

## DeCoursey, Jillian

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**From:** Stacie Greer <sgreer@maletis.com>  
**Sent:** Thursday, March 01, 2018 9:34 AM  
**To:** Ballew, Cassie  
**Cc:** Heron, Tim; greg@virtualvenues.com; jcarrpdx@gmail.com; staciegreer@gmail.com  
**Subject:** Design Commission Review proposed Powell Storage Development (Case Number: LU 17-144195 DZ)  
**Attachments:** Stacie and Greg Greer in Support of Appeal.pdf  
**Importance:** High

Cassie,

Please see the attached response to new evidence regarding the proposed Powell Storage Development. Thank you for your time and consideration.

Stacie and Greg Greer  
3333 SE 62nd Ave

Greg and Stacie Greer  
3333 SE 62<sup>nd</sup> Ave

February 27, 2018

Dear Design Commissioners,

Thank you for your time and consideration of this appeal.

We are writing in support of the South Tabor Neighborhood Association appeal of the proposed storage facility at SE 62<sup>nd</sup> Ave and Powell. Case Number: LU 17-144195 DZ.

Our home abuts the north side of the proposed storage facility for a full 145.5 feet.

Our concerns continue to be focused on fencing and security, guidelines 33.284.050 E and F.

**E. Fencing.** Any proposed fencing is designed to be compatible with the desired character of the area and is especially sensitive to abutting residential uses. Use of rolled razor wire is discouraged.

- The applicant states that they have secured the entire property with fencing in exhibit H 33 Applicant. The rendering shows a metal fencing around the property (except where there is an existing wood fence on the westside). The plans show an 8 ft. wood fence on the north/northeast portion of the property (different than the rendering and in the statement, they included, see attached Exhibit 6A & B). We ask for clarification of the type of fencing being used in these locations.
- Additionally, we ask for clarification as to when the fence is being placed on the north property line and where is it set back from the north property line. The objective being to not leave open channels for people to walk thru or to enter our property which creates a security risk.
- There is currently a chain link fence and mature arborvitae (approx. 8 ft.) on the north property line (this runs the length of our backyard). This fence and arborvitae provide security and privacy for our property. From what we can tell from the current landscaping plans (Exhibit H 33 Applicant) the applicant is removing this fencing and the plants and replacing it with shrubs. We do not understand the purpose for doing so and would request that they not be removed.

**F. Security.** The perimeter of the site is designed to provide adequate security for both the site and abutting sites. Considerations include fence and wall materials and placement, type and placement of landscaping including thorny plant material and desired visibility or privacy.

- We are in full support of the commissions direction to include a gate at the entrance to the parking area at the building face on SE 62<sup>nd</sup> Ave.
- Additionally, we support the condition that an employee be onsite during business hours to operate the security gate for the parking area and the turnaround area which applicant stated would be only available upon request and with a security code. If there is only an employee onsite until 6:00 PM, who will be securing the gate at 10:00 PM and who will be providing a security code for the turnaround area?

In addition, we would like to state our support of the following conditions which were previously submitted by Joan Frederiksen and John Carr (SNTA):

- The building height be reduced to two stories within 100 feet of the northern property lines. building design, 33.284.050.A
  - Please see images included (Exhibit 1, 2, & 3). The applicant is consistently using images/renderings that do not reflect the real character of the neighborhood. In one image they have completely removed our home and replaced it with a grassy park area. In another image they are showing a two-story home instead of our one-story home. These renderings do not reflect the true size of the property they are proposing and in all honestly represent a lack in integrity in regard to intentions with the site.
  - The applicants building and roof design should be more compatible with our existing neighborhood per the design code.
- Large growing evergreen and coniferous trees should be used throughout the landscaping plan.33.284.050.D
  - Per the buffer overlay standards, L3 is required in the b overlay on the north side. "The L3 standard requires enough high shrubs to form screen 6 feet high. The shrubs must be evergreen." I do not see a continuous shrub screen on the north side.
  - Additionally, the inclusion of vines growing up trellises on the north façade would provide more interesting elements in the design and greatly improve the view for the neighbors.

- Relocate the northern turn around area and two-story roll-up gate away from the adjacent residential uses - making it either internal to the building or along SE Powell. - building design, 33.284.050.A and 33.410.040.B.2. This is especially concerning to us as our property abuts this 20-ft. high roll up door (applicant stated the door would 15 ft. at the hearing but the plan still reflects 20 ft.). Please note the following Parking and Loading Zoning code:
  - 33.266.130.A. "The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians... The parking area layout standards are intended to promote safe circulation within the parking area. . . and provide for convenient entry and exit of vehicles."
  - 33.266.130.F.1. "All parking areas, except stacked parking areas, must be designed so that a vehicle may enter or exit without having to move another vehicle."
  - As noted in Exhibit H 32 Ty Wyman: "the building configuration appears to be tight for rental moving trucks and does not work for a passenger vehicle with a trailer. The loading bays as designed require a vehicle to back in. We noted the turning diagram provided by the applicant assumed no other vehicles were in adjacent loading spaces. The presence of a vehicle in an adjacent loading space would then require a vehicle to turn around at the north end of the site (within the buffer zone), then travel in a forward motion eastbound towards the site driveway to back in to the loading spaces. Requiring vehicles to turn around at the north end of the site will have noise impacts on the residential neighbors, especially when vehicles have an audible noise for reverse."
  - Please see attached image Exhibit 4 (provided by the applicant) from Exhibit H 31 John Carr. The truck accessing the turnaround space is hitting the fence. The truck is only 30 feet in length. Not the largest rental available.
- Relocation of the driveway southward so that it minimizes the impacts of the proposal on residential uses. 33.284.050.A
  - Having the entrance across from residential in unnecessary. Moving the driveway south will place it across from existing commercial lessening the impact on the 62<sup>nd</sup> Ave neighborhood.
- Site must be addressed as SE Powell, rather than SE 62nd to reduce off-site impacts. - 33.410.080
- Storage facility business hours of operation will be limited to 7 am to 10 p.m. to meet off-site impacts standards and help development be more compatible with surrounding uses. Applicant shall provide contact information for parties in charge of after- hours site maintenance and operations issues. - 33.410.080
  - 24-hour access not be allowed even if change in management occurs. Please see the attached letter (Exhibit 5) from applicant clearly stating they intended this to be a 24-hour facility.
- A right turn only sign must be provided and maintained for egress at the SE 62nd Ave driveway. - 33.410.080

We would like to thank you again for your consideration of our comments during this review process. Your time is greatly appreciated. We have a fifteen-year investment in our home and this family neighborhood. The design criteria clearly state that the burden is on the applicant to meet the criteria and to develop a property that is compatible with the existing residential neighborhood. We ask you to fully implement the guidelines to require a design that provides security for the site and abutting sites and that is truly compatible with surrounding development, especially nearby residential uses.

Sincerely,

Greg, Stacie, and Ava Greer  
3333 SE 62<sup>nd</sup> Ave

**Exhibit 1:** Our home is missing from Northeast design renderings from developer. Please see next page.



**Exhibit 2:** Our home, 3333 SE 62<sup>nd</sup> Ave is missing from this picture. Replaced by a park? Home should be here.



LEON CAPITAL  
POWELL SELF STORAGE

NORTHEAST PERSPECTIVE ①  
SCHEME A  
PRESENTATION PERSPECTIVE



**Exhibit 3:** Please note the two-story home that applicant has added for building size perspective. That should be our home, 3333 SE 62<sup>nd</sup> Ave, which is a one-story property. Nine feet high ground to awning.

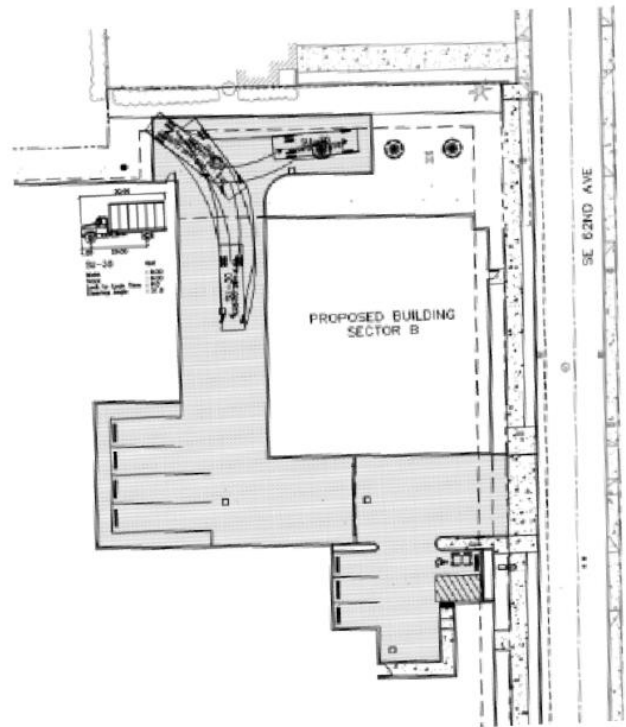
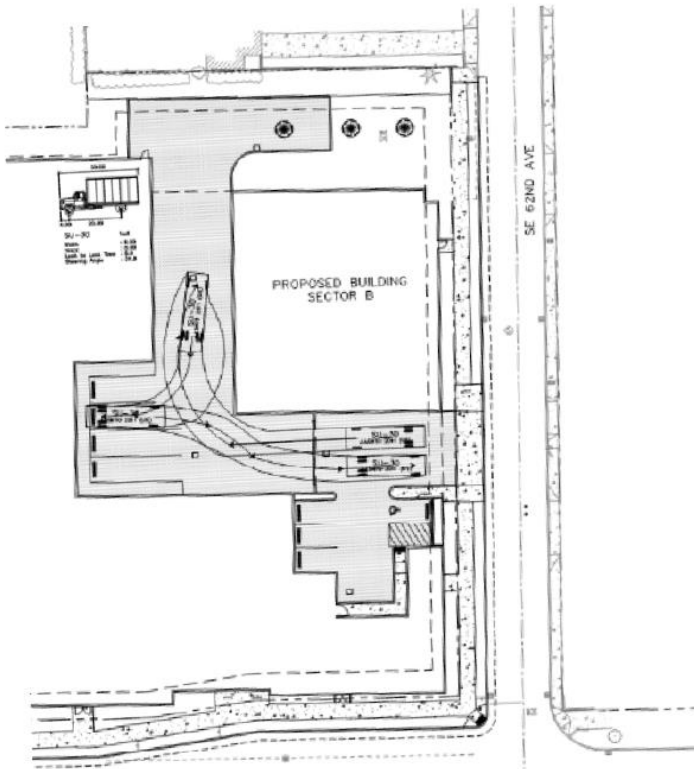


LEON CAPITAL  
**POWELL SELF STORAGE**

SCHEME A  
**PRESENTATION PERSPECTIVE**



**Exhibit 4:** Please note that the truck using the turnaround space is hitting the fence. The truck in the diagram is only 30 feet long, not the largest trunk rental available.



**Exhibit 5:** This letter was submitted to the city clearly stating the applicants' intention of having a 24-hour facility.

## **Pacific NW Storage Portland - Powell**

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### **Project Location and Identification**

The property is located at 6025 SE Powell Blvd., in the City of Portland Oregon. More specifically, the property is Tract 'B' and 'C' of adjusted tax lots 2900, 2800, 2700 on map 1S2E 07D and is a total of approximately 1.57 acres in size. As mentioned above, the property has gone through a Lot Line Adjustment. A current survey and property description is attached to this EA meeting request.

The property is zoned GC (General Commercial) and is currently developed with a single family residence and a commercial garden center facility.

### **Project Description**

This project proposes new construction of a single, 3-story, approximately 126,900 GSF self storage building with associated parking, utilities and landscape. This facility will have a building footprint of approximately 42,300 SF and provide 900 storage units. All access to the storage units will be internal to the building. The building will provide 24 hour access to lessees of units.

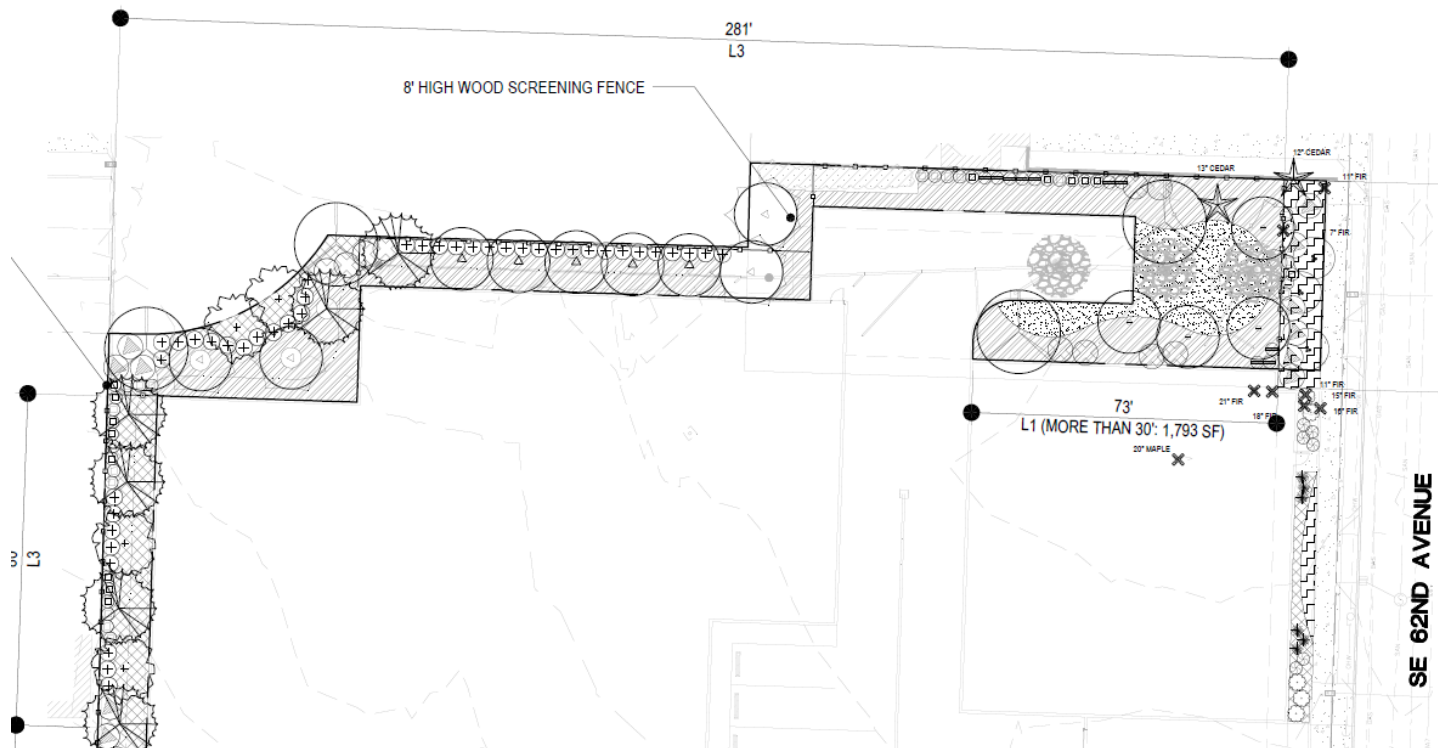
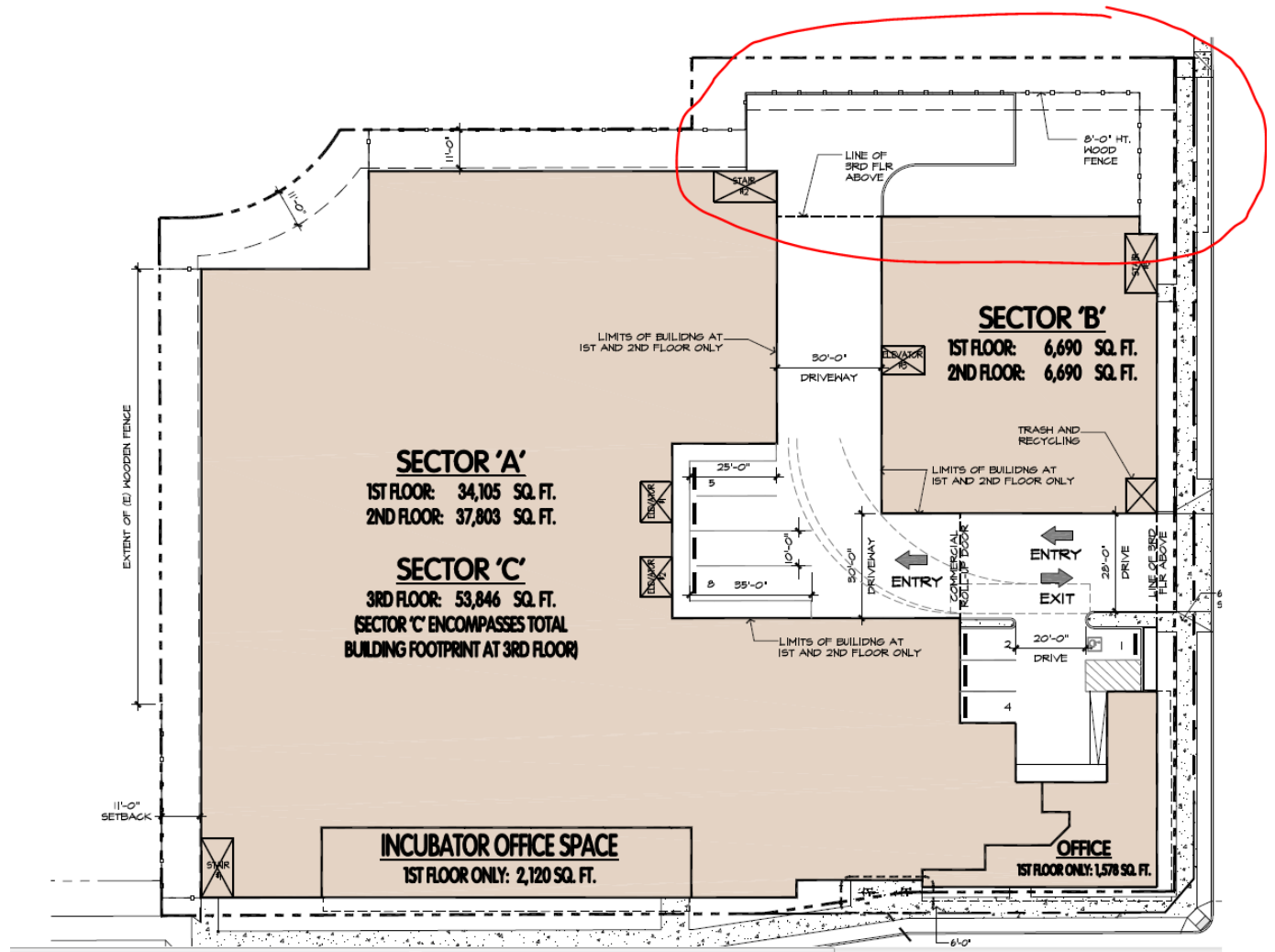
Two driveway accesses are proposed, one via SE Powell Blvd. and one via SE 62nd Avenue. There are no exterior vehicular gates proposed.

The project proposes two loading areas, providing a total of 5 loading spaces. (3 on the north side and 2 on the east sides of the building). The project also proposes 22 parking spaces, including 2 handicap.

There is no residential manager on site. The leasing office will be open for business from approximately 9 am to 6 pm, Monday through Saturday. The project anticipates employing a full time and a part time manager and a part time maintenance technician.



Exhibit 6A: Wood fence on design, metal fence in rendering.



**Exhibit 6B:** Northeast property line fencing (our home/driveway, 3333 SE 62<sup>nd</sup> Ave is missing from picture)

