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## LAND USE COMMITTEE

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### **AN OVERVIEW OF THE PROPOSED REDEVELOPMENT OF THE BLOCK THAT INCLUDES THE JOINERY SE Woodstock Blvd to Martins St, between 48<sup>th</sup> and 49<sup>th</sup> Aves**

**1. *What is being proposed on the “Joinery block”?***

As submitted to the City of Portland, the redevelopment proposes 178 residential units with 130 underground parking stalls. The building elevations provided by the developer’s representative show a 4-story building, with vehicle entrance to the underground parking via 48<sup>th</sup> Avenue. 5,000 square feet of retail is proposed on the ground floor as well. The proposed redevelopment would require the removal of the existing Joinery buildings, plus four residential properties within that block.

**2. *Is the project already approved? What is the status?***

The applicant and representatives presented preliminary plans at a Pre-Application conference convened by the Portland Bureau of Development Services on March 6, 2019. The applicant submitted the building elevations and a project rendering (a conceptual sketch of the project) to get input from City Bureaus regarding code and development standards, required road and sidewalk improvements, and required submittal items for their formal application. A Pre-Application meeting is the first step of the development process. Based on input received from the Project Architect, they are only 5% along in their design and permit process and their project timeline could take more than 8 months before final plans are submitted to the City.

**3. *Is the project allowed at this location?***

The site is zoned CM2, which allows for commercial mixed use in a variety of commercial centers and corridors in areas served by frequent transit. CM2 zoning allows for office, retail and residential uses. Building heights are 45 feet maximum, which is generally 4-stories, allowing for increase to 55 feet with bonus provisions. As submitted at the Pre-Application meeting, this project is 45 feet high and not seeking a height bonus provision. Development standards require that the building be “stepped-back” as it abuts residential neighbors, requiring upper levels of the building to be set back further from the street and residences. The proposal does show this along SE Martins. So based on the project submitted at the Pre-Application meeting, this project does meet City standards and requirements and would likely be approved.



**4. *Who is the developer?***

The Project Architects, Leeb Architects, attended the Pre-Application meeting. The elevations and plans submitted by Leeb indicated that Mill Creek Residential is the Developer. Mill Creek Residential is a national multi-family residential developer with regional offices in Bellevue, Washington. The plans list the project as “Woodstock Modera,” which is similar to their other “Modera” projects. There are six existing Modera projects in the Portland metro region. Those can be found at: <https://millcreekplaces.com/portfolio/>

**5. *I would like to provide input for this project. How can I do that?***

We welcome your attendance at the Woodstock Neighborhood Association’s Land Use Committee (LUC) meeting held the third Wednesday of every month at 7 pm at the Woodstock Community Center (5905 SE 43<sup>rd</sup> Ave). Our LUC helps neighbors understand city planning and zoning issues, and provides a forum for discussion of neighborhood land use matters. However, the best opportunity for your input will be at the April 11<sup>th</sup> developers’ presentation held at All Saints Episcopal Church (4033 SE Woodstock Blvd) at 7 pm. As required by the City, the project team must present proposed plans at a public neighborhood meeting. At this meeting you can share your input with the project team.

**6. *I have a busy schedule and don’t want to miss any project updates or important opportunities to comment. Is anyone tracking this project?***

Again, the best opportunity to have your voice heard is the April 11<sup>th</sup> meeting at All Saints. We will work to provide information relating to any other opportunities for public comment, as well as any updates from the project team and from the city, and key dates for project timeline. We will continue to track any submittals to the City by the project team and any comments issued by the City or its agencies. Watch for updates on our website, social media (Facebook and Nextdoor), and at our monthly WNA and LUC meetings (as agenda allows).

We do appreciate your interest in the project and want to provide a forum for your input. Again, it is our goal to coordinate communications with the project team in order to be able to keep the Woodstock Neighborhood informed!

**Upcoming Woodstock Neighborhood Association Meetings**

- Wed, March 20: WNA LUC Meeting, Woodstock Community Center, 7PM
- Wed, April 3: WNA General Meeting, Woodstock Community Center, 7PM
- Thurs, April 11: WNA-hosted meeting with project developer, architect, and property owner, All Saints Episcopal Church, 4033 SE Woodstock Blvd., 7PM