

**DeCoursey, Jillian**

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**From:** Jeff Christensen <jeffchristensen@earthlink.net>  
**Sent:** Wednesday, February 28, 2018 2:30 PM  
**To:** Ballew, Cassie  
**Cc:** Heron, Tim; John Carr  
**Subject:** Self-Storage Facility Comments  
**Attachments:** Self-Storage Facility 2\_28.docx

Hi Cassie,

Attached are my comments pertaining to the Design Commission review LU 17-144195 DZ. Please confirm receipt of the attached comments.

As always, thank you for your assistance.

-Jeff Christensen

February 28, 2018

Design Commission  
Land Use Services  
1900 SW 4<sup>th</sup> Avenue, Suite 5000  
Portland, OR 97301

RE: LU-17-144195 DZ

Dear Design Commissioners:

From my perspective, the Design Commission represents the public body charged with ensuring the current proposal is reasonably compatible with surrounding development. As you consider the merits of the proposed design, including placement of the proposed structure, I hope you will take a thoughtful and holistic view of potential off-site impacts.

This letter summarizes my understanding of five (5) potential off-site impacts and problems associated with the design as proposed.

As proposed, moving trucks and passenger vehicles with trailers would access the facility by way of a single driveway located on a “skinny” street. This single driveway is in contrast to multiple access points on Powell Blvd, the historic neighborhood development pattern. The subject property is relatively large with substantial frontage on Powell. If approved, the proposed design would represent the first commercial development in our neighborhood with access solely from SE 62<sup>nd</sup> Avenue.

If the Commission approves the proposed design with conditions, I am concerned that the role of PBOT will be to simply accommodate the design as approved, irrespective of off-site impacts or public expenditures required to accommodate the proposed development.

In summary, I believe issues associated with the design’s orientation, specifically the building’s proposed location fronting SE 62<sup>nd</sup>, would benefit from additional design review.

Thank you for your consideration.

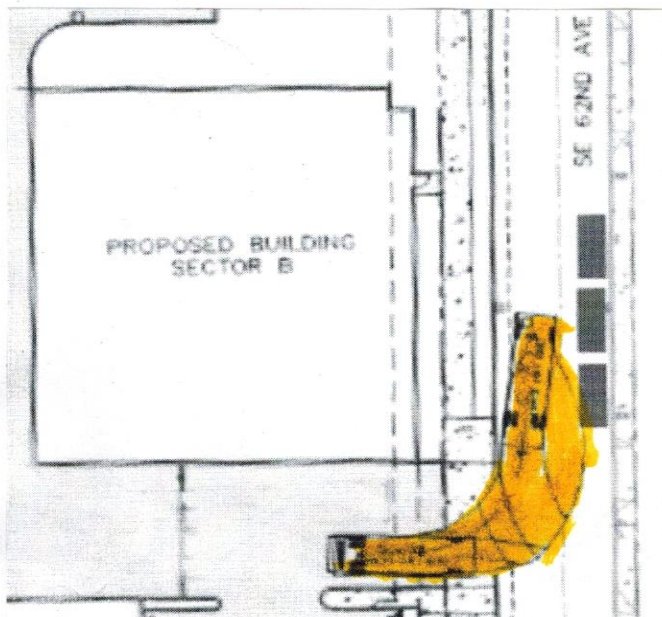
Jeff Christensen

Attachment 1 – Five Notable Off-Site Neighborhood Impacts

Attachment 2 – Applicable Design Criteria for Requiring Additional Review

**Attachment 1  
Five Notable Off-Site Neighborhood Impacts**

**1) Out-of-Facility North-Bound**



Moving trucks and personal vehicles with trailers appear to run into on-street parking north of the residential driveway.

Across from the proposed driveway, and north of the driveway, is entirely residential.

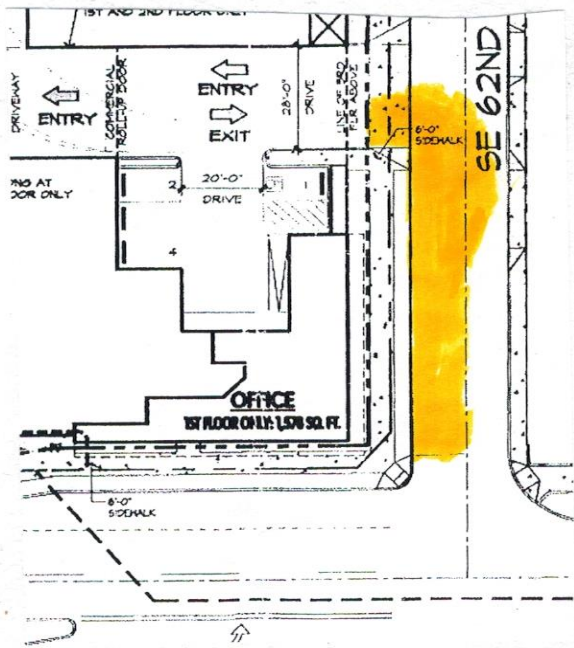
**2) Out-of-Facility South-Bound**

Larger vehicles exiting to Powell appear to encroach on the north-bound lane of 62<sup>nd</sup> due to the narrow 24 foot street width.

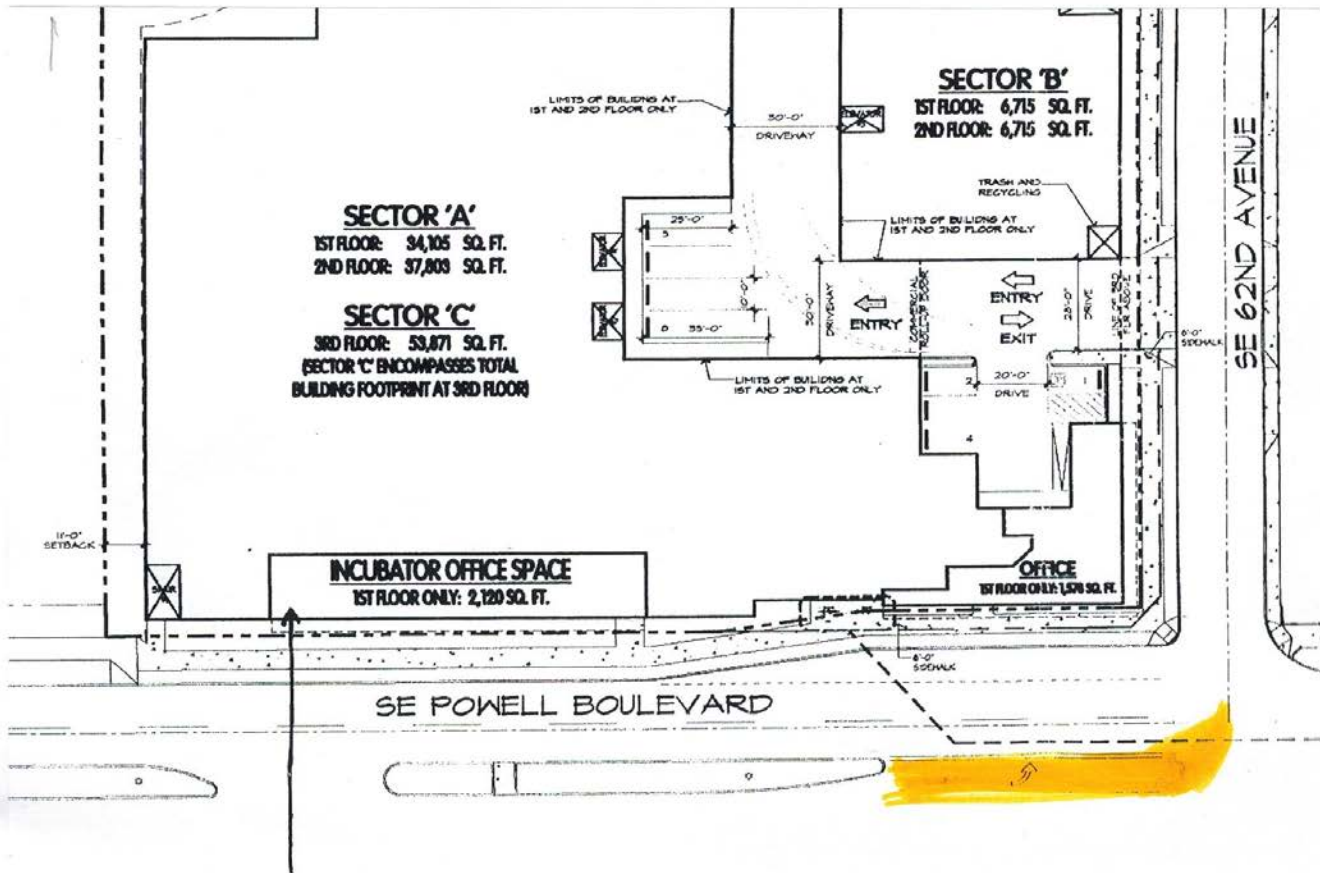
This intersection is notoriously busy with 2 and 3 car back-ups not uncommon.

Turning east-bound onto Powell is particularly challenging.

Approval of the proposed design appears to preclude future widening of 62nd Avenue, if needed at the intersection.



### 3) East-Bound Turn from Powell



The east-bound turn lane from Powell is only 50 ft. long and may not be sufficient length for larger vehicles including moving trucks and passenger vehicles with trailers.

Left turn queues could back into through lanes on Powell and create a safety hazard.





## **Attachment 2 Applicable Design Criteria**

The Design Commission appears to have discretion to review and approve structure placement and to consider design compatibility with surrounding development, especially near residential areas:

**1) Portland zoning code defining what may be evaluated by the Design Commission during design review:**

### **33.825.035 Factors Reviewed During Design Review**

The review may evaluate the architectural style; structure placement, dimensions, height, and bulk; lot coverage by structures; and exterior alterations of the proposal, including building materials, color, off-street parking areas, open areas, landscaping, and tree preservation.

**2) Portland zoning code describing design criteria for self-storage facilities:**

### **33.284.050A Self-Storage Facilities**

The building is designed to be compatible with surrounding development, especially nearby residential areas.

**3) Outer Southeast Community Plan, Transportation Policy**

**Keep truck traffic out of residential areas when possible.**

**Design Review Summary:** By virtue of building orientation that faces 62<sup>nd</sup> Avenue, the proposed design would significantly and adversely impact surrounding development including residences along 62<sup>nd</sup> Avenue north to Division.