Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 23, 2019

To: Interested Person

From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@portlandoregon.gov

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 18-176338 DZ : 3-STORY, 16 UNIT BUILDING PROVIDING RESIDENTIAL DEVELOPMENT

GENERAL INFORMATION

Applicant: Steve Fosler | Fosler Architecture | 503.241.9339
1930 NW Lovejoy St. | Portland, OR 97209

Applicant: Makboul, Inc.
5145 SE Mcloughlin Blvd. | Portland, OR 97202

Owner: Karen E. H. and Glenn W. Bridger,
940 SW Vincent Pl. | Portland, OR 97239-2671

Site Address: **5308 SE 18th Avenue**

Legal Description: BLOCK 3 LOT 10 EXC PT IN ST, ALTON PK
Tax Account No.: R021400310
State ID No.: 1S1E14AC 01400
Quarter Section: 3532
Neighborhood: Sellwood-Moreland, contact David Schoellhamer at chair.landuse.smile@gmail.com.
Business District: Sellwood-Westmoreland, contact info@sellwoodwestmoreland.com.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Zoning: RHd: High Density Residential (RH), Design (d) overlay.
Note: The site has been re-zoned to R1d since this was submitted (R1 is Residential 1,000 – a medium density dwelling zone).
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL:
The applicant requests Design Review approval for a new 3-story, 16-unit, residential building on the existing 4,975 square foot lot in the North End area of the Sellwood-Moreland Neighborhood. The building is approximately 38 feet in height with an approximate footprint of 2,900 square feet. The building is proposed to be clad in fiber cement panel. Board formed concrete plank is also proposed as the exterior treatment of the primary stairs on the north elevation. Windows are proposed to be aluminum construction, non-operable and surrounded with projecting box-steel trim. The entry lobby storefront system is also aluminum construction.

No onsite parking is provided (or required per Portland Zoning Code 33.266.110.B). Both short-term and long-term bicycle parking are included on site.

Per Zoning Code Section 33.420.041.A, Design review is required for new development within a design overlay zone.

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

ANALYSIS

Site and Vicinity:
The 4,975 square foot site is located within the North End area of the Sellwood-Moreland Neighborhood less than a block to the south of SE McLoughlin Boulevard (OR-99E) - a four lane State Highway. Development south of the site includes a mix of single and multi-family housing.

Regarding area amenities in proximity to the site, the site is surrounded by a variety of resources within a 5-minute (approximately .25 mile) walk. These amenities reflect the transitional nature of the site and include restaurants, gas stations, self-service storage and a number of retailers both to the north and west of the site.

The site is well served by a number of transportation options and amenities. Bus access close to the site is provided by the #70 line that runs along SE 17th Ave. Stations for the Orange Line of the MAX Light Rail are located north of the site, across SE McLoughlin Boulevard, on SE 17th Ave. SE 17th is also a designated City Bikeway. Access to the Springwater Corridor Trail is located approximately two blocks to the west of the site, off of SE Milwaukie Avenue.

Zoning:
The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

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.

Land Use History: City records indicate the following prior land use review for this site:

- VZ 099-84: (A Title 34 Variance) To increase the lot coverage for Type I accessory buildings from the permitted 10% to 17% in order to construct a work studio and washroom onto the garage.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 3, 2018**. The following Bureaus have responded with the following issues or concerns:

1. Fire Bureau: Dawn Krantz, December 06, 2018. (Exhibit E-1). With no concerns.

2. Portland Bureau of Development Services – Site Development: Ye Zhuang, December 18, 2018. (Exhibit E-2). With the following comments and concerns:

    - Site topography. It is relatively flat.

    - Geotechnical. At the time of permit application, the applicant must submit a geotechnical report prepared by a professional engineer licensed in the State of Oregon.

    - Please direct questions to Ye Zhuang, at 503-823-7901.

    - Potential Landslide Hazard Area. The site is not located in the Potential Landslide Hazard Area.

    - Floodplain. The site is not within the 100-year floodplain.

        - Erosion control. Erosion prevention and sediment control requirements found in Title 10 apply to both site preparation work and development. Full compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is the responsibility of the property owner, the developer of the land division and the builders of structures on the individual lots. Please refer to the City of Portland *Erosion and Sediment Control Manual* for additional information regarding erosion and sediment control requirements.

3. Portland Bureau of Transportation: Michael Pina, December 20, 2018. (Exhibit E-3). With the recommendation that the project not be approved due to the lack of information regarding required calculations and graphic diagrams confirming compliance with the Code Guide limitations regarding:

    - At this location, the City's Transportation System Plan (TSP) classifies SE 18th Ave as *Local Service* for all modes, which currently has 28-ft of paved roadway within a ROW which varies from 60-ft to the north to 50-ft to the south, in which there is curb only.

    - For *Local Service* streets within an R-H zone, the City's public right-of-way document recommends an 11-ft wide pedestrian corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and 0.5-ft frontage zone.

    - Due to an established curb, and having the minimum width for ROW improvements, the applicant will be required to improve the sidewalk corridor to meet City standards

above at the southern portion of the lot, transitioning to match the established 9-6-2 configuration to the north, through an MIP process for at time of building permit.

Staff Comment: Once revised drawings showed no encroachment and proposed sidewalk, PBOT staff had no further concerns.

4. Bureau of Environmental Services: Abigail Cermak, December 21, 2018. (Exhibit E-4). With the recommendation that the project not be approved due to the lack of information regarding the required stormwater management facilities necessary for the project.

5. Portland Bureau of Development Services – Life Safety: Chanel Horn, December 21, 2018. (Exhibit E-5). With the following comments and concerns:

   - A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). No appointment is necessary. Building Code information is also available online at: http://www.portlandonline.com/bds/, or by calling (503) 823-1456.
   - A separate Permit is required for the demolition of the existing building on the site. The issuance of a permit to demolish a single-family residence or a duplex in a Residential Zone is subject to a 35-day delay, beginning when the demolition permit application is received and intake fees are paid. Additional requirements apply. City of Portland Code 24.55.200

   - It is ***strongly*** recommended the applicant request a Preliminary Life Safety Meeting to verify building code requirements. See http://www.portlandonline.com/bds/index.cfm?c=45054&a=94545.

   - Regarding the north, east and south elevations, exterior walls less than 30 feet to property line must be 1-hour fire-rated construction. Exterior walls located less than or equal to 10 feet to a property line must be one-hour fire-rated for exposure to fire from both sides. Exterior walls located more than 10 feet to a property line must be one-hour fire-rated for exposure to fire from the inside only. OSSC 602.1, 705.5

   - Regarding the north, east and south elevations, the maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in OSSC Table 705.8. OSSC 705.8.1

   - Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall not extend any closer to the line used to determine fire separation distance than shown in OSSC Table 705.2. OSSC 705.2

   - Interior exit stairways shall lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway. Openings in interior exit stairways other than unprotected exterior openings shall be limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure. OSSC 1022.1, 1222.4

- Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet, 1 inch of encroachment into the public right-or-way is permitted for each additional 1 inch of clearance above 8 feet, but the maximum encroachment into the public right-or-way shall be 4 feet. OSSC 3202.3.2

- A separate Mechanical Permit is required for the work proposed. OMSC 106.1

6. Water Bureau: Mari Moore, December 27, 2018. (Exhibit E-6). With no concerns.

7. Bureau of Environmental Services: Abigail Cermak, August 13, 2019. (Exhibit E-7). With the following comments: Based on this additional information, BES has determined that sufficient information has been provided to demonstrate a feasible stormwater management plan for this project. BES has no further objections to approval of the Design Review application.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 3, 2018. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- David Schoellhamer, Land Use Committee Chair for the Sellwood-Moreland Improvement League (SMILE), December 21, 2018, (Exhibit F-1). With general support for the building due largely to its location at the north edge of the neighborhood. Issues of concern raised in the letter, such as metal panels, and an undeveloped pedestrian entrance sequence and setback have largely been resolved with this current submittal, which has evolved from what was originally noticed.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 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.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines
The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality,** which establishes Portland's urban design framework; **(E) Pedestrian Emphasis,** which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design,** which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.
P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans
D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.
D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P3, D7 and D8:
Located within the North End of the Sellwood-Moreland neighborhood, the site is approximately 4 blocks to the south-east of the Milwaukie overpass spanning McLoughlin Boulevard, which is considered the "major gateway into the neighborhood" by the Sellwood-Moreland Neighborhood Plan. The proposed development of 16 units that are a combination of studio, single, and double bedroom units is consistent with the existing character of the North End, which includes an eclectic mix of architectural styles of single dwelling and multi-dwelling development. The proposed 3-story development on the 4,975 square foot lot is also consistent with the desired character of the North End in that it provides housing at the "outer edges of the area" that is "more dense" than development within the core of the area. Proposed exterior cladding materials, including Cembrit fiber-cement panel and a limited area of board-formed concrete plank, are also consistent with the material palette of the North End's varied architecture. Additional features such as the integrated balconies, front façade glazing, generous front setback, and landscaping area with seating at the front entry provide an interesting composition that help the building integrate into the neighborhood. While the mass and scale of the building are allowed by code, 3-story development is not common in the area. That said, being located at the north edge of the North End is well suited for the proposed development as the 3-story building will provide a buffer for the neighborhood from McLoughlin Boulevard (OR-99E) - a four lane State Highway less than a block to the north - as well as the train yards that are immediately north of the highway.
Due to the lack of clarity with submitted drawings and with concern about the quality of a few key materials, staff has added the following conditions of approval to ensure quality materials are used and architectural details consistent with the area are maintained:

1. Proposed Cembrit fiber-cement panel with integral color will be oriented horizontally as shown in Exhibit C-12, not as shown in elevations – Exhibits C-6 and C-7.
2. Proposed windows and storefront systems must have an inset or "punch" of not less than 4" as measured from the glass to exterior trim.
3. Proposed metal screen must be 20 gauge or lower.

Therefore, with the following conditions of approval:

1. *Proposed Cembrit fiber-cement panel with integral color will be oriented horizontally as shown in Exhibit C-12, not as shown in elevations – Exhibits C-6 and C-7.*
2. *Proposed windows and storefront systems must have an inset or "punch" of not less than 4" as measured from the glass to exterior trim.*
3. *Proposed metal screen must be 20 gauge or lower.*

these guidelines have been met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.
E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.
E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings for E1, E2, E3 and E5:
The proposal includes a pedestrian network with direct connection from the adjacent public sidewalk to the building's main entrance and lobby. Additional indirect pedestrian access connecting the sidewalk and front façade (west elevation) is provided through a landscaped area, which includes raised planters, integrated seating, and site-obscuring metal screen. Pedestrian connection is also provided from the rear egress stairs at the southeast corner of the building, along the north edge of the lot, to the public right-of-way. Indirect pedestrian access materials include concrete pavers. As previously mentioned, landscaping along the west elevation of the site, preceding the building's main entrance, includes numerous places for residents to stop, sit and visit that are protected from light, wind, and rain. Within the proposed front landscaped area are further defined spaces including open seating, covered seating, screened areas, and areas fully visible from the right-of-way that collectively provide a clear entry sequence to the building with a variety of pragmatic features.

These guidelines are therefore met.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;
D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for D1 and D3:
Landscaping is provided around the entire building although most noticeably at the front entry and along the south elevation of the project. (Proposed landscaping is a combination of small, medium and large sized trees, shrubs, groundcover and ornamental grasses.) This is well suited as it provides effective softscaping and buffering for the development to the south, which is currently proposed to be a 2-story, 8-unit development. Landscaping at the front entry is well integrated into the front setback to provide private comfortable places to sit and relax that are adjacent to the public sidewalk. Additional planters with integrated seating at the west elevation further buffer the three-story building from the adjacent public right-of-way while highlighting the residential entries on this elevation. All areas of the site are connected via paved circulation routes.

These guidelines are therefore met.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings:
The project includes a central main entrance on the street-facing façade that provides access to the building for all units. The entrance is fully glazed and visible from the adjacent right-of-way allowing for clear way-finding and accessibility. In addition, the main entrance is setback from the adjacent public sidewalk to be consistent with setbacks in the neighborhood, with a landscape buffer, planters, and fixed seating proving a more comprehensive entry sequence to the building from the right-of-way.

This guideline is therefore met.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings:
The proposed development helps to discourage neighborhood crime through a strong visual connection between the building interior and the street. The fully glazed front lobby, which is setback and buffered from the right-of-way with landscaping, planters and seating provides clear queues of the transition from public to private while maintaining a strong visual connection to the public realm allowing "eyes on the street".

This guideline is therefore met.

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 proposed addition of a 16-unit building to a 4,975 square foot lot in the North End area of the Sellwood-Moreland Neighborhood adds much needed housing to the greater Portland area while maintaining the Plan Area character of the surrounding neighborhood.

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. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval**.**

ADMINISTRATIVE DECISION

Design Review for the proposed addition of a 16-unit building to a 4,975 square foot lot in the North End are of the Sellwood-Moreland Neighborhood.

Approval, per the approved site plans, Exhibits C-1 through C-12, signed and dated August 20, 2019, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through 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 18-176338 DZ." 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. Proposed Cembrit fiber-cement panel with integral color shall be installed in horizontal panels, per renderings, not as shown in rendering in Exhibit C-12, not as shown in elevations – Exhibits C-6 and C-7.

D. Proposed windows and storefront systems shall have an inset or "punch" of not less than 4" as measured from the glass to exterior trim.

E. Proposed metal screen shall be 20 gauge or lower/thicker.

F. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves

Decision rendered by: _____ on August 20, 2019.
By authority of the Director of the Bureau of Development Services

Decision mailed: August 23, 2019.

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 May 23, 2018, and was determined to be complete on November 16, 2018.

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 May 23, 2018.

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 waived the 120-day review period, as stated with Exhibit A-6. Unless further extended by the applicant, **the 120 days will expire on: November 16, 2019.**

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 September 06, 2019** 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 **September 09, 2019** 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.

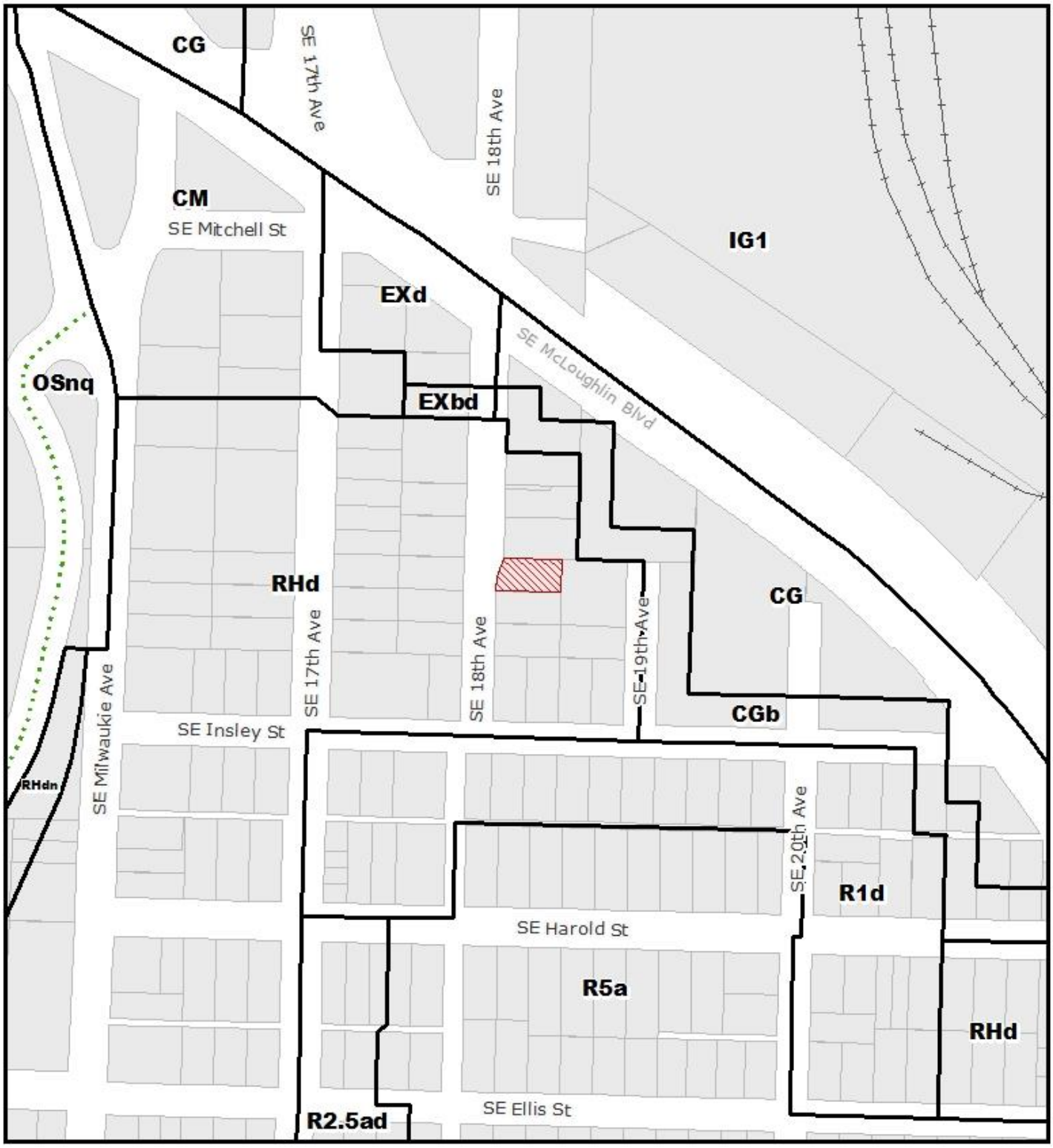
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Submittal
   1. Initial Narrative: May 23, 2018
   2. Initial Site Plan: May 23, 2018
   3. Initial Drawings: May 23, 2018 – superseded
   4. Revised Submittal: (superseded): November 06, 2018
   5. Email: To Declare the Submittal Complete: November 16, 2018
   6. Extension Waiver: December 27, 2018
   7. Revised Submittal: (superseded): January 19, 2019
   8. Revised Submittal: (superseded): April 10, 2019
   9. Revised Submittal: (superseded): June 12, 2019
   10. Revised Submittal: July 30, 2019
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site Plan (attached)
   2. Floor Plans: Ground Level (attached)
   3. Floor Plans: Second Level
   4. Floor Plans: Third Level
   5. Floor Plans: Roof Level
   6. Elevations: North and East (attached)
   7. Elevations: South and West-front façade (attached)
   8. Landscape Plan
   9. Stormwater Plan
   10. Details
   11. Manufacture's Cut Sheets
   12. Rendering for Fiber Cement Panel Orientation
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Fire Bureau: Dawn Krantz: December 06, 2018.
   2. Bureau of Development Services Site Development: Ye Zhuang: December 18, 2018.
   3. Portland Bureau of Transportation: Michael Pina: December 20, 2018.
   4. Bureau of Environmental Services: Abigail Cermak: December 21, 2018.
   5. Bureau of Development Services Life Safety / Building Code Section: Chanel Horn: December 21, 2018.
   6. Water Bureau: Mari Moore: December 27, 2018.
   7. Bureau of Environmental Services: Abigail Cermak: August 13, 2019.
F. Correspondence:
   1. David Schoellhamer, Chair, Sellwood-Moreland Improvement League (SMILE) Land Use Committee. December 21, 2018.
G. Other:
   1. Original LU Application
   2. Incomplete Letter: June 06, 2018
   3. Site Visit Photos: June 07, 2018
   4. Issues to Address: July 19, 2018
   5. 180 Day Letter: October 23, 2018
   6. Site Visit Photos: November 16, 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).



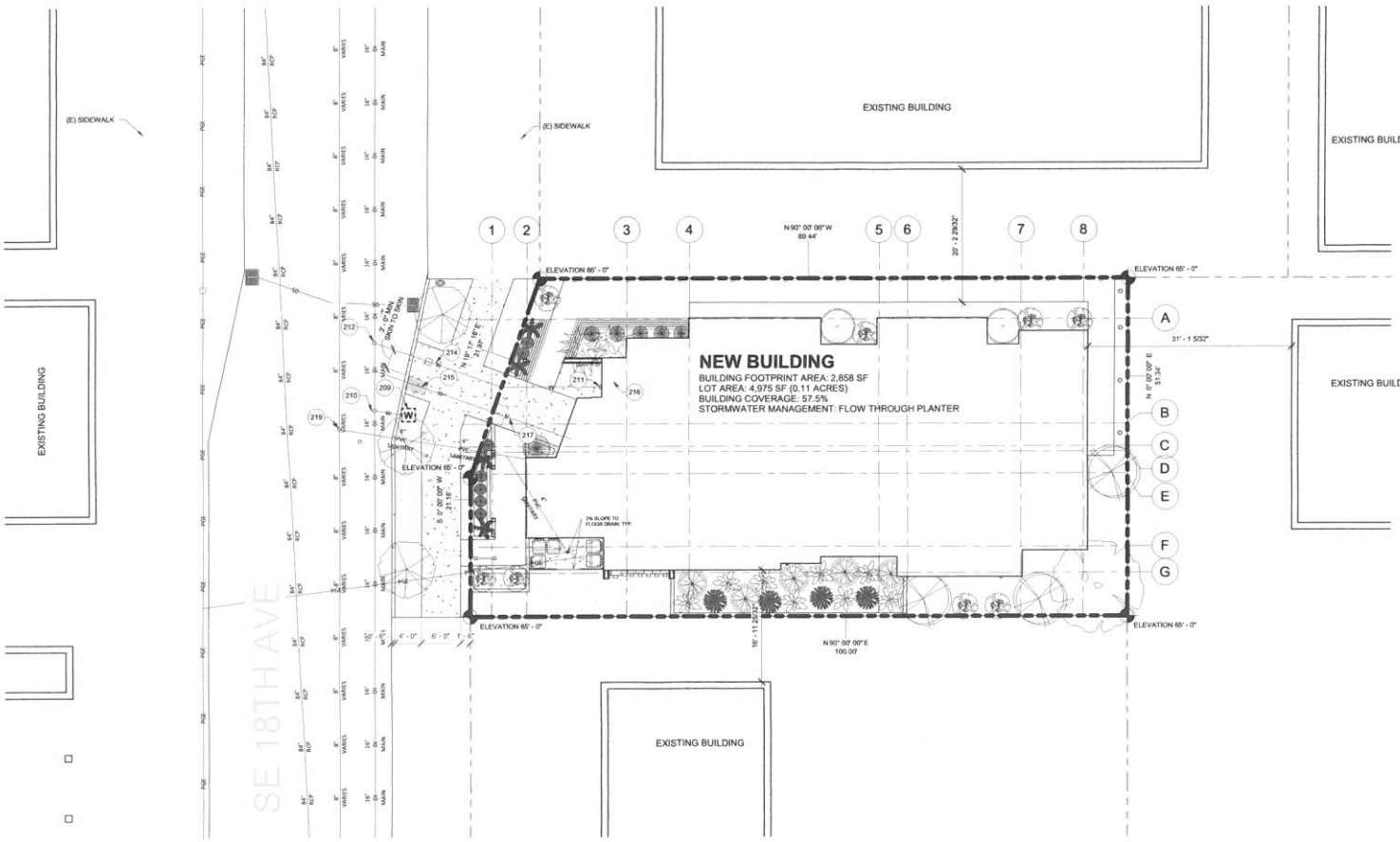
ZONING

NORTH

Site

Recreational Trails

File No.	LU 18-176338 DZ
1/4 Section	3532
Scale	1 inch = 200 feet
State ID	1S1E14AC 1400
Exhibit	B May 25, 2018



1 SITE PLAN
1/8" = 1'-0" @ 24" x 36"
1/6" = 1'-0" @ 12" x 18"

SITE PLAN LEGEND

- FLOOR DRAIN
- FIRE HYDRANT
- FDC
- UTILITY POLE
- CATCH BASIN
- COMBINATION SEWER MANHOLE
- WATER METER
- GAS METER
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING COMBINATION SEWER
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN

Approved
City of Portland
Bureau of Development Services
Planner
Date
review approval only
* This approval does not approve
conflicts with other

NOTES:

- **FIRE LINE WATER SERVICE**: INSTALLATION REQUIRED WH SERVICE FIRST ENTERS BUILDING ON CENTERLINE OF SERVICE IMMEDIATELY ADJACENT TO SERVICE CONNECT 1-5FT. ABOVE FLOOR SUCH THAT SUPPLY SIDE PIPING IS MINIMIZED TO THE GREATEST EXTENT POSSIBLE. OTHER APPLICABLE CLEARANCES APPLY.
- **FIRE SPRINKLER SYSTEMS** WITH 20 OR MORE SPRINKLER MUST BE ELECTRONICALLY SUPERVISED BY AN APPROVI OFF-SITE STATION.
- **INSTALLATION OF A BACKFLOW ASSEMBLY** ON DOMEST SERVICE MAY CAUSE THERMAL EXPANSION. BACKFLOW ASSEMBLY INSTALLERS ARE RESPONSIBLE FOR ADDRES THERMAL EXPANSION CONCERNS AND IMPLEMENTING APPROVED PRACTICES TO PROTECT PLUMBING AGAINST EFFECTS.
- **CONTRACTOR** TO CONNECT TO THE SHORT STUB-OUT O THE BACKSIDE OF THE NEW WATER METER BOX.
- **CONTRACTOR** TO CONNECT TO SHORT STUB-OUT ON TH BACKSIDE OF THE NEW FIRE LINE SERVICE.
- **FDC SIGNAGE**: METAL SIGN WITH RAISED LETTERS AT LE INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTM CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ: AUTOMATIC SPRINKLERS OR STANDPIPES TEST CONNECTION OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTI DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL B PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED.
- **FDC CLEAR SPACE AROUND CONNECTIONS:** WORKING S OF NOT LESS THAN 36 INCHES IN WIDTH, 36 INCHES IN DE AND 78 INCHES IN HEIGHT SHALL BE PROVIDED AND MAINTAINED IN FRONT OF AND TO THE SIDES OF WALL-MOUNTED FIRE DEPARTMENT CONNECTION.

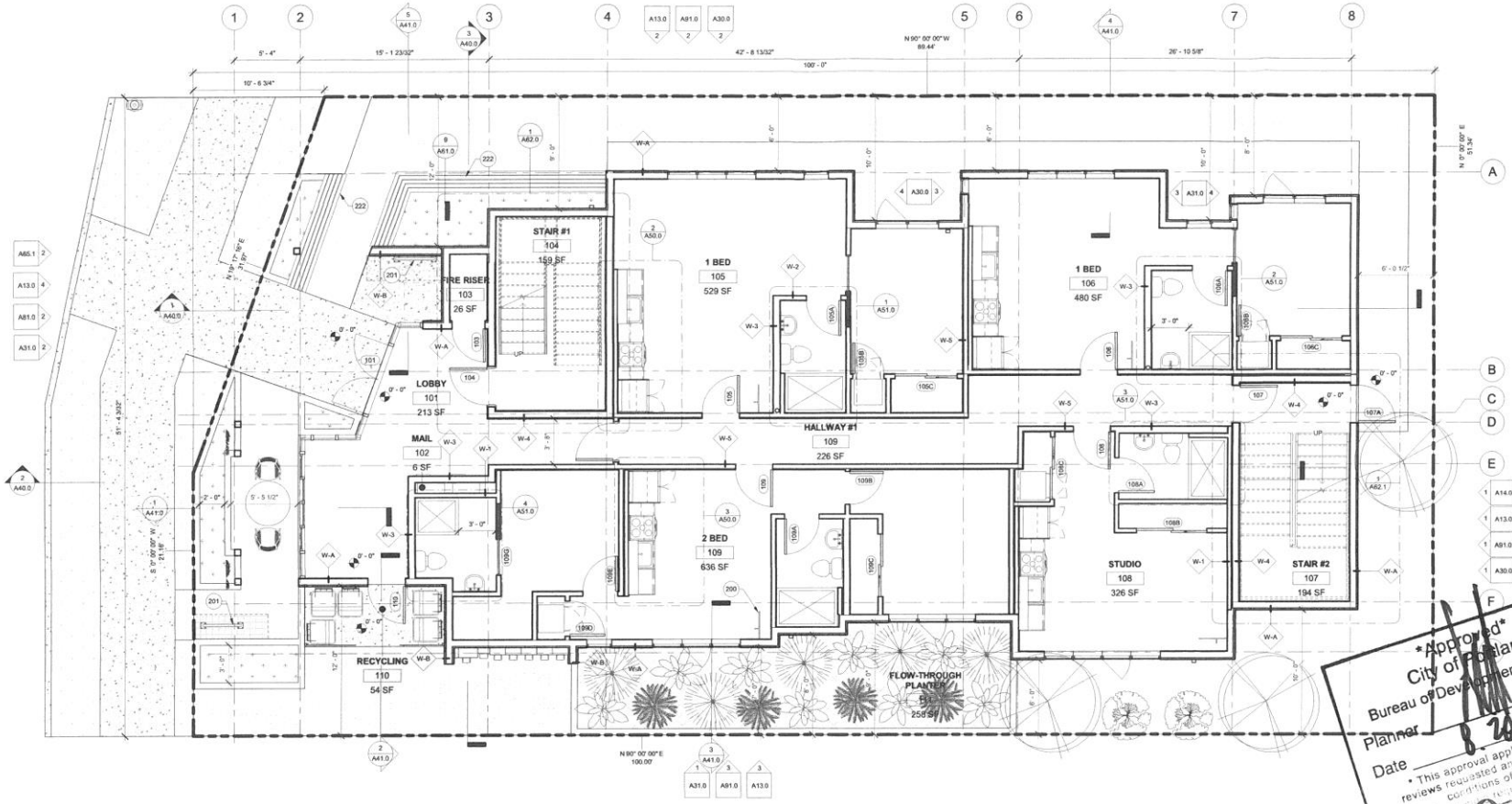
Keynote Legend

Key Value	Keynote Text
209	(E) WATER METER TO BE ABANDONED
210	(E) TO BE KILLED BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT
211	FDC
212	INSTALL X" FIRE LINE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT. CONTRACTOR TO CONNECT T THE SHORT STUB-OUT ON THE BACK-SIDE OF THE NEW FIRE LINE CURBE GATE VALVE
214	INSTALL NEW CURB VALVE
215	(N) 2" WATER METER SERVICE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT
216	DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
217	DOUBLE CHECK VALVE ASSEMBLY (DCVA)
219	RESUSE EXISTING SANITARY CONNECTION FOR NEW 6" SANITARY LINE

SITE LEGEND

- PERVIOUS PAVERS
- GROUNDCOVER / LANDSCAPING
- SIDEWALK

EXH C



1 GROUND LEVEL
1/4" = 1'-0" @ 24" x 36"
1/8" = 1'-0" @ 12" x 18"

LONG TERM BIKE PARKING

DERO, ULTRA SPACE SAVER SINGLE

2 INTERIOR BIKE RACK
NOT TO SCALE

Keynote Legend	
Key Value	Keynote Text
200	LONG TERM BIKE PARKING W/ 2x5 CLEARANCE
201	(1) SHORT TERM BIKE PARKING, (2) TOTAL PROVIDED, SEE A16 FOR DETAILS
222	EXTERIOR SEATING, SEE A61.0 FOR DETAILS

ROOM SCHEDULE

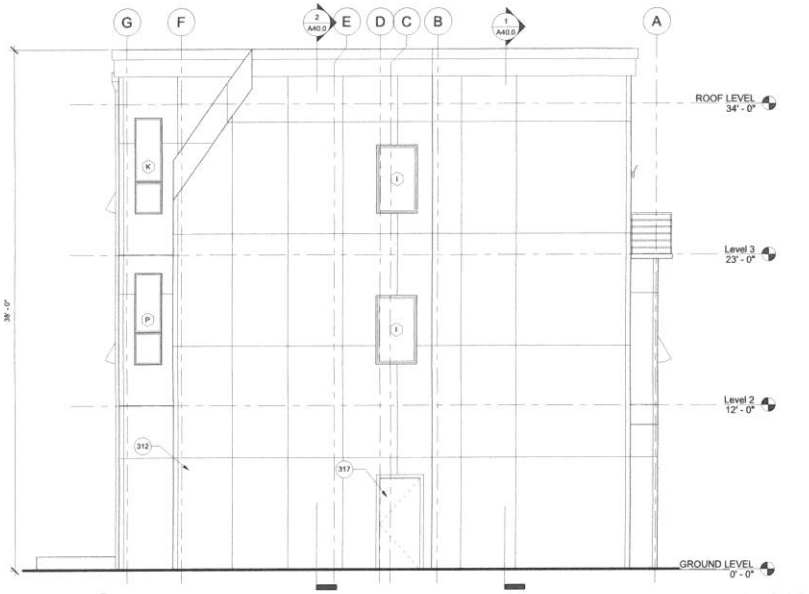
LEVEL	NAME	AREA	ROOM NUMBER	TYPE	COMMENTS
GROUND LEVEL	FLOW-THROUGH PLANTER	258 SF	111		
GROUND LEVEL	STUDIO	326 SF	108		
GROUND LEVEL	1 BED	480 SF	106		
GROUND LEVEL	1 BED	529 SF	105		
GROUND LEVEL	2 BED	636 SF	109		
Level 2	STUDIO	322 SF	211		
Level 2	STUDIO	340 SF	208		
Level 2	STUDIO	358 SF	210		
Level 2	1 BED	429 SF	209		
Level 2	1 BED	479 SF	206		
Level 2	1 BED	529 SF	205		
Level 3	STUDIO	316 SF	310		
Level 3	STUDIO	319 SF	309		
Level 3	STUDIO	337 SF	307		
Level 3	1 BED	386 SF	308		
Level 3	1 BED	421 SF	305		
Level 3	1 BED	443 SF	306		
		6909 SF			

CIRCULATION SCHEDULE

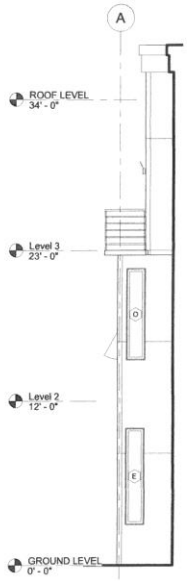
LEVEL	NAME	AREA	ROOM NUMBER	TYPE	COMMENTS
GROUND LEVEL	LOBBY	213 SF	101		
GROUND LEVEL	STAIR #1	159 SF	104		
GROUND LEVEL	HALLWAY #1	226 SF	109		
GROUND LEVEL	STAIR #2	194 SF	107		
GROUND LEVEL	RECYCLING	54 SF	110		
GROUND LEVEL	FIRE RISER	26 SF	103		
GROUND LEVEL	MAIL	6 SF	102		
GROUND LEVEL	FLOW-THROUGH PLANTER	258 SF	111		
Level 2	HALLWAY #2	273 SF	212		
Level 2	STAIR #1	164 SF	204		
Level 2	STAIR #2	192 SF	207		
Level 2	BALCONY	53 SF	211A		
Level 2	BALCONY	82 SF	210A		
Level 3	HALLWAY #3	270 SF	311		
Level 3	BALCONY	53 SF	310A		
Level 3	BALCONY	115 SF	305A		
Level 3	BALCONY	50 SF	306A		
Level 3	BALCONY	91 SF	309A		
		2479 SF			

Approved
City of Portland
Bureau of Development Servi
Planner
Date 8-20-15
* This approval applies only
reviews requested and is sub
conditions of approv

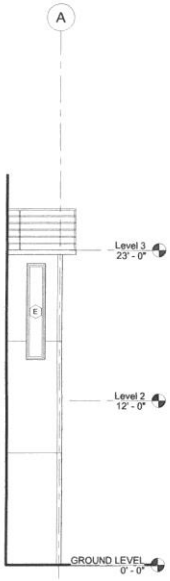
BKH C



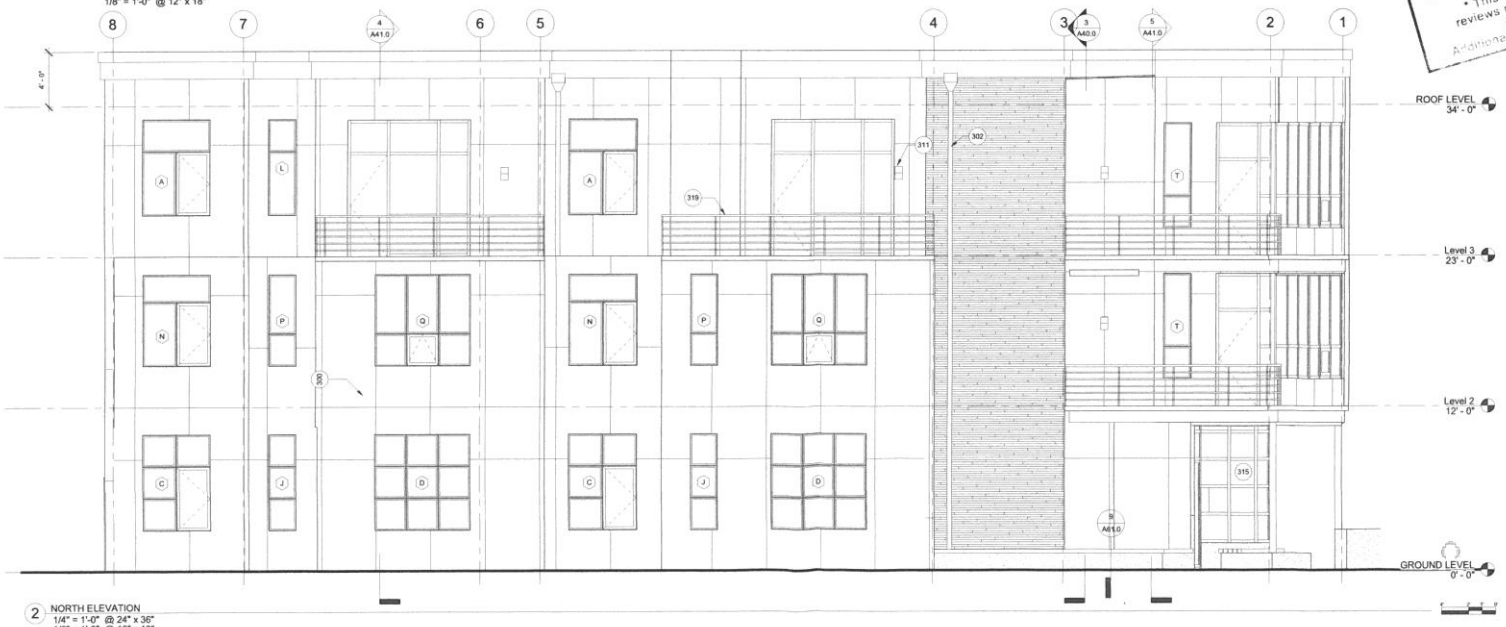
1 EAST ELEVATION
1/4" = 1'-0" @ 24" x 36"
1/8" = 1'-0" @ 12" x 18"



3 WEST ELEVATION
1/4" = 1'-0" @ 24" x 36"



4 EAST ELEVATION
1/4" = 1'-0" @ 24" x 36"



2 NORTH ELEVATION
1/4" = 1'-0" @ 24" x 36"
1/8" = 1'-0" @ 12" x 18"

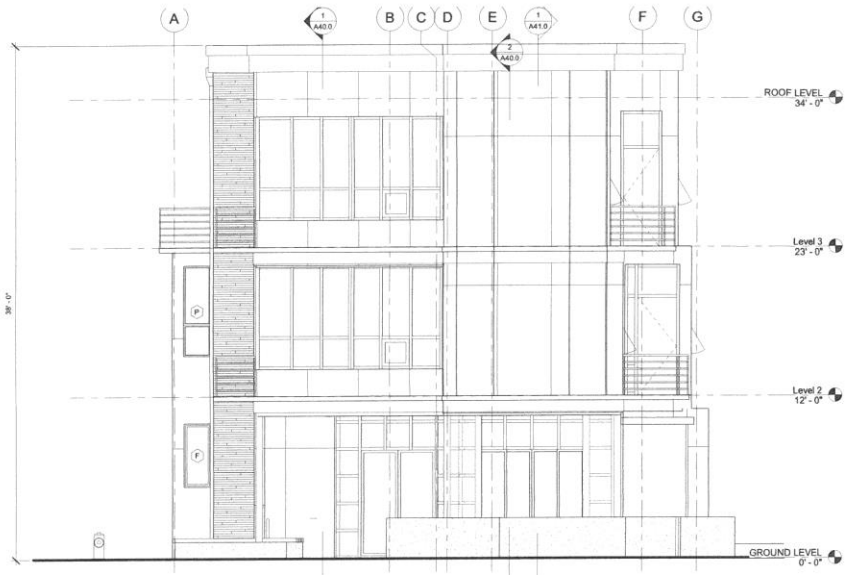
ELEVATION LEGEND

- SITE OBSCURRING METAL SCREEN
- FIBER CEMENT PANELS
- BOARD FORMED FIBER CEMENT PLANKS

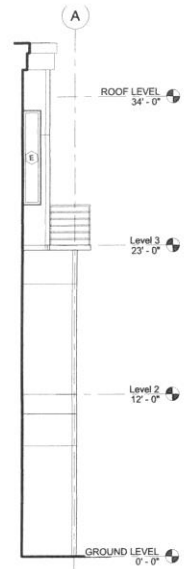
Keynote Legend	
Key Value	Keynote Text
300	4x8 ARCHITECTURAL WALL PANEL
302	SCUPPER AND DOWNSPOUT, TYP
311	EXTERIOR PATIO LIGHT - BLADE LED OUTDOOR WALL LIGHT
312	4x8 ACCENT ARCHITECTURAL WALL PANEL
315	ENTRY LOBBY STOREFRONT SYSTEM
317	EGRESS DOOR
319	METAL RAILING - FINISHED TO MATCH WINDOW SURROUNDS AND TRIM

*Approved
City of Portland
Bureau of Development Servic
Planner
Date 20-19
* This approval applies only t
reviews requested and is subje
conditions of approval
Additional zoning requirements

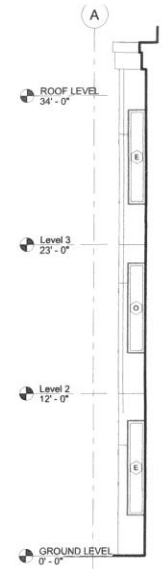
EXH C



2 WEST ELEVATION
1/4" = 1'-0" @ 24" x 36"
1/8" = 1'-0" @ 12" x 18"



3 EAST ELEVATION
1/4" = 1'-0" @ 24" x 36"



4 WEST ELEVATION
1/4" = 1'-0" @ 24" x 36"

ELEVATION LEGEND

- SITE OBSCURRING METAL SCREEN
- FIBER CEMENT PANELS
- BOARD FORMED FIBER CEMENT PLANKS

Keynote Legend	
Key Value	Keynote Text
300	4x8 ARCHITECTURAL WALL PANEL
312	4x8 ACCENT ARCHITECTURAL WALL PANEL

Approved
City of Portland
Bureau of Development Service
Planner
Date 8.20.19
* This approval applies only to
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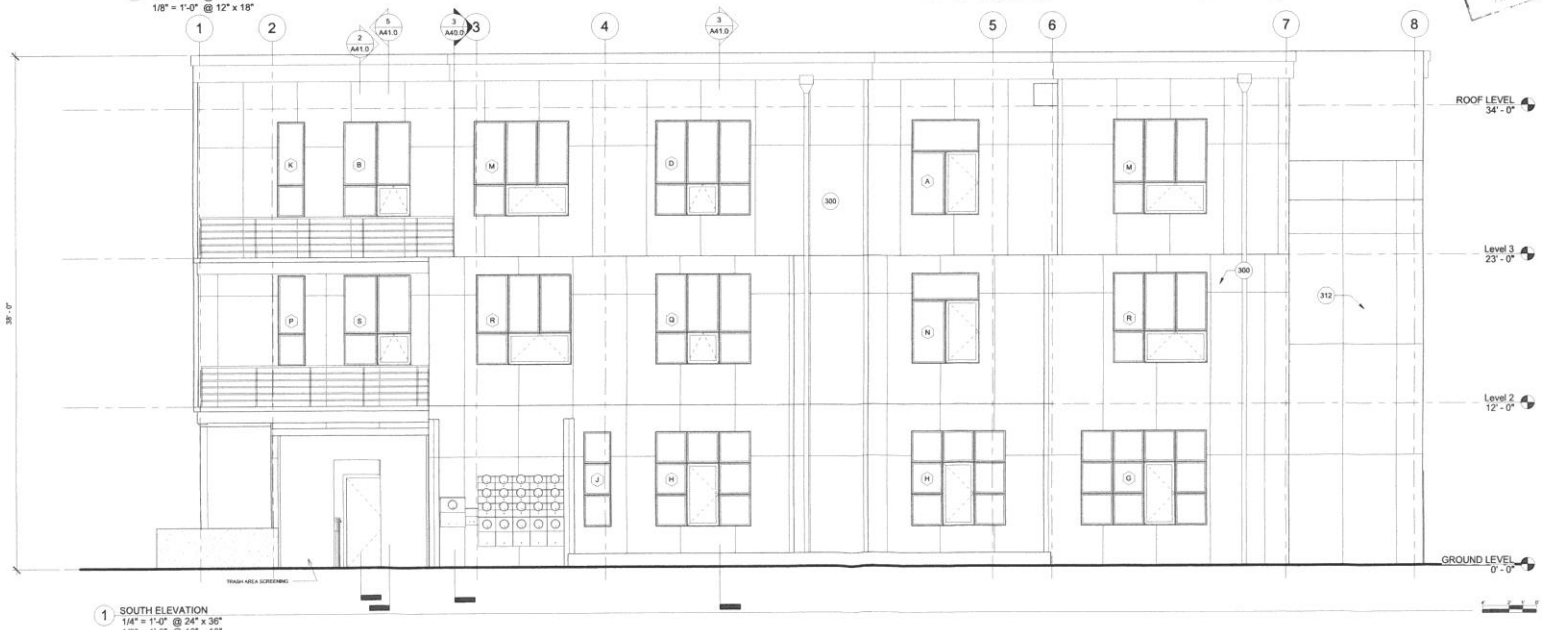
conditions of approval



1 SOUTH ELEVATION
1/4" = 1'-0" @ 24" x 36"
1/8" = 1'-0" @ 12" x 18"

EXH C