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

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

Date: January 31, 2014

To: Interested Person

From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 February 21, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-242079 DZ, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 13-242079 DZ – INTERIOR WALKWAYS

Applicant: Greg Mitchell, Architect
LRS Architects
720 NW Davis St Suite 300
Portland, OR 97209

Owner: Roger Collins
Collins Investments LLC
19900 144th Ave NE
Woodinville, WA 98072-4460

Site Address: 107 N COOK ST (115 N Cook Street)

Legal Description: BLOCK 4 INC PT VAC ST LOT 1&6&7&10&11 LOT 2-5&8&9&12, WILLIAMS AVE ADD
Tax Account No.: R916401040
State ID No.: 1N1E27AB 00401
Quarter Section: 2730

Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Plan District: Albina Community
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:
As a condition of approval of the previous land use application (LU 13-131079 DZM) for a 6-story mixed-use building, the applicant proposes a design for the interior parking court pedestrian walkways to include the following:

- An 8'-0" (w) 0'-4" (h) raised concrete path, with a 2'-0" x 2'-0" score pattern;
- Large-scale running bond score pattern in the concrete walls along the walkways;
- Tongue-and-groove wood panels at residential entries;
- Gypsum board soffit at the underside of the 2nd floor overhang with 8'-0" (w) x 0'-7" (d) tongue-and-groove wood dropped ceiling with recessed can lighting at the interior commercial storefronts and residential entrances;
- Additional surface-mounted lighting at the ceiling above the walkways and wall sconce lighting at either side of commercial storefronts and residential entrances.

Also included in this proposal are changes to the rooftop deck, as required by the Life Safety Division of BDS to include removal of the approved gas fire pit, reduction in the size of the community recreation room, and revision of the approved wood trellis to a non-combustible material. In addition, potential minor changes resulting from post-approval engineering are proposed to the ground floor west elevation along N Vancouver Street including changes to the location and height of storefront systems, doors, and canopies.

Design review is required because the proposal is for additional design consideration of the interior walkways, as was required by condition of approval of the 6-story building. Design review is also required for the proposed changes to the previously-approved design.

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

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 December 30, 2013 and determined to be complete on **January 28, 2014**.

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.

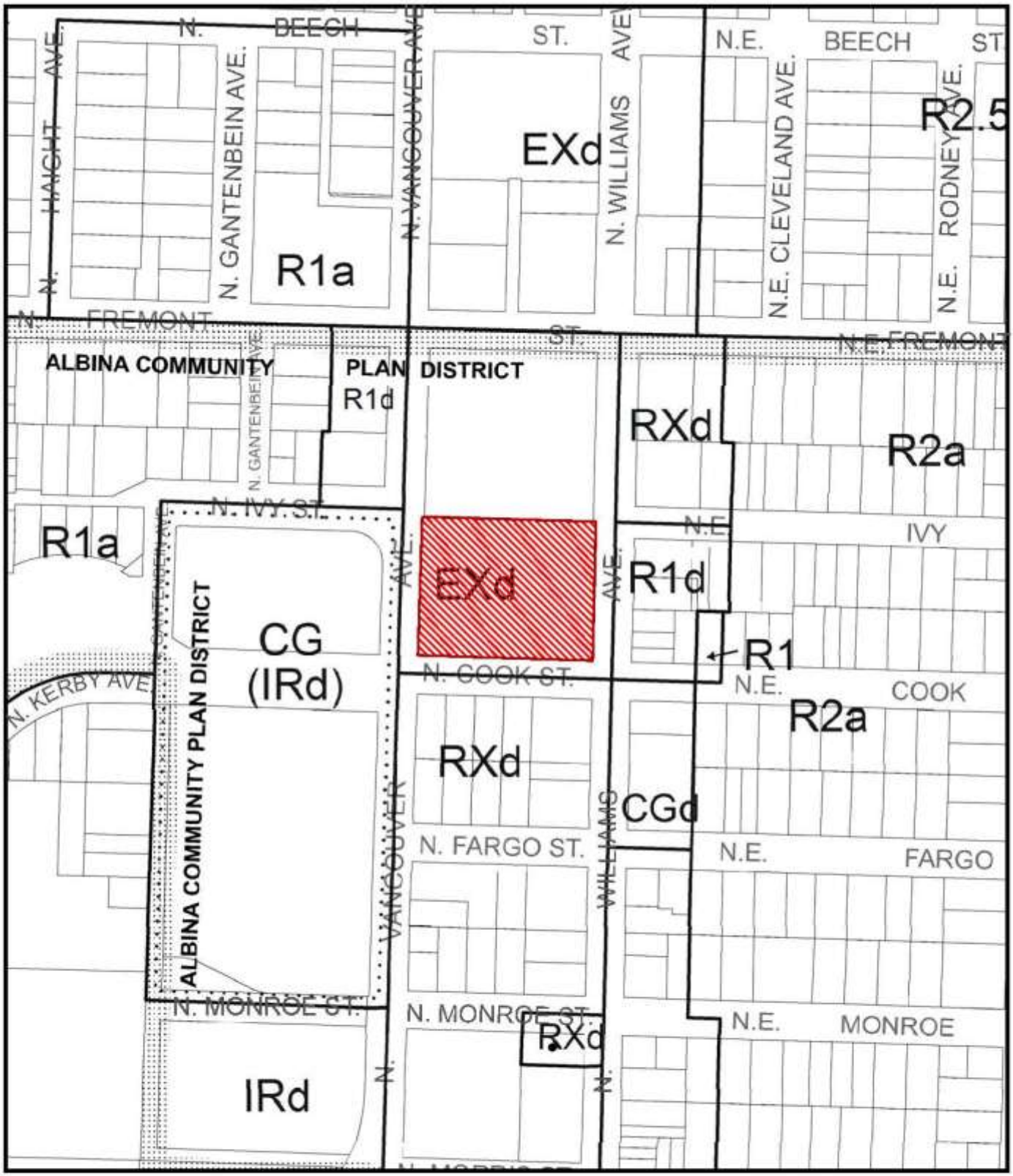
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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
Reflected Ceiling Plan
Elevations
Rendering
Potential West Elevation



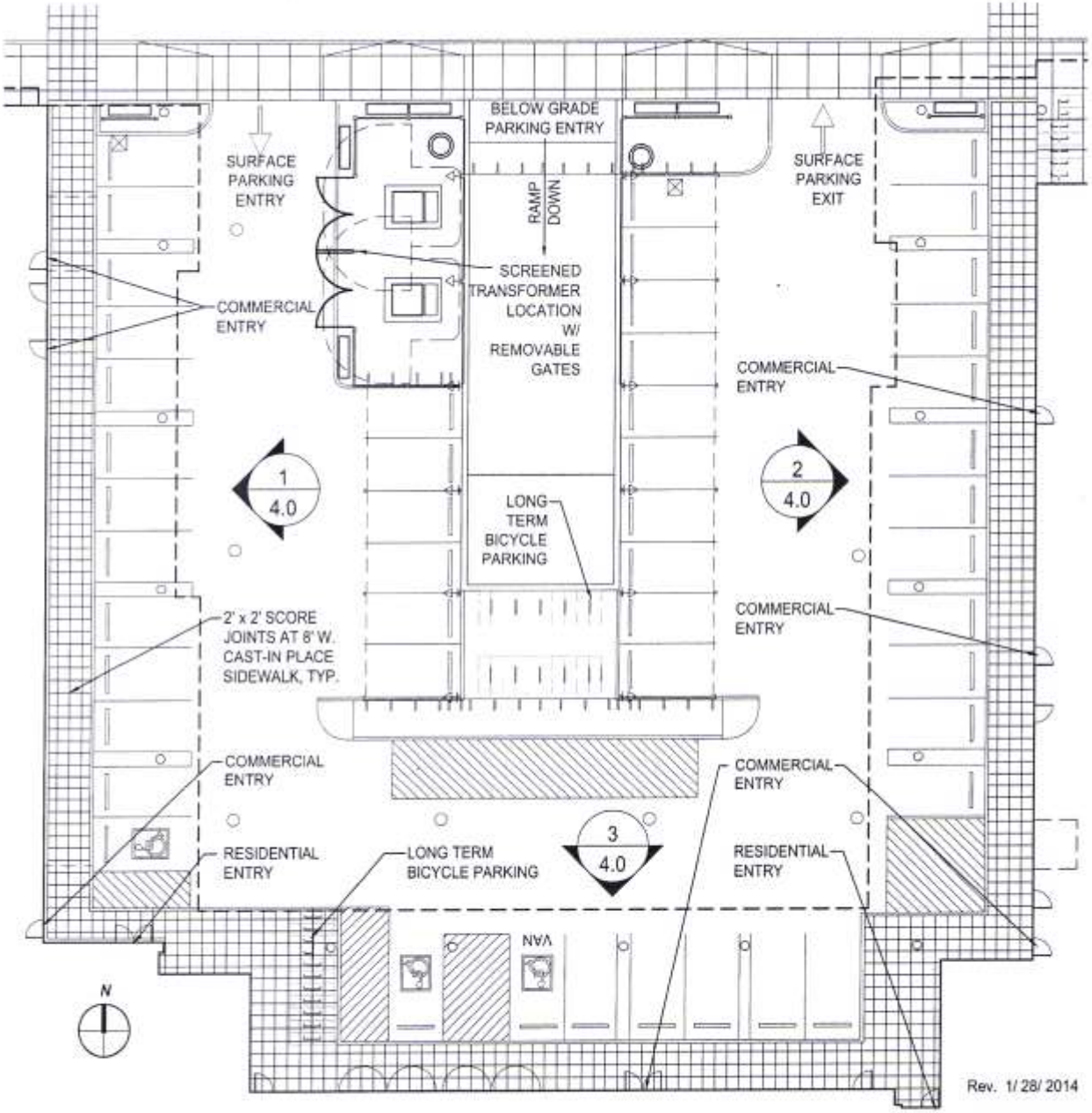
ZONING

Site

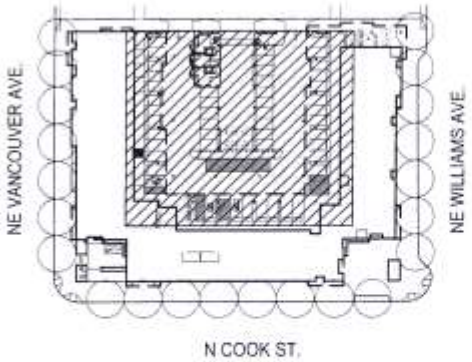
File No. LU 13-242079 DZ
1/4 Section 2730
Scale 1 inch = 200 feet
State_Id 1N1E27AB 401
Exhibit B (Jan 02,2014)

NORTH

This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT



1. SITE PLAN - INTERIOR COURTYARD SCALE: 1" = 20'-0"



2. KEYPLAN N.T.S.

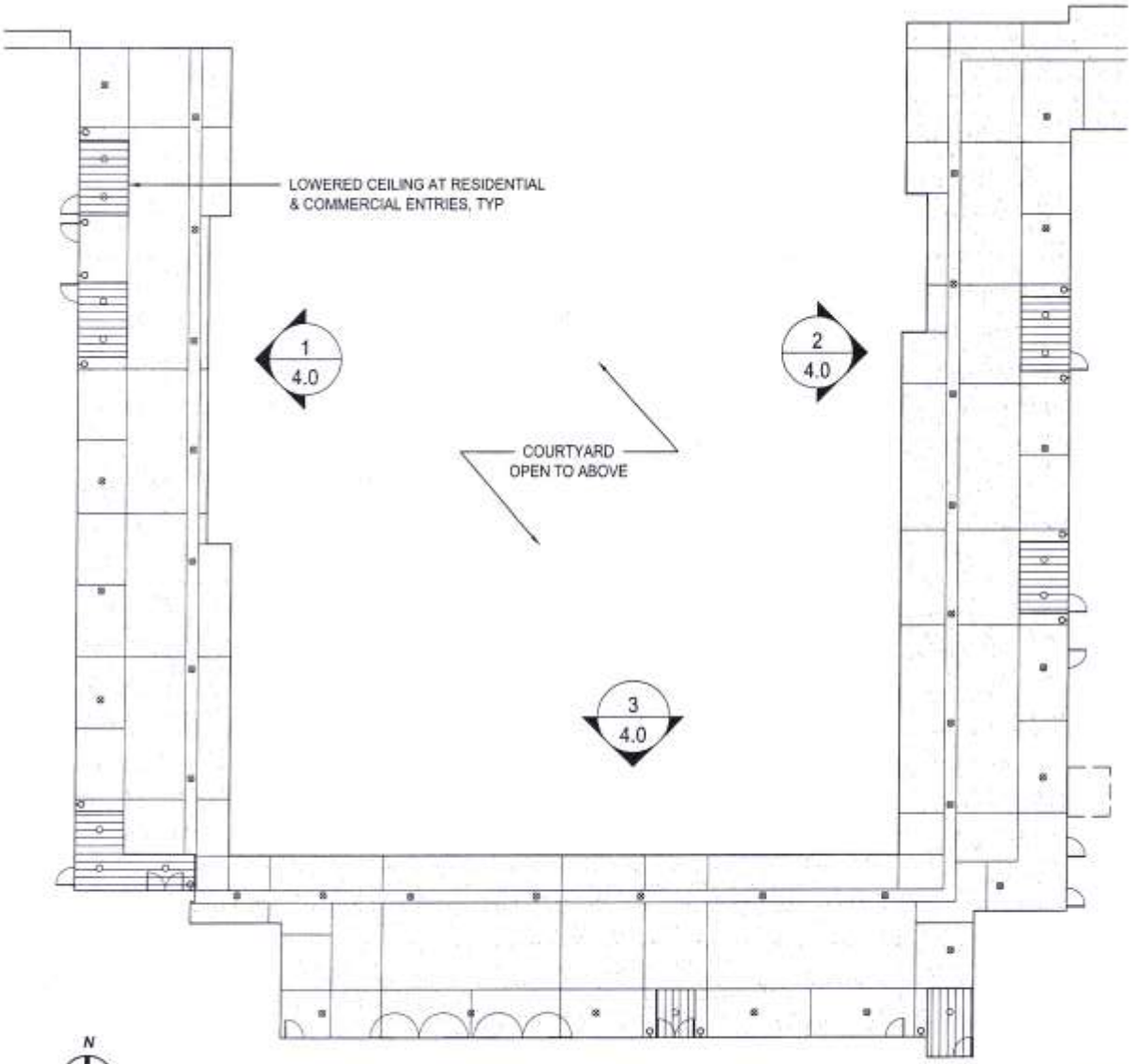
Rev. 1/ 28/ 2014

DECEMBER 24, 2013
115 N COOK ST

RS ARCHITECTS
720 NW Davis
Suite 300
Portland, OR 97209
503.221.1121
503.221.2077

LEGEND

- BUILDING OUTLINE
- CEILING OUTLINE
- CEILING SCORE JOINT
- EXTERIOR GYP. BD CEILING
- LOWERED CEILING - T&G AT RETAIL AND RESIDENTIAL ENTRIES
- WALL-MOUNTED FIXTURE
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE



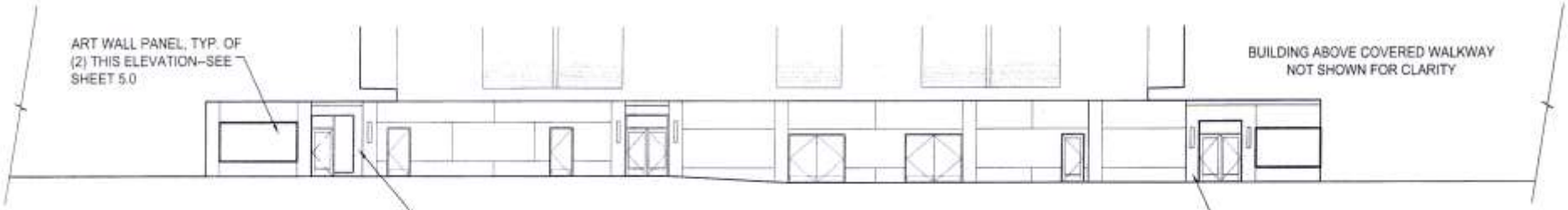
N

REFLECTED CEILING & LIGHTING PLAN SCALE: 1" = 20'-0"

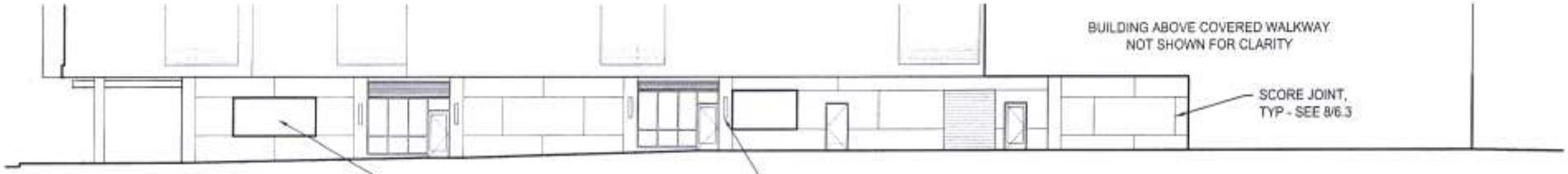
December 24, 2013
115 N COOK ST

LRS ARCHITECTS
720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

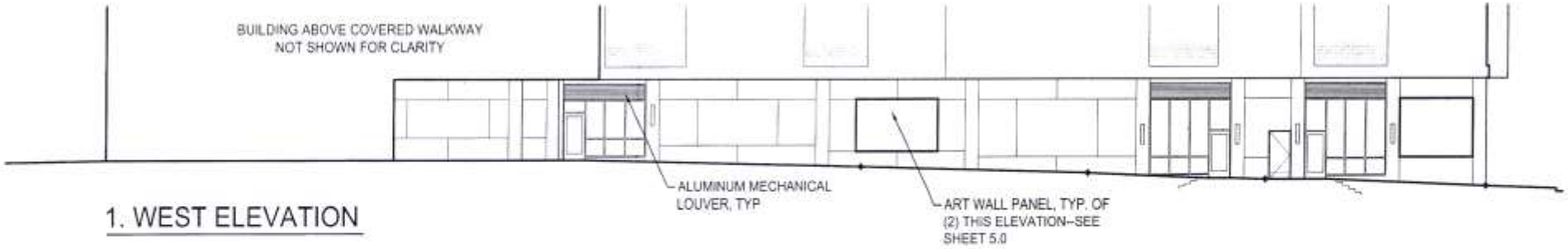
3.0



3. SOUTH ELEVATION



2. EAST ELEVATION



1. WEST ELEVATION

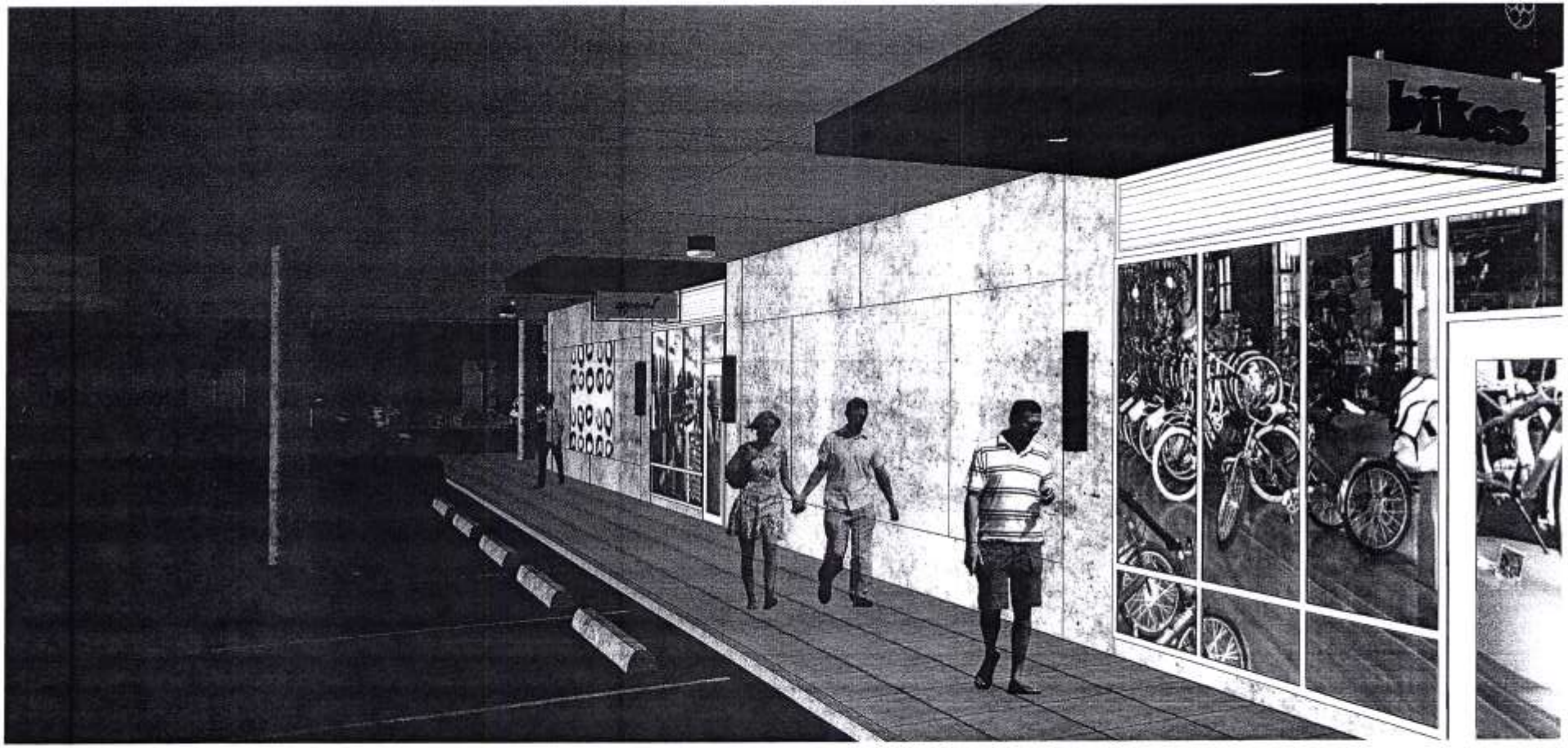
REV. 1/28/2014

DECEMBER 24, 2013
115 N COOK ST

INTERIOR COURTYARD ELEVATIONS

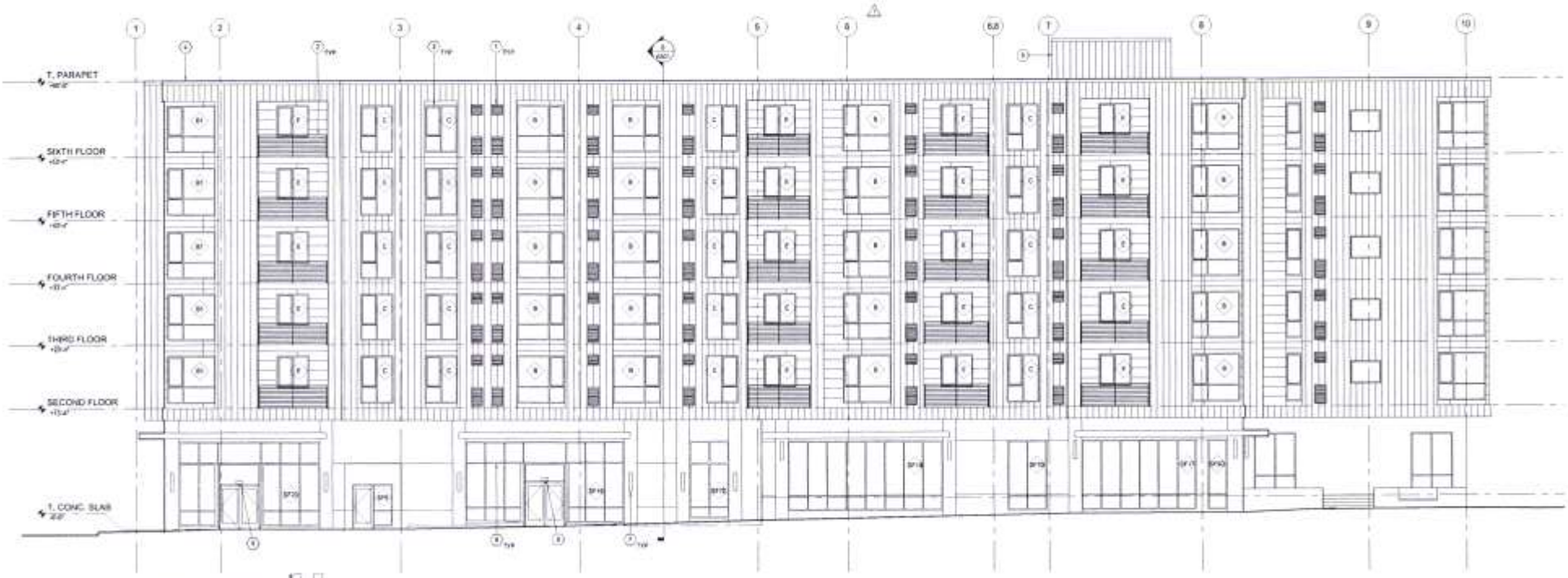
SCALE: 1/16" = 1'-0"

LRS ARCHITECTS
720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077



Rev. 1/28/2014
DECEMBER 06, 2013
115 N COOK ST

LRS ARCHITECTS
720 NW Davis
Suite 300
Portland OR 97209
503.221.1121



2. WEST ELEVATION