

From: Jeff Christensen
To: [Ballew, Cassie](#)
Cc: [John Carr](#)
Subject: Self-Storage Facility Comments
Date: Thursday, February 15, 2018 7:33:48 AM
Attachments: [Post-Hearing Comments.docx](#)

Hi Cassie,

Attached are additional comments on the proposed 62nd Avenue self-storage facility.

Thank you,

-Jeff

February 15, 2018

Case # LU 17-144195 DZ

Design Commissioners:

We are pleased to provide additional public comments given the extension in public comment period.

New Information

PBOT discussed estimated vehicle trips (VT), apparently in response to our previous public comments. In our comments, we estimated 36 vehicle trips/peak hour, with 20-40% consisting of box trucks. Our estimates were based on ITE estimates as referenced in PBOT (<https://www.portlandoregon.gov/transportation/article/405415>), vehicle counts at five existing self-storage facilities, and attendant interviews. We stand by our earlier estimates.

We do agree with PBOT's statements that VT for self-storage facility compared to a nursery (historic use) or other possible commercial uses is relatively low. However, as you know: 1) vehicles accessing a self-storage facility are disproportionately box-truck sized and other large vehicles compared to a nursery; and 2) as currently proposed, in this case traffic would be directed to a 62nd Avenue. As currently designed, all VT would access the site from a single driveway at 62nd Avenue instead of being distributed across multiple access points fronting Powell Blvd (as was the case with the historic use of the site as a nursery).

Simply stated, we believe a single driveway from 62nd Avenue is inadequate to serve as the point of access for a self-storage facility (or most any other commercial use) especially for a lot of this size. Access exclusively from 62nd would significantly impact surrounding development and the intersection of 62nd and Powell.

Applicable Review Criteria

Design Criteria -050A applies: "The building [is] designed to be compatible with surrounding development, especially near residential uses."

Design is typically understood to mean "arrangement and coordination of the parts or details of any object, by means of which the whole achieves a certain effect or impression, or produces a certain result.

In this case, the single most important aspect, or element, of design review is building orientation with respect to Powell Blvd. Given the proposed re-orientation to face SE 62nd, design review should, and necessarily does, include transportation and facility access issues. Potential transportation-related conditions and mitigation measures for the facility as discussed at the hearing include:

- possible elimination of on-street parking (to accommodate "box trucks")
- possible re-location of the driveway south (to minimize residential impacts)
- possible sound-gate-proofing measures (to minimize residential impacts)
- possible dedication of additional r/o/w along SE 62nd
- possible future actions to re-design and re-develop the corner of SE 62nd and Powell

In lieu of these conditions and actions, we recommend the Design Commission and PBOT require a traffic analysis and review of transportation options to include proposed access directly from Powell Blvd.

In Closing

We would be pleased to meet with the applicant, PBOT, BDS and STNA to discuss transportation-related concerns and future transportation plans for SE 62nd Avenue and the proposed facility.

Thank you for your consideration.

Jeff Christensen & Mary D. Christensen