



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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Date: December 16, 2013
To: Interested Person
From: Hillary Adam, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-225117 DZ – SNIFF DOG REVISIONS

GENERAL INFORMATION

Applicant: Peter Grimm / Scott Edwards Architecture
2525 E Burnside / Portland, OR 97214

Me Three LLC, Owner
1828 NW Raleigh St / Portland, OR 97209

Site Address: 1828-1832 NW RALEIGH ST

Legal Description: BLOCK 252 LOT 7 LOT 8 EXC E 50', COUCHS ADD
Tax Account No.: R180222740
State ID No.: 1N1E28DC 05500 **Quarter Section:** 2828
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Zoning: EXd – Central Employment with Design overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant proposes to revise the previously approved Trespa® Meteon® composite panel exterior cladding at the 4th floor of the new Sniff Dog Hotel addition, to 24 gauge pre-finished 6” brake shape metal panels with 1” rigid insulation backing. The proposed revision is limited to the 4th floor of the addition. No other revisions are proposed.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The subject property is located at the southeast corner of the intersection of NW Raleigh Street and NW 19th Avenue. Both NW Raleigh Street and NW 19th Avenue are designated as City Bikeways, Local Service Streets in the City Transportation System Plan. Additionally, NW 19th Avenue is designated as a City Walkway and Transit Access Street, and NW 18th Street to the east is also a City Bikeway and Transit Access Street. The site is comprised of one 50' x 150' lot, with 150' of frontage along NW Raleigh Street, containing a 2-story building, constructed in 1972 and renovated in 2008, which recently received a 4-story addition to the east, approved through LU 12-148694 DZ. The building is utilized as a boarding, daycare, and grooming facility for dogs.

The site is also located in the Eastern Edge sub-district of the Northwest Neighborhood, the most architecturally varied portion of the Northwest District. Immediately to the south of the existing building, is a one-story modified Queen Anne single-family residence built in 1880, and further to the south is a modest brick commercial structure built in 1947 with adjacent parking lot. To the east on the same block is a four-story medical office building constructed in 2004, with a paved parking area to the north. Across NW 19th Avenue is the 1929 Lane-Miles Standish Company building, a Late Gothic Revival former printing press, individually listed on the National Register of Historic Places. The building is one-story with a crenellated octagonal 2nd story corner bay with pointed arch entrance. To its south, is a 6-story residential building constructed in 2007. Across NW Raleigh Street to the north is a 1951 bank building, separated from the subject property by a large parking lot. Across NW 19th Avenue from the bank is the 1891 Beaux Arts St. Patrick's Roman Catholic Church and the 1888 shingled Queen Anne rectory, both listed on the National Register of Historic Places. Approximately one block to the north, northeast and east of the subject property, is the elevated I-405 ramp, fully visible from the Sniff Dog Hotel.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 12-148694 DZ – Design Review Approval for a four-story addition to the existing two-story 1972 building.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **November 18, 2013**. The **Life Safety Division of BDS** wrote on December 4, 2013, noting that an existing building permit for the structure is currently under review.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 18, 2013. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and

continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings: The proposal is to revise the exterior siding on the 4th floor of the new addition from a composite wood system to a metal system. The proposed siding will be 24-gauge brake shape metal panel siding with 1-inch rigid insulation backing, applied in a horizontal band pattern. Although the material will be different than originally proposed, the pattern of the siding will be the same as previously approved and will complement the horizontal siding on the oriel windows. Rather than taking advantage of the new material's abilities to cover broader expanses, the applicant is maintaining the narrow width of the horizontal banding in order to retain a finer texture to the 4th floor cladding. The proposed dark grey color of the metal panel will blend more cohesively with the black painted stucco building than the previously approved reddish wood composite lap siding. In addition, the grey metal finish selected will create an aged appearance, allowing the revised 4th floor cladding to blend in with the older character of the neighborhood almost immediately upon its installation. The quality of the proposed material is appropriate for a 4th floor, away from potential abuses at lower levels, and because of its 6-inch profile and rigid insulation backing. *These guidelines are met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of

Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposal is for a modest revision to the exterior cladding of the 4th floor of the new addition to the Sniff Dog Hotel. The applicant is proposing horizontal brake shape 24 gauge metal panels with rigid insulation backing in order to prevent oil canning of the metal cladding system. The proposed system is of high quality and will add interest to the 4th floor of this addition. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed design meets the approval criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of revision of the exterior cladding at the 4th floor of the new Sniff Dog Hotel addition, previously approved through land use review (LU 12-148694 DZ) on September 5, 2012 to 24 gauge pre-finished 6" brake shape metal panels with 1" rigid insulation backing. This approval is per the approved site plans, Exhibits C-1 through C-12, signed and dated December 10, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-12. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-225117 DZ. No field changes allowed."

Staff Planner: Hillary Adam



Decision rendered by: _____ **on December 10, 2013**

By authority of the Director of the Bureau of Development Services

Decision mailed: December 16, 2013

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on November 6, 2013, and was determined to be complete on November 13, 2013.

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. Therefore this application was reviewed against the Zoning Code in effect on November 6, 2013.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 13, 2014.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information

satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on December 30, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St. NE, Suite 330, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **December 31, 2013.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to:

Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

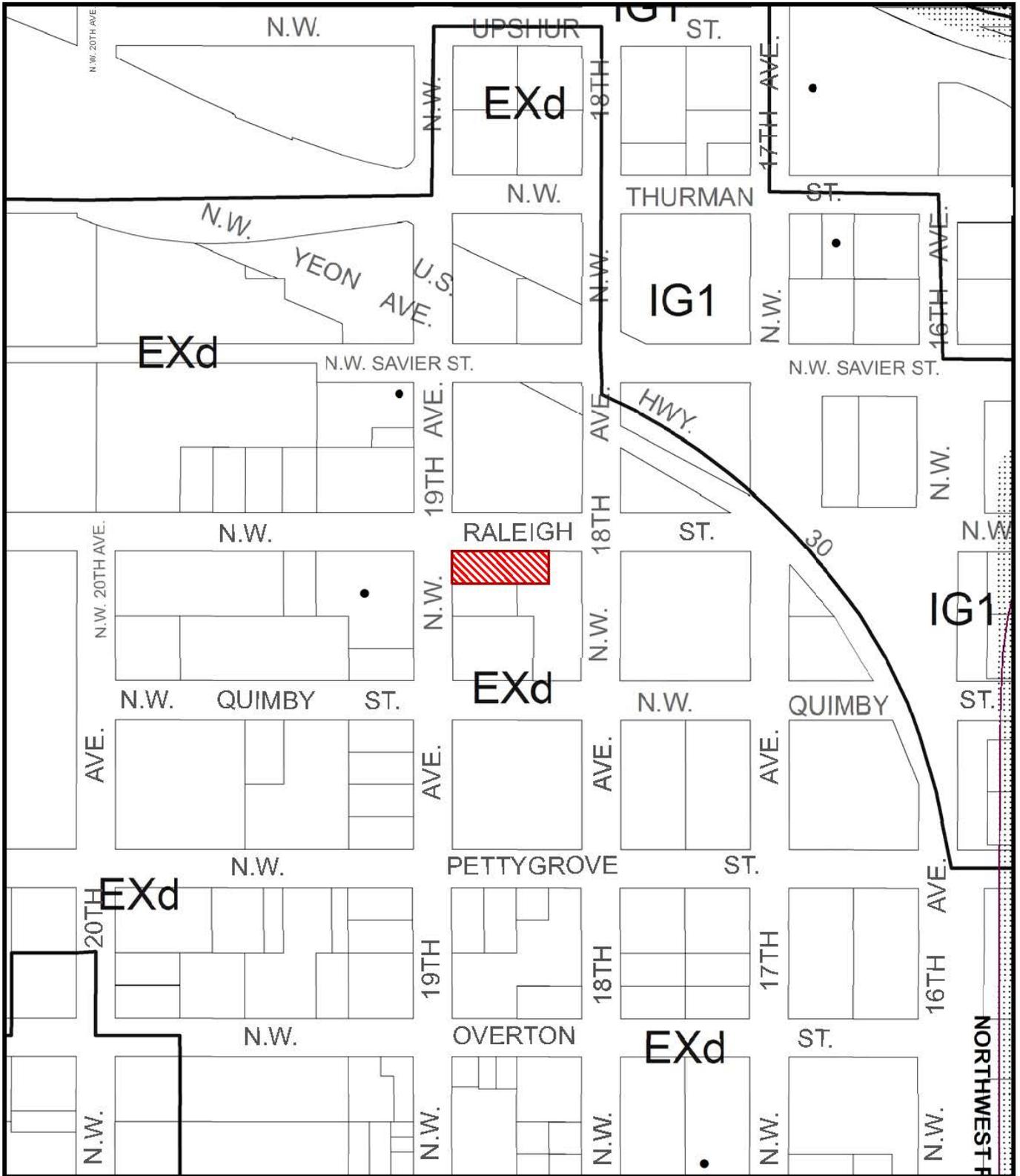
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. North Elevation
 3. East Elevation
 4. West Elevation
 5. South Elevation
 6. Northwest Perspective (attached)
 7. Northwest Perspective Enlarged
 8. Northeast Perspective Enlarged
 9. Metal Panel Details
 10. Metal Panel Details
 11. Photo of Metal Panel Mockup
 12. Photo of Metal Panel Sample
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
 1. Original LU Application

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).



ZONING



Site

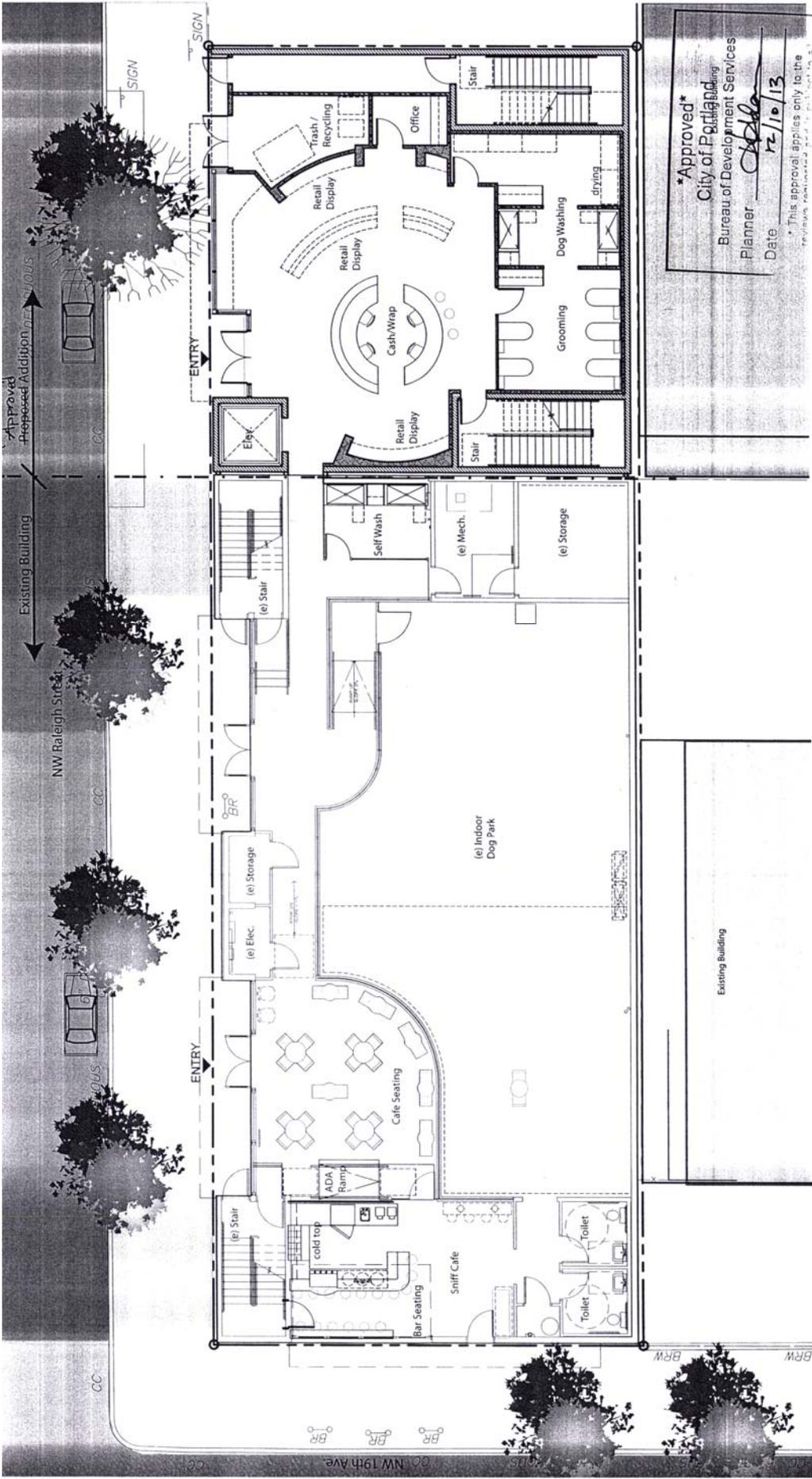


Historic Landmark



This site lies within the:
NORTHWEST PLAN DISTRICT

File No. LU 13-225117 DZ
 1/4 Section 2828
 Scale 1 inch = 200 feet
 State_Id 1N1E28DC 5500
 Exhibit B (Nov 07, 2013)



Approved
 City of Pgland
 Bureau of Development Services
 Planner *[Signature]*
 Date 12/10/13

* This approval applies only to the revisions highlighted in red on this plan.

SEA

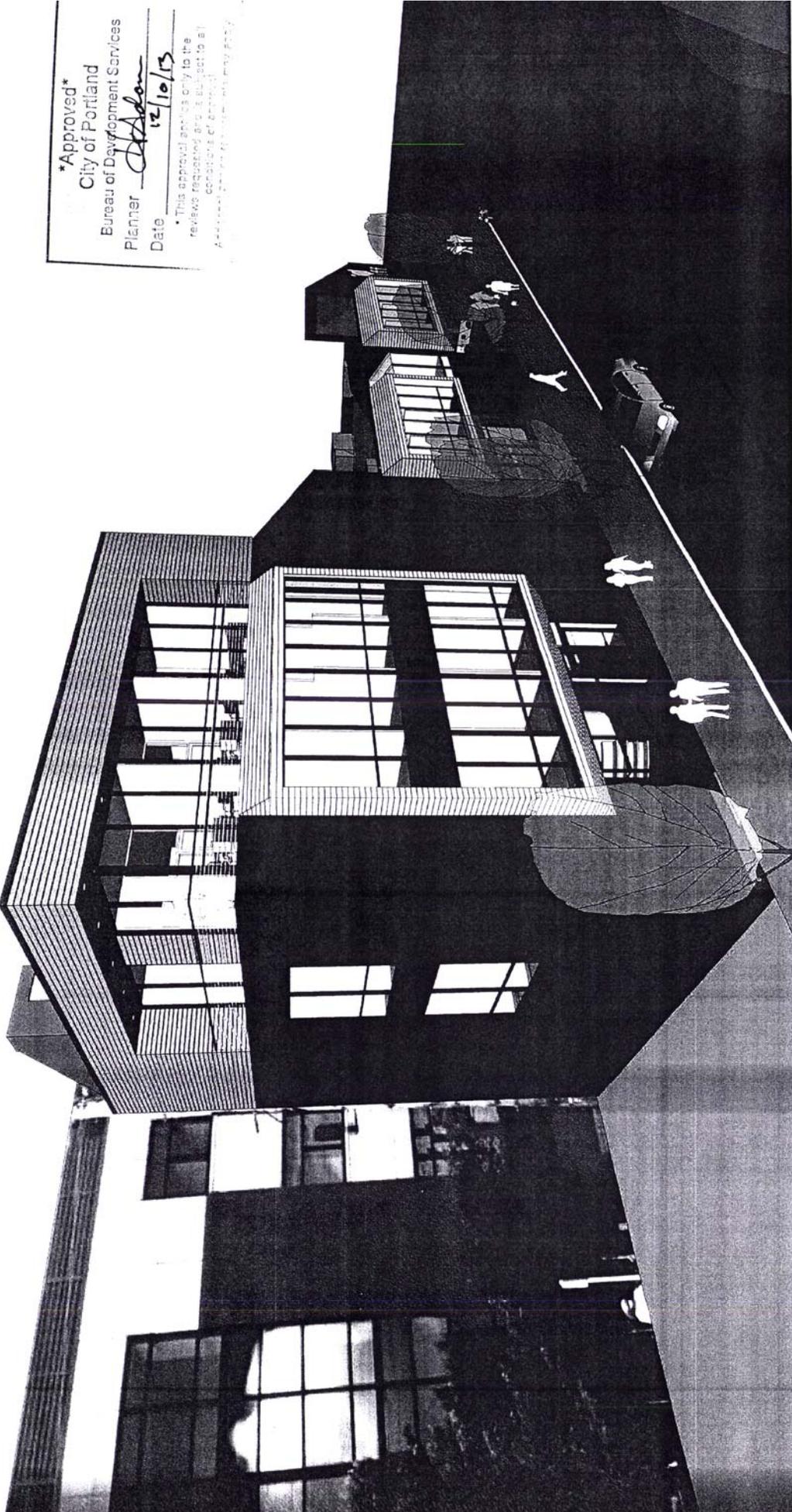
Exhibit A (Page 01 of 10)

LV18-225117DZ

C-1

Approved
City of Portland
Bureau of Development Services
Planner *Adam*
Date *12/10/13*

*This approval applies only to the
reviews requested and is subject to all
conditions of approval.
Additional review requirements may apply.



S|E|A
SCOTT BRIDGES ARCHITECTS

Exhibit A (Page 06 of 10)

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