



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

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

Date: November 21, 2017
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1361/Santiago.Mendez@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 December 12, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-263984 DZ, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-263984 DZ – EXTERIOR MODIFICATIONS

Applicant: Todd Knudson | LRS Architects
720 NW Davis Street, Suite 300 | Portland, OR 97209
tknudson@lrsarchitects.com

Owner: BIR Cook Street LLC
18818 Teller Avenue, Suite 277 | Irvine, CA 92612

Site Address: 107 N COOK ST

Legal Description: BLOCK 4 INC PT VAC ST LOT 1 EXC PT IN ST LOT 2-4 EXC PT IN ST LOT 5&8&9&12; INC PT VAC ST LOT 6&7&10&11, 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: Williams Vancouver Bus. Assoc., contact annabelle@northportlandwellness.com

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

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:

The applicant requests design review for a change in material and color from the existing secondary exterior wall finish, above the podium level, of stained hardwood ship lap siding to 20 gauge horizontal ribbed metal panels consisting of a primary color: Cool Matte Black and an accent color: Classic Brushed – Timeless Copper. All other exterior finish materials will remain

unchanged. The basis for change in the secondary wall finish material is due to structural and finish failure of the stained hardwood ship lap siding.

Design review is required for proposed exterior alterations in the “d” design overlay zone of the Albina Community Plan District.

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 October 31, 2017 and determined to be complete on November 16, 2017.

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.

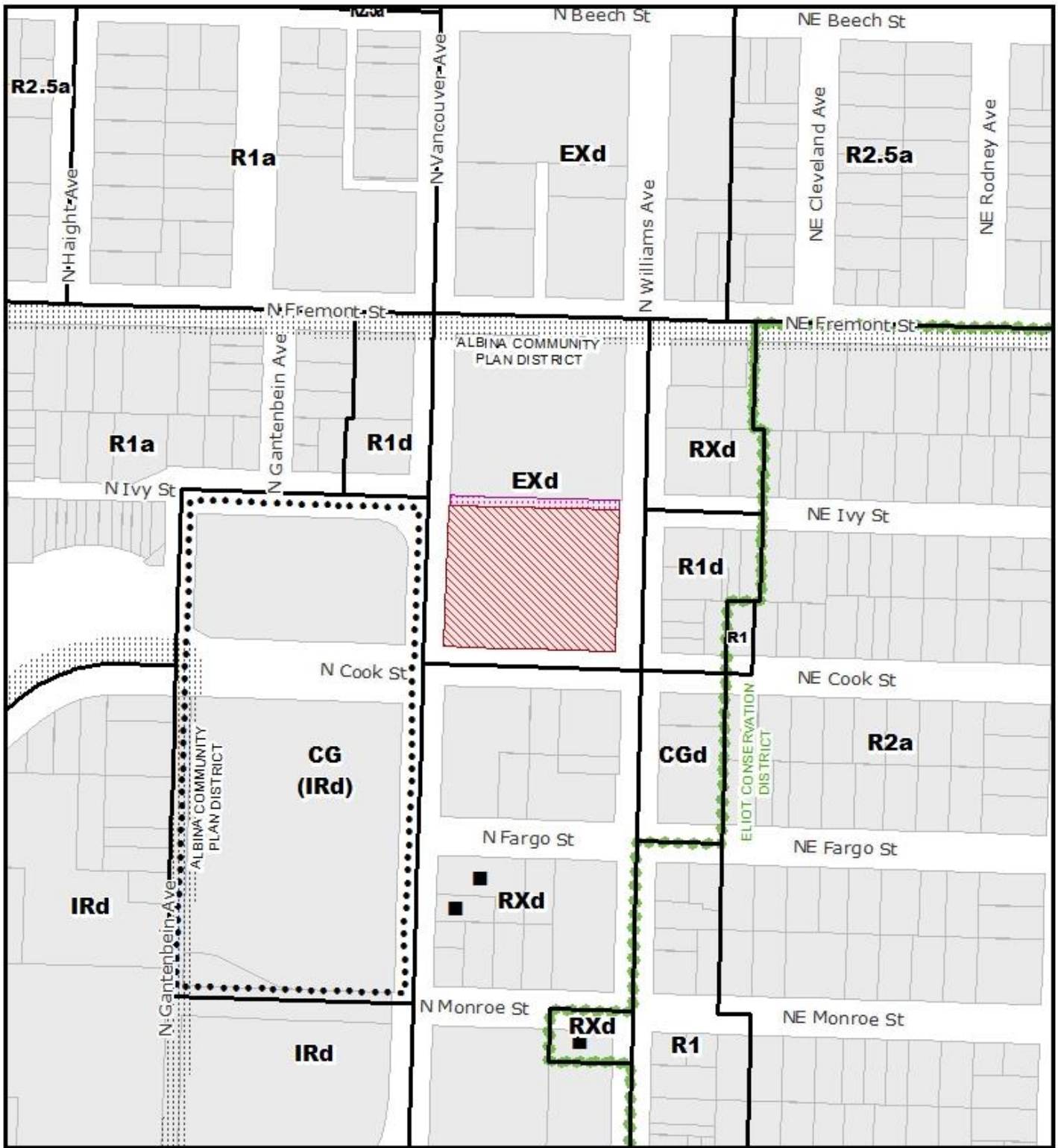
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

South Elevation (showing typical work on all elevations)



ZONING

THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-263984 DZ
1/4 Section	2730
Scale	1 inch = 200 feet
State ID	1N1E27AB 401
Exhibit	B Nov 03, 2017

TOTAL UNITS AND RESIDENTS:

SUB GRADE	RESIDENTIAL PARKING
1ST FLOOR	RETAIL, APARTMENT LOBBIES & RELATED AMENITIES, BUILDING SERVICES
2ND FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
3RD FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
4TH FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
5TH FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
6TH FLOOR	13 STUDIOS 13 (1) BEDROOMS 8 (2) BEDROOMS
TOTAL:	208 UNITS

VEHICULAR PARKING:

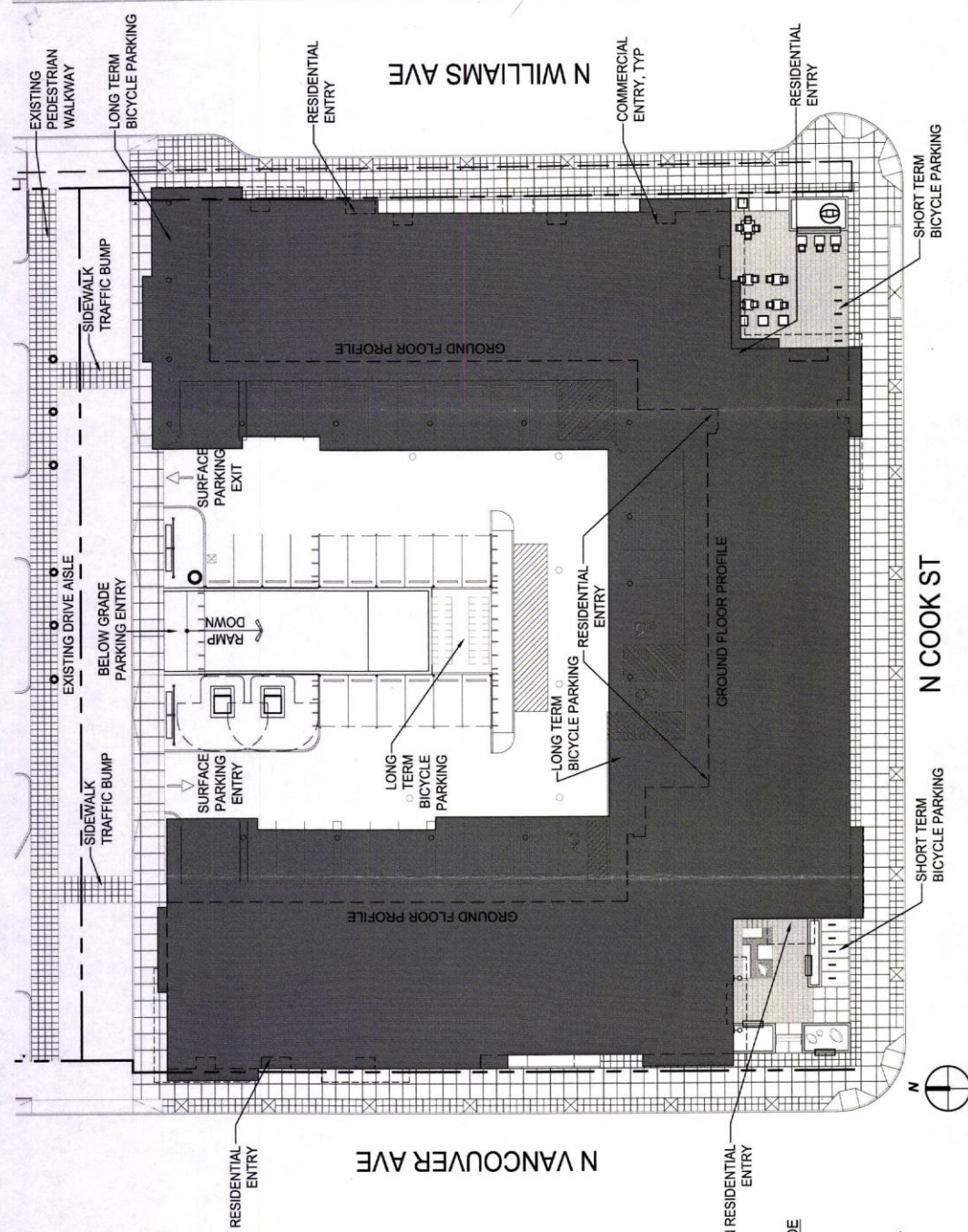
PARKING PROVIDED	PARKING REQUIRED BY CODE
APARTMENTS: 142 SUB-GRADE SPACES - INCLUDES (5) ACCESSIBLE SPACES ((1) "VAN ACCESSIBLE" W/ SIDE AISLE & (1) "WHEELCHAIR USE ONLY" SPACE)	NONE REQUIRED
48 ON-GRADE SPACES	EXEMPT BY LOCATION OF TRIMET BUS STOP W/IN 500' OF PROJECT SITE

LOADING:

LOADING PROVIDED	LOADING REQUIRED BY CODE
(1) 10' x 35' LOADING ZONE	(1) 10' x 35' LOADING ZONE

BICYCLE PARKING:

BIKE PARKING PROVIDED	BIKE PARKING REQUIRED BY CODE
APARTMENTS: 227 LONG-TERM 11 SHORT-TERM	1.1 LONG-TERM BIKE SPACE PER UNIT 1.0 SHORT-TERM BIKE SPACE PER UNIT
RETAIL: 10 LONG-TERM 10 SHORT-TERM	2 OR 1 PER 12,000 SF OF NET BLDG. AREA 2 OR 1 PER 5,000 SF OF NET BLDG. AREA



SITE PLAN SCALE 1/32" = 1'-0"

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

October 30, 2017
107 N Cook St
2.1
LU17-2639840z



MATERIAL LEGEND



METAL PANEL
MFG: AEP SPAN
PROFILE: MINI-V-BEAM
COLOR: "COOL MATTE BLACK"



METAL PANEL
MFG: AEP SPAN
PROFILE: MINI-V-BEAM
COLOR: CLASSIC BRUSSED -
"TIMELESS COPPER"

EXISTING REINFORCED
VINYL WINDOW SYSTEM,
TYP. @ APARTMENT UNITS.
COLOR: BLACK

NEW 20 GA. AEP SPAN
MINI-V-BEAM METAL PANEL
SYSTEM WITH EXPOSED
FASTENERS. COLOR: COOL
MATTE BLACK, TYP.

EXISTING
ELEVATOR SHAFT
-BEYOND

EXISTING 12" WIDE VERTICAL
METAL PANEL SYSTEM. COLOR:
CRYSTAL ZINC, TYP.

EXISTING STEEL GUARDRAIL @
UNIT DECKS. COLOR: BLACK,
TYP.

NEW 20 GA. AEP SPAN MINI-V-BEAM
METAL PANEL SYSTEM WITH
EXPOSED FASTENERS. COLOR:
CLASSIC BRUSSED - TIMELESS
COPPER, TYP.

EXISTING STEEL GUARDRAIL,
COLOR: BLACK

EXISTING VTC / EXHAUST LOUVER,
COLOR: CRYSTAL ZINC, TYP.

EXISTING ELEVATOR
SHAFT BEYOND



WEST COURTYARD
SEE ABOVE FOR
ELEVATION BEYOND

EXISTING STEEL CANOPY,
COLOR: BLACK, TYP.

EXISTING CAST-IN PLACE
CONCRETE BASE

EXISTING WALL
SCOFFICE. COLOR:
BLACK, TYP.

EXISTING ALUMINUM
STOREFRONT SYSTEM,
COLOR: BLACK, TYP.

EAST COURTYARD
EXISTING SCULPTURAL
SPHERE @ COURTYARD.
SEE ABOVE FOR
ELEVATION BEYOND

SOUTH ELEVATION (N COOK ST.)

SCALE: 1" = 20'-0"



October 30, 2017
107 N. Cook St.

750 NW Davis
Suite 300
Portland OR 97208
503.221.1121
503.221.2877



4.0

W 17 - 26398402