



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

FINAL FINDINGS AND DECISION BY THE DESIGN COMMISSION RENDERED ON May 4, 2017

The Design Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 17-107048 DZM
PC # 16-246014
5615 SW Hood Ave

BUREAU OF DEVELOPMENT SERVICES STAFF: Jeffrey Mitchem 503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

GENERAL INFORMATION

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 partially below-grade tuck-under parking behind retail on an 8,500 square foot site.

Floor Area Ratio (33.550.200). Allowed – 2:1, or 17,000 square feet on the 8,500 square foot site. Proposed – 17,000 square feet.

Height (33.550.210). Allowed – 45’ as long so long as the total average height of the building does not exceed 35’. Proposed – maximum height approximately 42’ to top of penthouse roof; 35’ average roof height.

The following Modifications to Zoning Code Standards are requested:

1. **33.550.220 Building Setbacks.** Modify the street setback, based upon the building wall plane areas in two locations as follows:
 - stair tower wall plane (390 sf): required setback – 5’; proposed setback – 1’
 - office window wall plane (1,528 sf): required setback – 7’; proposed setback – 5’.

Relevant Approval Criteria:

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

- Macadam Corridor Design Guidelines
- 33.825.040, Modifications That Will Better Meet Design Review Requirements

ANALYSIS

Site and Vicinity: The 8,500 SF site is currently developed with a one story building and play yard that serve as a school. The surrounding development is predominately commercial uses and surface parking lots directly to the north, east and west of the site. Single-family homes of varying ages and styles are located across SW Pendleton Street south of the site. Both SW Hood Avenue and SW Pendleton Street are designated as Local Service Walkways and Local Service Bikeways. The site is also in the John’s Landing Pedestrian District. Access from the site to the Willamette Riverfront Greenway Trail (approximately 600’ east) is provided via sidewalks on SW Hood Ave, SW Flower St (south of site) and SW Sweeny St (north of site).

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominately built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

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.

The Macadam Plan District implements the Macadam Corridor Study. The plan district contains a set of regulations designed to preserve and promote the unique character of the Macadam area. In addition to special development standards for the district, the regulations restrict auto-oriented uses and development, limit signs, allow for future light rail, and provide view corridors to the Willamette River.

Land Use History: City records indicate no prior land use reviews.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed **April 14, 2017**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering (Exhibit E-1)
- Water Bureau (Exhibit E-2)
- Fire Bureau (Exhibit E-3)
- Site Development Section of BDS (Exhibit E-4)
- Bureau of Environmental Services (Exhibit E-5)
- Life Safety Plans Examiner (Exhibit E-6)

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on **April 14, 2017**. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Jim Gardner, Chair SPNA Land Use Committee. Letter in general support of proposal with concerns related to lack of automobile and bicycle parking. (Exhibit F-1)
Staff Response: The proposal is compliant with Portland Zoning Code Requirements for automobile, and long- and short-term bicycle parking.
- Francelle Thompson, 832 SW Westwood Drive. Letter in opposition to the proposal citing insufficient automobile parking. (Exhibit F-2)
Staff Response: The proposal is compliant with Portland Zoning Code Requirements for automobile parking.

ZONING CODE APPROVAL CRITERIA

I. DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

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.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

Macadam Corridor Design Goals and Guidelines

The following goals are specific to the Macadam Corridor Design Zone.

- Create and improve connections, both physical and visual, between the river, Greenway Trail, Willamette Park and the residential community west of Macadam.
- Encourage opportunities for public use and enjoyment of the waterfront.
- Promote a quality of development in this scenic entry corridor to the Downtown that complements Macadam's landscape treatment.
- Require excellence in design for projects within the Corridor, particularly by assuring that new development contributes to the formation of a rich and diverse mixture of uses and styles in scale with each other.
- Add to the scenic qualities of the river and the Greenway Trail.
- Promote compatibility of new development with the river, surrounding uses, and the neighborhood.

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

Macadam Corridor Design Guidelines

1. Visual Connections. Create public views to the river, Greenway Trail and Willamette Park from Macadam Avenue and other public parks and rights-of-way west of Macadam as well as views from the river and the Greenway to the west.

- Promote physical and visual contact between the river and the area west of Macadam Avenue.
- Orient buildings, which front Macadam Avenue to preserve views of the river, Willamette Park and the Greenway.
- Integrate the east and west sides of Macadam Avenue by creating views of the river which align with streets on the east side of Macadam.
- Take particular advantage of opportunities to create and protect views, which align with Southwest Texas, Florida, Pendleton, Idaho, Nebraska, Dakota and Hamilton Streets.
- Rooftops of buildings should be carefully designed to enhance views.
- Plant on-site trees, which will grow to a sufficient height to soften new development and screen parking areas while selecting species and planting locations, which enhance view corridors to the river.

Findings: The project promotes physical and visual connections between site and river in the following ways:

- The building massing steps both vertically through articulation of the vertical street-facing façade plane, and horizontally through stepping of horizontal building elements and roof planes.
- The layering effect creates opportunities for exterior spaces above the ground-level such as balconies and roof deck providing distant views from upper levels.
- The layering effect serves to mitigate the visual impact of the four-level building form on surrounding 1- and 2-story development and the Greenway approximately 600 feet eastward.
- Active ground-level uses (retail/commercial) provide direct pedestrian access to the SW Hood Ave right-of-way.
- The fully glazed stair tower with landings oriented toward the SW Hood right-of-way will foster visual connections eastward toward the river.
- Parking is provided partially below grade at the rear of the site tucked under the building form with a single access point at the north end of the site.

This Guideline is met.

2. Physical Connections. Create a common sense of unity that ties both sides of Macadam together with each other, the river to the east and the residential area to the west. Create public walkways that physically connect the Macadam Avenue right-of-way with Willamette Park, the Greenway Trail and the Willamette River.

- Orient structures and parking areas to facilitate access for pedestrians between adjacent uses.
- Extend street tree planting west of Macadam.
- Reinforce connections for pedestrians between the Willamette River Greenway and Macadam Avenue.
- Provide safe, comfortable places where people can slow, sit and relax. Locate these places adjacent to sidewalks, walkways and the Greenway Trail.
- Provide sidewalks and pathways, through larger developments with landscaping which screens or separates these from parking and motor vehicle maneuvering areas.
- Provide walkways, which link parking areas to district-wide access systems for pedestrians.

Findings: Though located approximately 200' west of SW Macadam Blvd, the building will serve to incrementally unify the corridor as follows:

- Oriented eastward (toward SW Macadam and the river) and built to within 5' of the property line, the 4-level building will visually contribute to the creation of a building wall framing the east side of the corridor.
- The active ground-level use and ample storefront glazing will create an active, pedestrian-oriented frontage.
- Landscape planter with integrated bench seating will provide passive gathering moment.

At the May 5, 2017 Land Use Review Hearing, the Design Commission determined that the entrances to the elevator lobby and retail space were not designed in a manner to be sufficiently prominent, safe or comfortable – the elevator lobby entrance was too narrow (approximately 3'-6") and un-protected by canopy cover, and the retail entry canopy was too low. Therefore, with the following conditions of approval this guideline is met:

- Expand the width of the street-facing entrance to the elevator lobby to align as closely as possible with the level 2 window mullions.
- Add a canopy above the street-facing entrance to the elevator lobby aligned as closely as possible with the underside of the second floor structure.
- Raise the canopy at the retail entry aligned as closely as possible with the underside of the second floor structure.

This Guideline is met.

3. The Boulevard. Coordinate with and enhance Macadam's boulevard treatment and contribute to the attractiveness of this entrance to the city.

- Consider using awnings or other weather protection, street furniture, plazas, sculpture courts or other amenities for pedestrians to reinforce the boulevard design of Macadam.
- Abut pedestrian pathways with buildings or landscaping. Buffer with landscape screens, parking lots and structures, which are not oriented to pedestrians.
- Use landscaping to reinforce the boulevard character of Macadam and to provide visual connections with private property adjacent to Macadam.
- Trees interspersed with low-growing vegetation or grass should visually predominate over impervious surfaces.
- Provide frequent views from Macadam into interior ground level spaces of projects located along the Avenue.

Findings: Though located approximately 200' west of SW Macadam Blvd, the building will serve to incrementally enhance the attractiveness of the corridor as follows:

- Integrated entry canopy and landscaping with bench seating fronting SW Hood Ave.
- Active ground level floor area, entry, planter and seating abutting sidewalk.
- Sidewalk planter and green roof reinforce the boulevard character of Macadam and provide visual connections with abutting private property between SW Hood Ave and SW Macadam Blvd to the east.
- Impervious surfaces within parking are tucked under and behind structure.
- Views are provided from sidewalk into interior ground level spaces via ample storefront glazing.

This Guideline is met.

4. Sub-Area Context. Enhance a site's character through designs that are compatible with features of their surroundings and contribute to the development of an attractive character in the vicinity of the project site. Pay particular attention to cases where the adjacent use is different from that which a project will house.

- Locate buildings to avoid excessive shadow on public open spaces, especially Willamette Park and the Greenway Trail.
- Isolated or independent buildings and open spaces should provide design solutions of merit, which consciously set a precedent for neighboring future developments.
- Buildings and open spaces should establish complementary relationships in terms of color, texture, scale of architectural elements, and proportions with neighboring developments.
- Provide sensitive transitions between new development and adjacent residential areas.

Findings: The proposed site design, massing configuration and architectural character are compatible with context and will enhance site vicinity as follows:

- The building is set-back from the rear property line.
- The proposed structural frame (cross-laminate timber), varied massing and well-glazed elevations are high quality and well detailed, and will set a precedent for neighboring future developments.
- The restrained and elemental materials palette – timber, glass, metal – establishes a complementary relationship with the general commercial character of the Macadam corridor.
- The façade planar shifts and recessed upper levels effectively transition scale to vicinity two-four story context.
- The well-glazed storefront abutting the public right-of-way reinforces the storefront commercial nature of adjacent context.

This Guideline is met.

5. Signs. Keep signage consistent with and supportive of Macadam Avenue's role as a scenic boulevard while using signs to connect the activities housed by a project to the boulevard.

- The cumulative effect of signage should not create confusion for the motorist, visual clutter, or adverse visual impacts on the neighborhood.
- Signs along Macadam should not be directed to motorists on Interstate 5.
- The design scale, color and illumination of signs should be consistent with the features of adjacent buildings and activities.

This Guideline is not applicable.

II. MODIFICATION REQUESTS (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines; and*
- B. **Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

The following modification is requested:

Section 33.550.220 Building Setbacks. In the Macadam Plan District, the minimum building setbacks from all lot lines are based on the area of the plane of the building wall and are stated in Table 550-1. These setbacks do not apply to nonstreet lot lines of 15,000 sf or less. This Modification is required as a consequence of the multi-planar front elevation featuring six wall planes of varying size and setback. Two of these wall planes deviate from the required setbacks (based on size of wall plane) as follows:

- stair tower wall plane (390 sf): required setback – 5’; proposed setback – 1’
- office window wall plane (1,528 sf): required setback – 7’; proposed setback – 5’.

Purpose Statement: *The Macadam plan district implements the Macadam Corridor Study. The plan district contains a set of regulations designed to preserve and promote the unique character of the Macadam area. In addition to special development standards for the district, the regulations restrict auto-oriented uses and development, limit signs, allow for future light rail, and provide view corridors to the Willamette River.*

- A. **Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines.*

Findings: *Building Setback.* The incremental decrease in front setback – allowing greater massing articulation and planar modulation – better meets *Guidelines 1 Visual Connections* and *3 The Boulevard*, by providing integrated outdoor spaces increasing public views to the river and amenities for pedestrians to reinforce the boulevard design of Macadam. Guideline 4 Sub-Area Context is also better met through massing and scale shifting, which provides a sensitive transition between the new development and adjacent residential area. *This criterion is met.*

- B. **Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: The reduced setbacks will allow certain portions of the street-facing elevation – stair tower and office window wall – to be between 2’ and 4’ closer to SW Hood Ave. The stepped massing and planar shifts will provide outdoor amenities for pedestrians and serve to better maintain views of the river. And, the projecting stair tower is a pedestrian-oriented building element, programmed to enhance the abutting public realm. *This criterion is met.*

This Modification therefore warrants approval.

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 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 applicant has addressed all major concerns expressed by staff and designed a building that embodies the spirit intended by the applicable design guidelines, and responds well to the natural, cultural and built context. The proposal meets, and in some cases exceeds the applicable design guidelines and Modification criteria and therefore warrants approval.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve Design Review for a new Cross-Laminated Timber-framed 4-story office building with ground floor retail and partially below-grade tuck-under parking behind retail on an 8,500 square foot site.

Approvals per Exhibits C.1-C.41, signed, stamped and dated May 8, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B-F) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 17-107048 DZM". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design Resource Review decision and approved exhibits.
- C. Expand the width of the street-facing entrance to the elevator lobby to align as closely as possible with the level 2 window mullions.
- D. Add a canopy above the street-facing entrance to the elevator lobby aligned as closely as possible with the underside of the second floor structure.
- E. Raise the canopy at the retail entry aligned as closely as possible with the underside of the second floor structure.
- F. No field changes allowed.

Approval of the following Modification request:

1. **Section 33.550.220 Building Setbacks.** In the Macadam Plan District, the minimum building setbacks from all lot lines are based on the area of the plane of the building wall and are stated in Table 550-1. These setbacks do not apply to nonstreet lot lines of 15,000 sf or less. This Modification is required as a consequence of the multi-planar front elevation featuring six wall planes of varying size and setback. Two of these wall planes deviate from the required setbacks (based on size of wall plane) as follows:

- stair tower wall plane (390 sf): required setback – 5'; proposed setback – 1'
- office window wall plane (1,528 sf): required setback – 7'; proposed setback – 5'.

By: _____



David Wark, Design Commission Chair

Application Filed: January 18, 2017
Decision Filed: May 5, 2017

Decision Rendered: May 4, 2017
Decision Mailed: May 10, 2017

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 January 18, 2017, and was determined to be complete on March 14, 2017.

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 January 18, 2017.

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. The **120 days expire on July 12, 2017.**

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. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on May 24, 2017 at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW

Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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.

- 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

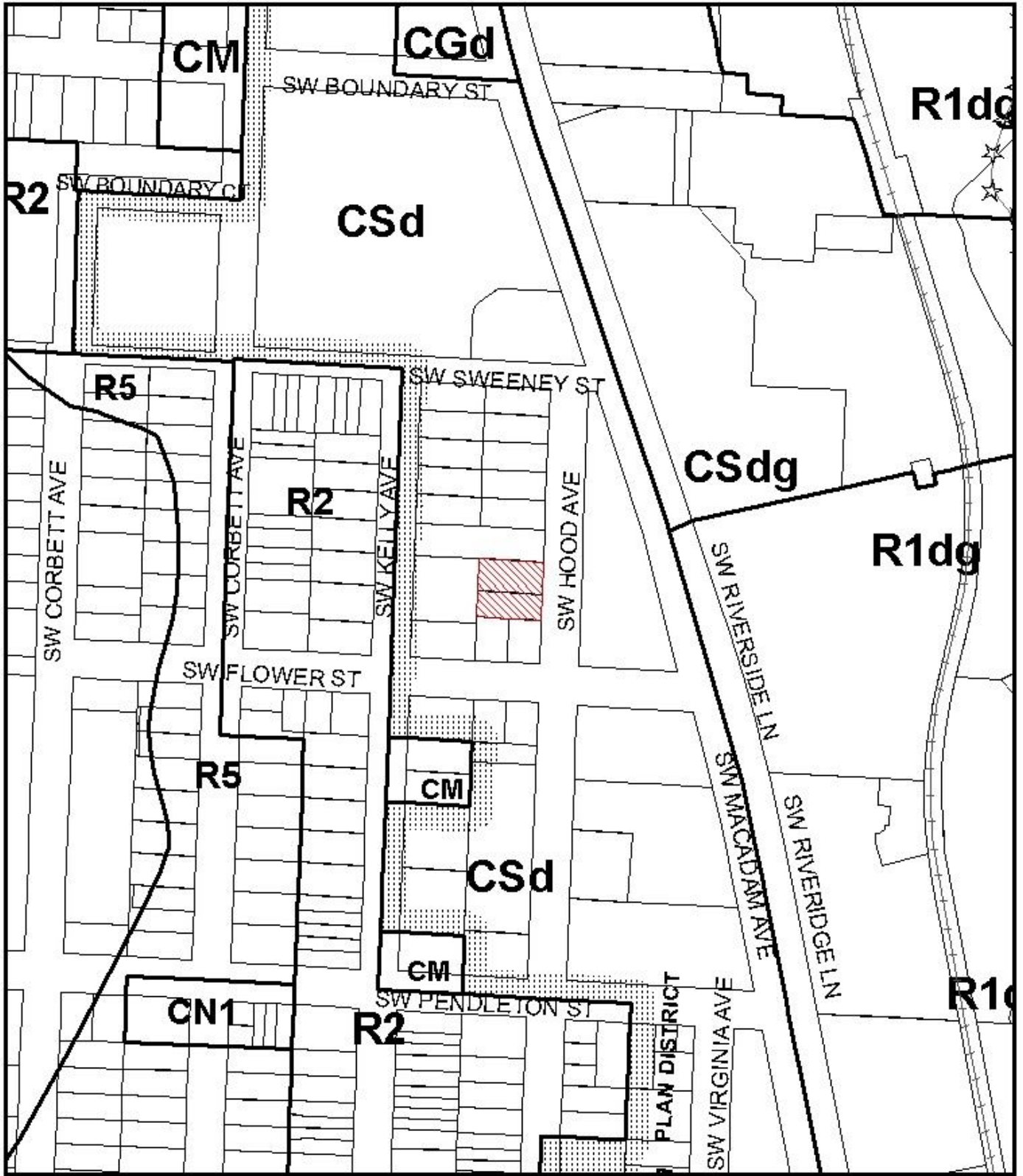
- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

Jeffrey Mitchem
May 8, 2017

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).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Manufacturers Cutsheets
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Design Review Drawing Set (Sheet C.1-C.42)
 - Sheet C.10 Ground Floor Plan (attached)
 - Sheet C.23 East Elevation (attached)
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Site Development Section of BDS
 - 5. Bureau of Environmental Services
 - 6. Life Safety Plans Examiner
- F. Letters
 - 1. Jim Gardner, Chair SPNA Land Use Committee. Letter in support of proposal.
 - 2. Francelle Thompson, 832 SW Westwood Drive. Letter in opposition to proposal citing lack of parking.
- G. Other
 - 1. Original LUR Application
 - 2. Pre-Application Conference Summary Memo
 - 3. Incomplete Letter, February 14, 2017
- H. Post First Hearing
 - 1. Staff Report, Land Use Review Hearing, May 4, 2017
 - 2. Staff Presentation, Land Use Review Hearing, May 4, 2017



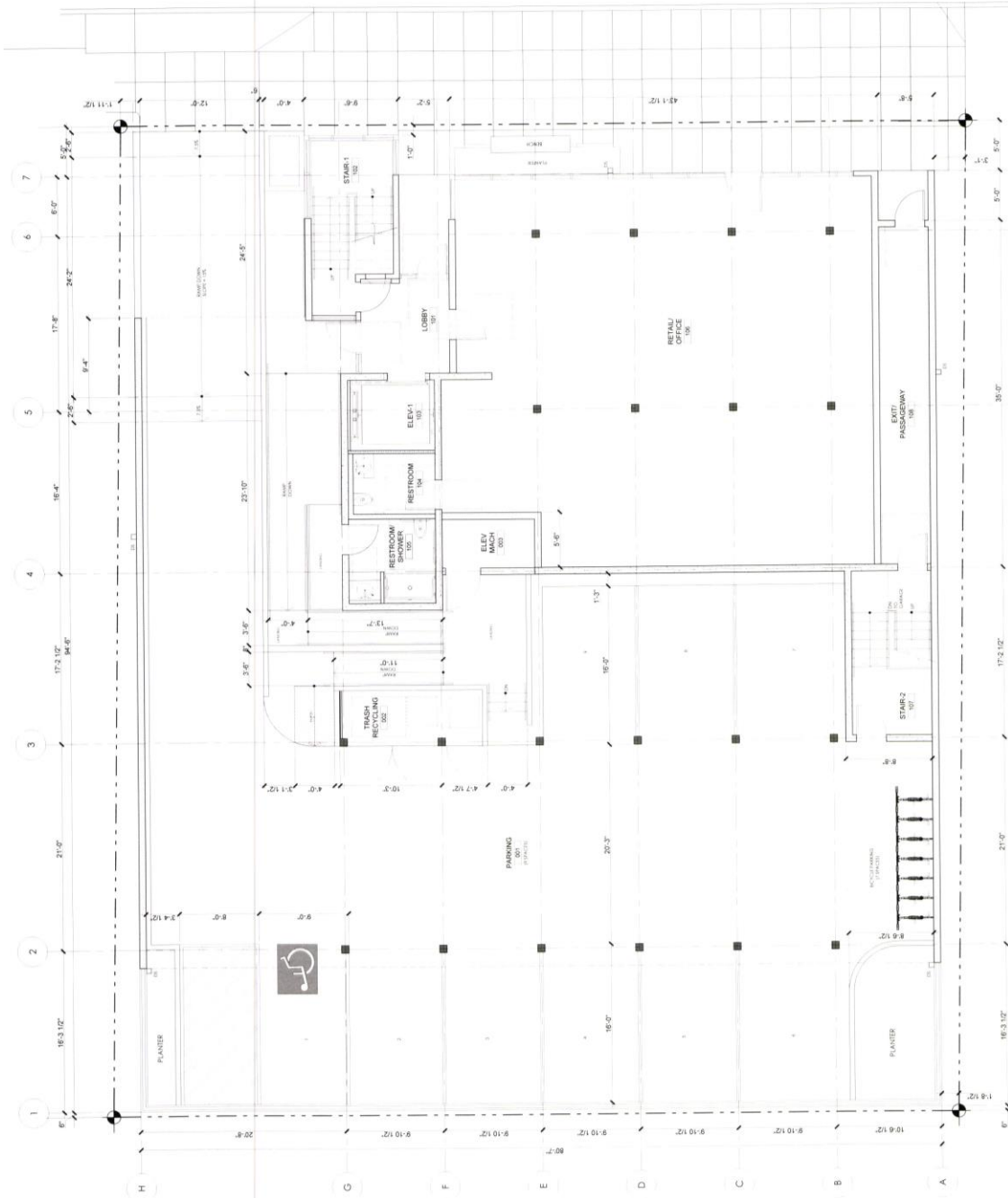
ZONING

-  Site
-  Recreational Trails



This site lies within the:
MACADAM PLAN DISTRICT

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



SW HOOD AVE

Approved
 City of Portland - Bureau of Development Services
 Planner _____ Date 5/17/17
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

DESIGN REVIEW
 JANUARY 10, 2017

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GROUND FLOOR PLAN



HOODWORKS

5615 Hood Ave
 Portland, OR 97239

/kōblē/CREATIVE



pointb

SUMMIT
 DEVELOPMENT GROUP

- 1. HORIZONTAL PROFILE METAL PANEL SIDING
- 2. FLAT METAL PANEL SIDING
- 3. EXPOSED WIDE FLANGE COLUMN
- 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
- 12. TENANT SIGNAGE (under 32 sqft)

- 32'-0" TO PARAPET
- 10'-0" FINISH FLOOR TO 10'-0" FINISH FLOOR
- 10'-0" FINISH FLOOR TO 10'-0" FINISH FLOOR

- 10'-0" TO FINISH FLOOR
- 4'-0" TO FINISH FLOOR
- 20'-0" TO FINISH FLOOR
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Approved: _____
 City of Portland - Bureau of Development Services
 Planner: _____
 Date: _____
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EAST ELEVATION

HOODWORKS
 5615 Hood Ave
 Portland, OR 97239

/kōbiø/CREATIVE



SUMMIT pointb
 DEVELOPMENT GROUP