



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: October 15, 2013
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 November 5, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-195750 DZ, in your letter. It also is helpful to address your letter to me, Staci Monroe.

CASE FILE NUMBER: LU 13-195750 DZ - Mirabella Guardrail Renovation

Applicant: Zac Blodget, 503-334-1870 / Structural Department
11505 SE Sherman Ct. / Portland, OR 97216

Owner: Sherley Pape
3550 SW Bond Street, Suite 2501 / Portland, OR 97239

Mirabella At South Waterfront
1200 Mira Mar Avenue / Medford, OR 97504

Site Address: 3550 SW Bond Avenue

Legal Description: LOT 6, WATERFRONT SOUTH
Tax Account No.: R882450300, R882450300, R882450300, R882450300, R882450300
State ID No.: 1S1E10AC 00306, 1S1E10AC 00306, 1S1E10AC 00306, 1S1E10AC 00306, 1S1E10AC 00306

Quarter Section: 3430
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Assoc, Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: Central City - South Waterfront
Zoning: CXd: Central Commercial zone with a Design overlay
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal: The applicant requests Design Review approval for the renovation of an existing guardrail on the 25th floor of the Mirabella Building (LU 07-127030 DZM), a 30-story Continuing Care Retirement Community. The Mirabella tower is located on the northern end of

a 200-foot x 400-foot block bordered by SW Curry Street to the north, SW Bond Avenue to the west, SW Gaines Street to the south, and SW River Parkway to the east. The existing guardrail is located at a single-family residential balcony at the southwestern end of the building. The proposal extends the height of the existing railing on the south and west edges of the terrace. The existing railing is made of tempered glass panels that measure 3'-6" high, and act as a windscreen for the balcony. The revised railing will maintain the glass material and increase the height of the railing to 6'-0". The original anodized bronze aluminum finish, railing details, and stanchion dimensions will be maintained in the proposal.

Because the proposal is for a renovation within a design overlay zone, Design Review is required.

Relevant Approval Criteria:

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

- South Waterfront Design Guidelines
- Central City Fundamental 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 August 21, 2013 and determined to be complete on October 10, 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.

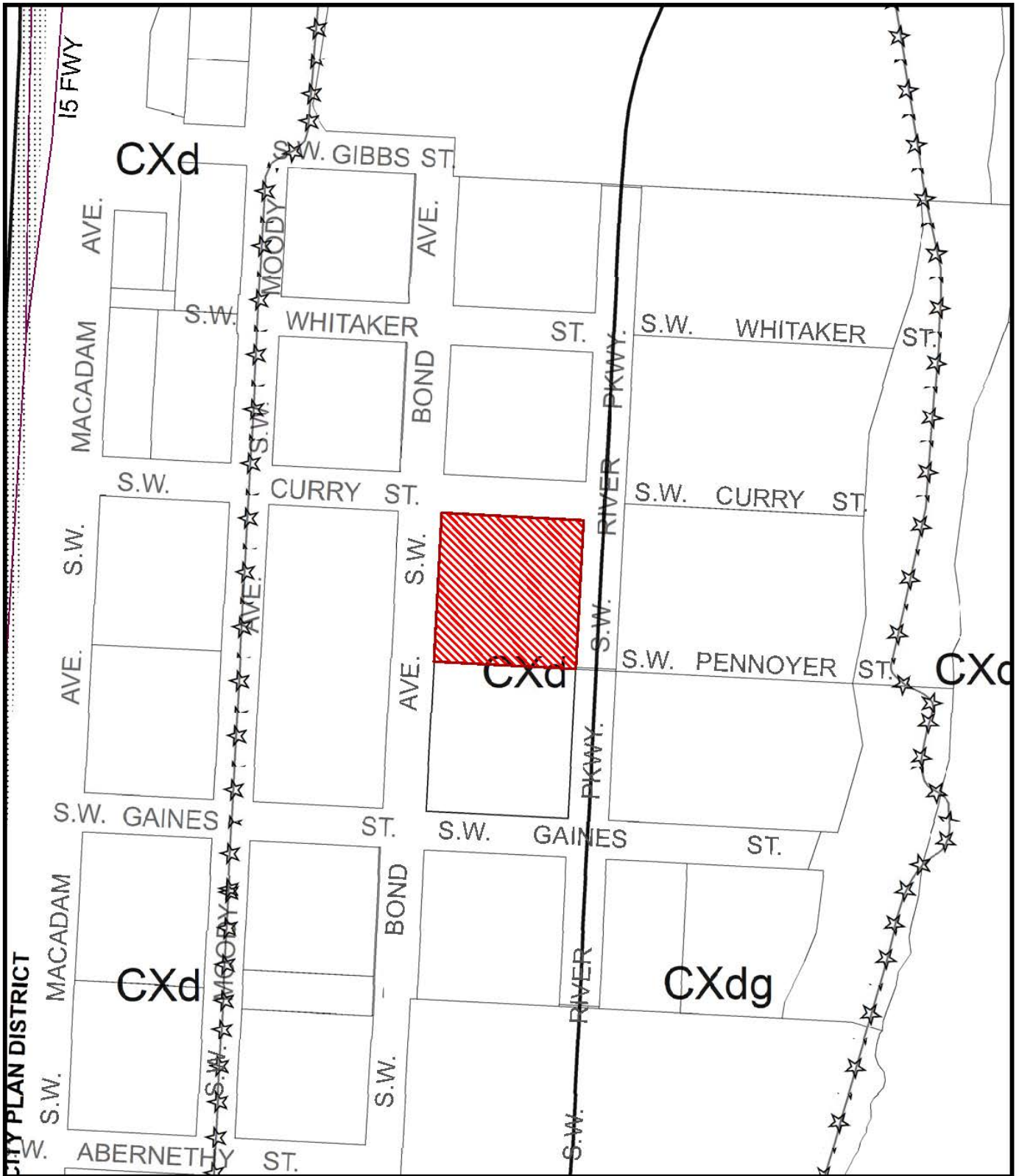
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 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
South and West Building Elevations
Enlarged Railing Elevations



ZONING



Site



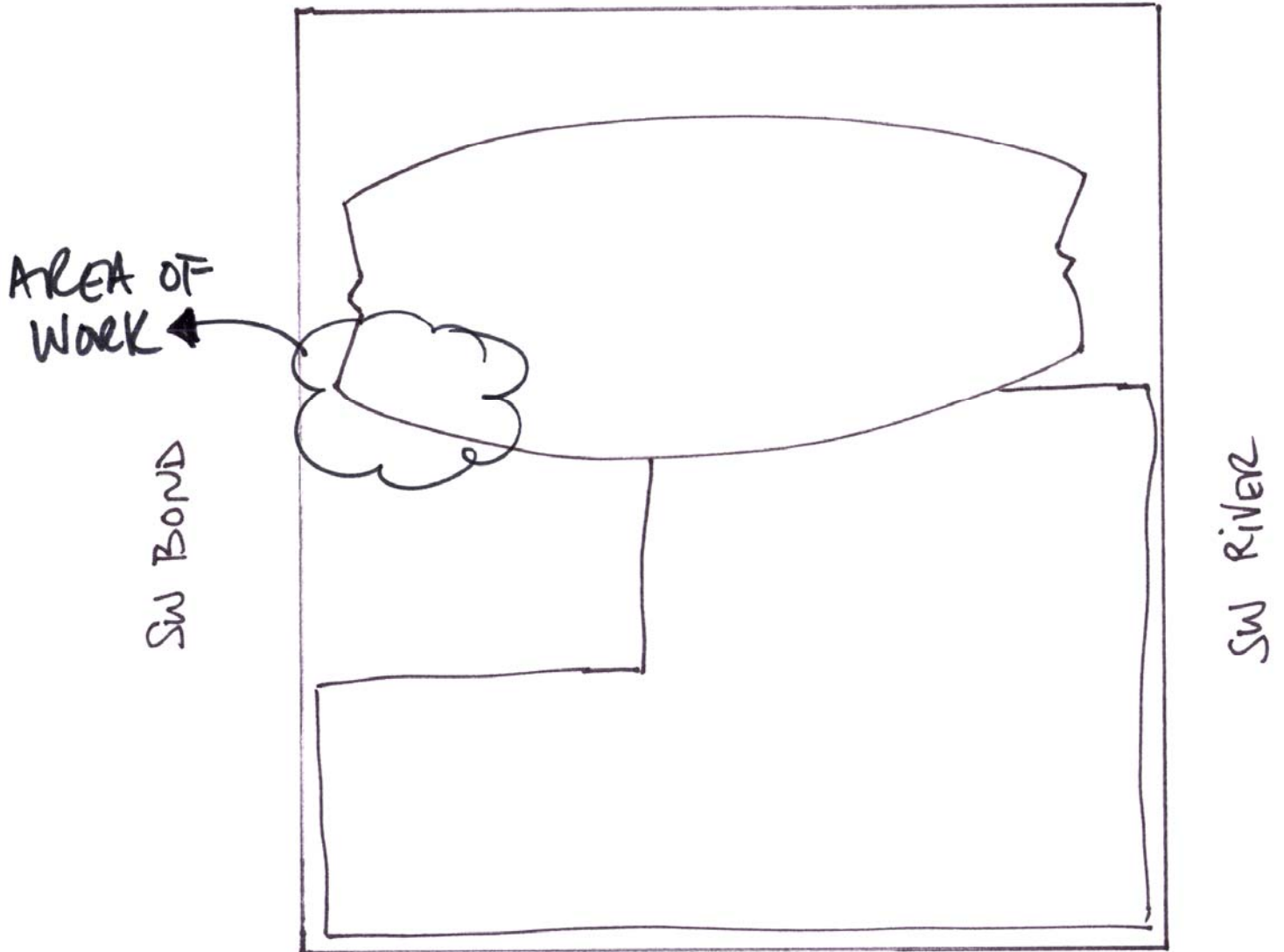
NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT SUBDISTRICT

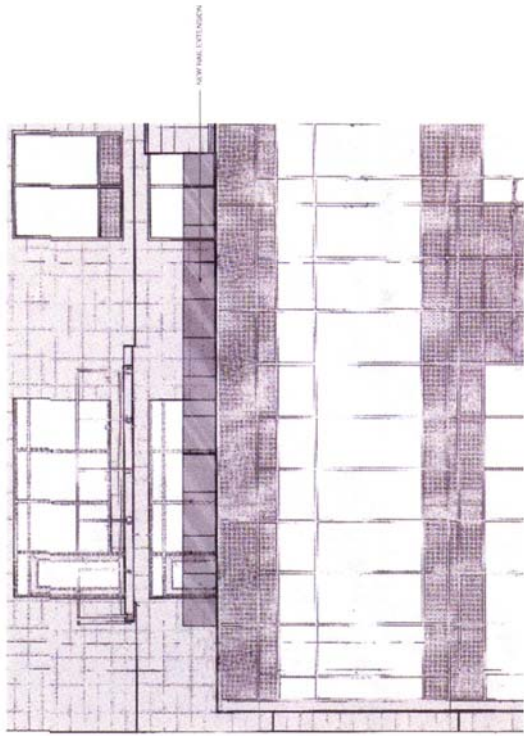
File No. LU 13-195750 DZ
 1/4 Section 3330,3430
 Scale 1 inch = 200 feet
 State_Id 1S1E10AC 306
 Exhibit B (Aug 27, 2013)

North ↑

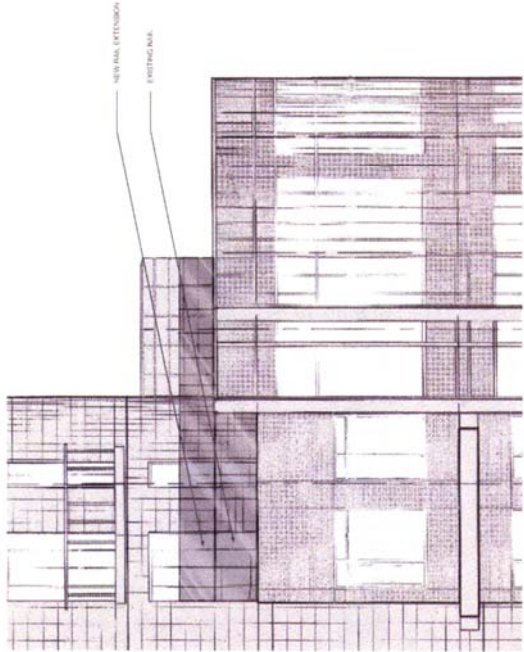
SW CURRY



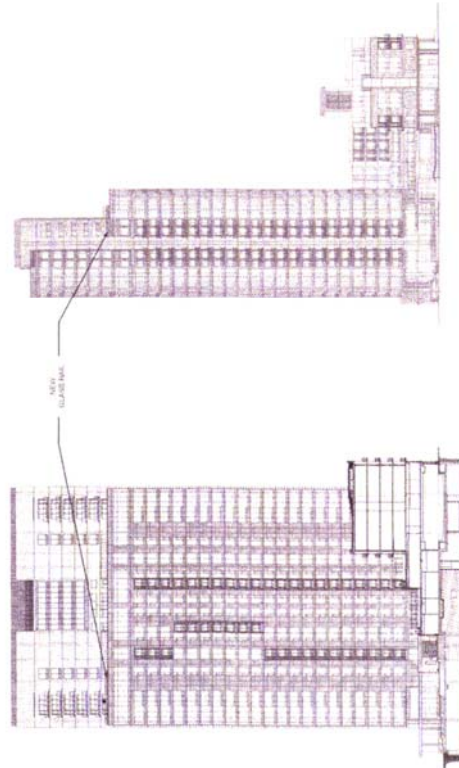
LU 13-195750 02



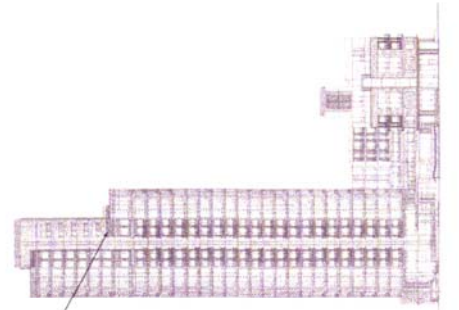
SOUTH ELEVATION - 1/4" = 1'-0"



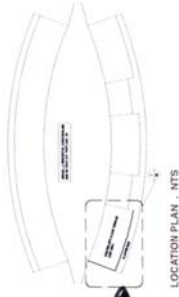
WEST ELEVATION - 1/4" = 1'-0"



FULL BUILDING SOUTH ELEVATION - NTS

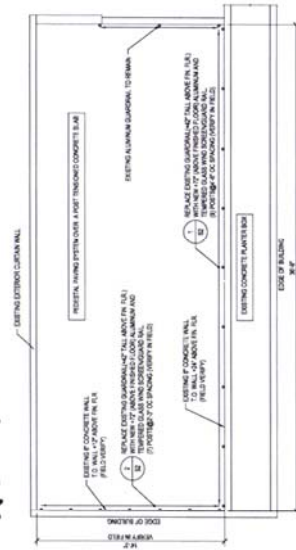


FULL BUILDING WEST ELEVATION - NTS



LOCATION PLAN - NTS

AREA OF WORK



SITE PLAN AT UNIT 2501 TERRACE - 3/4" = 1'-0"

RAIL EXTENSION PLAN & ELEVATIONS

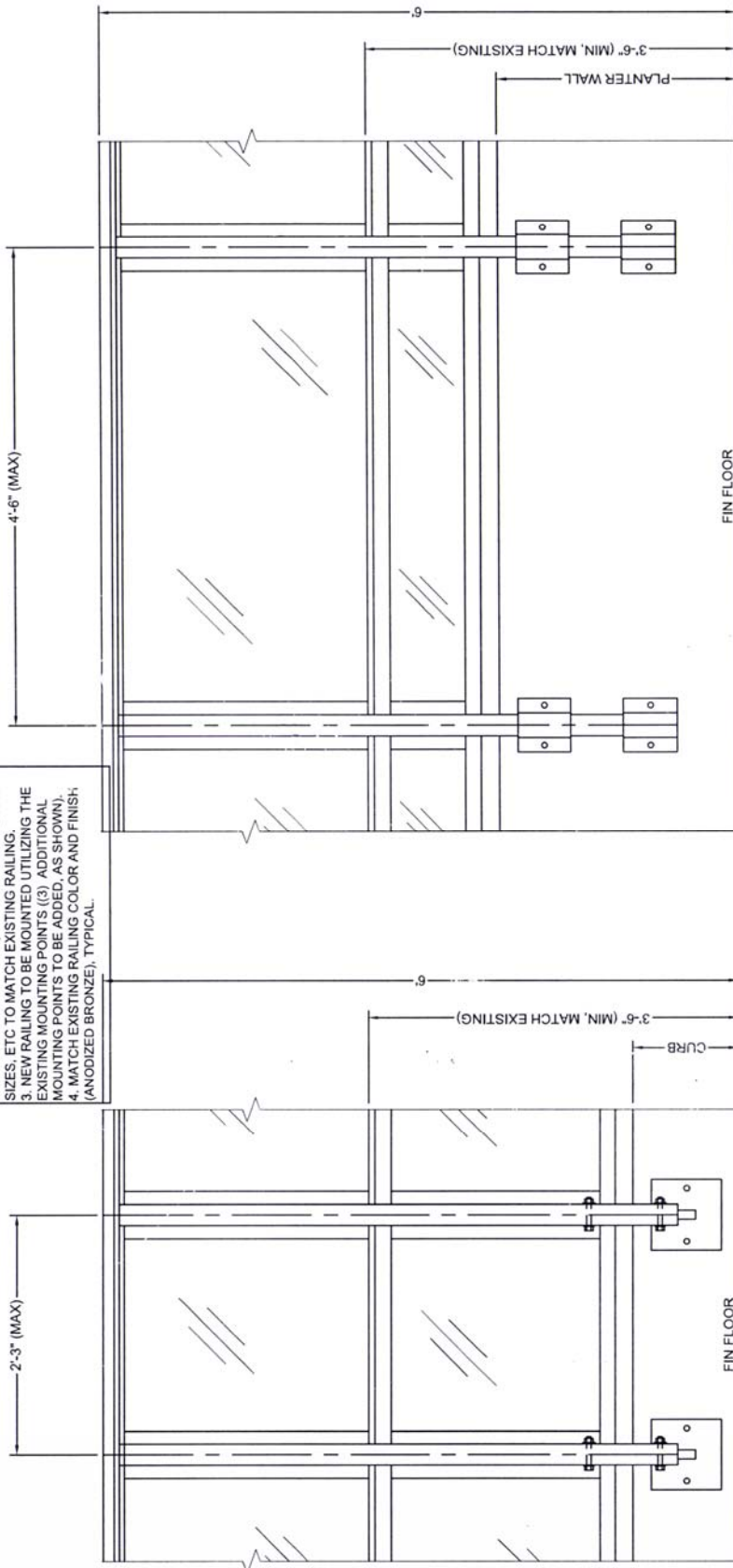
3550 SW BOND AVE #2501, PORTLAND, OR. 97239

HUNTINGTON & KIEST

1500 NE STARK STREET, PORTLAND, OREGON 97232

LU 13-195750 DZ

- NOTES:
 1. RAILING TO BE CONSTRUCTED WITH SAPA ALUMINUM RAILING SYSTEM PARTS TO MATCH EXISTING.
 2. HANDRAIL MATERIALS, MEMBER SHAPES AND SIZES, ETC TO MATCH EXISTING RAILING.
 3. NEW RAILING TO BE MOUNTED UTILIZING THE EXISTING MOUNTING POINTS ((3) ADDITIONAL MOUNTING POINTS TO BE ADDED, AS SHOWN).
 4. MATCH EXISTING RAILING COLOR AND FINISH (ANODIZED BRONZE), TYPICAL.



(C) ELEVATION
 1"=1'-0"

(D) ELEVATION
 1"=1'-0"

PRO
 PRECISION RAIL OF OREGON
 10735 SE FOSTER GRESHAM, OR 97266
 PHONE (503) 714-3333

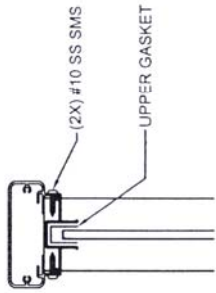
SHOP DRAWINGS

PAPE- TERRACE WIND-SCREEN

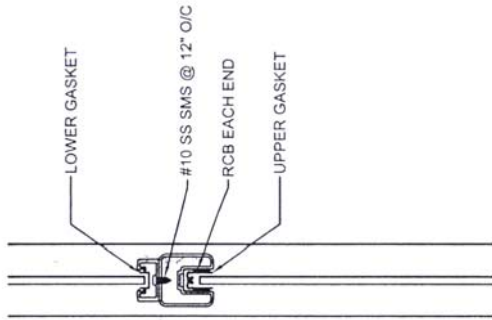
DRAWN BY	TIM C
DATE	10.4.13
CHECKED BY	
DATE	

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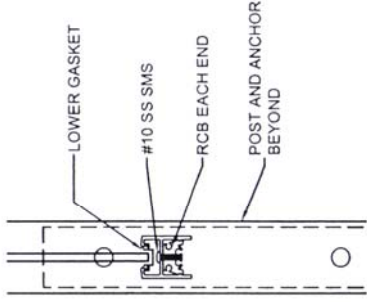
W13-195750 02



1 DETAIL
3"=1'-0"



2 DETAIL
3"=1'-0"



3 DETAIL
3"=1'-0"

NOTES:
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