



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

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Date: June 18, 2018
To: Interested Person
From: Hannah Bryant, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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 17-213740 DZM – SELF SERVICE STORAGE ON SE DIVISION

Applicant: Bryan Barry | Leon Capital Group
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512-777-0897 | bbarry@leoncapitalgroup.com

Andisheh Afghan | AAI Engineering
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503-620-3030 | andisheha@aaieng.com

Owner: Khalil C Azar
14351 SE King Rd | Happy Valley, OR 97086-6032
503-760-6353

Site Address: **16017 SE DIVISION STREET**

Legal Description: BLOCK E LOT 7 EXC W 114' & EXC PT IN ST, RITLOW AC
Tax Account No.: R707309700
State ID No.: 1S2E01DD 12700
Quarter Section: 3246
Neighborhood: Centennial, contact Tom Lewis at 503-347-5715.
Business District: Midway, contact info@midwaybusiness.org.
District Coalition: East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.
Zoning: **CG** – General Commercial
Case Type: **DZM** – Design Review with Modifications
Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL:
The proposal is for a 35' tall, three-story, concrete masonry unit (CMU) and metal-clad self-service storage facility. The development footprint is approximately 350' by 180'. Parking and loading access will be from a driveway off SE Division, along the east property line. A gate is proposed to divide the parking and loading area from SE Caruthers. The gate would be operable in case of emergency, but closed to vehicle, bike and pedestrian access. The block of SE

Caruthers that currently ends in a dead-end is proposed to terminate in a newly dedicated cul-de-sac.

Four Modifications are requested:

1. Pedestrian Standards [PZC 33.130.240]:
Eliminate the required pedestrian connection between the main entrance and SE Caruthers Street (33.130.240.B.1.a.(2)).
2. Ground Floor Windows [PZC 33.130.230]:
Reduce the required ground floor windows facing SE Caruthers Street (33.130.230.B.1).
3. Special Street Setback [PZC 33.288]:
To allow for a canopy to extend 4' into the special street setback (33.288.020.B).
4. Maximum Building Setbacks [PZC 33.130.215]:
To have less than 50 percent of the length of the ground level street-facing facade within the maximum 10' setback.

Design Review is required for all self-service storage facilities in the Commercial zones.

RELEVANT APPROVAL CRITERIA:

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

- *Self-Service Storage, 33.284*
- *Modifications 33.825.040*

ANALYSIS

Site and Vicinity: The site is located in the Centennial neighborhood, directly adjacent to SE Division Street. To the east, SE Caruthers Street terminates in a 67' wide, publicly dedicated cul-de-sac approximately 200 feet north of SE Division Street. The 75,000-square foot site is currently developed with a small, one-story building and large surface parking area used for vehicle sales. The surrounding context includes a commercial landscape supply yard to the west, a single-story commercial building to the east on SE Division, and multi-family housing to the north and south of SE Caruthers. To the north are single-family residential properties. The nearby context fronting SE Division Street is largely auto-oriented single-story commercial retail, with surface parking.

This site is well served with transportation options. Per City Council ordinance 188177, there is a required 10' setback from the property lines on both sides of SE Division Street. Adjacent to this site, SE Division street is currently classified as a District Collector, Major Transit Priority Street, City Bikeway, City Walkway, Truck Access Street, Major Emergency Response Street and Community Corridor. Significant Bureau of Transportation investments are planned for this section of SE Division to address the high crash frequency, and to prepare for the introduction of bus rapid transit (BRT). SE Caruthers is classified as a Local Service Street for all modes.

Zoning: The General Commercial (CG) zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market. 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. Development is expected to be generally auto-accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The zone's development standards promote attractive development, an open and pleasant street

appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.

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

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **September 13, 2017**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (exhibit E.1)
- Water Bureau (exhibit E.2)
- Fire Bureau (exhibit E.3)
- Site Development Section of BDS (exhibit E.4)
- Life Safety (exhibit E.5)

The Bureau of Transportation Engineering responded with the following comments:

- A 20’ wide high-speed gate is required adjacent to SE Caruthers;
- A 5’ dedication of ROW on SE Division and a dedication of 67’ for the cul-de-sac terminus of SE Caruthers will be required prior to Building Permit approval;

Please see Exhibit E.6 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 13, 2017. A revised Notice of Proposal, mailed on April 26, 2018 included two Modifications. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Section 33.284.050 Self-Service Storage Design Guidelines

These design guidelines are used to review new Self-Service Storage uses in the C and EX zones. They apply in addition to any design guidelines that apply because of an overlay zone or plan district.

A. Building and roof design. The building and roof are designed to be compatible with surrounding development, especially near residential uses. Considerations include design elements that break up long, monotonous building or roof lines and elements that are compatible with the desired character of the zone.

Findings: The proposal is surrounded by small-scale development, including single-story commercial retail buildings and multi-family and single-family residences. The fine-grained, pedestrian scale of the surrounding development, and the street classifications of SE Division street, including Transit street, City Bikeway and City Walkway classifications, necessitate a strong pedestrian-scale orientation and significant articulation on all four facades.

The proposal has four-foot deep notches approximately every 40’ fronting SE Division street. The rest of the SE Division frontage is highly glazed at all levels. It has five-foot deep recessed areas every 40-50’ along the west and north facades. Each of the recessed areas is 20-30’ wide. Both the depth, and frequency of these recessed wall planes is necessary to break up the long, monotonous building walls into individual wall planes that better relate to the surrounding uses and the desired character of the zone. These recessed areas are further accentuated with 48 square foot windows stacked vertically at the ends of second and third story hallways.

With the Conditions of Approval C, D and E, that all windows have dimensional simulated divided lites on the exterior, and are set within the wall section at least 1.5”, to create additional shadow lines and fine-grain articulation to break up the long, monotonous building lines, and that roof parapet heights are staggered by 18” between

the recessed and the outer wall planes to meaningfully break up the monotonous roofline, this guideline is met.

B. Building materials. The materials used for buildings, roofs, fences and other structures are compatible with the desired character of the zone and are visually pleasing, especially near residential uses.

Findings: The development standards of the General Commercial (CG) zone are intended to “promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential uses. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.” The materials include a dark gray split face masonry block at the base, with metal panel on the upper two stories. Along SE Division street, three stories of clear glazing reveal the ground floor office and corridors and doors to storage units. Additional clear glazing is provided through six foot by eight-foot windows at the end of all corridors on the second and third floors, and three large storefront windows on the east elevation, facing SE Caruthers street. The size, and quantity of the sidewall windows is necessary to break up the long, flat facades of metal panel.

With Conditions of Approval F, G and H, ensuring that all metal panels utilize concealed fasteners and meet the criteria regarding size and gauge; that all metal flashing is of a minimum 22-gauge metal and that the fence is composed of powder coated steel to ensure visually pleasing and compatible materials appropriate for the Commercial zone, this guideline is met.

C. Street facades. The design and layout of the street side of the site provides a varied and interesting façade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements, and landscaping.

Findings: The sidewalls of this proposal are approximately 350’ long, and the street facing façade is approximately 125’ long. The sidewalls, as well as the south façade, will be highly visible from both SE Division and SE Caruthers, and therefore necessitate a varied and interesting façade.

In addition to the ten-foot required Special Street Setback, this proposal will be required to dedicate additional right-of-way along SE Division and reconstruct the sidewalk and frontage area to facilitate a more gracious and safe pedestrian environment. The proposal is set even further behind the sidewalk to allow for a small pedestrian plaza adjacent to the office, and to facilitate space for columnar trees and shrubs in front of the glazed front façade. The pedestrian seating area will provide a place of respite for pedestrians and customers of this facility, with fixed steel benches and steel planters. It is provided to offset the Modification request to eliminate the required ground floor windows on the south-facing wall fronting SE Caruthers street.

With Condition of Approval H and I, that the site furnishings are required to be included in the building permit drawings, and that the ground floor bulkhead is raised 18” to better relate to the commercial character of the zone, this guideline is met.

D. Landscaping. The landscaping on the site provides appropriate transition from public to private spaces, separates and buffers the buildings from other uses especially abutting residential uses, and provides visual relief from stark, linear building walls.

Findings: The proposal is required to comply with perimeter landscape buffers and to maintain a minimum landscape area per the Commercial Zone base zone standards. Trees chosen for the perimeter landscape buffer are a mix of deciduous and evergreen, designed to provide attractive spring flowers, fall foliage, and year-round evergreen screening. The dynamic element introduced by the trees and layered shrubs and groundcover helps to further screen the stark, linear building walls from the pedestrian realm and the adjacent residential uses. Additionally, a pedestrian seating area is

provided, beneath canopies between the ground floor office space and the SE Division street sidewalk.

With the Condition of Approval I, that the landscaped areas at the south property line adjacent to the driveway are enlarged, so that the driveway width between landscape areas is no more than 20' wide, to ensure safety for pedestrians, bicyclists and vehicles along this high-crash corridor, this guideline is met.

E. Fencing. Any proposed fencing is designed to be compatible with the desired character of the area and is especially sensitive to abutting residential uses. Use of rolled razor wire is discouraged.

F. Security. The perimeter of the site is designed to provide adequate security for both the site and abutting sites. Considerations include fence and wall materials and placement, type and placement of landscaping including thorny plant material and desired visibility or privacy.

Findings for E and F: The proposal includes a six-foot tall metal gate set between brick columns across the driveway, immediately to the south of the SE Caruthers terminus. This gate is required by the Portland Bureau of Transportation, to ensure that the SE Caruthers terminus serves only as a fire access and not as a cut-through for vehicular traffic. Additionally, a span of fence is shown between the gate and the eastern property line, and between the building and the eastern property line on the north side of SE Caruthers to block pedestrian access.

The configuration of the current proposal does not ensure a secure site perimeter beyond the driveway and loading zone. There is not additional lighting, fencing or glazing proposed at the ground floor to facilitate site management control or maintenance of the landscaped setbacks. Condition of Approval J requires additional powder coated steel 6' fence along the east property line, from the SE Caruthers terminus to the north property line. The intention of this Condition of Approval is to ensure that undesirable activity that may occur at the perimeter of this site is not funneled toward the residential street on SE Caruthers. With Condition of Approval J, this guideline is met.

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 modifications are requested:

1. Pedestrian Standards [PZC 33.130.240]:

The applicant proposes to eliminate the required pedestrian connection between the main entrance and SE Caruthers Street, and proposes to construct a pedestrian plaza along the SE Division Street frontage instead.

Purpose Statement: The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian

connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.

Standard 33.130.240.B.1.a.(2): Sites with more than one street frontage. Where the site has more than one street frontage, the following must be met:

- The standard of B.1.a(1) must be met to connect the main entrance of each building on the site to the closest sidewalk or roadway if there are no sidewalks.
- An additional connection, which does not have to be a straight-line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing façade is within 10 feet of the street, no connection is required to that street.

Findings for Modification 1 – 33.130.240.B.1. Pedestrian Standards.

- A. ***Better meets design guidelines.*** *The resulting development will better meet the applicable design guidelines.* The introduction of the new SE Caruthers cul-de-sac terminus stems from a PBOT requirement for fire access. However, the gate, to prevent auto connections between the proposal’s driveway and SE Caruthers is also a requirement from PBOT, as SE Caruthers is not intended to provide access to this proposal.

In its current configuration, SE Caruthers is a single block long, dead-end residential street. To introduce new pedestrian connections from this site to the local-traffic, dead-end street does not facilitate necessary connectivity, and may serve to confuse and complicate local circulation routes rather than provide a useful community access. Including the required pedestrian connection would not meet guideline F, Security, as it introduces an undesired condition that negatively impacts the adjacent residential uses.

In lieu of a six-foot wide, hardscape path connecting the entrances of the self-service storage proposal to the SE Caruthers cul-de-sac, the applicant proposes a pedestrian plaza along the SE Division frontage, adjacent to the main office. The plaza will be furnished with high-quality, permanent seating and planters, with weather protection provided by five-foot deep canopies and adjacent trees. This better meets Guideline C, Street Facades, by introducing a more varied, interesting and pleasant condition along the primary street frontage. *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.* This area is notable for its poor pedestrian conditions. Sidewalks in this area are largely at the curb, without a landscape buffer or street trees. A lack of street connectivity results in long blocks, and many nearby streets are unpaved and lack pedestrian or bike accommodations. The proposed plaza will introduce a much-needed safe, attractive and useable place for pedestrian respite, with seating area and weather protection. *This criterion is met.*

Therefore, this Modification merits approval.

2. Ground Floor Windows [PZC 33.130.230]:

Reduce the required ground floor windows facing SE Caruthers Street (33.130.230.B.1).

Purpose Statement: In the C zones, blank walls on the ground level of buildings are limited in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas, or allowing public art at the ground level;
- Encourage continuity of retail and services uses;

- Encourage surveillance opportunities by restricting fortress-like facades at street level; and
- Avoid a monotonous pedestrian environment.

Standard 33.130.230.B.1: In CN1 & 2, CO1 & 2, CM, CS, and CG zones, street-facing facades on the ground level which are 20 feet or closer to the street lot line must meet the general window standard in Paragraph 3, below. However, on lots with more than one street frontage, the general standard must be met on one street frontage only. The general standard must be met on the frontage of the street that has the highest transit street classification according to the Transportation Element of the Comprehensive Plan. If two or more streets have the same highest transit street classification, then the applicant may choose on which street to meet the general standard. On all other streets, the requirement is ½ of the general standard.

3. General Standard: The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

Findings for Modification 2 – 33.130.230.B.1. Ground Floor Windows.

A. *Better meets design guidelines.* *The resulting development will better meet the applicable design guidelines.* In lieu of required ground floor windows on both the east- and south-facing facades fronting the SE Caruthers terminus, the applicant proposes to only meet the ground floor window standard on the east-facing wall, and to add additional windows to the upper stories in lieu of the ground floor windows on the south facing SE Caruthers façade. By utilizing some ground floor windows, with clear glass looking into active corridors, the applicant is meeting Guideline F, Security, and Guideline C, Building Facades. However, by introducing twenty clear-glass six-foot by eight-foot windows on the second- and third-story sidewalls in lieu of additional ground floor windows facing a cul-de-sac, the proposal better meets both the same guidelines. *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.* The purpose of this standard is to provide a visual connection between the pedestrian realm and the internal activities of the building, and to encourage surveillance by mitigating the fortress-like facades. By introducing large windows at the end of all hallways on the upper two floors, the proposal will better reveal its internal activities, and provide more opportunities for internal customers to be ‘eyes on the street’, than if all windows were limited to the end of a dead-end residential street. *This criterion is met.*

Therefore, this Modification merits approval.

3. Special Street Setbacks [PZC 33.288]:

To allow for a canopy to extend 4’ and a pedestrian seating area to extend 10’ into the special street setback (33.288.020.B).

Purpose Statement: Special street setbacks may be established on City streets to regulate the location of structures and for maintaining appropriate open areas, and for adequate separation from the street. These regulations

- Increase visibility and safety for pedestrians and drivers;
- Provide a pleasant pedestrian environment and human scale;
- Maintain adequate space for the growth of large street trees; and
- Maintain adequate light and air.

Standard 33.288.020.B: Projections of up to 3 feet are allowed by right into the special street setbacks. Projections include items such as sign faces, eaves, overhangs, and building cornices.

Findings for Modification 3 – 33.288.020.B Projections into setback.

Better meets design guidelines. *The resulting development will better meet the applicable design guidelines.* The guidelines direct the applicant to use design elements that break up long, monotonous building forms, and to create varied and interesting street facades. On such a long transit street facing façade, a deeper canopy will both help to create a more varied and interesting façade and better identify the transit street main entrance. A shallower canopy would be disproportionate to the scale of the building, would not provide sufficient shadow lines to break up the monotony of the façade, and would not serve as sufficient weather protection for pedestrians at the provided seating area. The hardscaped seating area, with fixed benches and planters, will further enhance the street façade of the building. *This criterion is met.*

Purpose of the standard. *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.* By providing a deeper canopy, the canopy creates a visible, protected and pleasant space for pedestrians. It introduces a human scale element, and helps to identify the pedestrian seating area located at the front of the building. The limited stretch with a one-foot canopy encroachment on the street facing facade will not impact the space for growth of street trees, or access to light or air for pedestrians or adjacent buildings. *This criterion is met.*

Therefore, this Modification merits approval.

4. Maximum Building Setbacks [PZC 33.130.215.C.2.c.1]:

To have less than 50 percent of the length of the ground level street-facing façade within the maximum 10' setback.

Purpose Statement: The required building setbacks promote streetscapes that are consistent with the desired character of the different commercial zones. The CN1, CM, CS, and CX setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut residential zones promote commercial development that will maintain light, air, and the potential for privacy for adjacent residential zones. The setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

Standard 33.130.215.C.2.c.1: Standard 1- At least 50 percent of the length of the ground level street-facing façade of the building must be within the maximum setback.

Findings for Modification 4 - 33.130.215.C.2.c.1 Building Setbacks on a Transit Street:

Better meets design guidelines. *The resulting development will better meet the applicable design guidelines.* Due to the uniquely diagonal front lot line along SE Division Street, which is not perpendicular to the side lot lines, an attempt to meet both the 10' maximum transit street setback and the 10' minimum Special Street setback, would result in a long, unarticulated prow-like building façade. The Modification, to allow the street facing façade to exceed the 10' maximum transit street setback, facilitates its meeting the Special Street setback, while also allowing for necessary articulation to create a varied and interesting street façade.

Purpose of the standard. *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.* By moving the building back, away from the sidewalk, the proposal is able to create a meaningful pedestrian seating area. To be a successful environment for pedestrians and transit users, it is important that the depth of the seating area is sufficient to provide some buffer from adjacent high-speed traffic.

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 requirements of Title 11 can be met, and 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. It is required of self-service storage proposals in the Commercial zones in order to ensure that the development has a high design quality appropriate to the desired character of the zone and to avoid the monotonous look of many industrial-style buildings. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

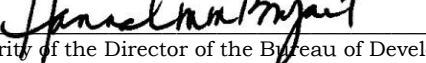
ADMINISTRATIVE DECISION

Approval of a three-story, 150,596 square foot self-service storage facility, per the approved site plans, Exhibits C-1 through C-16, signed and dated June 15, 2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through I) 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 17-213740 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/Historic Resource Review decision and approved exhibits.
- C. The proposed window and storefront systems on all facades shall feature simulated divided lites. The simulated divide lites must be integral, in that there is a dimensional mullion grille at the exterior, as well as dividers between the glass panes.
- D. All sidewall windows on east and west facades will be set at a depth within the exterior wall to ensure a minimum of 1.5" between face of glass and face of exterior cladding.
- E. Roof parapet heights to vary, as shown on elevations, with the higher parapets 18-24" higher than the lower parapets.
- F. All metal panels will utilize concealed fastener systems on all facades, and of a minimum of 22 gauge for panel widths less than 12", and a minimum of 20 gauge for panel widths of 12" or more.
- G. All metal flashing will be a minimum of 22 gauge.
- H. All fence sections to be a 6' height above adjacent grade and comprised of powder coated steel.
- I. The landscaped areas flanking the driveway will be enlarged sufficiently to ensure the drive aisle at the property line is no more than 20' wide.

- J. Fence to be installed at east property line, from the northern side of the SE Caruthers terminus to the north property line, and connecting back to the proposed building with a fence panel or locked gate, to block through pedestrian access around the perimeter of the site.
- H. Pedestrian plaza furnishings, including at least two fixed benches and fixed planters, to be installed in hardscaped plaza.
- I. Ground floor windows on SE Division frontage will be raised to accommodate an 18” bulkhead beneath the windows.
- J. No field changes allowed.

Staff Planner: Hannah Bryant

Decision rendered by:  **on June 15, 2018.**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 18, 2018

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 August 1, 2017, and was determined to be complete on September 5, 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 August 1, 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 requested that the 120-day review period be extended by 240 days, as shown in Exhibit A.3. Unless further extended by the applicant, **the 120 days will expire on: August 31, 2018.**

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. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project 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.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 2, 2018** 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. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. 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 the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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 the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **July 3, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Original Submittal, dated August 1, 2017
 2. Response to Incomplete, dated August 31, 2017
 3. Revised Submittal, dated September 5, 2017
 4. Memo from Perkins Coie, October 12, 2017
 5. Revised Submittal, dated December 15, 2017
 6. Code Check Submittal, dated May 17, 2018
 7. Email from Stoel Rives, May 17, 2018
 8. Email from Bryan Barry, May 18, 2018
 9. Final Submittal, dated May 24, 2018
 10. Email from Bryan Barry, May 24, 2018
 11. Revised Final Submittal, dated May 30, 2018
 12. 60-day extension, October 3, 2017
 13. 60-day extension, December 13, 2017
 14. 60-day extension, February 17, 2018
 15. 60-day extension, April 19, 2018
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Floor Plans
 3. West and East Elevations
 4. South and North Elevations
 5. Wall Sections
 6. Construction Details
 7. Concealed Fastener Corrugated Metal Panel
 8. Concealed Fastener Flat Metal Panel
 9. Steel Planter Cut Sheet
 10. Steel Bench Cut Sheet
 11. Storefront System Cut Sheet
 12. Glass Cut Sheet
 13. LED recessed Light Fixture
 14. Wall Mounted Light Fixture
 15. Canopy Light Fixture
 16. Plaza Hardscape Material
 17. Civil Plan
 18. Landscape Plan
 19. Tree Plan
- D. Notification information:
 1. Mailing list
 2. Mailed notice, September 13, 2017
 3. Revised notice Mailing list
 4. Revised notice, April 27, 2018

E. Agency Responses:

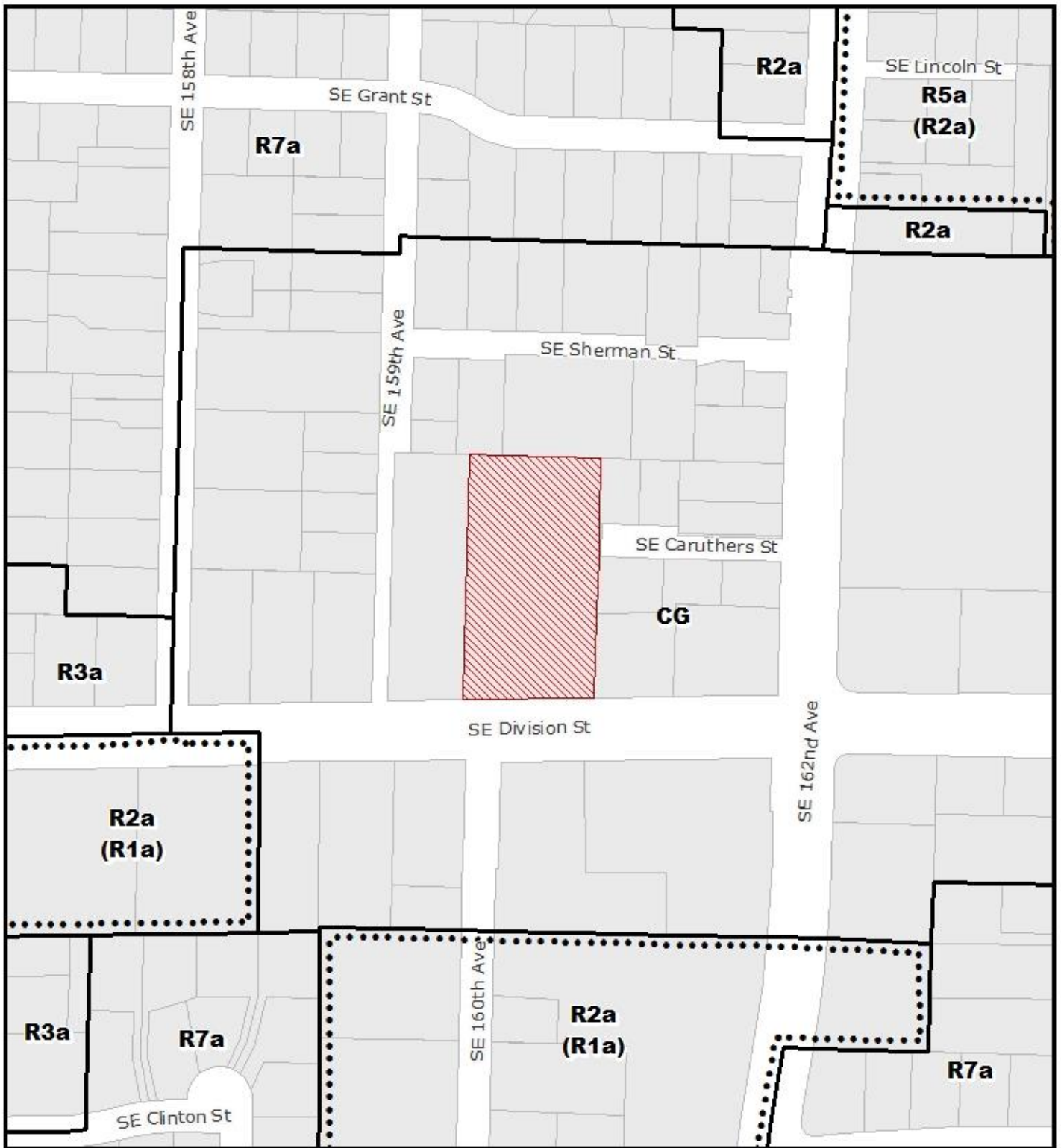
1. Bureau of Environmental Services
2. Water Bureau
3. Fire Bureau
4. Site Development Review Section of BDS
5. Life Safety
6. Bureau of Transportation

F. Correspondence: None

G. Other:

1. Original LU Application
2. Early Assistance Summary Memo
3. Incomplete Letter, August 15, 2017
4. Follow-Up on Incomplete Letter, September 26, 2017
5. Site Photos
6. Issues to Address Memo, April 9, 2018
7. Code Check Memo, May 21, 2018

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).

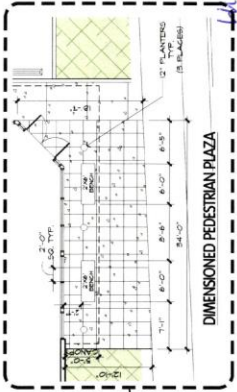
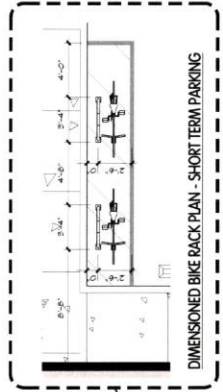
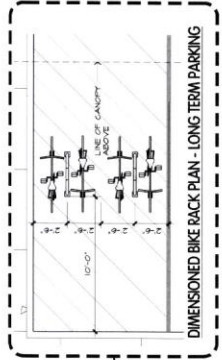
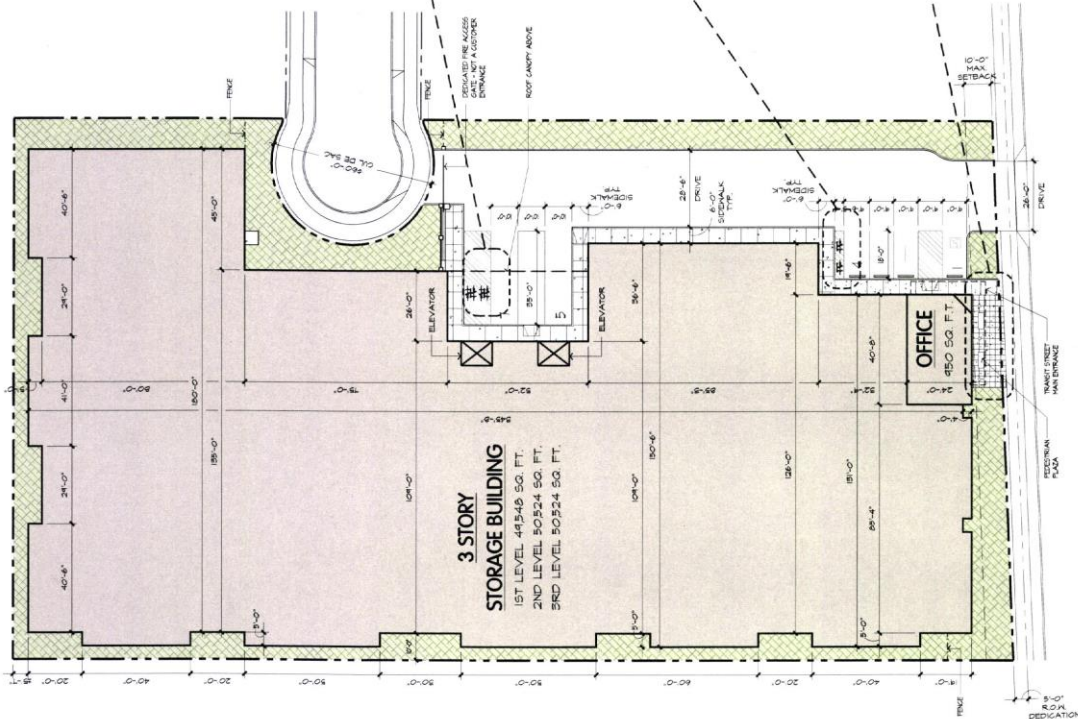


ZONING 
NORTH

 Site

File No.	LU 17-213740 DZM
1/4 Section	3246
Scale	1 inch = 200 feet
State ID	1S2E01DD 12700
Exhibit	B Apr 17, 2018

Approved
 City of Portland - Bureau of Development Services
 Planner *Thrust*
 Date *6-15-18*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



SITE AREA:
 ± 71,263 SQ. FT.
 1.64 ACRES

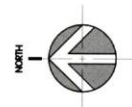
MAX FAR @ 3.0:
 ± 214,293 SQ. FT.
 2.13 FAR

85% MAX LOT COVERAGE:
 ± 63,011 SQ. FT.
LOT COVERAGE:
 ± 50,761 SQ. FT.
 71.0%

PROPOSE STORAGE BUILDING GROSS AREA:
 1ST LEVEL: 49,548 SQ. FT.
 2ND LEVEL: 50,524 SQ. FT.
 3RD LEVEL: 50,524 SQ. FT.
 GROSS STORAGE AREA: 150,596 SQ. FT.
 EST NET STORAGE AREA @ 75%: 112,947 SQ. FT.

OFFICE
 TOTAL BUILDING AREA: 950 SQ. FT.
 151,546 SQ. FT.

LANDSCAPE AREA:
 REQ. LANDSCAPE AREA @ 15%: 10,690 SQ. FT.
 PROVIDED LANDSCAPE: 12,235 SQ. FT.
 17.2%



jordan
 ARCHITECTS, INC.
 1717 CALLE VALENTIA, SUITE 100
 SAN CLEMENTE,
 CA 92673
 Telephone: 949.338.8200
 Fax: 949.338.8200

17-213740 DZM

PRELIMINARY SITE PLAN

JOB NUMBER: 17-213740
 DATE: 06/07/18

**LEON CAPITAL
 DIVISION STREET SELF STORAGE
 PORTLAND, OR.**