



South Tabor Neighborhood Association

March 8, 2017

Mr. Jake Walker
Managing Director
Leon Capital Group
807 Las Cimas Parkway #270
Austin, TX 78746

Dear Mr. Walker:

Thank you for meeting with our neighborhood association to discuss ways that your development can be a catalyst for positive development in both the South Tabor neighborhood, the adjacent Foster-Powell neighborhood, and along the SE Powell Boulevard transit corridor. We recognize how uncommon it is for developers to reach out at this stage in the process, and we greatly appreciate it.

It was helpful to learn about your vision for a new type of self-storage facility that blends into and enhances the urban fabric and to hear that your company is interested in investing in Portland for the long term. We feel you heard and understood our hopes for this site as it transitions to a new use, and we are ready to work together to shape the project in ways that might benefit both your company and our neighborhood.

As you heard, neighbors' concerns centered primarily on the design of the building, landscaping and buffering, traffic patterns and impacts, complementary uses, and sustainability. We detail these below and highlight our priorities to help guide your design and to keep the conversation going as the proposal and project move ahead.

We believe our suggestions will help better align your development with Portland's self-service storage development standards, the purpose of which is to make sure that sites with major frontage on commercial streets have active uses that add to the vitality of the area.

Our top priorities

- We are interested in exploring options that will **limit traffic on 62nd Ave.** and are willing to work with you to support and coordinate with PBOT and ODOT a plan that makes sense for the neighborhood.

- We were pleased to hear that the structure will be able to be easily **repurposed for light office use** should the market or ownership change in the future. The long-term viability of the building is important to us.
- We are very interested in having a **dedicated community space** included on site for our neighborhood association. We look forward to working out the details with you, but for initial design purposes, we envision a retail-type space roughly 2,500 to 3,500 square feet in size, with some secure storage space (incorporated or as a separate unit). Given the lack of ground-floor retail in the project, we believe a ground-floor location at the front of the building on Powell would be ideal to help activate the street and satisfy the intent of the development standards, giving us and our partners a flexible space to host workshops, trainings, meetings, and events. Another Portland neighborhood entered into a similar long-term arrangement with a developer years ago, and it has been very successful — the association holds meetings and events in that space and manages its use, making it available to other groups in the community as well. We also envision a **pedestrian plaza** integrated with the community room and perhaps with trees, bio-swale, bike rack, or other landscaping features.
- We would like you to add **rooftop solar with battery storage** that would 1) allow the building to achieve net-zero energy use and 2) supply power to the facility and community room in the event of a prolonged outage or disaster. This would enable the community space to serve as a **neighborhood resiliency center**, a central spot where neighbors could meet, coordinate emergency response, charge cell phones, etc. This would be of great benefit to your customers as well, as they could access their stored gear and supplies in times of need. It would, of course, also lower your utility bills. As far as we know, this combination of self-storage, community/resiliency center, and renewable energy would be the first of its kind in Portland.

Additional suggestions

- We appreciate your vision of a **forward-looking design that uses quality materials** and colors, blends into the neighborhood context, and sets a good example for future development along Powell, and we look forward to seeing initial site and building design drawings. We recently sent you a collection of design examples from buildings in and near the neighborhood. We included the examples you shared of the multi-paned window glazing and lamp-like exterior lighting details, which we also like, as well as a few of your company's other mixed-use projects that we feel are useful models. We would like to draw your attention to a nearby example at SE 61st and Powell. While this building is of a smaller scale it offers some features that might be reflected in an updated manner for a larger scale building. Specifically, its cadence of shallow vertical

breaks/columns and large windows as well as transom windows (up above the door level and across) give it an old Main Street character and help break up the length of the building.

- We agree with your idea to site the buildings with a **driveway and buffer zone to the north** to minimize shading on adjacent residences. We appreciate that you continue to work with adjacent neighbors on fencing, landscaping, and shrubbery options.
- We encourage you to **preserve as much of the existing and mature vegetation as possible**, including trees, that will be in the required landscaping setback and would like to hear your plans for retaining/adding trees to soften the building's appearance, provide shade and wildlife habitat, and support on-site storm water management.
- Where ground-floor windows do not look into active space, we are interested in your idea of having them look into a **lighted gallery or display cases** where local artists or schools could display art. Perhaps our association could manage the art displays in conjunction with the dedicated community room.
- Given that **tagging and graffiti** are more of an issue with buildings that have a quieter use, consider commissioning a mural on any blank walls to deter tagging. Also consider strategies to quickly remediate tagging as it occurs.
- We appreciate your assurance that this will not be a 24-hour facility and that lighting will be controlled and targeted downward (not flood). **Limiting hours of operation** to 12 to 14 hours a day makes sense (e.g., 6 a.m. to 8 p.m. or 7 a.m. to 9 p.m.).
- Finally, we ask that you work with us to **minimize construction impacts** to the neighborhood, including limiting truck traffic on 62nd Ave. and limiting diesel particulate emissions from non-road construction equipment.

Again, we hope you find these requests and suggestions helpful as you prepare your design for submission, and we look forward to continuing to work with you as the review process progresses. Please contact us with any questions or other ideas.

Sincerely,



Duane Hanson, President
South Tabor Neighborhood Association