



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

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Date: February 4, 2020
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@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 19-164515 DZM – 7430 SW MILES PLACE

GENERAL INFORMATION

Applicant: Gabe Headrick, Steelhead Architecture
201 SE 3rd Ave, Portland, OR 97214
503.348.8874, gabe.headrick@steelheadarchitecture.com

Owners: Mendez Ito & Associates LLC
3852 Wellington Ct., West Linn, OR 97068

Site Address: 7430 SW MILES PL

Legal Description: LOT 35, WILLAMETTE OAKS PK
Tax Account No.: R913700690
State ID No.: 1S1E22AC 01800
Quarter Section: 3730

Neighborhood: South Portland NA., contact Jim Gardner at contact@southportlandna.org

Business District: South Portland Business Association, contact at info@southportlanddba.com.

District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: Macadam

Zoning: **R5d,g,q**, Single-Dwelling Residential 5,000 (R5) with Design (d), Greenway River General (g) and Greenway River Water Quality (q) overlays

Case Type: **DZM**, Design Review with Modifications
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for exterior alterations to an existing two-story, single-dwelling residence located in the Macadam Plan District. The project site is in SW Portland on SW Miles Place and is adjacent to the Willamette River. The project will be built on the existing building footprint, the first and second floors of the existing house will remain, and a new third and fourth floor will be added. The proposed final project will be a four-story, single-dwelling structure.

Additionally, the existing seawall is to be reinforced in its existing configuration/location. Therefore, this review is concurrent with Greenway Review LU 19-164548 GW.

In the revised Proposal Notice sent out on August 21, 2019, two Modifications to Setback Standards were requested. The project has since been revised to not require Modifications to the Setback Standards.

Design Review is required because the proposal is for non-exempt exterior alterations to an existing structure 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:

- *Macadam Corridor Design Guidelines*

ANALYSIS**Site and Vicinity:**

The 3,000 square foot site is situated in the middle of a small enclave of residential lots located in Southwest Portland, on SW Miles Place, which is a short dead-end street. Park-owned properties abut the residential area to the north, east, and south; and the Willamette River is adjacent to those parklands. SW Miles Place is considered part of the Greenway trail and provides an important connection from Willamette Park to the north to the rest of the riverside bike and pedestrian path network to the south. Macadam Avenue and a multitude of commercial properties are located one block to the west. The subject site is currently developed with an existing house, including a deck and sea wall.

The site is located entirely within the floodplain of the Willamette River. The *Lower Willamette Wildlife Habitat Inventory* (1986) notes that the shoreline adjacent to the Miles Place residential area consists of a small beach with extensive mud flats. This habitat site (Site 23.4A) received high values for diversity, cover, rarity of habitat, and scenic quality.

The site is not located within a Pedestrian District. The City's Transportation System Plan (TSP) classifies the abutting rights-of-way (ROWs) as follows:

- SW Miles Place is classified as a Major City Bikeway and an Off-Street Path.

Zoning: The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Greenway Overlay Zones, designated as “g”, “i”, “n”, “q” or “r” are intended to protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along Portland's rivers; establish criteria, standards, and procedures for the development of land, change of uses, and the intensification of uses within the greenway; increase public access to and along the Willamette River for the purpose of increasing recreational opportunities, providing emergency vehicle access, assisting in flood protection and control, providing connections to other transportation systems, and helping to create a pleasant, aesthetically pleasing urban environment; implement the City's Willamette Greenway responsibilities as required by ORS 390.310 to 390.368; and implement the water quality performance standards of Metro's Title 3.

- The River General “g” allows for uses and development which are consistent with the base zoning, which allow for public use and enjoyment of the waterfront, and which enhance the river's natural and scenic qualities.
- The River Water Quality “q” overlay is designed to protect the functional values of water quality resources by limiting or mitigating the impact of development in the setback.

Land Use History: City records indicate that prior land use reviews include the following:

- LUR 65-033729 (VZ 214-65): Variance to reduce the carport setback adjacent to the north and south side lot lines from the required 40 feet from the west front lot line, SW Miles Place to 2.5 feet; to waive the required masonry walls both north and south for a carport adjacent to the side lot lines; to reduce the north side yard from the required 5 feet to 2 ½ feet; to reduce the south side yard from the required 5 feet to 4 feet; to increase the ground area covered by type 1 accessory buildings from the permitted 10 percent of the lot area or 298 square feet to approximately 12 percent or 360 square feet.
- LUR 67-033382 (VZ 202-67): Variance to reduce the carport setback adjacent to the north and south side lot lines from the required 40 feet from the west front lot line, SW Miles Place to 3 feet; to waive the required masonry walls both north and south for a carport adjacent to the north and south side lot lines; to increase the ground area covered by type 1 accessory buildings from the permitted 10 percent of the lot area or 298 square feet to 13.5 percent or 400 square feet in order to obtain a building permit for an existing 20 foot by 20-foot attached carport.
- LUR 71-034050 (VZ 225-71): Variance to reduce the north side yard from the required 6 feet to 2 feet 7 inches; to reduce the south side yard from the required 6 feet to 4 feet; to increase the roof overhang on the north from the permitted 5 inches to 18 inches, and on the south from 8 inches to 18 inches in order to add a second story to the existing single-family dwelling.
- LUR 72-028074 (VZ 049-72): Variance to increase the maximum lot coverage of portions of all buildings exceeding one-story in height from the permitted 35 percent of the lot area to 40.9 percent to maintain recently remodeled home.

Prior land use reviews have no effect on the current proposal.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 21, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1).
- Bureau of Transportation Engineering (Exhibit E.2).
- Fire Bureau (Exhibit E.3).
- Site Development Section of BDS (Exhibits E.4.a and E.4.b).
- Life Safety Section of BDS (Exhibit E.5).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 21, 2019. A total of four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- JT Kulongoski, 8/19/19, adjacent neighbor, wrote with concerns about modifications to setbacks (Exhibit F.1).
- James Gardner, SPNA, 8/23/19, wrote that the NA voted to support the request for modifications to the setbacks and take no action on design issues (Exhibit F.2).
- Justin & Carey Kulongoski, 1/29/19, adjacent neighbors, wrote again with concerns about modifications to setbacks (Exhibit F.3).
- Brian & Judy Hollander, 1/29/19, adjacent neighbors, wrote with concerns about modifications to setbacks (Exhibit F.4).
- Justin & Carey Kulongoski, 11/12/19, adjacent neighbors, in response to revised proposal, wrote again with concerns about modifications to setbacks (Exhibit F.5).
- Brian & Judy Hollander, 11/19/19, adjacent neighbors, in response to revised proposal, wrote again with concerns about modifications to setbacks (Exhibit F.6).
- Justin & Carey Kulongoski, 11/12/19, adjacent neighbors, concerns with treatment of second floor (Exhibit F.7).

Staff response: The initial proposal included development into the minimum required side setbacks, however, the project has since been revised in response to staff and neighbors' concerns, and the new construction above the existing second floor now steps back to meet standards. As shown, Design Review understands that the work to the second floor as shown maintains its non-conforming status. Any final determination as to whether the proposed work to the second floor wall, and to the deck, lose this status will be made by the Plans Examiners and Site Inspectors.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

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

33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

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

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

Macadam Corridor Design Goals and Guidelines

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

- Create and improve connections, both physical and visual, between the river, Greenway Trail, Willamette Park and the residential community west of Macadam.
- Encourage opportunities for public use and enjoyment of the waterfront.
- Promote a quality of development in this scenic entry corridor to the Downtown that complements Macadam's landscape treatment.

- Require excellence in design for projects within the Corridor, particularly by assuring that new development contributes to the formation of a rich and diverse mixture of uses and styles in scale with each other.
- Add to the scenic qualities of the river and the Greenway Trail.
- Promote compatibility of new development with the river, surrounding uses, and the neighborhood.

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

Macadam Corridor Design Guidelines

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

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

3. The Water's Edge. Enhance the scenic qualities of the river and sites that about the riverbank to contribute to an attractive and enjoyable Greenway Trail.

- Identify natural areas of the Willamette riverbank and preserve the natural qualities of these areas.
- Screen parking, loading and vehicular movement areas from the Greenway with rich landscape plantings.
- Locate buildings to protect access to sunlight on the Greenway Trail.

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

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

Findings for 1, 3 and 5: SW Miles Place is considered part of the Greenway Trail and provides an important connection from Willamette Park to the north to the rest of the riverside bike and pedestrian path network to the south. Along SW Miles Place, there is great variety of residential forms and materials, and close-by properties include both pitched roof and flat roof forms, multiple building step backs, and decks facing the river. This proposal retains existing setbacks, references features of local area, and will contribute to the overall neighborhood character in the following ways (refer to Exhibit 5.b. for 3-d context studies):

- **Building Massing**: The building heights step down at the front (SW Miles Place) and the rear (facing the river) to create a more compatible scale and to help visual connections to the river from the surrounding areas. At the sides, the existing first and second floor building forms maintain the existing non-conforming footprint, but above that, the new construction at the third and fourth floors step back to meet side setback requirements. Additional setbacks and varying depths of wall planes have also been added to further break down the overall building massing on all four sides. By meeting the setback standards for the new construction, existing views between houses to the river from SW Miles Place, which is considered part of the greenway trail, are maintained.
- **Building Expression**: In addition to the many building massing setbacks, cladding colors are also used to reduce the scale of the proposal. The first two floors are generally clad with a dark-colored horizontal siding, and a strong horizontal datum line extends the second floor parapets to further reduce the scale. Above that, the new third and fourth floors are clad with a light-colored horizontal siding to provide differentiation from the two-story mass below. Additional windows have also been added to the sidewalls to reduce the solidity of these longer walls.
- **Roof Forms**: The proposed roof forms are generally flat and stepped back from the river as well as the street frontage, with a simple shed roof form at the third floor facing SW Miles, to respond to the immediate lower-scaled residential context with pitched roof forms.
- **Exterior Cladding**: Two types of exterior cladding are proposed. The majority of the proposal will be clad with painted horizontal fiber cement lap siding with a 5" exposed face. ***To ensure quality and longevity, a condition of approval has been added that the fiber cement lap siding shall be a minimum of 5/8" thick.***

Infill accent areas will be clad with painted horizontal fiber cement panels with painted reveal joints (Hardie Reveal Panel), which, at 7/16" thick, are commercial grade panels.

With the condition of approval, that the fiber cement lap siding shall be a minimum of 5/8" thick, these guidelines are 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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This proposal, which includes adding two new stories to an existing two-story, single-dwelling residence, has utilized massing setbacks, material changes, and color to reduce the overall scale of the proposal. This approach has led to a proposal which fits within this unique and varied small residential, riverfront enclave. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for exterior alterations to an existing two-story, single-dwelling residence. The project will be built on the existing building footprint, the first and second floors of the existing house will remain, and a new third and fourth floor will be added. The proposed final project will be a four-story, single-dwelling structure.

Approval per the approved site plans, Exhibits C-1 through C-32, signed and dated January 30, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 19-164515 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. No field changes allowed.
- D. The fiber cement lap siding shall be a minimum of 5/8" thick.

Staff Planner: Grace Jeffreys

Decision rendered by:  **on January 30, 2020**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 4, 2020

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 15, 2019** and was determined to be complete on **August 6, 2019**.

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 15, 2019.

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 245 days (Exhibit A.3). Unless further extended by the applicant, **the 120 days will expire on: August 5, 2020.**

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 February 18, 2020** 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 **February 18, 2020** 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 Statement

1. Initial submittal, 5/14/19
2. Revised submittal responding to Incomplete Letter 8/1/19
3. Request for Extension of 120-Day Review Period, 8/28/19
4. a. Email with updates on progress in responding to neighbors' concerns, 9/9/19
4. b. Design changes responding to neighbors' concerns, 9/25/19
5. a. Revised drawing set removing mod's to setbacks, 10/24/19
5. b. 3-d context studies, 10/24/19
6. Email correspondence with Life Safety regarding existing windows close to PL, 10/24/19
7. Information regarding existing deck conditions, 11/1/19
8. Response to neighbors' concerns, 11/13/18.
9. Response to neighbors' concerns, 11/20/18.
10. Revised drawings in response to site development concerns, 11/22/19.
11. Email explaining treatment of existing 2nd floor, 11/26/19
12. Revised drawings clarifying deck treatment, 12/18/19.

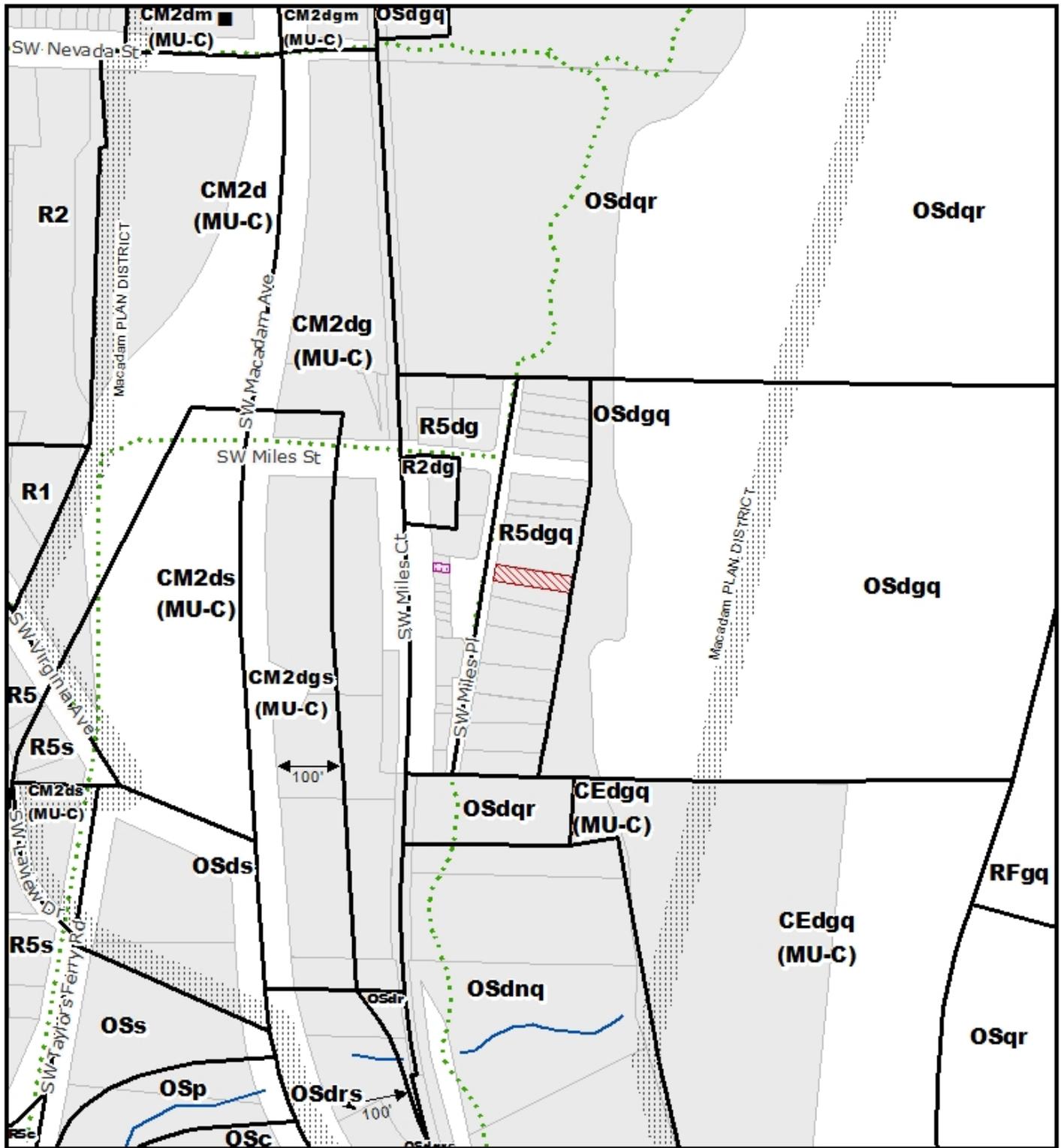
B. Zoning Map (attached)

C. Plans/Drawings:

1. Site Plan (attached)
2. Site Survey
3. Demo & Existing Site Plan
4. Landscape Plan
5. Floor Plans 1 & 2
6. Floor Plans 3 & 4
7. Roof Plan
8. West Elevation (attached)
9. East Elevation (attached)
10. South Elevation (attached)
11. North Elevation (attached)
12. Finish Schedules
13. Building Section East-West
14. Building Section East-West
15. Building Sections North-South
16. Details
17. Details
18. Details
19. Details
20. Cutsheets
21. Cutsheets

22. Existing Floor Plans 1 & 2
 23. Existing/Demo Floor Plans 1 & 2
 24. Existing Floor Plans 3 & roof
 25. Existing East & West Elevations
 26. Existing South Elevation
 27. Existing North Elevation
 28. Existing Building Section East-West
 29. Avg. height diagrams
 30. Comparison of new to existing section
 31. Comparison of new to existing elevations
 32. Comparison of new elevations to adjacent properties
- D. Notification information:
1. Mailing list
 2. Mailed notice
 3. Revised Mailing list
 4. Revised Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Fire Bureau
 4. a. Site Development Review Section of BDS
 4. b. Site Development Review Section of BDS, Rev 1 (Response for corresponding GW Review LU 19-164548)
 5. Life Safety Section of BDS
- F. Correspondence:
1. JT Kulongoski, 8/19/19, adjacent neighbor, wrote with concerns about modifications to setbacks.
 2. James Gardner, SPNA, 8/23/19wrote that the NA voted to support the request for modifications to the setbacks and take no action on design issues.
 3. Justin & Carey Kulongoski, 1/29/19, adjacent neighbors, wrote again with concerns about modifications to setbacks.
 4. Brian & Judy Hollander, 1/29/19, adjacent neighbors, wrote with concerns about modifications to setbacks.
 5. Justin & Carey Kulongoski, 11/12/19, adjacent neighbors, in response to revised proposal, wrote again with concerns about modifications to setbacks.
 6. Brian & Judy Hollander, 11/19/19, adjacent neighbors, in response to revised proposal, wrote again with concerns about modifications to setbacks.
 7. Justin & Carey Kulongoski, 11/12/19, adjacent neighbors, concerns with treatment of second floor.
- G. Other:
1. Original LUR Application
 2. Early Assistance summary, meeting date 1/8/19
 3. Site Images from river
 4. Incomplete letter, 5/29/19
 5. Memorandum response to petition for SW Miles Place, April 19, 2011
 6. Staff response to applicant questions, 7/17/19
 7. Staff response to revised drawings, 8/14/19
 8. Staff response to revised drawings, 8/16/19
 9. Staff response to revised drawings, 10/3/19
 10. Email chain with Site Development, 10/9/19
 11. Staff response to revised design, 10/18/19
 12. Staff queries regarding the deck, 10/31/19
 13. Staff email to neighbors with revised proposal, 10/31/19
 14. Staff email to neighbors forwarding applicant reply to concerns, 1/9/20

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).



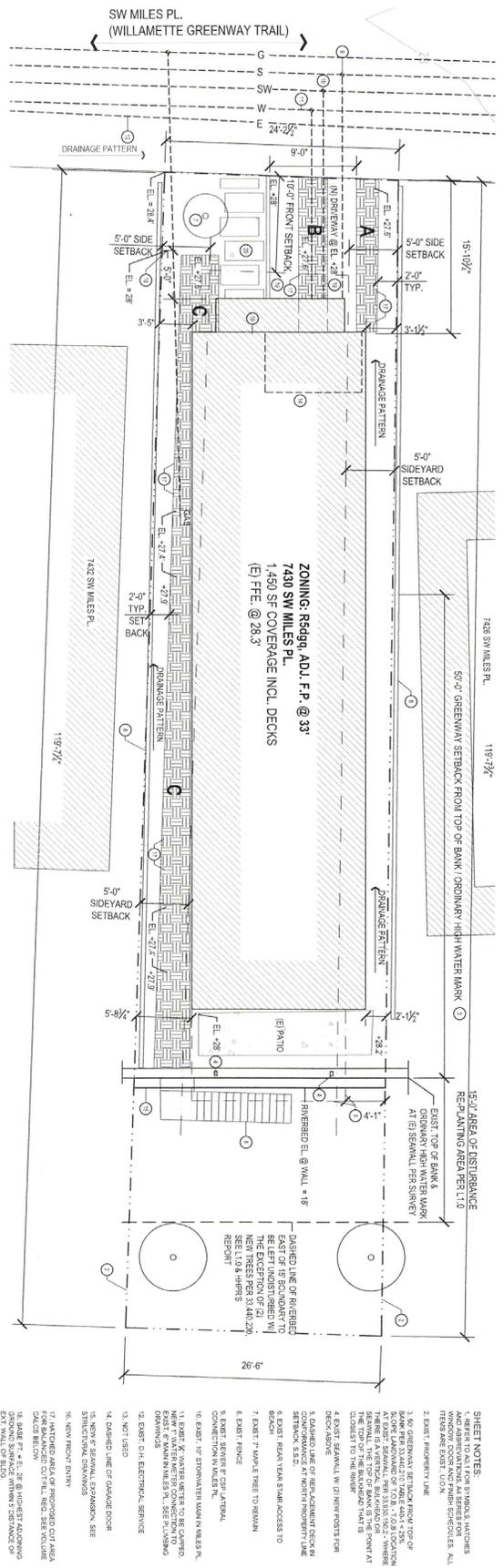
ZONING



THIS SITE LIES WITHIN THE:
MACADAM PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	LU 19-164515 DZM
1/4 Section	3730
Scale	1 inch = 200 feet
State ID	1S1E22AC 1800
Exhibit	B Aug 01, 2019



ZONING: R4949 ADJ. F.P. @ 33'
 7430 SW MILES PL.
 1,450 SF COVERAGE INCL. DECKS
 (E) FFE @ 28.3'

IRC/1#3 - FOUR STORY RESIDENTIAL STRUCTURES REGULATED UNDER ORSC PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. NFPA 13(2) FIRE SPRINKLERS SHALL BE INSTALLED THROUGHOUT THE STRUCTURE UNDER A PERMIT FROM THE BUREAU OF FIRE AND RESIDENTIAL SERVICES WITH MORE THAN 1,000 SF TOTAL ENCLOSED SPACE AND ENCLOSED USABLE AND/OR HABITABLE SPACE ON MORE THAN THREE LEVELS SHALL HAVE AT LEAST TWO EXIT DOORS TO THE EXTERIOR, EACH ON A DIFFERENT LEVEL.
2. STRUCTURES WITH ENCLOSED USABLE AND/OR HABITABLE SPACE ON FOUR LEVELS SHALL NOT ALSO HAVE A BASEMENT FIVE LEVELS.
3. THE UNDERSIDE OF THE LOWEST FLOOR SHALL BE PROTECTED WITH 5/8" Gypsum SHEATHING OR SHALL BE PROTECTED WITH ADDITIONAL FIRE SPRINKLERS.
4. EXPOSED VERTICAL POSTS SUPPORTING LOWEST FLOOR SHALL BE OF MINIMUM 6" NOMINAL DIMENSION OR BE OF NONCOMBUSTIBLE CONSTRUCTION, AND
5. THE STRUCTURAL DESIGN FOR ENTIRE BUILDING SHALL BE BY A LICENSED DESIGN PROFESSIONAL.

ANY GRADE MODIFICATION BESIDES CUT/FILL REQ. DURING CONSTRUCTION WILL BE RESTORED TO ITS EXIST. CONDITION.

BALANCED CUT & FILL VOLUME CALCULATIONS:
 FILL: PROPOSED SEMI-WALL EXPANSION (SEE SECT A5.1)
 6' WIDE x 29'-0" LONG x 1'-11" DEPTH = 143.6 FT³
 6' WIDE x 28'-0" LONG x 8' DEPTH = 85.5 FT³
 TOTAL: 159.1 FT³ REQ.
 CUT: TOTAL (3) REGIONS @ TYP. 6" DEPTH
 A: 34 SF x 6" DEPTH = 17 FT³
 B: 48 SF x 6" DEPTH = 24 FT³
 C: 28 SF x 6" DEPTH = 14 FT³
 TOTAL: 55 FT³ REQ.
 TOTAL: 152 FT³ > 150 FT³ CUT/FILL REQ. MET

ADDITIONAL INFORMATION PROVIDED ON QUALITATIVE ANALYSIS REPORT

ZONING	ALLOWABLE	PROPOSED
ZONE OVERLAY	R4 (RESIDENTIAL MEDIUM DENSITY)	R4 (RESIDENTIAL MEDIUM DENSITY)
ADJUSTED MAX. FLOOR AREA	33,000 SF	33,000 SF
MAX. HEIGHT (VARIABLE)	40 FT	40 FT
MAX. FLOOR AREA	6,096 SF	6,096 SF
LOT AREA x 100%	75% (2,285 SF)	47% (1,408 SF)
LOT COVERAGE (MPC-3156(2))		
MINIMUM SETBACK	5'-0"	5'-0"
FRONT SETBACK	5'-0"	5'-0"
REAR SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
OFF-SETBACK	20'-0" (EX-13)	20'-0" (EX-13)
LANDSCAPE	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN

1. SITE PLAN
 SCALE: 3/16" = 1'-0" ON 22/24 3/32" = 1'-0" ON 11x17

LU 19-164515 DZ EX-C.1

Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 1/30/20

This approval applies only to the reviews requested and is subject to all reviews and conditions of the permit.
 Additional: [Signature]
 Date: 02/04/20
 Date: 02/05/20
 Date: 11/20/19
 Date: 11/22/19

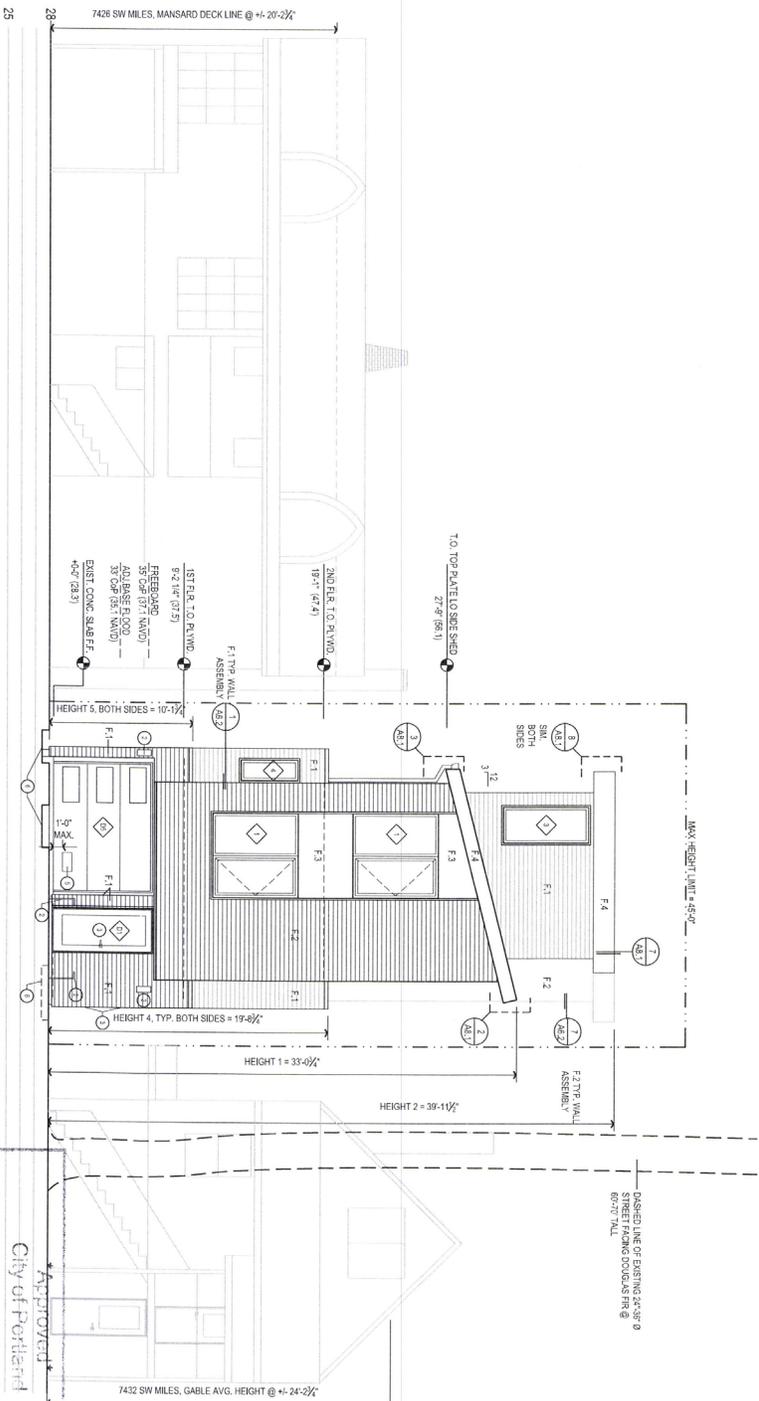
PROPOSED NEW SITE PLAN
 7430 SW MILES PL.
 PORTLAND, OR 97219
 LU 19-164515 CZ
 LU 19-164515 DZ

REGISTERED ARCHITECT
 STEELHEAD ARCHITECTURE
 201 SE 3RD AVENUE PORTLAND OREGON 97214

ANY GRADE MODIFICATION BESIDES CUT/FILL REQ. DURING CONSTRUCTION WILL BE RESTORED TO ITS EXIST. CONDITION.

NEIGHBORING FACADES DISCLAIMER: ELEVATIONS BASED ON PHOTOGRAPHIC REFERENCES TAKEN FROM ACCESSIBLE VIEWS. ACTUAL DIMENSIONS & WINDOW LOCATIONS MAY VARY.

SHEET NOTES:
 1. REFER TO ALL FOR SWAPS & MATCHES AND FINISH SCHEDULES. ALL ITEMS ARE NEW UNLESS NOTED.
 2. EXIST. LIGHTING SEE OUTSHEET
 3. EXISTING 1ST FLOOR OCCUPANCY TO REMAIN. NEW CLADDING OVER EXISTING FACADES TO BE STRIP PAINTING.
 4. NOT USED
 5. REQ. LIGHT GRINDING, SEE 1A.21
 6. 5' OF EX. NEARBY CORR. BALANCED OUTSIDE REQ. PER SITEM PLAN



1. WEST ELEVATION - FRONT (STREET)
 SCALE 1/4" = 1'-0" ON 22/24
 1/8" = 1'-0" ON 11/17

19-164515D2 EXCISE

City of Portland
 Bureau of Development Services
 SOUTH NEIGHBOR
 7432 SW MILES PL.
 Date: 1/30/22
 This stamp is a courtesy of the City of Portland. For more information, please contact the Bureau of Development Services at 503.241.2300.

F1	HARDER LAK LAY SANDING, ACRYLIC COLOR
F2	FACTORY FINISHED, FIELD PAINTED, COLOR TBD
F3	FACTORY FINISHED, FIELD PAINTED, COLOR TBD
F4	FACTORY FINISHED, FIELD PAINTED, COLOR TBD
F5	FACTORY FINISHED, FIELD PAINTED, COLOR TBD
F6	CONCRETE DRIVEWAY
F7	BROOK FINISH
F8	CONC. STEPS
F9	2448 PAVERS
F10	EXIST. CONC. STEIN WALL TO REMAIN
F11	EXTERIOR READING SIGN (SEE 1A.21)
F12	EXTERIOR READING SIGN (SEE 1A.21)
F13	NOT USED
F14	EXTERIOR READING SIGN (SEE 1A.21)

NEW ELEVATIONS

7430 SW MILES PL
 PORTLAND, OR 97219

LU 19-164548 CW
 LU 19-164515 DZ



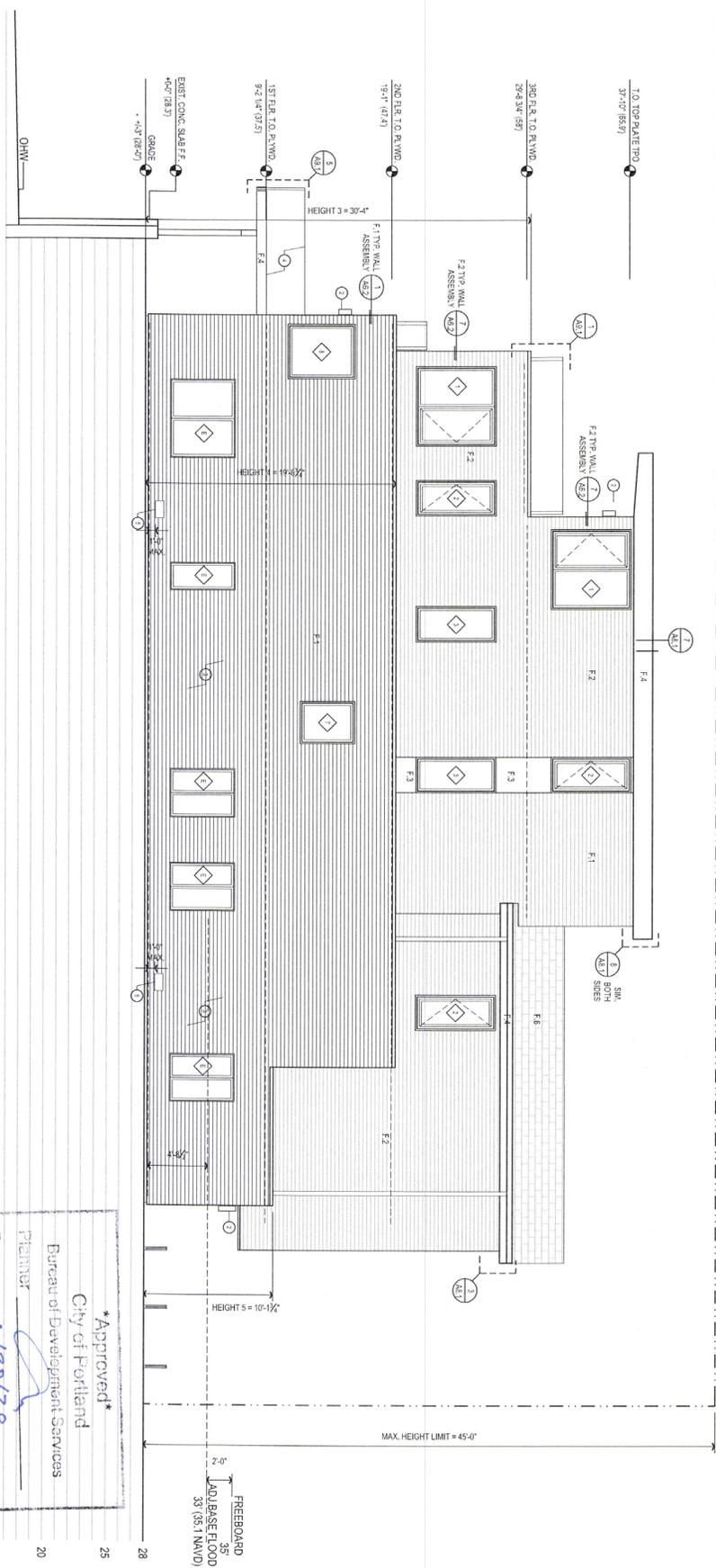
STEELHEAD ARCHITECTURE

201 SE 3RD AVENUE PORTLAND OREGON 97214

CR & DR: 05/14/19
 REV: 06/25/19
 COMPLETE: 08/07/19
 REV: 11/22/19

A4.1

- SHEET NOTES:**
1. REFER TO ALL FOR SYMBOLS, DIMENSIONS AND FINISH SCHEDULES. ALL ITEMS ARE NEW UNLESS NOTED.
 2. EXIST. LIGHTING SEE OTHER SHEET.
 3. EXISTING 1ST FLOOR FLOORING TO REMAIN. NEW CLADDING OVER EXISTING CONC. WALLS. THIS FLOOR CHANGE IN AREA TO BE REMOVED. NO CHANGE IN AREA.
 4. 1ST FLOOR OPENING SEE PLAN 19-16451502 EX-A-C-11
 5. 1ST FLOOR OPENING SEE PLAN 19-16451502 EX-A-C-11



1. NORTH ELEVATION - SIDE
 SCALE: 1/4" = 1'-0" ON 22X4' 1/8" = 1'-0" ON 11X17'

Approved
 City of Portland
 Bureau of Development Services

Planner: *[Signature]*
 Date: 1/30/20

* This approval expires only to the reviewer's signature and is subject to all conditions of approval.
 * Approval is void if the permit is not used.

19-16451502 EX-A-C-11