

**South Tabor Neighborhood Association  
Land Use Committee Meeting Agenda**

Tuesday, January 16, 2018, 7–8:30pm at Trinity Fellowship, 2700 SE 67th Ave.  
Facilitator: Marcelle Thurston

Time	Agenda Item	Lead
7:00pm (5 min)	Introductions	Marcelle
7:05pm (40 min)	<p>7 Dees / Powell Self Storage: Follow up since emergency meeting on 12/27/2017 and update on Appeal process</p> <p>NOTES/ACTION: John met with case manager after the 12/27 mtg to discuss appeal letter and submitted. Testimony is scheduled for <b>February 1, 2018, at 1:30 p.m.</b> (may last a couple hours) 1900 SW 4th Ave., 2nd Floor – Rm. 2500B Portland, OR 97201 (map: <a href="https://goo.gl/maps/GadPEFtCZrj2">https://goo.gl/maps/GadPEFtCZrj2</a>) Line 9 bus, get off at SW Hall &amp; 5th</p> <p>John has ten minutes to speak and is encouraging others to speak/testify. <b>Please see attached email re: details and tips!</b></p> <p>Possible three outcomes from testimonial:</p> <ol style="list-style-type: none"> <li>1. Deny appeal and support what the City has guided them to do.</li> <li>2. Deny appeal, but add additional conditions</li> <li>3. Grant appeal, which ends the project</li> </ol> <p>ACTION:</p> <ol style="list-style-type: none"> <li>1. John will connect with Zandy offline for help re pictures/video to support testimony</li> <li>2. John will send out list of topics as a sign up sheet for who will speak to what topic. Group discussed topics and interest: <ul style="list-style-type: none"> <li>• <u>Materials and massing</u>. Many exterior improvement (Joan; Stacie and Greg)</li> <li>• <u>Active space</u>. Viability/lease-ability of first floor and disability of second floor. Alex has been in touch with Real Estate Broker re lack of lease-ability. John may also ask Coffee Rosters on Division to consider to testify or letter of support. (Alex and Joshua)</li> <li>• <u>Placement of driveway(s) and security gate</u>. (Jeff, Duane) Stacie or Greg will speak with The Lay Low bar to also testify.</li> <li>• <u>Buffer zone</u>.</li> <li>• Fencing and Landscaping. Improve visibility through fencing for security. (Stacie and Greg)</li> <li>• <u>Landscape plan</u> Calculations are not accurate. Need more.</li> <li>• <u>Offsite impacts via Buffer zone</u> (ie noise, odor from car exhaust, smoking). (Darlenes’s husband)</li> </ul> </li> </ol>	John

	<p>Those who are testifying, you are welcome to send your testimony to John ahead of time for input (jcarrpdx@gmail.com)  Written testimony can be sent in advance to <a href="mailto:Cassandra.Ballew@portlandoregon.gov">Cassandra.Ballew@portlandoregon.gov</a>. Include case # LU 17-144195  DZ. Letter salutation should be "Dear Design Commissioners:"</p> <p>And if bringing written testimony, bring 10 copies.</p>	
7:45pm (10 min)	<p>Notices: proposed 3-parcel partition at 3320 SE 67th Ave.  (<a href="https://www.portlandoregon.gov/bds/article/667033">https://www.portlandoregon.gov/bds/article/667033</a>)</p> <p>NOTES/ACTION: See copy of the land use notice (link above).  If anyone is interested, January 22 is the last date to comment.</p>	John
7:55pm (15 min)	<p>Residential Infill Project</p> <p>NOTES/ACTION: Tabled for February meeting.</p>	Madeline Kovacs, Portland for Everyone
8:10pm (20 min)	<p><b>Updates and Announcements:</b></p> <p><u>Kellogg Middle School</u>  NOTES/ACTION:  Tina has attended the Design Advisory Group. Two more meetings btwn now and April. Voted on 4 stories to allow for more outdoor space and less expensive to build. Demolition in Spring 2018. Rebuild in 2019. Reopens 2020 as Middle School. Proposed courtyard wall on Powell and 69th was mentioned as a concern; limits visibility and may not be welcoming for public access.  ACTION: March 8th public comment. (Link from Tina)</p> <p><u>Code Reconciliation Project:</u>  John updated group on the Code Reconciliation Project including tightening self storage requirements. Three work sessions occurred with Planning and Sustainability Commission and staff. Many positive change/improvements endorsed as a result!</p> <p><u>Division Transit Project:</u>  NOTES/ACTION: John provided updates including progress on researching feasibility of electric buses. Community Advisory Committee meets again on Thursday, Jan 18, 6-7:30p, at PCC Southeast – Community Hall Annex, 2305 SE 82<sup>nd</sup> Ave.</p> <p><u>Mt Tabor Yard: Recap of Landmarks Commission meeting on 12/12/2017</u>  NOTES/ACTION: Did not get approved. Concerns about building design and lighting along multimodal path, not aligning with historic aesthetics. Applicant will revisit these designs.</p> <p><u>Better Housing by Design Concept Report.</u> Public discussion occurred earlier last year for input on key concepts needed to revise zoning codes. A draft is due Jan 22. It will include a revised set of multi-dwelling zones</p>	

	<p>and proposal that address topics such as housing options, affordability, outdoor spaces, and building and site design.  NOTES/ACTION: View the Better Housing by Design Concept Report, <a href="https://www.portlandoregon.gov/bps/73945">https://www.portlandoregon.gov/bps/73945</a></p> <p>Open Houses:  Central Portland Wednesday, Jan 31, 5:30-7:30p 1900 SW 4<sup>th</sup> Ave Room 2500 (2<sup>nd</sup> floor)</p> <p>Eastern Portland Thursday, Feb 8, 6-8pm 9955 NE Glisan Street (Ride Connection Office)</p>	
8:30pm	<p>Next Scheduled Meeting:  Tuesday, February 20, 2018, 7–8:30pm at Trinity Fellowship, 2700 SE 67th Ave.</p>	

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From: John Carr <[jcarrpdx@gmail.com](mailto:jcarrpdx@gmail.com)>  
Date: Mon, Jan 8, 2018 at 17:17  
Subject: Self-Storage Appeal Hearing, Feb. 1  
To: [southtabor@yahoogroups.com](mailto:southtabor@yahoogroups.com) <[southtabor@yahoogroups.com](mailto:southtabor@yahoogroups.com)>  
CC: board ([board@southtabor.org](mailto:board@southtabor.org)) <[board@southtabor.org](mailto:board@southtabor.org)>

Neighbors,

An appeal hearing for the approved Design Review of the self-service storage development proposed for the former 7 Dees site at SE 62nd and Powell (LU 17-144195 DZ) has been scheduled for:

**February 1, 2018, at 1:30 p.m.** (may last a couple hours)

[1900 SW 4th Ave., 2nd Floor – Rm. 2500B](#)  
[Portland, OR 97201](#)

(map: <https://goo.gl/maps/GadPEFtCZrj2>) Line 9 bus, get off at SW Hall & 5th

This public hearing is before the Design Commission, which will consider South Tabor Neighborhood Association's appeal based on a specific set of approval criteria.

Here's the December 20th decision to approve Design Review, with conditions (<https://www.portlandoregon.gov/bds/article/666849>).

Here's STNA's appeal submittal and letter (<http://efiles.portlandoregon.gov/Record/11534943/>).

**If you plan to give public comment at the hearing, please read the notes below and let me know. . .**

Thanks,  
John Carr, STNA Land Use Chair  
[jcarrpdx@gmail.com](mailto:jcarrpdx@gmail.com)

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**Notes on the hearing and public comment:**

- The order of proceedings: Staff presents, then STNA (me), then other members of the public (2 minutes each), then the applicant, then STNA rebuttal. Design Commission then asks questions, deliberates, and either makes a decision or schedules a return date.

- The commission may decide to 1) Deny the appeal and uphold Staff's decision; 2) Deny the appeal, uphold Staff's decision, and add conditions; or 3) Grant the appeal, overturning Staff's decision and thereby denying the project.

- Here is the full tentative Design Commission agenda with more notes and links (<https://www.portlandoregon.gov/bds/article/320107>).

- Here is a helpful Guide to Presenting Testimony (<https://www.portlandoregon.gov/BDS/article/437355>).

- Keep in mind that this is not a forum to air broad complaints. Design Commission is comprised of volunteers, dedicated to what they do and limited in what they can consider. If we use up hearing time talking generally about how Portland is changing, homelessness, parking, crime, infill, etc., that will only work against us. But if we stay specific to this case and complement each others' testimony, it will set a better tone and, ultimately, be more effective.

- Find a single issue specific to this proposal that you are most concerned about or that you have a claim or expertise to address (e.g., you live next door, you work in commercial real estate, etc.).

- Keep it short, and practice. You get 2 minutes, which goes by really, really fast. Stick to one point. Write out what you want to say. Practice reading it out loud -- with a timer. If you have more than one point to make, recruit a family member or neighbor to come with you.

- Connect your concern to the DESIGN of the building and to a specific approval criterion. All the relevant approval criteria are in our appeal letter linked above. Make sure to mention the criterion in your comment (you can say

"33.284.050 A." or "approval criterion A of the Self Service Storage guidelines" or just incorporate a phrase from the text into your comment).

- IMPORTANT: If I or someone else has spoken effectively to your chosen issue, then when it's your turn to speak, simply introduce yourself, say "I support the point [NAME] made," briefly add why it's important to you, then either speak to another point or finish. Redundancy works against us in this setting.

- Regarding tone: Showing a \*little\* emotion in your comment is fine, but aim for even and calm. Even if you're there just to watch and be supportive, we are the thoughtful, engaged residents and business owners of South Tabor (and beyond). It may be tempting to let slip an eye roll, gasp, or guffaw, especially if someone says something outlandish or a decision is made that you disagree with. I hope that I don't do this. Let's help each other not do this. :)

- We will talk more about all of this at our Tuesday, January 16 land use committee meeting (7-8:30pm at Trinity Fellowship, [2700 SE 67th Ave](#)). And I may reach out to some of you individually about providing comment. Otherwise, if you are thinking about giving comment at the Feb. 1 hearing, please let me know ([jcarrpdx@gmail.com](mailto:jcarrpdx@gmail.com)) so I can help point you to the right approval criteria or let you know who else might be addressing the same thing.

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