



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

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Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: January 11, 2018
To: Interested Person
From: Cassandra Ballew, Land Use Services
503-823-7252/Cassandra.Ballew@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 1, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-278890 HR, in your letter. It also is helpful to address your letter to me, Cassandra Ballew. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-278890 HR – PENTHOUSE ADDITION AND GREEN ROOFS

Applicant: Jennifer Nye
William Wilson Architects PC
1022 SW Salmon St, Suite 350
Portland, OR 97205
(503) 223-6693
jnye@wwarchitects.com

Owner: NBP 1640 NW Irving LLC
1640 NW Irving Street
Portland, OR 97209

Site Address: 1640 NW Irving Street
Legal Description: BLOCK 155, LOT 6&7, COUCHS ADD
Tax Account No.: R180213580
State ID No.: 1N1E33AC 02100
Quarter Section: 2928
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com. / Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest Plan District
Other Designations: Contributing resource in the Alphabet Historic District
Zoning: EXd, Central Employment with 'd' Design Overlay zoning
Case Type: HR- Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Historic Resource Review approval for a new penthouse addition, and exterior alterations, to the Johnson Building. Built in 1929, the one-story commercial building is a contributing structure in the Alphabet Historic District. The 3,000 sq. ft. penthouse addition, located at the southeast corner of the site, will feature a green roof, skylights, as well as a combination of aluminum storefront systems and flat metal panel along the both street facing facades. The south and east facades will be composed of painted CMU in a running bond pattern. The proposal also includes additional alterations to restore, and seismically upgrade, the existing one-story structure, which include the following:

NW Irving Street (North) Elevation and NW 17th Avenue (West) Elevation

- Remove existing overhead door at east end of the north façade and replace with new industrial style insulated steel door painted to match the window frames.
- Removal of existing glazing from the existing steel frames of all windows, to be replaced with new glazing in same openings. The steel frames will remain and be rehabilitated.
- Installation of 4 new wall sconces on each street facing elevation of the existing building. Installation of 2 new wall sconces on each street facing elevation of the penthouse.
- Removal of existing storefront at NE exit vestibule and replacement with new aluminum storefront system, featuring stucco wall above to match existing.
- Removal of existing gate at NE exit vestibule and replacement with new steel gate.
- Removal of existing storefront at SW exit vestibule and replacement with new aluminum storefront system, featuring stucco wall above to match existing.
- Removal of existing gate at SW exit vestibule and replacement with new steel gate.
- Removal of leaded glass from the main door and its replacement with translucent glazing.
- Removal of existing storefront system at main entry and replacement with new aluminum storefront system and steel gate.
- Installation of a new downlight at each ground level entry and exit point.

Rooftop

- Installation of a new green roof on the existing building and penthouse. This mandates the removal and replacement of existing roof structure, which will be replaced with new wooden glu-laminated beams and columns, and wooden tongue and groove wood decking, on approximately the same grid as existing.
- Installation of 7 new 4'-8' skylights on existing roof and one 8'-8' skylight on new penthouse roof.
- New mechanical unit enclosure, approximately 150 sq. ft., tucked into the south elevation of the new penthouse.
- New roof top deck at west side of new penthouse, approximately 408 sq. ft.

The proposal will also include four new long-term bike parking spaces within the building and the applicant will pay into the Short-Term Bike Fund for an additional two spaces at time of permit.

Historic Resource Review is required because the proposal is for a new addition and non-exempt exterior alterations in the Alphabet Historic 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
- Historic Alphabet District: Community Design Guidelines Addendum

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 5, 2017 and determined to be complete on January 2, 2018.

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

L101 Site and Roof Planting Plan

HR 3 Ground Floor Plan

HR 4 Roof Plan and Penthouse Floor Plan

HR 6 North and West Elevations

HR 7 South and East Elevations



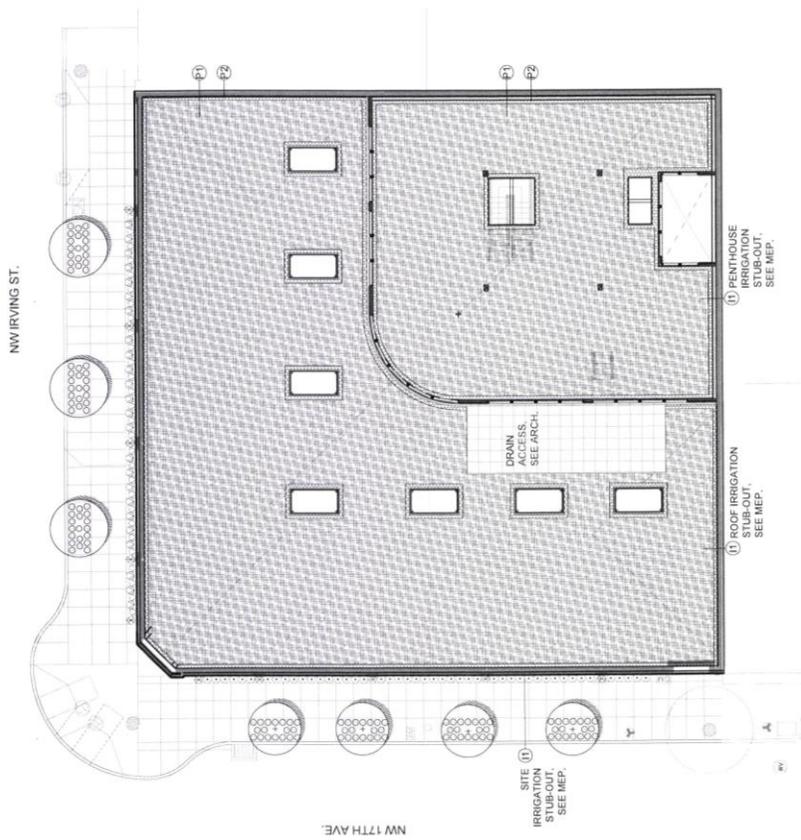
ZONING 
 THIS SITE LIES WITHIN THE:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 17-278890 HR
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E33AC 2100
Exhibit	B Dec 06, 2017

PLANT SCHEDULE - ROOF				
SYMBOL	BOTANICAL NAME	HEIGHT	WIDTH	NOTES
	SEDUM ALBUM 'CORAL CARPET'	5'-1"	6'-8"	
	SEDUM CAUTICULUM	3'-6"	10'-12"	
	SEDUM ELLACOMBIANUM	3'-5"	12'-15"	
	SEDUM HYBRIDUM 'CAZAR'S GOLD'	5'-6"	6'-8"	
	SEDUM KAMTSCHATICUM	5'-6"	6'-8"	
	SEDUM MIDDENDORFFIANUM DIFFUSUM	3'-4"	6'-8"	PLANTS GROWN ON 1" LAYER OF SOIL AND BINDER MATRIX. SEE SPECIFICATIONS. ROOF: 3,460 SF. PENTHOUSE: 7,288 SF.
	SEDUM RUPESTRE	4'-9"	8'-12"	
	SEDUM SEXANGULARE	3'-4"	6'-8"	
	SEDUM SPURUM SP.	4'-9"	6'-8"	
	SEDUM SPURUM 'ROSEUM'	4'-9"	6'-8"	
	SEDUM SPURUM 'WOODO'	4'-9"	6'-8"	
	SEDUM STETCO	1'-2"	6'-8"	

PLANT SCHEDULE - SITE				
SYMBOL	BOTANICAL COMMON NAME	SIZE	QTY.	NOTES
	PARROTIA PERSICA 'GOLDEN BELL TOWER' / PERSIAN IRONWOOD	2.5' CAL.	3	NW 17th STREET TREE
	CERCIDIPHYLLUM JAPONICUM / KATSURA	2.5' CAL.	3	NW IRVING STREET TREE
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / BOX WOOD	#3 CONT.	52	
	NANDINA DOMESTICA 'GULF STREAM' / COMPACT HEAVENLY BAMBOO	3'x3'4" HT.	47	
	TAXUS BACCATA 'FASTIGIATA' / IRISH YEW	3'x4' HT.	10	
	LIRIOPE SPICATA / MONKEY GRASS	4' POT	108	



GENERAL PLANTING NOTES

- VERIFY ALL UTILITY WORK AND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETERMINED TO BE DETERIORATED. IF GROWING ENVIRONMENT IS PRESENT, INCLUDING OVER-COMPACTED SOILS, UNDESIRABLE SOILS, OR UNDESIRABLE CIRCUMSTANCES, PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.

MATERIALS SCHEDULE

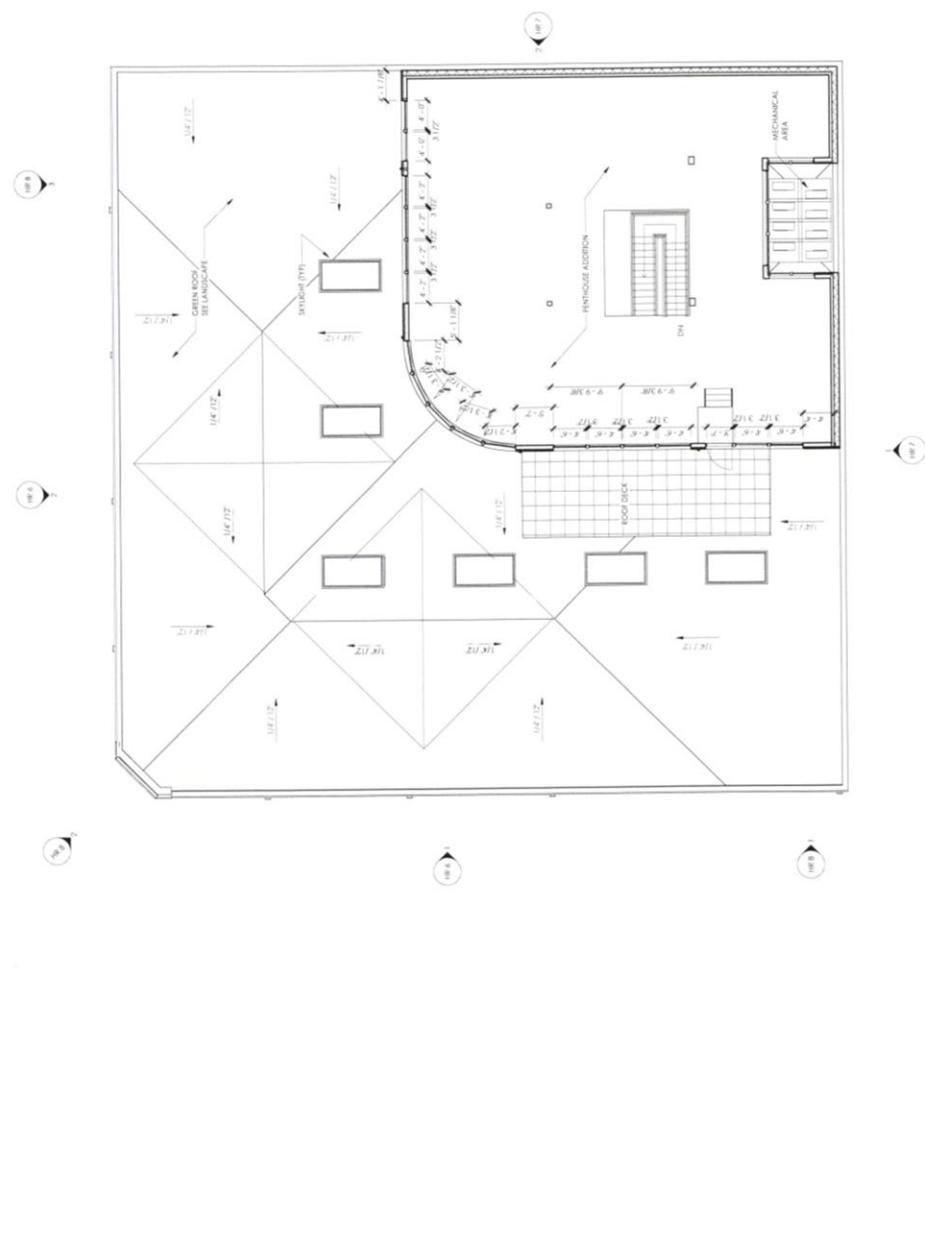
LANDSCAPE ELEMENTS

- P1** ROOF PLANTING AREA
 - LIGHTWEIGHT SOIL MEDIA
 - AUTOMATIC IRRIGATION SYSTEM
 - PLANTS PER SCHEDULE
- P2** PLANT FREE ZONE
 - MINERAL MULCH
 - METAL EDGING
- P3** SITE PLANTING AREA
 - AMEND EXISTING SOIL 6" DEPTH
 - AUTOMATIC IRRIGATION SYSTEM
 - PLANTS PER SCHEDULE
- IR** IRRIGATION SYSTEM & BOX
 - BLACK LID
 - IRRIGATION CONTROL VALVE
 - NOZZLES ON FIXED RISER
 - AUTOMATIC CONTROLLER

SEE MEP FOR POWER & WATER.

17-278890 HW

1" = 8'-0"



17-278890 HR

1 Roof Plan & Penthouse Floor Plan
 SCALE: 1/8" = 1'-0"

Irving Penthouse Addition
 1640 NW Irving St, Portland, OR 97209

Path Development

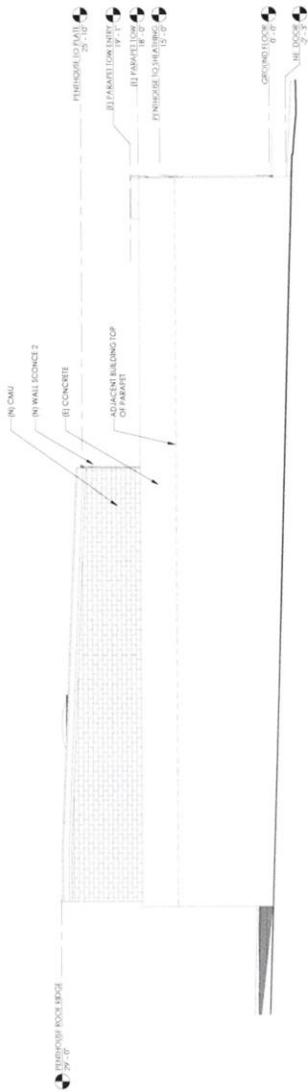


EAST AND SOUTH ELEVATIONS

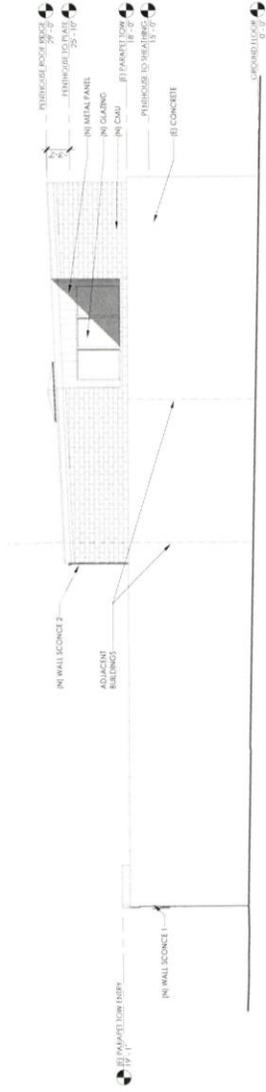
REVISIONS:

DATE: 12/29/2017
 JOB NO: 1725

HR 7



2 East Elevation
 HR 7 SCALE: 1/8" = 1'-0"



1 South Elevation
 HR 7 SCALE: 1/8" = 1'-0"

17-278890 HR