City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 31, 2013

To: Interested Person

From: Mark Walhood, City Planner
503-823-7806 / Mark.Walhood@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on Thursday February 21, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-104077 DZ, in your letter. It also is helpful to address your letter to me, Mark Walhood.

CASE FILE NUMBER: LU 13-104077 DZ – MASON-WILLIAMS APARTMENTS DAMPERS, TIE RODS & SE CORNER SKIN/WINDOWS/PTAC

Applicant: Trish Nixon (503) 221-1121
LRS Architects, Inc.
720 NW Davis St., Suite 300
Portland, OR 97209

Property Owner: Jack Menashe
Rujax III, LLC
11359 NE Halsey St.
Portland, OR 97220

Site Address: 4116 N WILLIAMS AVE

Legal Description: BLOCK 21 LOT 9&10 EXC PT IN ST, ALBINA HMSTD; BLOCK 21 LOT 11 EXC PT IN ST, ALBINA HMSTD; BLOCK 21 LOT 12&13 EXC PT IN ST, ALBINA HMSTD; BLOCK 21 LOT 14 EXC PT IN ST, ALBINA HMSTD; BLOCK 21 LOT 15 EXC PT IN ST, ALBINA HMSTD

Tax Account No.: R010504480, R010504500, R010504510, R010504530, R010504540, R010504540, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480, R010504480

State ID No.: 1N1E22DA 06000, 1N1E22DA 05900, 1N1E22DA 05800, 1N1E22DA 05700, 1N1E22DA 05600, 1N1E22DA 05600, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000,

	1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000, 1N1E22DA 06000
Quarter Section:	2630
Neighborhood:	Boise, contact Caroline Dao at 503-544-5515.
Business District:	North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition:	Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5004.
Zoning:	**EXd** (Central Employment base zone with Design overlay zone)
Case Type:	**DZ** (Design Review)
Procedure:	**Type II**, an administrative decision with appeal to the Design Commission.

PROPOSAL: The applicant recently received design review approval (LU 12-155923 DZM) for a mixed-use apartment building on N. Williams Avenue just north of N.E. Mason Street. The project was previously identified as "4200 N. Williams Ave. Mixed-Use" but is now going by the name "Mason-Williams". At this time the applicant has proposed a series of minor exterior changes to the project that trigger an additional design review. These changes include the following specific elements:

- New exhaust ventilation caps for venting dryer vents, range hoods and bathrooms on the west, south, and east elevations. Individual vent caps measure either 10" by 6" or 6" by 6", and have a diagonal hood that projects from the siding a maximum of 4 ½". Individual vent caps would be painted out to match the adjacent siding color;
- The addition of metal structural tie rods to the ground-floor projecting metal canopies along the N. Williams Avenue elevation; and
- Substitution of brick siding for horizontal lap siding at the three-story volume above the Mason St. driveway, re-location of the two PTAC units for these two units from the east to south elevation, and a change from white to bronze color for the fiberglass windows where brick is now proposed. The brick siding will match the reddish brick already approved for the ground floor exterior.

Because the proposal involves exterior alterations in a Design overlay, as well as changes to the prior approval under LU 12-155923 DZM, a Type II Design Review is required.

RELEVANT APPROVAL CRITERIA: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are the *Community Design Guidelines*.

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on January 11, 2013 and determined to be complete on January 25, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

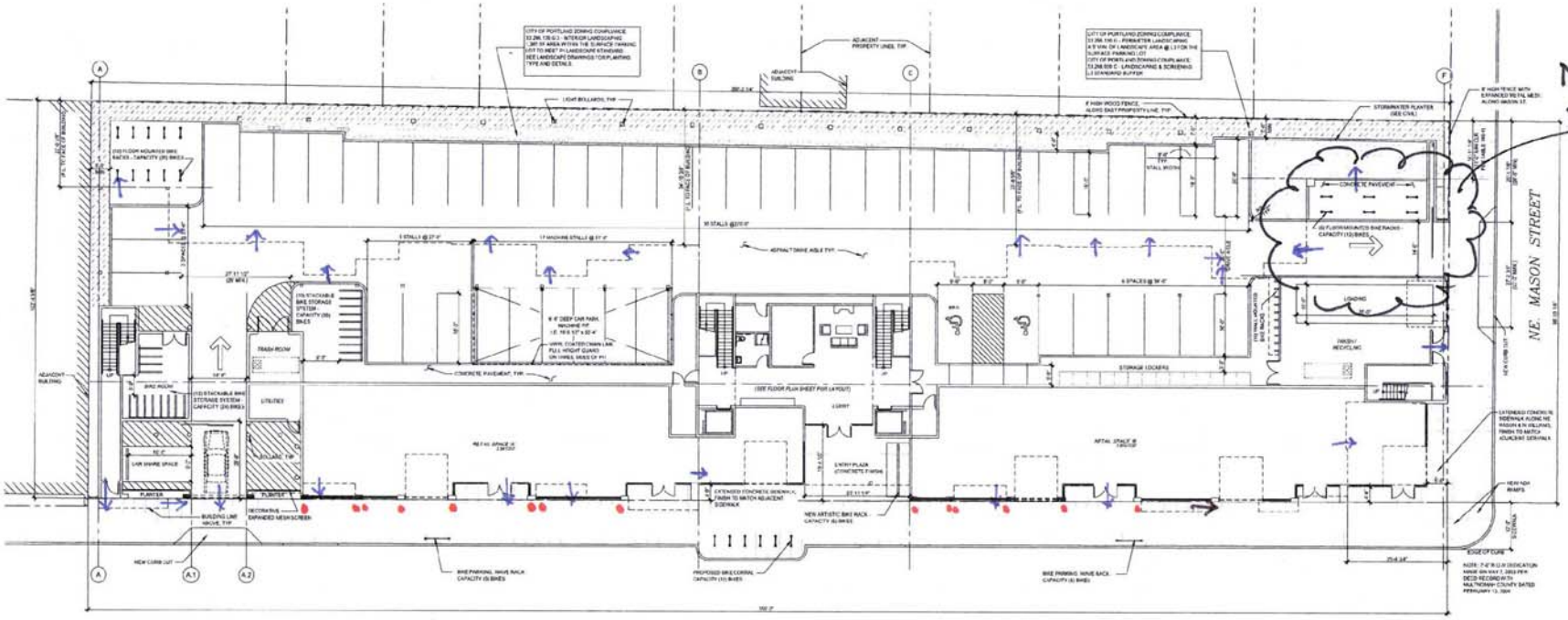
Enclosures:
Zoning Map
Site Plan
Elevations
Ventilation Cap and Tie Rod Section Details
Ventilation Cap Elevation Details

ZONING

Site

File No. LU 13-104077 DZ
1/4 Section 2630,3016
Scale 1 inch = 200 feet
State_Id 1N1E22DA 5600,5700,5800,5900,6000
Exhibit B (Jan 14,2013)

NORTH



NEW BRIC
SEE A401

1. SITE PLAN

SITE SUMMARY

PAR CALCULATIONS:
PER TABLE 140 - 1 MAX FAR FOR THE EX ZONE IS 3 TO 1
TOTAL BUILDING SF = 79,231 SF
LOT AREA = 25,194.5 SF
RATIO = 77.084 TO 25,226.5 = 2.23 TO 1 OK

BUILDING COVERAGE PER SECTION (3.110.220)
EX ZONE = 100% ALLOWED
ACTUAL BUILDING FOOTPRINT = 11,338 SF
LOT COVERAGE = 38.89% OK

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
AUTO PARKING	NONE (33.266.110.B.3)	52 TOTAL
BIKE PARKING	96 - LONG TERM 96 - SHORT TERM	96 20 104 TOTAL
LOADING SPACE	51 SPACE	51 SPACE

• METAL TIE RODS - SEE A401

← EXHAUST DAMPER - SEE A401

LU 13-104077 02

LRS ARCHITECTS

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:
4200 N WILLIAMS
MIXED-USE
APARTMENTS

SHEET TITLE:
SITE PLAN

DRAWN BY:
DATE ISSUED: JUNE 25, 20
REVISION 1: AUGUST 17, 20
REVISION 2: OCTOBER 25, 20

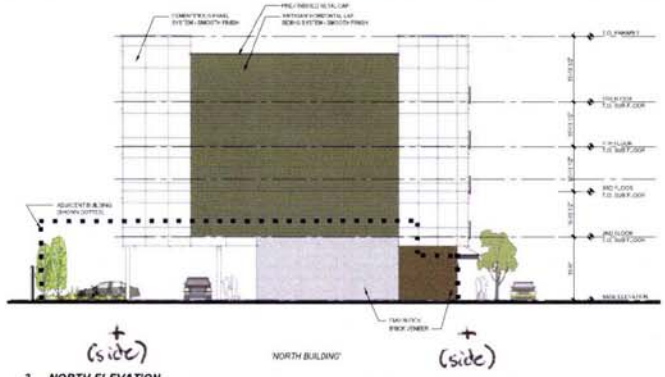
SHEET: A101

LAND USE REVIEW SUBMITTA

+ = vent caps above

1. WEST ELEVATION

2. SOUTH ELEVATION



3. NORTH ELEVATION

1. EAST ELEVATION

LU 13-104077 02

LRS ARCHITECTS

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER: 11127

MASON-WILLIAMS MIXED-USE APARTMENTS

SHEET TITLE:
BUILDING ELEVATIONS

DRAWN BY: ER
DATE ISSUED: 01.11.2013

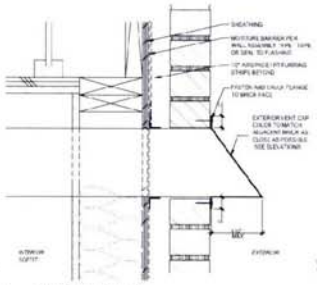
SHEET: **A401**

LANDUSE REVIEW SUBMITTAL

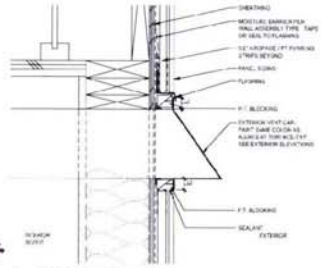
LRS ARCHITECTS

PRELIMINARY
NOT FOR CONSTRUCTION

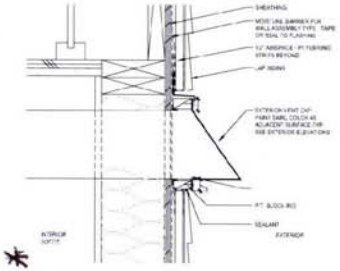
* = relevant new details



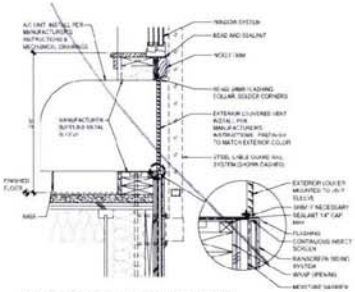
8. DAMPER @ BRICK



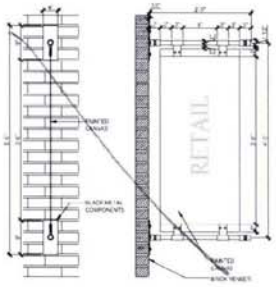
9. DAMPER @ PANEL



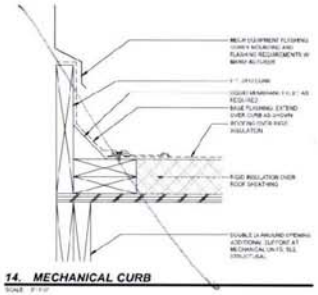
10. DAMPER @ LAP SIDING



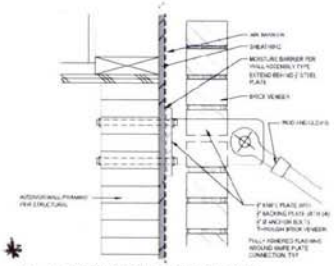
12. PTAC UNIT SECTION @ SIDING



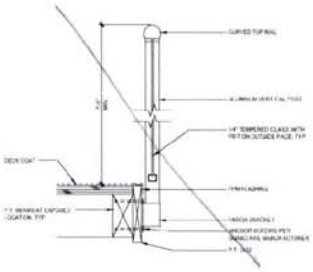
13. TENANT SIGN DETAIL



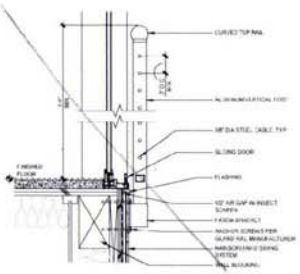
14. MECHANICAL CURB



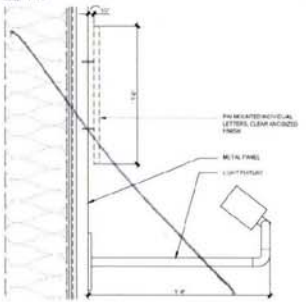
15. CANOPY DETAIL AT SUPPORT ROD



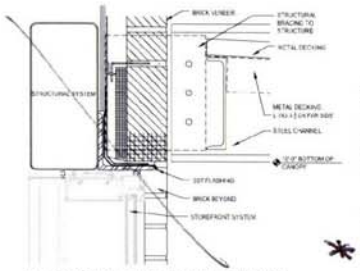
16. GLASS GUARD RAIL AT DECK



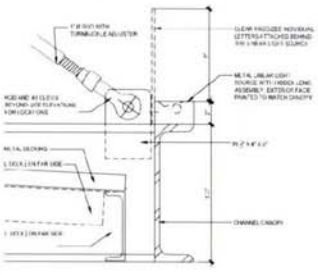
17. JULIET WINDOW GUARD RAIL DETAIL



18. BUILDING ADDRESS DETAIL



19. CANOPY DETAIL AT STOREFRONT HEAD



20. TENANT SIGN AND CANOPY DETAIL

PROJECT NUMBER:

MASON-WILLIAMS MIXED-USE APARTMENTS

SHEET TITLE:

DETAILS

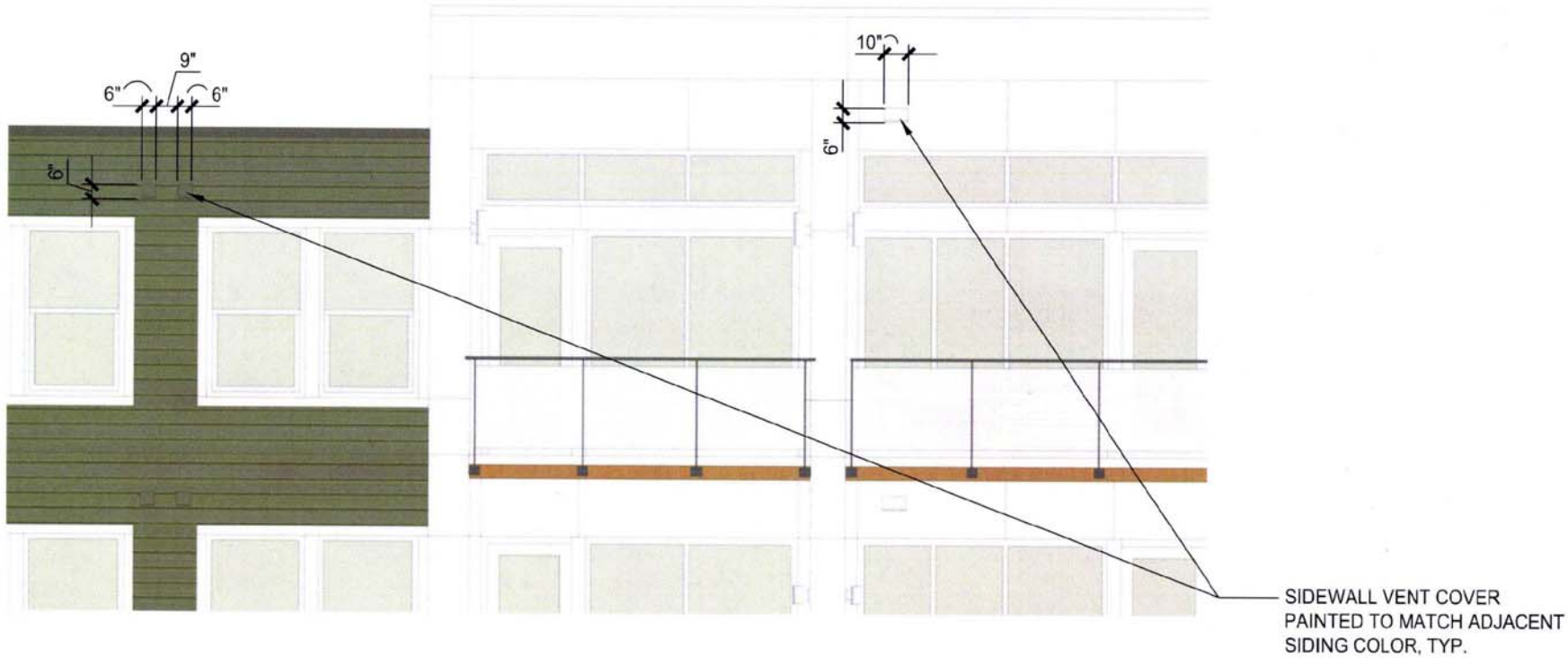
DRAWN BY:

DATE ISSUED:

SHEET: **A505**

W 13-104077 D2

EXHIBIT B



1. SIDEWALL VENT ELEVATION DETAIL

SCALE: 3/16" = 1'-0"

LRS ARCHITECTS
www.lrsarchitects.com
720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

LU 13-104077 DZ

PROJECT NAME:	*MASON-WILLIAMS*	SHEET:
PROJECT NUMBER:	*211227*	
DATE ISSUED:	*01.11.2013*	
REVISION:		