an email to the planner at this point, only complimenting the Garfield facade, and will follow up with a detailed letter of support that includes more comments and concerns.

8:37 Ted Buehler - Discussion of safety concerns on Kerby Ave exit off of 405 bridge

- Someone died on that stretch on Dec 27, when going too fast around the corner, flipped the guard rail. Often, signage can be improved, even if the built environment cannot be due to cost. Ted will email the LUTC with what's out of compliance, and his safety improvement proposals. He would like to add some simple signage, maybe rumble strips.

8:41 Kay Newell - Proposal to PBOT to use part of neighborhood as pilot for parking toolkit

- Kay was on the parking study advisory board, and was disappointed that the City Council didn't approve the implementation of the toolkit in December. It's a lot of time and money gone to waste. It's not clear why they shot it down. She would like for BNA to send a letter to request we pilot implementation in the same area that was studied, between the freeway and Mississippi.
- Everyone on the LUTC is interested in piloting the project in the area that was studied. David is happy to send the letter to Council.