



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

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

Date: May 14, 2020
To: Interested Persons
From: Benjamin Nielsen, City Planner, Bureau of Development Services

REVISED NOTICE OF APPEAL HEARING
ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 19-244401 DZM AD
*New Multi-Dwelling Residential at N.
Montana & Jessup*

REVIEW BY: Design Commission

WHEN: Thursday, June 4, 2020 at 1:30pm
(note: actual start time may vary—see Design Commission agenda)

Remote Access: Design Commission Agenda
<https://www.portlandoregon.gov/bds/dcagenda>

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

Within the past several weeks, we sent you the Bureau of Development Services Administrative Findings and Decision on this proposal. That decision of **denial** has now been appealed by:

Jessamyn Griffin, Works Progress Architecture, LLP
811 SE Stark St, Ste 210, Portland, OR 97214

A summary of the appeal is provided below and an explanation of the hearings process is attached. This is a notice to inform you of a public hearing on this proposal and invite you to testify at this hearing. At the hearing the Design Commission will consider the proposal for the development described below.

The following information will tell you important information about this proposal. It is a summary of the administrative decision which you previously received.

GENERAL INFORMATION

Applicant/Appellant Representative:

Jessamyn Griffin, Works Progress Architecture LLP
811 SE Stark St, Ste 210, Portland, OR 97214
jessamyn@worksarchitecture.net, (503) 234-2945

Owner on Record for 5626 N Montana:

Ryan Young
5626 N Montana Ave, Portland, OR 97217

Owner on Record for 5630-5632 N Montana:

Matthew Doumitt & Skyline Summit LLC
209 W Evergreen Blvd #600, Vancouver, WA 98660

Site Address:

5626 & 5630-5632 N MONTANA AVE

Legal Description:

BLOCK 8 LOT 1, NORTH ALBINA; BLOCK 8 LOT 2, NORTH ALBINA

Tax Account No.:

R610300690, R610300700

State ID No.:

1N1E15CC 12000, 1N1E15CC 12100

Quarter Section:

2429

Neighborhood:

Overlook NA, contact Julia Metz at landuse@overlookneighborhood.org.

Business District:

None

District Coalition:

North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District:

North Interstate

Other Designations:

Albina Community Plan Area

Zoning:

RHd – High-density Residential with Design Overlay

Case Type:

DZM AD – Design Review with Modifications and concurrent Adjustment Review

Procedure:

Type II – an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for a proposed new 5-story, approximately 57'-0" tall multi-dwelling residential building consisting of 73 dwelling units in the North Interstate Plan District. Long-term bike parking is provided on the ground floor near the northwest corner of the building, and an entry to the main lobby is proposed from N Montana Ave.

Window projections that exceed the allowances in the Bureau of Development Services Code Guide for Window Projections into Public Right-of-Way – OSSC/32/#1 are proposed on both the north and west elevation. Specific standards that are not met are:

- E. Window Area. The standard requires that side windows cover at least 10% of side wall area on windows that project more than 2'-6" into the right-of-way. All three window projections exceed 2'-6" in length; however, no windows are proposed on the side walls of these projecting bays.
- F. Width. The standard requires that no window projection be longer than 12 feet in length. All four proposed window projections exceed this length and measure either approximately 20'-0", 24'-0", and 24'-6" in length each.

Design Exceptions are requested to both of these standards as part of this Design Review proposal. All other window projection standards are proposed to be met.

The staff decision of denial found that the proposal did not meet several zoning code development standards, and that no Modifications or Adjustments had been requested to allow them not to be met. Design Revisions have since been made and/or Modifications to the standards have been requested, as follows:

- 33.120.220.B – Minimum building setback at the rear (east) setback is not met.
 - *The applicant/appellant has submitted revised drawings with the appeal application demonstrating that the standard is met.*
- 33.120.235.C.1 – Landscaping standards, Building setbacks. In both the side and rear setbacks, additional trees are required to meet the standard.
 - *The applicant/appellant has submitted revised landscape drawings which now meet the standard.*
- 33.120.250.C – Screening, Mechanical equipment. No screening is proposed between the transformer at the southwest corner and the street. Landscaping meeting the L2 standard or a fence meeting the F2 standard is required.
 - *A wooden gate has been added to the proposal to screen both the loading space and the transformer from N Montana Ave.*
- 33.266.220.C.3 – Standards for all bicycle parking; Bicycle racks for proposed long-term bicycle racks. In the bike storage room, double-decker bicycle racks with 17” spacing are proposed as opposed to the 24” spacing required by the standard. In individual dwelling units, bikes cannot be locked to the proposed rack on their frame and one wheel, which is also required by this standard.
 - *A Modification to this standard has been requested in conjunction with the appeal of the staff decision of denial.*

The proposal has also been revised since the original public notice: two options for providing the required on-site loading are now proposed. The first option proposes to accommodate loading for the site in the street, rather than on-site as required by the zoning code. An Adjustment to the loading standard in zoning code section 33.266.310.C.1.a is requested to evaluate this option. In the event the Adjustment is not approved, the second loading option provides the required “Standard B” loading space (18’ long by 9’ wide) at the southwest corner of the site, with driveway access from N Montana Ave.

Design Review is required for new development in the design overlay zone of the North Interstate Plan District when the applicant elects not to use the objective Community Design Standards of zoning code chapter 33.218. Adjustment Review is required for requested Adjustments to zoning code development standards.

RELEVANT APPROVAL CRITERIA:

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

- Community Design Guidelines
- 33.825.040, Modifications That Will Better Meet Design Review Requirements
- 33.805.040, [Adjustment] Approval Criteria

Administrative Decision:

The following administrative decision was issued on February 24, 2020.

Denial.

The full decision is available on the BDS website:
<https://www.portlandoregon.gov/bds/article/754242>.

Appeal:

The administrative decision of denial has been appealed by Jessamyn Griffin, Works Progress Architecture, LLP. According to the appellants' statement, the appeal is based on arguments that:

- Standards that were not initially met have either been met, or a Modification to the standard has been requested;
- Additional information has been provided to address the requested exception to Standard E of the Windows Into Public Right-of-Way Code Guide;
- Proposed planters in the right-of-way have been altered to meet PBOT encroachment requirements;
- The proposed development meets context-related Guidelines P1 – Plan Area Character and D7 – Blending into the Neighborhood;
- Design revisions made in response to the staff decision meet public realm-related Guidelines E3 – The Sidewalk Level of Buildings, E4 – Corners that Build Active Intersections, D1 – Outdoor Areas, D3 – Landscape Features, and D5 – Crime Prevention; and,
- The proposed development meets Guideline D8 – Interest, Quality, and Composition.

The full appeal statement can be viewed in the notice located on the BDS website at <https://www.portlandoregon.gov/bds/35625>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number.

Review of the file: If you are interested in viewing information in the file, please contact the planner listed on the front of this notice. The planner can provide information over the phone or via email. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandoregon.gov/zoningcode>. A copy of the Community Design Guidelines can be found at <http://www.portlandoregon.gov/designguidelines>.

We are seeking your comments on this proposal. To comment, you may write or testify at the hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to **Benjamin Nielsen** at Benjamin.Nielsen@portlandoregon.gov.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you plan to testify at the hearing, please refer to instructions included with this notice.

A description of the Design Commission hearings process is attached. The decision of the Design Commission is final; any further appeal is 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 775 Summer St NE, Suite 330, Salem OR 97301-1283 [Telephone: 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.

HEARING CANCELLATION

This public hearing may be cancelled due the inclement weather or other similar emergency. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling. You can also view the public hearings agenda, which is frequently updated, at this link: <https://www.portlandoregon.gov/bds/index.cfm?&c=42441>

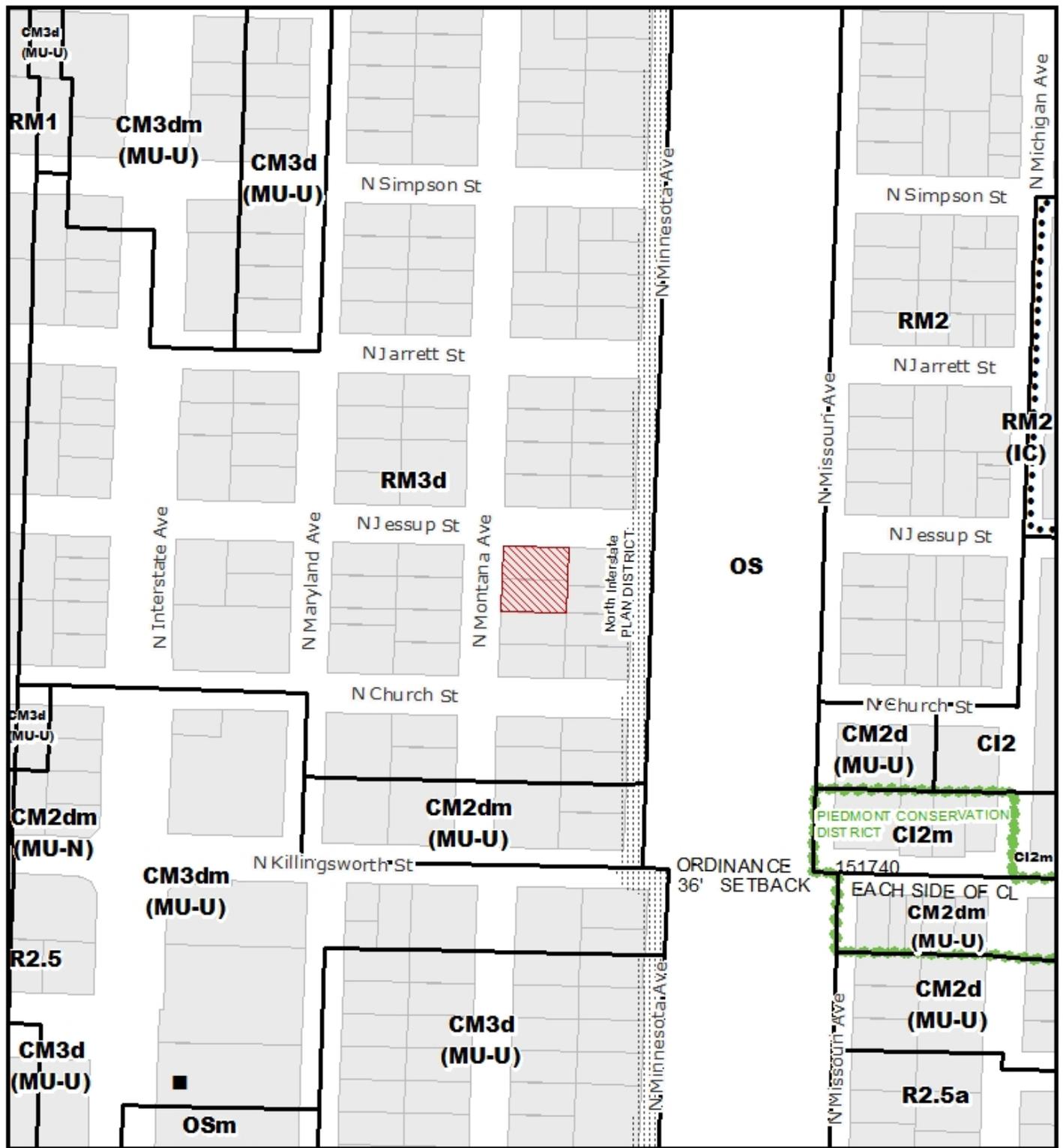
Cancelled hearings will be rescheduled for the earliest possible date. A renotification notice may not be sent.

For more information, email Benjamin Nielsen, Planner at Benjamin.Nielsen@portlandoregon.gov or call at (503) 823-7812.

Attachments:

1. Zoning Map
2. Site Plan
3. Exterior Elevation – North Elevation
4. Exterior Elevation – East Elevation
5. Exterior Elevation – South Elevation
6. Exterior Elevation – West Elevation
7. Type II Appeal Hearings Process
8. Appeal Statement (on-line version only)
9. Instructions for observing or testifying at a Commission Hearing

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 INTERSTATE PLAN DISTRICT



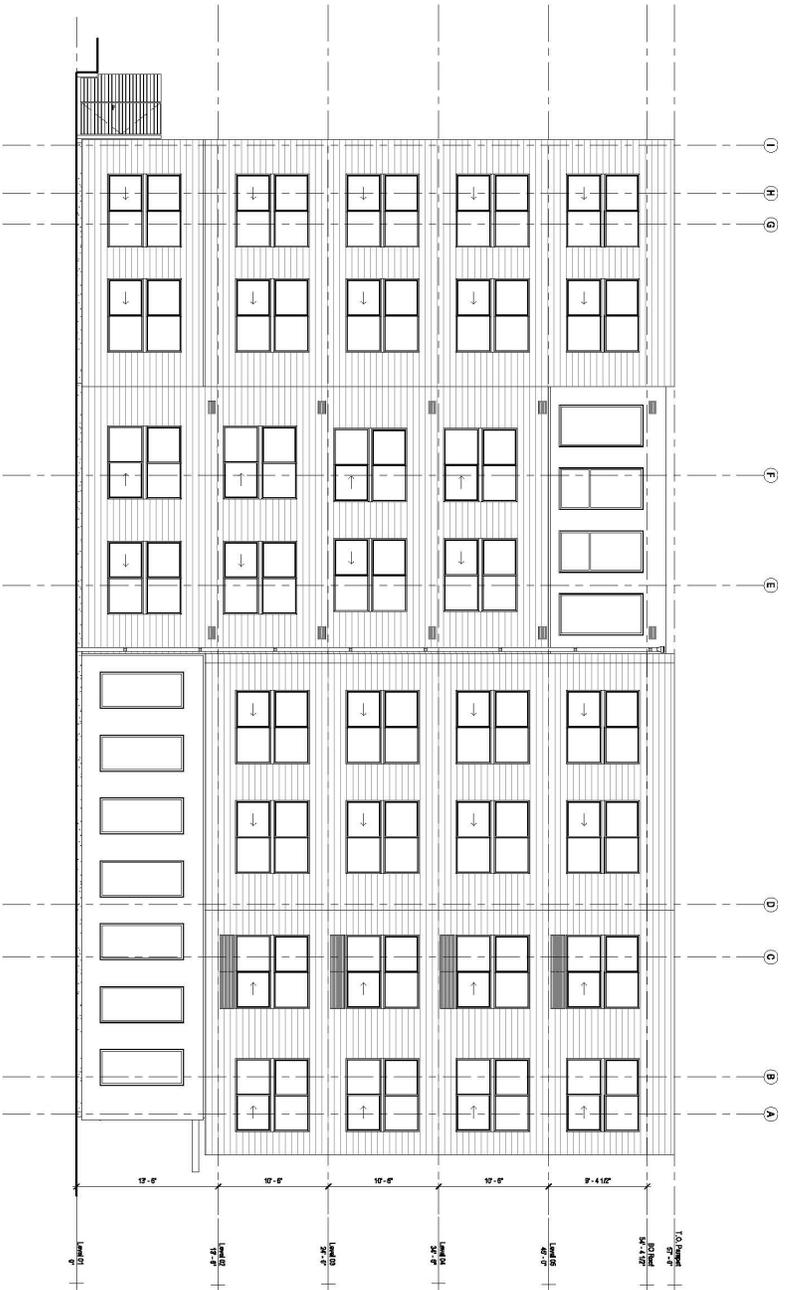
Site



Historic Landmark

File No.	LU 19 - 244401 DZM AD
1/4 Section	2429
Scale	1 inch = 200 feet
State ID	1N1E15CC 12000
Exhibit	B May 12, 2020

C6 BUILDING DRAWINGS
C6.9 EXTERIOR ELEVATIONS



W.P.A

WORKS PROGRESS ARCHITECTURE, LLP

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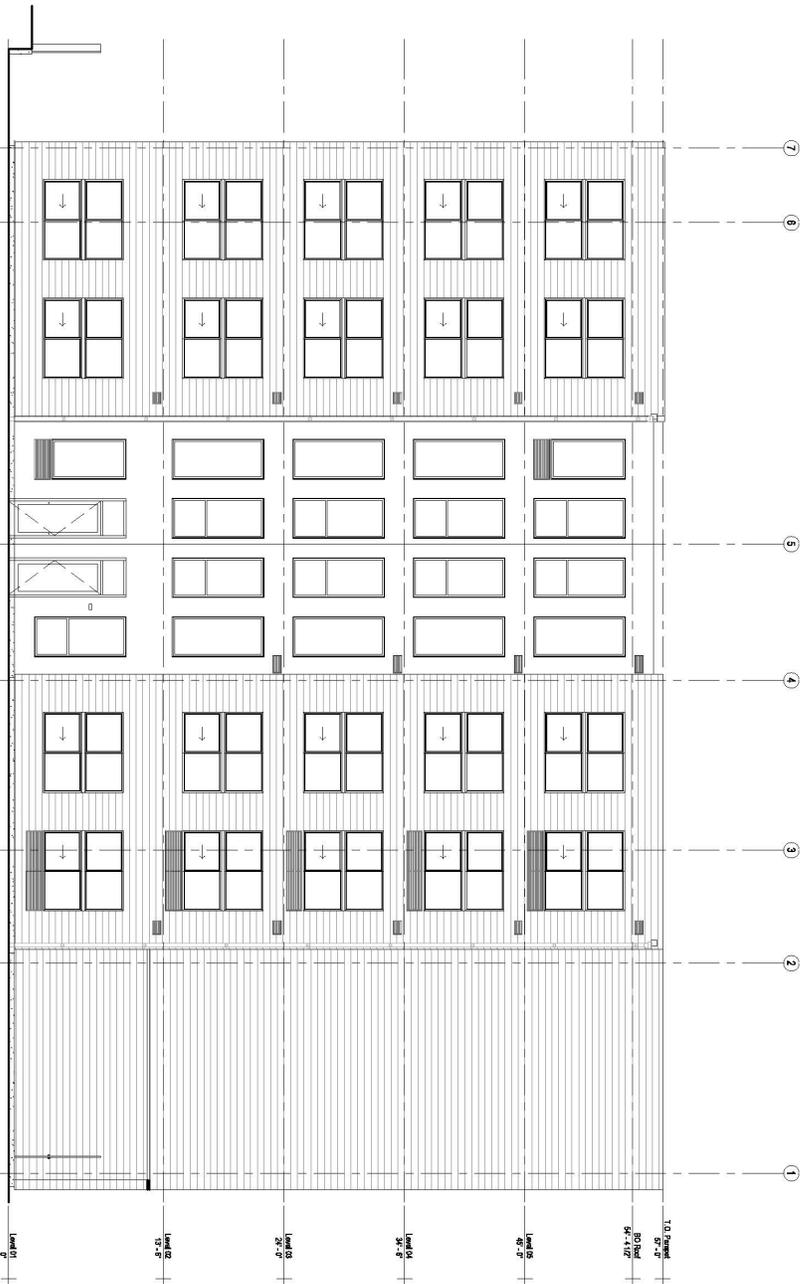
C6 Building Drawings

5632 N Montana Ave

LU 19-244401 DZ

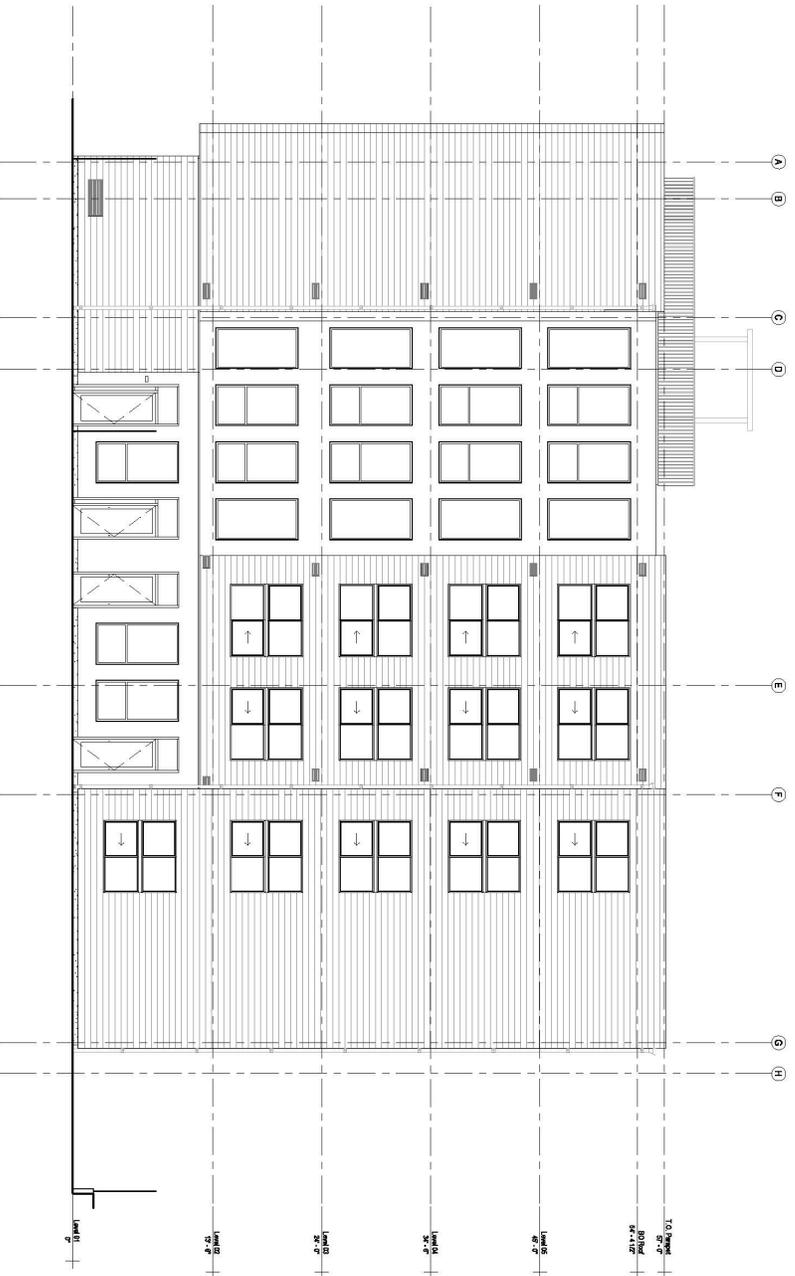
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C6 BUILDING DRAWINGS
C6.11 EXTERIOR ELEVATIONS



East Elevation
 5/32 = 1'-0"

C6 BUILDING DRAWINGS
C6.13 EXTERIOR ELEVATIONS



1" = 37'-3/32"
 South Elevation

W.P.A

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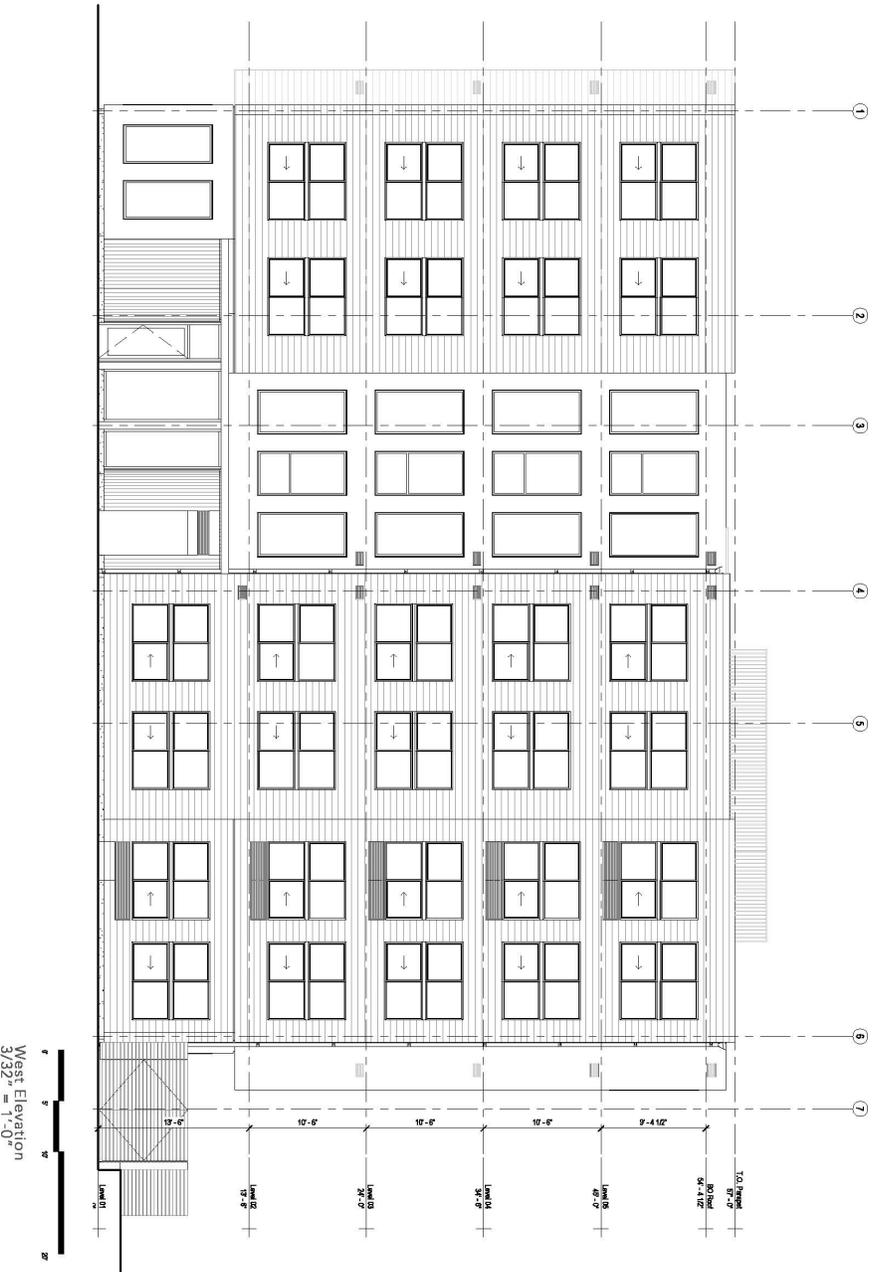
C6 Building Drawings

5632 N Montana Ave

LU 19-244401 DZ

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C6 BUILDING DRAWINGS
C6.15 EXTERIOR ELEVATIONS



DESIGN & LANDMARKS COMMISSIONS PROCESS ON APPEALS

1. HEARINGS PROCESS

- a. The order of appearance is generally as follows:
 - Planner Presentation *10 minutes*
 - Appellant Presentation *10 minutes*
 - Supporters of Appellant *2-5 minutes (TBD by Commission Chair)*
 - Principal Opponent *15 minutes*
 - Other Opponents *2-5 minutes (TBD by Commission Chair)*
 - Appellant Rebuttal *5 minutes*
 - Close Public Testimony
 - Commissioner Comments or Deliberation

Prior to the close of Public Testimony, if any party requests an opportunity to submit additional evidence, the record will be held open.

- b. The appellant may be the applicant or someone else, and opposes the administrative decision. In order to prevail, the appellant must succeed in one of the following:
 1. If you are the appellant and not the applicant, you must persuade the Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. You may also wish to explain to the Commission how or why the applicant's facts are incorrect.
 2. If you are the appellant and also the applicant, you must persuade the Commission how you have met all of the applicable criteria and how the facts, which you relied upon, are correct. If you have appealed the decision because of a condition of approval, you must demonstrate how the applicable criteria can be met without the condition or that there is no legal relationship between the approval criteria and the condition.
 3. If you are the appellant (and either the applicant or an opponent of the decision), you may want to show the approval criteria are being incorrectly interpreted, the wrong approval criteria are being applied, or additional approval criteria should be applied. Any errors in the proceeding should also be identified, as well as an error in any decision by staff.
- c. Failure to address an issue with sufficient specificity to afford the decision-maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

2. ADDITIONAL INFORMATION

- a. The Appeal Report to the Commission, including the Administrative Findings and Decision, will be available at least 10 days prior to the hearing. All reports available at www.portlandoregon.gov/bds/42441.
- b. If any additional information is provided in support of the application after the notice of the hearing is given, any party is entitled to request a continuance of the hearing to allow time for review of that material.
- c. If a participant requests it, before conclusion of the initial evidentiary hearing by the Commission, the record will remain open for at least seven days after the hearing to allow for the submittal of additional written evidence. If new evidence is submitted in that seven-day period, there will be an additional seven days provided to the applicant for written rebuttal to the evidence, if the applicant requires that time. The Commission will then meet again to make its decision.
- d. The decision of the Commission will be mailed to the applicant and other participants no later than 17 days after the close of the record.



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue - Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Type II and IIX Decision Appeal Form

LU Number: 19-244401 DZ

FOR INTAKE, STAFF USE ONLY

Date/Time Received 3/9/20 @ 2:39pm Action Attached Decision, Response, Submitted
 Received By E. Duncan Fee Amount \$250.00
 Appeal Deadline Date 3/9/20 @ 4:30pm [Y] Fee Waived
 Entered in Appeal Log Bill # 4666907
 Notice to Dev. Review Neighborhood _____

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 5626 & 5630-5632 N MONTANA AVE DEADLINE OF APPEAL 4:30pm 3/9/2020

Name Jessamyn Griffin

Address 811 SE Stark St, Suite 210 City Portland State/Zip Code OR/97214

Day Phone 503.234.2945 Email jessamyn@worksarchitecture.net

Interest in proposal (applicant, neighbor, etc.) applicant

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33.120.220.B Zoning Code Section 33.120.250.C OSSC Window Projections
 Zoning Code Section 33.120.235.C.1 Zoning Code Section 33.266.220.C.3 Community Design Guidelines

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

Please see attached written narrative responding to the zoning sections, and Community Design Guidelines requesting appeal, modifications and/or exceptions.

Appellant's Signature _____

FILE THE APPEAL - Submit the following:

- This completed appeal form
- A copy of the Type II or IIX Decision being appealed
- An appeal fee as follows:
 - \$250, payable to City of Portland
 - No appeal fee is charged when appeal is filed by ONI recognized organizations for properties within organization's boundaries
 - Fee waiver request letter for low income individual is signed and attached
 - Fee waiver request letter for Unincorporated Multnomah County recognized organizations is signed and attached

The City must receive the appeal by 4:30 pm on the deadline listed in the Decision in order for the appeal to be valid. To file the appeal, submit the completed appeal application and fee (or fee waiver request as applicable) at the Reception Desk on the 5th Floor of 1900 SW 4th Ave, Portland, Oregon, between 8:00 am and 4:30 pm Monday through Friday.

A public hearing on the appeal will be held. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.

Type II and IIx Appeal Procedure

For land use review applications that follow a Type II and IIx procedure, the Bureau of Development Services makes the decision on the application. This decision is called the Administrative Decision and may be appealed. The applicant and/or an interested person who does not agree with the Administrative Decision may appeal it by using the Type II and IIx Decision Appeal Form and submitting an appeal fee. No appeal fee is charged for Type II and IIx appeals when filed by an ONI recognized organization; the appeal must be for property located within the organization's boundaries, and the vote to appeal must be in accordance with the organization's bylaws. An appeal of a decision triggers an initial hearing before a City review body.

There is a 14-day appeal period that starts the day that the decision is mailed. The last day to appeal is stated in the decision. If appealed, a specific review body hears the case and makes the final City decision. These review bodies include:

- The Hearings Officer
- The Design Commission
- The Portland Historic Landmarks Commission
- The Adjustment Committee

Type II and IIx Appeal Hearing

When a decision is appealed, the Bureau of Development Services schedules a public hearing and sends out a notice within five days of receiving the appeal. The hearing is held at least 21 days from the mailing of the notice.

At the hearing, everyone attending is allowed to speak to the review body. The testimony must address whether or not the proposal meets the approval criteria as described in the Administrative Decision or how the City erred procedurally. Written testimony is also accepted prior to or at the hearing. This may include additional information submitted by the applicant and/or appellant.

If a committee reviews the appeal, a decision is made at the hearing. If the Hearings Officer is the review body, they may make a decision at the hearing, or make a decision later. Both the Hearings Officer and the committee must make a written decision and send notice of the decision within 17 days after the hearing. The decision is mailed to the appellant, applicant, and to anyone who submits oral or written testimony at the hearing.

The review body may adopt, modify, or overturn the Administrative Decision based on the information presented at the hearing and in the case record.

Appeal Fees

An appeal of a land use decision must include an appeal fee. There is a \$250 fee charged for appealing a Type II and IIx decision. This fee is refunded if the decision-maker grants the appeal; i.e. agrees with the appellant.

In order for an appeal to be valid, an appeal fee must accompany the appeal form or a fee waiver request must be approved before the appeal deadline as stated in the specific land use decision (Section 33.730.020 of the Portland Zoning Code). See below for fee waiver eligibility information.

Low Income Fee Waiver

The appeal fee may be waived for low income applicants who appeal a land use decision on the site of their primary residence in which they have an ownership interest. In addition, the appeal fee may be waived for low income individuals who have resided for at least 60 days within the required notification area for the land use review. Low income individuals requesting a fee waiver will be required to certify their annual gross income and household size. The appeal fee will only be waived for households with a gross annual income of less than 50 percent of the area median income as established and adjusted for household size by the federal Department of Housing and Urban Development (HUD). All financial information submitted to request a fee waiver is confidential. Fee waiver requests must be approved prior to appeal deadline to be considered for a fee waiver.

Information is subject to change



Date: March 9, 2020
To: Benjamin Nielsen, Planner Land Use Services Division

CC:

Project: Montana & Jessup
Submitted By: Jessamyn Griffin, Works Progress Architecture
Re: Land Use Review LU 19-244401 Appeal Letter

Appeal summary

The project requests a decision appeal based on the following adjustments and considerations.

Response to noted non-compliant zoning code development standards

1. 33.120.220.B - Minimum building setbacks
 - a. Proposed setbacks along the south and east have been verified to meet requirements. In case of drawing scale inconsistencies, please reference dimensions on drawings, not independent measurements or scaling. See section C2 of the drawing submittal.
2. 33.120.235.C.1 – Landscape standards, Building setbacks
 - a. It appears the **south setback tree requirement comment was a calculation error as noted in a follow up conversation.**
 - b. **One tree has been relocated from the south to the east side to meet the requirement here (See section C2 for updated landscape drawings)**
3. 33.120.250.C – Screening; Mechanical equipment
 - a. The fence has been extended and a gate added to fully screen the transformer (see updated site and elevation drawings). See section C2 of the drawing submittal.
 - b. Note, there is a chance the on-site transformer will not be required, in which case no additional gate/screening would be provided.
4. 33.266.220.C.3 – Standards for all bicycle parking; Bicycle racks
 - a. The proposal seeks a modification to the following bike rack standards (see updated narrative and section C4 of the updated drawing submittal)
 - 1)The proposal seeks a modification to the bike locking requirement, to provide a portion of secure long-term bike storage via individual dwelling units, via a simplified wall mount,

in lieu of providing all lockable bike racks in only the shared bike room.

- 2) The proposal seeks a modification to the 2'-0" x 6'-0" clear space requirement for staggered wall-mounted bike racks and stacking bike racks is requested to be reduced to 17" and 18" on center. We understand the approved stacking bike racks are required to be accessible, and re proposing to use the lift-assist produce.

Response to PBOT objections

1. Oriel Window projections

- a. The proposed Oriel Windows comply with *OSSC Code Guide Window Projections Into Public Right-of-Way, Standards A, B, C, D, G*, with allowable exceptions to be approved by Design Review. A design exception is requested for the following standards:
 - 1) The proposal has added information to the requested exception to Standard E: Windows are not provided on side walls (see updated narrative)
 - 2) Standard F: Width exceeds 12', but does not exceed 40% of the wall's area and does not exceed 50% of building wall's length

2. Proposed planters in the Right-of-the-Way

- a. The project has adjusted the proposed planters in the ROW to conform with the requirements listed in COP's Encroachments in the Public ROW document, so an encroachment permit is no longer required. See section C2 of the updated drawing submittal and added cutsheets in the narrative. Proposed planter to meet the following specifications:
 - 1) Planters are max 8' in length and max 3' high
 - 2) Planters are movable
 - 3) Planters do not take up more than 30% of the length of the building

Response to Zoning Code Approval Criteria objections

1. Context, P1-D7

- a. Sidewalk edges and landscape
 - 1) The site is located at the center of the RH zone and not at the edge of the zone, and thus should not be required to act as a transition to the lower residential zones.



- 2) The proposed offers an expanded sidewalk corridor with generous frontage and furnishing zones to address the transitional nature of the RH high density multi-dwelling zone and 0' setback allowance which future developments will undoubtedly take advantage of as the neighborhood develops. See added diagrams in section C2 of the drawing submittal.
 - 3) The proposed frontage and planters take the place of the previously located retaining wall, aligning with the adjacent neighborhood berms and retaining walls. Meeting the intent of the "green landscape setbacks" requested. See added diagrams in section C2 of the drawing submittal.
- b. Window/building projections in the ROW
- 1) The proposed project requests design exceptions specifically allowed via the Design Review process, with the overall intent meeting the requirement of the outright allowed oriel windows per OSSC/32/#1.
 - 2) The referenced sections of the *Community Design Guidelines* that show bay windows and further support the aspirational densification defined in the RH zone and *Interstate Plan District* can not be disregarded because this is the first development of its kind in this location.
 - 3) Should the committee require a setback regardless of the RH zoning allowance, the building would need to add additional floors to meet the program needs and desired FAR, creating a much taller building in this location and magnifying the difference in scale and nature of the adjacent neighborhood in transition. See added diagrams in section C2 of the drawing submittal.
- c. Ground level units/transitions from the ROW
- 1) The proposed increased frontage and landscape planters take the place of the previously located retaining wall, aligning with the adjacent neighborhood berms and retaining walls/landscape areas. The proposed meets the intent of the transition from the sidewalk, providing both landscaping and privacy for each unit and comfort for pedestrians as requested. See added diagrams in section C2 of the drawing submittal.

2. Public Realm

- a. E3 The Sidewalk Level of Buildings

- 1) The proposed planters at grade provide landscape buffers as well as differentiation at the ground floor units, along with material changes at the main entry to further enhance the main lobby and public space.
- b. E4 Corners that Build Active Intersections
 - 1) The project has added additional windows to the upper floor units at the north elevation as requested. See updated renderings, elevations and plans in the drawing submittal.
- c. D1-D3 Outdoor Areas & Landscape Features
 - 1) The project has adjusted the proposed planters in the ROW to conform with the requirements listed in COP's Encroachments in the Public ROW document. An encroachment permit is no longer required.
 - 2) The proposed increased frontage and landscape planters take the place of the previously located retaining wall, aligning with the adjacent neighborhood berms and retaining walls/landscape areas. The proposed provides a transition from existing single-family front yards, to higher density multi dwelling, designing to ADA requirements and commercial landscape considerations. Additionally, the proposed planters provide both landscaping and privacy for each unit and comfort for pedestrians as requested. See updated plans and diagrams in section C2 of the drawing submittal.
- d. D5 Crime Prevention
 - 1) The project has added additional exterior lighting to the south side of the building as requested. See updated lighting plan in section C2 of the drawing submittal.

3. Quality & Performance

- e. D8 Interest, Quality and Composition
 - 1) The project has adjusted the louvers under the residential windows to span the full width of the window as requested. See updated renderings, and elevations in the drawing submittal.
 - 2) Fiber cement shingles are proposed at the ground floor. The material is durable, of lasting quality and consistent with a wide array of projects in town using the same application (see added examples in section C6 of the drawing submittal). Additionally, the majority of the shingle frontage is protected by 3' deep planters, providing a gracious buffer zone.

Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar Hearings

Thank you for your interest in attending the Design Commission or Landmarks Commission Hearing. Due to the City's Emergency response to Covid-19, for the foreseeable future, we will be virtually adapting these hearings. To that end, Hearings will become ZOOM Webinars. The information below will help you get connected.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the Commission Agenda, and click the link under the hearing date you are interested in participating.
 - Public Hearings: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Agenda typically 20-days prior to the hearing date.
2. Once you are registered you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than 1:20 PM on the date of the hearing.
4. You will be held in the ZOOM [waiting room](#) until the Webinar starts at 1:30 PM. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the [Zoom app](#) for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request.
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will unmute participants in the order of Webinar Registrations received.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 – the Webinar host will see this notification.
 - When you are unmuted, your name will be announced by the Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony.
 - Please manage your time when testifying, the Hearings Clerk will provide a 15 second warning.
3. We will enable video sharing only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.