



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

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

Date: March 16, 2017

From: Jeffrey Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-107048 DZM
Pre App: PC # 16-246014

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Jeffrey Mitchem at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: April 13, 2017** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: April 24, 2017**
- **A public hearing before the Design Commission is tentatively scheduled for May 4, 2017, 1:30 pm**

Applicant: Terry Amundson
Koble Creative Architecture
3405 NE 46th Ave
Portland, OR 97213

Owner Eric Saunders
Point B Property Development
308 NW 11th Ave #201
Portland, OR 97209

Site Address: 5615 SW HOOD AVE
Legal Description: BLOCK 3 LOT 2, GREENS ADD; BLOCK 3 N 35' OF LOT 3, GREENS ADD
Tax Account No.: R342100290, R342100310
State ID No.: 1S1E15CA 00500, 1S1E15CA 00400
Quarter Section: 3629
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact info@southportlanddba.com.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Plan District: Macadam
Zoning: CSd, Storefront Commercial with a Design Overlay
Case Type: DZM, Design Review with Modifications
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The proposal is for a new Cross-Laminated Timber framed 4-story office building with ground floor retail and tuck-under parking behind retail on an 8,500 square foot site. The following Modifications to Zoning Code Standards are requested: 3.550.220 Building Setbacks – Modify the street front setback, based upon the building wall plane areas, to allow for decks and stair tower to project into setback area. 33.550.230 Building Coverage – Modify the building coverage area to allow for the fully glazed feature stair to be expanded by 180SF to include an active landing area at the front of the stairway, along the face of the façade glazing.

Design Review is required because the proposal is for new construction in a Design Overlay zone.

Approval Criteria:

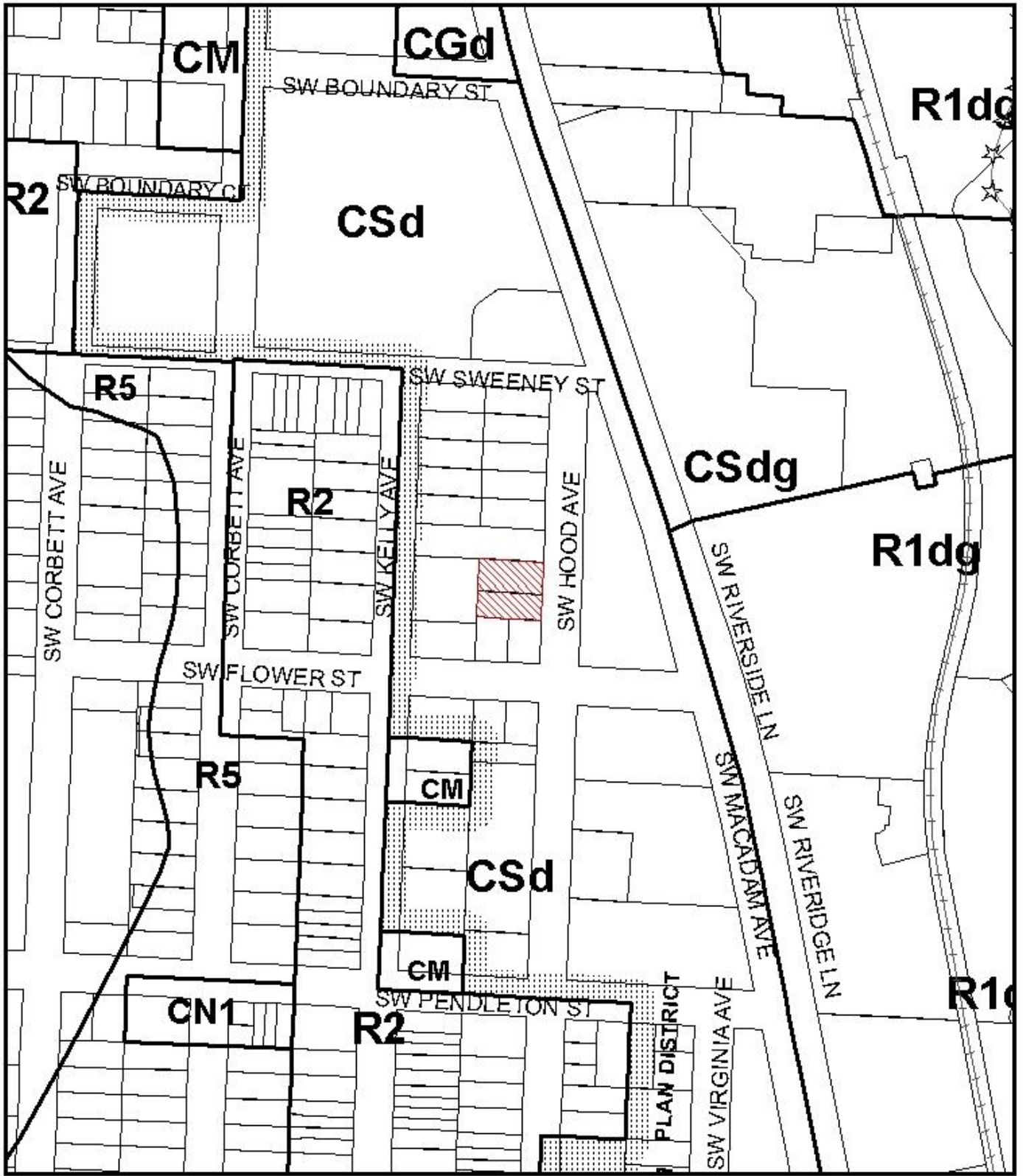
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Macadam Corridor Design Guidelines
- 33.825.040 Modification Criteria

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on January 18, 2017 and determined to be complete on March 14, 2017.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Elevation



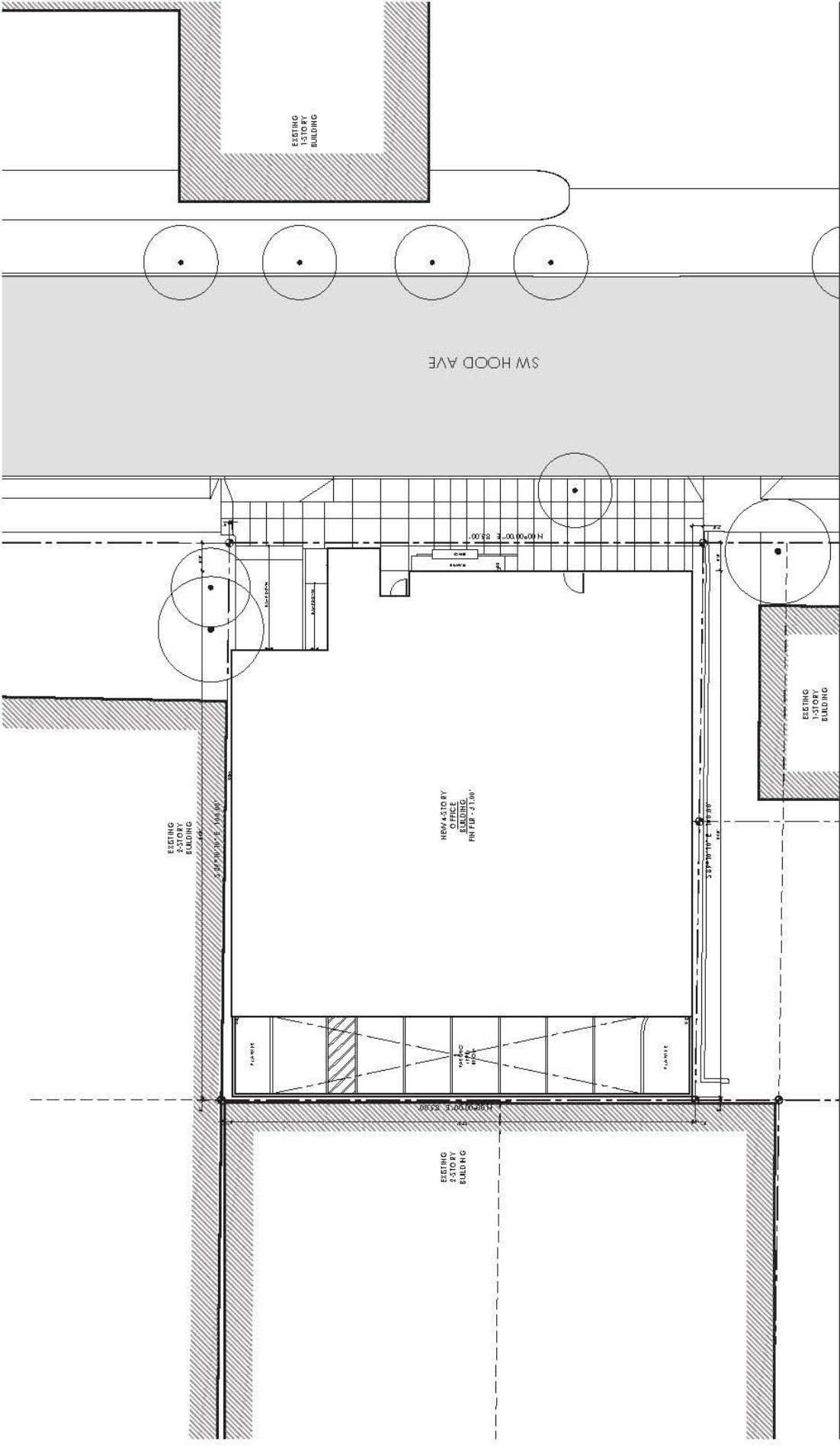
ZONING

-  Site
-  Recreational Trails



This site lies within the:
MACADAM PLAN DISTRICT

File No.	<u>LU 17-107048 DZM</u>
1/4 Section	<u>3629</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E15CA 500</u>
Exhibit	<u>B (Jan 25, 2017)</u>



DESIGN REVIEW
 JANUARY 10, 2017
 Page 9



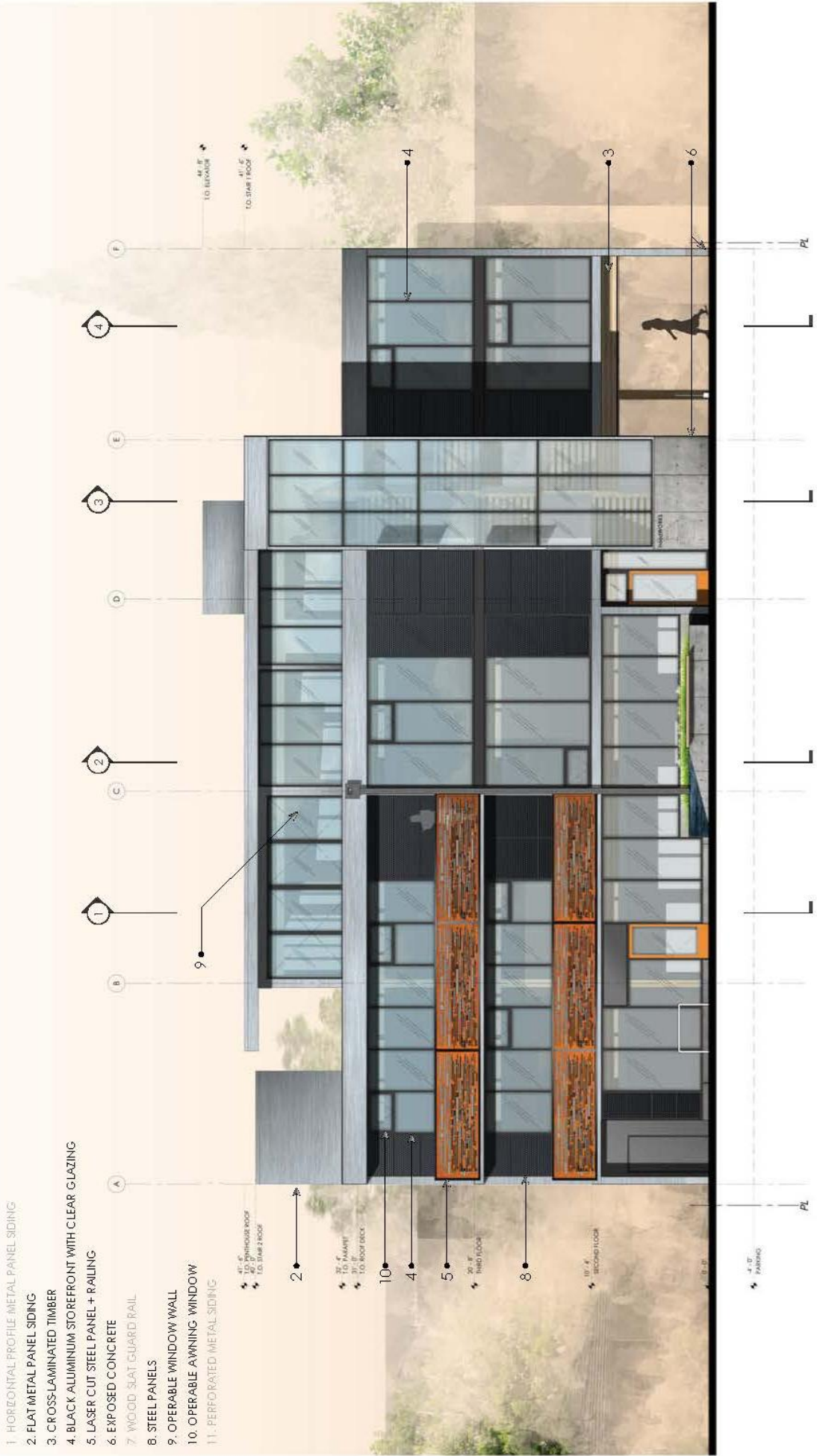
HOODWORKS
 5615 Hood Ave
 Portland, OR 97239

/koble/CREATIVE



pointb.

SUNMIT
 DEVELOPMENT GROUP



- 1. HORIZONTAL PROFILE METAL PANEL SIDING
- 2. FLAT METAL PANEL SIDING
- 3. CROSS-LAMINATED TIMBER
- 4. BLACK ALUMINUM STOREFRONT WITH CLEAR GLAZING
- 5. LASER CUT STEEL PANEL + RAILING
- 6. EXPOSED CONCRETE
- 7. WOOD SLAT GUARD RAIL
- 8. STEEL PANELS
- 9. OPERABLE WINDOW/WALL
- 10. OPERABLE AWNING WINDOW
- 11. PERFORATED METAL SIDING

41'-0" TO 2ND HOUR ROOF
 TO 2ND FLOOR
 25'-0" TO 1ST HOUR ROOF
 TO 1ST FLOOR
 10'-0" TO 2ND HOUR ROOF
 TO 2ND FLOOR
 10'-0" TO 1ST HOUR ROOF
 TO 1ST FLOOR
 10'-0" TO 2ND HOUR ROOF
 TO 2ND FLOOR
 4'-0" PARKING

EAST ELEVATION

HOODWORKS
 5615 Hood Ave
 Portland, OR 97239

/kōbble/CREATIVE



pointb.

SUMMIT
 DEVELOPMENT GROUP