

Neighborhood Meeting - April 26, 2021, 6:00-7:00pm via Zoom

Regarding development of 0.45-acre lot, Parcel ID 41E04BA00200

SW 3rd Ave Canby, OR (land behind 285 SW 3rd Ave Canby, OR)

Invitations sent to residents and owners in a 500' radius

Participants:

<i>State Street Homes</i>	<i>Neighbors</i>
Mark Wilde, Principal	Jennifer Driskill - 249 SW 3 rd Ave
Brandon Gill, Principal	Douglas & Patsy Fifield - 299 SW 3 rd Ave
Kosta Fassilis, Principal	Maria & Carlos Valdez - 407 S Holly St
Katie Parano-Friesen, Project Coordinator	Sandra Salmonson - 399 S Holly St
	Brittany Morrison - 361 S Holly St
	Brian Nava - 310 S Holly
	David & Rhonda Shechtman - 431 SW 3rd Ave
	Jason Bristol – owner, 203 SW 3rd Ave

Mark provided an initial synopsis of the project and then invited an open floor for neighbors to ask questions and express concerns. We screen-shared a few pages of our site plan and elevations.

<i>Primary questions:</i>	<i>Concerns expressed:</i>
Fencing	Parking
Height of building	Noise
Tree removal	Fire apparatus access



Fencing

- We discussed the direction in which the units will face, where the windows will be, and where the outdoor patios will face.
 - The corner patios all face inside towards our parking lot, or Building A.
- We discussed the privacy fencing
 - Wood with tight panels for privacy.
 - 6' is the minimum
 - We can start putting up fencing once the excavation is done and driveway is in.

Height

- Neighbors expressed concerns about the 35' height of the building.
- We discussed another recent development on 3rd Ave adjacent to our property which is similar in height.
 - Mark and Brandon explained the building height is regulated by the code.
- Some neighbors expressed confusion regarding building of high-density housing in the middle of a primarily single-family residential neighborhood.
 - Mark and Brandon explained Canby has a very low vacancy rate and a lack of housing.
- We advised the neighbors that the subject property has been its R-2 zoning for many years.
 - We did not change the zoning.
 - Changing the zoning of land is a very extensive procedure
- This led to a discussion of the City of Canby master plan.
 - While State Street Homes can't comment on, or explain, the City's master plan, we did discuss with the neighbors how these Planning Commissions create plans that account for decades of growth, in which economics can drastically change. Where a large single-family home on a large lot makes sense now, decades from now this will change.
- Neighbors asked if this apartment would decrease their property value.
 - Mark explained that, generally speaking, good improvements often increases property value, especially in an up-and-coming community like Canby.
- Brian Nava lives adjacent to the above-referenced other 9-Unit development off 3rd Ave.
 - He agreed that the privacy fencing and sound barriers were the biggest improvements we could make to our plan, and said the new neighbors were nice people.



Rents

- Neighbors asked about proposed rent amounts, which have not been decided.
- We build a quality product to attract mid-range rents, approximately 1100-1300 to 1400-1800.
- We also explained that we will be retaining the property, as owners, and have an in-house property management company.
- This allows us to have the maximum amount of control to oversee our property locally.

Tree-removal

- Mark discussed landscaping.
- Some trees which fall in the footprint of the building will have to be removed but we will attempt to retain as many as possible.
 - We will trim up the trees we retain.
- Mark suggested privacy growth like arborvitae and a Green Barrier to help alleviate some of the sound and privacy concerns.
- We shared the initial landscaping plans via screen-share, and discussed the recreational area, which will be near the stormwater retention facility, at the rear of our property.
- Patsy Fifield expressed concern about the large trees abutting her property where our driveway will go.
 - We explained we can remove those trees without impeding her driveway access or trespassing on her property.

Parking

- Concerns about excessive street parking was brought up.
- Jenni Driskill explained 3rd Ave is a route kids often use to walk to the high school so visibility is important.
- Canby has some more strict parking requirements for developments, than other cities.
 - We do meet their code requirements.
 - We acknowledge the Canby community is car dependent, but we believe this to be plenty of parking for our residents.
 - We have other multi-family communities in other similar sized secondary markets so we have experience with providing adequate parking.



- There is also one bicycle spot provided per unit.
- Jason Bristol asked about our parking surface and Mark believes it will be impervious.
 - Mark explained to everyone what pervious vs impervious parking means.

Fire Safety

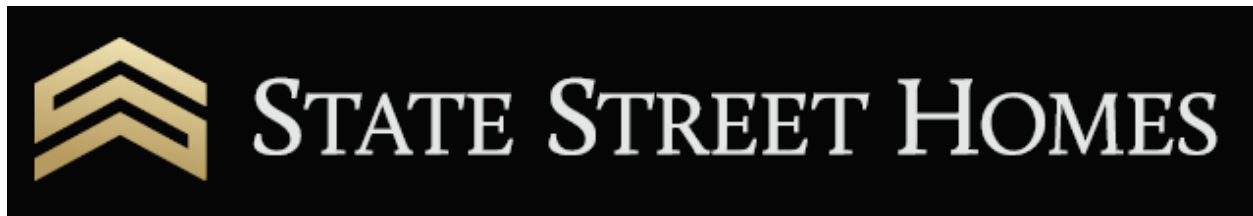
- We discussed the 26' wide driveway and fire apparatus hammer-head turn around for fire safety.
- Mark confirmed the 26' has been surveyed and measured.
- These buildings may be fire sprinklered as well, we're not sure yet.
- There may or may not be pedestrian access and/or room for plantings along the 26' driveway.

History

- The history of the property was discussed briefly.
- The previous owners, Dan & Ashley Starr, have been working on its development since 2018.
 - The property was advertised for sale touting "High Density" for a while before we became involved.
- Jason Bristol pointed out the development should come as no surprise to anyone, however some neighbor expressed surprise, as they have lived in their homes for 20+ years with a vacant lot behind them.
- We explained the city is not required to notify them of the height or details of our project.
 - That is our job as developers, which is the purpose of holding this meeting.

Finish

- Permitting takes a few months and construction maybe eight months so no tenants will be moving in for at least a year.
- Final design has not necessarily been completed.
- Mark requested everyone is who is interested in receiving notifications from us directly, please send in their email address to him to be added to our distribution list.
- We understood the primary concerns were privacy and noise and we appreciated their valuable input.



April 8, 2021

NOTICE OF NEIGHBORHOOD MEETING

Hello,

State Street Homes is a small local builder of high-quality homes in Oregon. We make it a priority to gather feedback from our most valued neighbors.

You are invited to attend a Zoom meeting regarding a proposed project in your neighborhood.

The property is located behind 285 SW 3rd Ave, Parcel ID Number 41E04BA00200.

The proposed project includes the development of two buildings with 12 residential units, approximately 10,588 square feet on a 0.44-acre site. The proposed development will be accessed off of 3rd avenue by the means of an existing easement. Both buildings will be 3-stories in height, approximately 5,294.25 sf, and each are composed of three 2 bed, 2 bath units and three 1 bed, 1 bath units.

Date: April 26, 2021

Time: 6:00PM

Zoom Invitation: <http://bit.ly/SSHcanby>

Meeting ID: 938 4522 1917

Passcode: CANBY

If you have any questions please contact us at (503) 954-1545 or mark@statestreet-homes.com

Thank you!

State Street Homes

