

Neighborhood Meeting Notes		
Applicant: Mcguirl Designs and Architecture		
Meeting Location: Kenton Fire House 8105 N Brandon Portland, OR 97217	Date: 11/13/19 Time: 7:00 PM	Proposal 1: 7530 N Interstate Proposal 2: 1269 N Farragut St.
<p>Attendees: Be advised that any questions, comments and concerns will be taken into consideration. As the design continues to develop, the project is subject to change. Please refer to Building Development Services for further inquiries. *Additional comments and concerns listed after the neighborhood notice meeting.</p>		
General/ Project	Comment	Response
7530 N Interstate	Are the sleeping units rented or leased?	The sleeping units are expected to be rented like any other apartment unit. The only difference is that it classified as group living.
7530 N Interstate	What are sleeping units?	Sleeping units are part of a group living arrangement where residents have separate sleeping/bathing areas and share a common cooking facility.
7530 N Interstate	What defines short term and long term units?	Short term rentals are defined by rental periods of up to 30 days and do not require cooking facilities and may or may not have shared bathing facilities.
7530 N Interstate	Who manages the properties?	That information is not currently available.
7530 N Interstate	How are you addressing parking?	7530 Interstate is providing permanent bike parking within units. If any resident has a vehicle they will need to park in the Public Right of Way.
7530 N Interstate	How can you manage construction without disrupting neighboring residents?	This is a condition that the general contractor will be held to account.
7530 N Interstate	What is in the basement?	Sleeping units have been provided. This condition has not changed.
7530 N Interstate	Can you do a variance for a loading zone	Applicants can apply for a variance on anything. However, it has been determined that the project can not be further delayed applying for this and have designed a project to a scale that is deemed not a requirement while maximizing active floor area on the street scape.
7530 N Interstate	What are the ADA accessibility elements?	There is a lift to access the units on the first floor for those who require full accessibility.
7530 N Interstate	Why are there commercial spaces being provided?	The project is located in the Centers Main Street zone that requires and encourages a mix of commercial and residential diversity.
*7530 N Interstate	Residential and commercial utilize the same lobby space	At the time of the meeting, commercial and residential spaces did not share a lobby space, but a shared porch. This condition has not been changed.

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*7530 N Interstate	Is there a shared kitchen provided for sleeping units on each floor?	There is a kitchen provided on the first and basement floors. This condition has not been changed.
*7530 N Interstate	Shared kitchen has no storage?	All kitchens have upper and lower cabinets that provide storage. All sleeping units have individual storage as well.
*7530 N Interstate	At meeting said that property to utilize the Astro Gas station dumpsters?	Property owner is in contact with neighboring gas station to look into an option of providing additional bike parking, there was no mention of shared garbage/dumpster privileges.
*7530 N Interstate	Short term housing is not favorable	Noted and the project currently expects to maintain long term rentals.
1269 Farragut	Was there additional units added after the previous Neighborhood Notice Meeting?	Yes, basement units were added to the project.
1269 Farragut	Will there be new curbing?	Montana and Farragut will have new sidewalk and curbing
1269 Farragut	What are half street improvements?	Right of way work is determined through the Public Works process, which does not begin until a building permit has been submitted. Half street improvements are known to us in general because of early assistance we received from the city.
1269 Farragut	Does this project have Sleeping units?	This project has not proposed any sleeping units.
1269 Farragut	Are these market rate housing?	Yes they are.
1269 Farragut	Can neighborhood zoned parking be an option?	This would be a concern to address with the city and neighborhood association.
1269 Farragut	Why are there 2 buildings?	Providing 2 buildings has been done to minimize the over all scale of the project.
1269 Farragut	The pathway between the buildings is a safety concern, how can you address that?	Illuminated pathways and fences, along with windows (raised above grade) to have eyes on the spaces.
1269 Farragut	What is the impact this will have on the neighborhood?	New residents and public improvements.
1269 Farragut	Have you considered a red zone for emergency vehicles?	This would be a concern to address with the city and neighborhood association.
*1269 Farragut	Minimal windows on the north and south .	In the interest of an energy efficient envelope, facades where natural light is not needed have been reduced, and the interiors have been designed to accommodate lots of light on the east and west

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		facades.
*1269 Farragut	Size of the trash area.	Trash area is 112SF
*1269 Farragut	Illuminated accessible path.	Exterior lighting is required along all facades of the building that provides a pedestrian pathway. We are minimizing lighting to avoid additional light pollution.
*1269 Farragut	Emergency egress concerns for accessibility path	Accessibility path like all paths meet requirements needed for safe passage. If any studies are available that contradict what has been established by the multiple organizations tasked with handicapped safety, please advise.
*1269 Farragut	Add accessibility entrance to the front facade	Accessibility is located on the south facade. This is a street facing facade. Design has not changed from presented.
*1269 Farragut	Multi family building is too tall compared to neighboring single family homes.	This location allows a building of 75 feet. In the interest of the client, the neighborhood, and the context of this project, we've gone against the interests of the city of providing higher density and maintained a scale that is more in line with the neighborhood. Design has not changed from presented.