



30 Merrill Street
Neighborhood Meeting Minutes

6:00pm Monday, August 15, 2016

Presenting:

- Evan Carroll, bild Architecture (EC)
- Michael Boissonneau, Banner Properties (MB)

Attendees:

- See attached sign-in sheet (ATT below, unless named)

Meeting Notes:

- EC Welcome and agenda
- Intros
 - Presentation
 - Q and A
 - Done by 7:00pm

Introductions:

- All All presenters and attendees introduced themselves

Team Presentation:

- MB Reasons for Development
- Mike grew up in Portland
 - Originally was his Uncles property
 - It's now a dilapidated property
 - Looking forward to making the neighborhood better

- EC General Project Goals
- Make it energy efficient.
 - More affordable and modest than other projects in the area
 - This project represents a look to the future of city living in Portland.

Site Presentation:

- Illustrated orientation of project to street, park and neighboring buildings.
- Parking (6) spaces will be in the back
- Driveway will be constructed from pervious pavers
- This will help control storm water runoff
- Lighting follows city standards and will not "creep" onto adjacent properties
- Fencing around the site will help with this
- All construction activities will be able to happen on the site
- Shoring might be needed on the project north side

Building Affordably:

- Having (7) units using (1) stair helps keep the construction costs down,
- Studio layouts with open floor plans helps keep the units affordable.
- An efficient building layout, minimizing bump-outs and details also helps with building cost

Building Design

- Large French doors allow lots of light into the units.
- The placement of the building matches the context of the neighborhood.
- Façade will be standing metal seam.
- The building's roofline is offset to work with the zoning requirements.
- A custom railing system pays homage to more traditional bay windows, also act as railing system for the Juliet balconies.
- Railing system becomes railing for roof deck giving symmetry and continuity to front façade
- Entries all have canopies

ATT /Public Comment (ATT used when source of comment was not noted)

- Carol: How much land was being used?
 - EC: Would get back to her with an exact number
- Carol: Have we met with the city yet?
 - EC: Yes
- Carol: What was the exterior material again?
 - Standing metal seam
- Carol: How many bedrooms?
 - EC: Seven
- Carol: How many stories?
 - EC: 4
- Carol: The parking is all outdoors?
 - EC: Yes
- Carol: When do you plan to break ground?
 - EC: This fall
- Carol: Have you filed the site plan?
 - EC: Yes
- Carol: How long ago did you file?
 - EC: July 15th 2016
- Don: Curious about the difference in height due to the zoning.
 - EC: On the North side of the property the building max height is 35' but elsewhere it's 45' causing the difference
- Katy: Pricewise, where will these units fall?
 - EC: It will be under the cost of Munjoy Heights
- Lisa: Have there been any design standard comments from the city?
 - EC: Yes, we've gotten comments back from the city, the majority being the project needs more articulation
- Lisa: What does that mean?
 - EC: More detail
- Carol: Have you requested any waivers from the city?

- EC: Not at this time, but possibly for the parking
- Carol: Is the parking Compact only?
 - EC: Four of the six spots are compact
- Carol: Was Caitlyn ok with that?
 - EC: The city has requested turning radius templates to be shown.
- Carol: Where will the trash be located?
 - The project is small enough it can use city bags on the curb.
- Ryan: Can you talk about the concept behind the design, why is it so drab and thin?
 - EC: It is a contemporary design that is looking towards the future. There is also money in details and bump outs which is why they have been minimized.
- Lisa: It's a massive building compared to the single family homes nearby.
 - EC: It follows the R6 zoning in the area.
- Lisa: I'm curious about the color choice, is there another color that would minimize the sense of mass?
 - EC: We can look at that
- Bruce: The building is not contextual. Contextual is not subjective.
- Carol: Personally objects to the Orange strip on the Lafayette project. Will you be doing something like that on this project? Why not use blue like the sky or green like the grass.
- Katy: Was curious as to MB's definition of "Fit in"
 - MB: Anything that enhances the neighborhood and makes it better than it is now. We want the neighborhood to be accepting of it.
- Don: It's a big square ugly block
- Ryan: Aesthetics are the most important to the neighborhood.
- Carol: There are no elevators? No Closets? Are you working with a real estate person?
 - EC: That's correct, having no elevators saves money, there are currently no closets and we are working with a real estate person.
- Peter: This is an embarrassment to the neighborhood with no context. Its cheap looking and unimaginable. Can tell EC and MB are passionate about the project, just wish it would be put to good use.
- Bruce: I appreciate the design, just not in this location.
- Sharon: Where do we go from here?
 - EC: We will be submitting notes on this meeting to the city, as well as working with them through the design review process.
- Ryan: Appreciated the information and holding the meeting, just wished the project had more respect for the neighborhood.