



STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 16-289838 DZ
 PC # 16-262911
Ladd's Addition Flats

REVIEW BY: Design Commission
WHEN: April 6, 2017 @ 1:30pm
WHERE: 1900 SW Fourth Ave., Room 2500A
 Portland, OR 97201

Bureau of Development Services Staff: Benjamin Nielsen 503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

GENERAL INFORMATION

Applicants/

Representatives: Chris Hodney & David Keltner, Hacker Architects
 733 SW Oak St
 Portland, OR 97205

Owners: Seth Henderson & Kevin Clark, Urban Asset Advisors
 1306 NW Hoyt St #400
 Portland, OR 97209

Owners on Record: 2014 SE 11th Avenue LLC
 3914 SW Martins Ln
 Portland, OR 97239

Metro 5149 NE Davis Street
 LLC c/o Realty Management
 Advisors
 2835 NE Broadway
 Portland, OR 97232

Site Address: 2014 & 2026 SE 11TH AVE

Legal Description: BLOCK 126 LOT 2, STEPHENS ADD; BLOCK 126 LOT 3, STEPHENS ADD

Tax Account No.: R794015560, R794015570
State ID No.: 1S1E02CD 17600, 1S1E02CD 17700
Quarter Section: 3231

Neighborhood: Hosford-Abernethy, contact chair@handpdx.org.
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside
Zoning: EXd – Central Employment with Design Overlay
Case Type: DZ – Design Review

Procedure: Type III – with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicants request Design Review for a new four-story, 45'-0" tall mixed-use retail and residential building in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes 1,800 square feet of retail space at the ground floor along SE 11th Ave and opening onto a courtyard that extends into the site from the street. Four residential dwelling units face east on the ground floor, and an additional 30 dwelling units are proposed on the upper three stories. The exterior of the building is proposed to be clad primarily in darkly-stained tongue-and-groove cedar siding. No parking or loading spaces are required.

The mailed proposal notice indicated that the applicants might request an Adjustment to the short-term bicycle parking standards to provide no on-site short-term bicycle parking. The applicants have decided against requesting this Adjustment, and the site plan submitted indicates the required short-term bicycle parking. (Note: staff has identified a potential issue with the development standards for long-term bicycle parking that is addressed in the “Development Standards” section of this report.)

Design Review is required for proposed new development in the Design Overlay zones of the Central City Plan District.

Approval Criteria:

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

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

ANALYSIS

Site and Vicinity: The subject site lies in a narrow strip of EXd-zoned land at the east edge of the Central Eastside Subdistrict of the Central City Plan District. The site consists of two 100' x 50' lots, both of which are currently constructed with single-dwelling residential buildings. Development on either side of the subject site and across SE 11th Ave [*Major City Traffic Street, Community Corridor, Transit Access Street, City Walkway, City Bikeway, Major Emergency Response Street, Main Truck Street/Freight District*] to the west is eclectic in type, size, and age and includes single-dwelling residences, duplexes, mutli-dwelling residential, residential-mixed use, and commercial and industrial warehouses. To the east of the site, properties are zoned R1—a multi-dwelling residential zone—and consist of a mix of single-dwelling and multi-dwelling residential developments. The height of buildings in the immediate vicinity ranges from single-story to two-and-one-half stories. Some multi-dwelling development in the nearby Ladd’s Addition Historic District reaches up to three stories in height along its western edge.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the 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 Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

Land Use History: There is no previous land use history for this site.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed on March 16, 2017.

The Bureau of Environmental Services responded with no objections and with comments about sanitary service and stormwater management requirements. BES also identified that 30 square feet of stormwater planter is needed in the courtyard, rather than the 26 square feet originally proposed. Please see Exhibit E-1 for additional details.

In the site plan reviewed by BES, the courtyard included 26 square feet of stormwater planter. This has since been removed from the proposal. The total amount of stormwater planter area evaluated in the preliminary stormwater report must still be accounted for on-site, however. The conversion of one of the planters in the courtyard back to a stormwater planter, or the addition of flow-through stormwater planter area at the east, south, or north edges of the site could be accommodated at the time of permitting and should have no impact on the recommended design review approval.

The Bureau of Transportation Engineering responded with no objections to the proposal and with comments about requirements at the time of permitting. Please see Exhibit E-2 for additional details.

The Water Bureau responded with no objections and with information about water service availability and requirements. Please see Exhibit E-3 for additional details.

The Fire Bureau responded with a comment stating that all applicable fire code requirements shall apply at the time of permit review and development. Please see Exhibit E-4 for additional details.

The Site Development Section of BDS responded with no objections to the proposed development and with information about permitting and construction requirements related to development of the site. Please see Exhibit E-5 for additional details.

The Bureau of Parks-Forestry Division responded with no objections to the proposal and with information about required street tree plantings. Please see Exhibit E-6 for additional details.

The Life Safety Section of BDS responded stating that the applicant should refer to correspondence from a previous preliminary life safety meeting. Please see Exhibit E-7 for additional details.

Staff forwarded copies of all bureau responses to the applicants.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 16, 2017. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Neal Hevel and Tasha Danner, 1118 SE Harrison St, 02/27/2017: Email expressing concerns about height of the proposed building and its impact on the respondents' property and the adjacent neighborhood. The email also expressed concerns about health and environmental impacts caused by construction, potential financial impact on property value caused by reduction of sunlight, and concerns about increased on-street parking.

Staff forwarded this email to the applicants to allow them to consider design revisions to address the respondents' concerns. Staff also responded to Mr. Hevel and Ms. Danner and invited them to testify at the hearing.

- Susan E Pearce, Hosford-Abernethy Neighborhood District Association Chair, received 03/29/2017: Letter expressing concerns about the project's name since it is not located within Ladd's Addition, concerns about the angled front façade and dark wood color not complementing the design of buildings near SE 11th & Harrison, and concerns about building massing impacting solar access, light, and airflow to neighboring buildings—in particular the site's northern neighbor.

Staff forwarded a copy of the letter to the applicants. Staff also addressed the angled front façade elements, wood siding, and building massing issues in Findings for A4, A5, C3-1, C3-2, & C4.

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 the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

Findings: Though the proposed building is located approximately ½ mile from the Willamette River, the west elevation, which faces towards the river, incorporates large windows and balconies on the upper stories, allowing for potential views of the river from these dwelling units.

Therefore, this guideline is met.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

Findings for A2 and A2-1: The proposal incorporates ground floor retail spaces, which have historically been included in buildings along SE 11th Ave and, to a lesser extent, SE 12th Ave, in multi-story streetcar-commercial-style buildings in the Central Eastside district. The proposed retail spaces include large ground floor windows facing the street, which continues the tradition of commerce in the district. Residential dwelling units are proposed in the floors above the ground floor, which also continues the pattern of mixed-use development along SE 11th Ave.

Therefore, this guideline is met.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A4, A5, C3-1, C3-2, & C4: The proposed new building integrates several architectural elements found in other buildings along SE 11th Ave and in the Central Eastside subdistrict that complement the context of existing buildings along SE 11th Ave, that reflect the development patterns of adjacent residential

development along SE 11th Ave and SE 12th Ave, and that enhance the character of the area. These include:

- Overall massing and scale. Development along SE 11th Ave consists of an eclectic mix of buildings of varying widths, heights, and setbacks from the street. The proposed building sits on a 100' x 100' lot, which is typical of larger-scaled development along the portion of SE 11th Ave south of SE Hawthorne Blvd. The proposed building, which at the maximum height limit of 45'-0" is taller than other development in the area, is pulled back from the east lot line by approximately 19'-7". This setback exceeds the minimum setback required along the rear lot line abutting the R1 zone of 11'-0", helping to mitigate the building's impact on adjacent residential properties, allowing for additional light and air to reach affected residential properties, and helping it better integrate with adjacent single-dwelling-scaled residential properties. On the west façade, the massing is broken down with a deep courtyard extending eastward into the site from SE 11th Ave. This courtyard divides the 92'-0" long massing on this elevation into 40'-0" wide faces which better integrate with smaller-scale mixed-use development in the vicinity (though nearby industrial warehouse uses have wider street frontages).
- Ground floor retail and storefronts. The proposal incorporates retail spaces and large storefront windows at the ground floor along the sidewalk on SE 11th Ave, which continues a pattern of sporadic retail mixed in with residential, commercial, and industrial uses along the street.
- Small-scale windows facing north and south property lines. Windows on the north and south sides of the proposed building, which face residentially-developed properties on either side, are smaller in size and area than those proposed on the west, street-facing elevation or those proposed on the eastern elevation, which is set approximately 15' farther back from the property line than either the north or south elevations. The smaller size and area of windows on both the north and south elevations help to maintain privacy on adjacent residential properties.
- Building cladding and articulation. Development along SE 11th Ave consists of an eclectic mix of architectural styles and cladding materials. The proposed building will be clad, primarily, in dark stained, vertically-oriented cedar siding of varying widths. Though in general, wood as a primary exterior cladding may not be appropriate in the Central City Plan District, the use of this material here relates both to other mixed-use buildings in the vicinity as well as nearby lower-scale residential buildings and helps to integrate the building into this portion of the Central Eastside. The elevations have strong horizontal breaks at each floor and are broken up into regular, vertically-aligned bays. The western façade incorporates deep recesses with alternating angled and straight sides in the two wings. These recesses flip at each floor to create a varied but regular pattern of windows, light, and shadow across the west elevation. The angles in these recesses allude to and reinterpret the bay windows and dormers found on mixed-use and multi-dwelling buildings along SE 11th and 12th Avenues. The same concept is repeated, in muted form, on the east elevation, trading deep balcony recesses for slight 8" recesses, but retaining the alternating angles and flips at each floor level.

The east façade has additional articulation in the form of vertical recesses which divide the 90'-wide elevation into three bays. These recesses

reference both the massing of the building on the west elevation and the smaller-scale massing of residential buildings to the east.

- Courtyard off SE 11th Ave. The proposed courtyard off of the SE 11th Ave sidewalk reinterprets the traditional courtyard-style apartment building, found sporadically in the Central Eastside, with a retail context. The courtyard also extends the erratic setback pattern caused by the varying buildings types and eclectic uses found along SE 11th Ave (see Exhibit C.27).

Therefore, these guidelines are met.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Findings for A7 & B1: The proposed new mixed-use building maintains a sense of urban enclosure and helps to reinforce and enhance the pedestrian realm with the following components of the proposed development:

- Setback ground floor storefronts and canopies. The proposed building is largely set up near the sidewalk edge, though the storefront windows and entries are set back in individual bays at approximately 1'-9" and 3'-1" from the sidewalk edge, respectively. These recesses provide additional pedestrian space off the public sidewalk. The upper stories have a similar relationship to the sidewalk edge, with individual bays recessed by 1'-6", or approximately 4'-6" at balconies. The building presence up against the sidewalk edge helps to reinforce the urban character of the Central Eastside subdistrict, and the recesses and setbacks help to articulate the building's urban edge.
- Courtyard off SE 11th Ave. The deep courtyard setback extends pedestrian space off the sidewalk, provides additional frontage for the proposed retail spaces, and continues the characteristic pattern of varying setbacks found along SE 11th Ave.
- Reconstructed sidewalk. The proposed development will include sidewalk reconstruction to current city standards. This includes a scoring pattern in the sidewalk that clearly defines the frontage, pedestrian through, and furnishing zones.

Therefore, these guidelines are met.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for A8, C8, & C9: The proposed development contributes to a vibrant streetscape, includes flexible sidewalk-level spaces, and provides differentiation at the sidewalk level with the following building components:

- Differentiation at the ground floor. The greatest differentiator of the ground floor is its height: the ground floor of the proposed building is taller than the upper stories—13’-0” floor to floor at the ground floor compared to 10’-4” at the upper stories. Canopies over storefront entries, tall aluminum-framed storefront windows, and sliding aluminum windows opening onto the courtyard provide additional, subtle differentiation.
- Ground-level retail spaces, lobby, and storefront windows. The ground level of the building facing SE 11th Ave includes two retail spaces—each of which opens onto the sidewalk and an internal courtyard. These retail spaces are roughly the same size—approximately 1100 SF in the northern space and 800 SF in the southern space—and are designed to accommodate a variety of retail or commercial uses. With tall, floor-to-ceiling storefront windows, these spaces will help to enliven the sidewalk with the active uses occurring within—and possibly spilling out onto the sidewalk and into the courtyard.

The residential lobby, also glazed with floor-to-ceiling storefront windows facing the courtyard, lies at the east end of the courtyard and provides access to the long-term bike storage room, the mail room, and an exterior amenity space on the east side of the property in addition to residential units. Activity in these areas will be visible from the sidewalk.

- Courtyard. The courtyard extends the pedestrian realm off of the sidewalk and into the site—providing a flexible exterior space that will be shared between customers at the retail spaces and residential tenants. The courtyard incorporates built-in seating facing both retail spaces and the sidewalk. The main pedestrian connection from the sidewalk crosses this courtyard, and secondary retail entries also open onto the courtyard.

Therefore, these guidelines are met.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is

strongly recommended.

Findings for B2, B6, & B6-1: The proposal integrates several elements that protect the pedestrian from the rain and the sun, that create a safer and more pleasant pedestrian environment around the building. These include:

- Metal canopies over the retail entries. Simple, thick metal canopies are provided over each retail entrance and extend for 3'-0" over the right-of-way. These canopies provide protection from the weather to pedestrians entering and exiting the retail spaces, and provide a degree of weather protection to passing pedestrians. (Additional, similar simple metal canopies over the adjacent storefront windows would provide better and more continuous weather protection along the sidewalk, though these may negatively affect the overall coherency of the west elevation.) Recesses at the storefront windows, though somewhat shallow, provide some measure of protection, as well.

The metal canopies at the storefront entries also incorporate linear, wall-mounted LED light fixtures, described in more detail in Findings for C12, below, that provide illumination on the sidewalk and in front of the entry doors. The canopies also provide some separation and protection between the pedestrian realm and the integrated ventilation louvers above the entries.

- Deep building overhangs at the courtyard. The overhangs on either side of the courtyard provide a substantial amount of protection from the weather for visitors to, and residents and tenants of, the building—as well as for passing pedestrians who may pause for moments of shelter. Each overhang is 7'-3" deep and incorporates recessed down light fixtures, described in more detail in Findings for C12, to help improve safety and interest at night.
- Integrated signage. Though information about signage is not provided in detail—and approval through design review should not be required due to the small size of the indicated signs—provisions have nevertheless been made for integrated signage; this is explained in more detail in the Findings for C1-2 and C13, below.
- Mechanical systems integration. Mechanical systems for the building are placed on the roof, removing them from the pedestrian environment. Air conditioning vents are kept off the west elevation, reducing their impact on the pedestrian realm. Louvers for retail ventilation, as described above, are separated from the sidewalk by canopies and are integrated with the storefront system.

Therefore, these guidelines are met.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings for B4, B5, & C6: The proposed courtyard provides a generous transition between the public sidewalk and entries into the retail spaces and the residential lobby. Planters and built-in seating are provided in the courtyard to enhance the quality of the pedestrian stopping space provided off the sidewalk and to provide places where people can stop, socialize, and rest. Recessed lighting in the soffits on either side of the courtyard help to make the space safe at night.

Shallower recesses are also provided at the storefronts along SE 11th Ave. At storefront entries, doors are recessed by 3'-1", which accommodates both building code requirements and provides space for pedestrians moving between the sidewalk and the building. Shallower recesses provide additional opportunity for either seating along the sidewalk or for pedestrians to stop and look in the windows at the retail spaces.

Therefore, these guidelines are met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building’s overall design concept.

Findings: The proposed building integrates the following access systems for all people:

- Lobby entrance. The proposed building includes a lobby entrance at grade that is accessed off a courtyard with a direct connection to SE 11th Ave. The entrance allows for barrier-free access into the building, and an elevator in the lobby provides access to the upper floors.
- Retail entrances along SE 11th Ave. Entrances to both retail spaces are provided at grade directly from SE 11th Ave. Additional entries may be opened onto the central courtyard, though these do not serve as a primary means of ingress or accessible access.

Therefore, this guideline is met.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: The proposed building incorporates large storefront and residential windows and sliding doors and balconies on the west elevation, which allow views towards the Central Eastside, other parts of the Central City, and, potentially, towards the Willamette River and West Hills. The large storefront windows also allow views from the sidewalk and the courtyard into the retail spaces at the ground level. A large bank of storefront windows at the east end of the courtyard at the ground floor and upper stories provide views out from the public spaces in the residential portion of the building towards the courtyard, sidewalk, and Central Eastside.

Windows that are slightly narrower than those on the west façade are utilized on the east façade, and these provide views to the common residential outdoor space on the east side of the property and towards Ladd’s Addition. A fence around the east side of the property, along with landscaping, helps to preserve privacy of adjacent residential properties and also limits views from those properties back into the site.

Therefore, this guideline is met.

C1-2. Integrate Signs.

- a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.
- b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.
- c. Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/ architect. Submit a Master Signage Program as a part of the project’s application for a design review.

C13. Integrate Signs. Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for C1-2 & C13: The proposal includes provisions for future integrated blade signage, including structural supports and provision for electrical service. These future blade signs are shown on Exhibits C.40 and C.41 as being approximately 2’-4” long by 1’-0” deep (2.33 SF) which is well below the thresholds that would trigger either design review or an Adjustment to the sign code development standards. Nevertheless, the proposed signs appear to be well integrated with the overall building concept and design.

Therefore, these guidelines are met.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2 & C5: The proposed building draws from the massing, patterning, proportions, and materiality of the existing, eclectic development in the site’s immediate surroundings and the greater Central Eastside subdistrict to establish its design concept. The building massing is biased towards the west side of the site, establishing a strong street frontage along SE 11th Ave, with a deep-set courtyard breaking the massing into two primary volumes on the west elevation. This massing is then articulated into distinct floors, and further into regular recessed, angled bays on the west and east elevations and which are aligned vertically, but alternate in orientation on each floor. Simpler building articulation is used on the north, south, and courtyard-facing elevations.

The proposed materials further define the building’s massing and articulation with a well-integrated and simple palette that helps to establish a coherent overall

composition. These materials include:

- Stained vertical cedar siding comprises the majority of the building’s exterior. The cedar siding (Grade D or better, per Exhibit C.10) will be tongue and groove with fastening through the tongue and groove portion of the boards. Three different widths of siding (3.5”, 5.5”, and 7.5”) will be used in a random placement to create a subtle patterning on the exterior. The cedar siding will be stained with a dark, semi-solid stain to increase the durability and weather-resistance of the wood. The boards will extend the full height of each floor and will be capped with through-wall metal flashing at the top ends to further increase the permanence of the material. At the ground floor, the cedar siding will stop at a 10” concrete curb. This will help to improve the durability of the wood siding at ground level by raising it out of the “kick zone.” Also, in regards to durability, no horizontal or partially-horizontal, angled surfaces are proposed, which helps to improve the permanence, as these types of surfaces are subject to greater weathering than vertical surfaces or soffits.

The same stained cedar siding will also be used in a horizontal arrangement at each floor level to help define the horizontal articulation of the building and provide a coherent transition between the alternating angles in the recessed bays employed on each floor. The same stained cedar siding is again used at the soffits in the recessed bays at the ground floor and upper stories and in the soffits of the building wings hanging over the central courtyard.

- Anodized, black aluminum storefront system and sliding door system. At the ground level on the street- and courtyard-facing elevations, anodized, black aluminum storefront windows and doors will be installed on a 10” concrete curb. Glazing is set towards the exterior side of the mullions, echoing the glazing in the residential windows above and helping to unify the ground floor with the upper stories. Intermediate vertical mullions use black structural silicone joints rather than aluminum mullion caps (Exhibit C.30) which will help the glazing to read as a continuous element along the ground floor. Storefront entry doors and proposed prefinished metal louvers above the storefront entry doors integrate into the same storefront system, maintaining coherency among the various storefront elements.

The storefront design diverges, somewhat, on the north and south courtyard elevations. A sliding window system is employed at the north courtyard elevation, and this system incorporates similar design elements as the storefront system. Vertical sashes are, by necessity, more prominent on this sliding storefront system, though the overall system integrates well with the overall design of the ground floor. The south storefront system utilizes the same storefront windows employed on the west elevation; however, the storefront system is not shown on the same 10” curb, but rather is shown extending to grade. Though a somewhat minor detail, this may increase the potential for damage to the storefront system; and though the lack of curb here relates to the sliding storefront system across the courtyard—which has no curb to allow for barrier-free ingress and egress—the storefront system could be better integrated with the overall design concept with a 10” curb.

- Black-framed vinyl windows and sliding doors are proposed in the east and west elevations on the upper stories. The dark color of these windows will

complement the dark-colored wood stain and will integrate well with the proposed storefront system described above. The windows and sliding doors proposed are a commercial system that incorporates internal steel reinforcements to increase their durability. On the west elevation, the windows and sliding doors are set deeply into the recessed bays. On the east elevation, the windows and sliding doors (at the ground level only) are set 8” behind the stained cedar siding, and roughly flush with the fiber cement accent panels below or above.

- Black steel windows are proposed on portions of the north and south facades due to fire/life safety code requirements. These windows will be installed in a similar fashion to the vinyl windows, though the sash dimensions will be slightly different. Since these windows will be installed on the mostly-obscured side elevations and will not be highly visible, this should have little impact on the overall coherency of the building.
- Fiber cement panels are proposed as accents in several locations around the building—all recessed from the face of the predominating stained tongue and groove cedar siding, and they are roughly flush with their adjoining windows. No fiber cement panels are proposed on the west elevation. On the east elevation, fiber cement panels are proposed only in the vertical recesses dividing the building into three distinct sections and above the ground floor sliding vinyl windows.

On the north and south elevations, fiber cement panels are proposed below vinyl and steel windows, arranged vertically, at the residential units. (Note, one window on the north elevation shows vertical wood siding below it, which is likely a drawing error rather than intentional design choice—fiber cement panel should be used there for consistency.) Fiber cement panels are also proposed at each floor level for the windows at the ends of the corridors on both elevations. Again, in both cases, these panels are set back from the face of the predominating vertical cedar siding and are roughly flush with their adjoining windows.

Larger fiber cement panels are also proposed at a small portion of the ground floor of the north elevation. Here, the wall is recessed to allow for the integration of gas meters, and the fiber cement stops 10” above ground level at a continuation of the concrete curb. Fiber cement panels are also proposed at the elevator overrun on the roof.

Generally, installation of the proposed fiber cement panels will be accomplished with single panels without intermediate joints, though in larger areas, such as the gas meter recess at the north elevation, some intermediate joints will be necessary. Overall, this will help to ensure the panels are expressed as a secondary accent to the primary cladding material.

The type of fiber cement panel proposed is a black painted Hardie panel system. This type of fiber cement panel lacks integral coloring and is more prone to warping in larger panel spans due to its thinness and composition. Staff believes that a more durable panel system, and one with integral color, should be used based on past Design Commission decisions. Staff also has concerns about the proposed face fasteners—specifically #10-12 T20W pan head screws, which are typically unfinished. Ideally, the exposed fastener should be prefinished to match the fiber cement panel

rather than painted. This would help to improve the overall cohesiveness and quality of the system. Staff is continuing to work with the applicant on resolving these details between now and the hearing.

- Sheet metal detailing of various types is proposed as additional accent elements on the façade—as exposed flashing, coping, and fascia. All types of exposed metal are proposed to be prefinished with kynar in a color to match the vinyl windows and storefront systems (black). Varying gauges of metal are proposed depending on the application.
 - For coping, metal that is subject to more abuse due to its position in the building, 18 gauge metal is proposed. This should be a sufficient thickness to ensure durability of the coping and prevent pillowing or oil-canning in the coping.
 - For fascia at the building parapet and at curbs below windows on the residential stories, 20 gauge metal panels are proposed. The parapet fascia is approximately 10” in height, and the curb fascia below windows varies from 6.25” to 8.25”. Again, this gauge of metal should be sufficient to ensure durability and to prevent pillowing or oil-canning in the fascia details.
 - Exposed flashings will typically have the least exposure and the smallest profiles. Therefore, the proposed 22 gauge thickness should be sufficient to ensure durability and prevent pillowing, warping, and oil-canning.

- Air conditioner vents are proposed at the residential floor levels on the side, rear, and courtyard-facing facades. These ports are aligned vertically with those above and below, and, in the case of the east elevation, incorporated into the recessed fiber cement reveals dividing the façade into three bays. The details provided show that these are open ports with insect and bird screening, but the finish and appearance in elevation of these details remains undefined with respect to the rest of the building exterior (see details on Exhibit C.53). Staff is continuing to work with the applicants to make sure the design of these vents is well-resolved and consistent with the overall quality and character of the building.

With the condition of approval that the storefront system in the south courtyard elevation shall sit on a 10” concrete curb that matches the curb used on other storefront details; and,

With the condition of approval that the awning window on the second floor of the north elevation shall have the same fiber cement panel under it as is used below the awning windows on the third and fourth floors, these guidelines will be met.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: Steel plate canopies, composed of ½” thick painted steel plate, are provided above each of the two retail entries along SE 11th Ave. Each canopy spans the full width of the entry alcove at a height of 9’-0” above the sidewalk. Each canopy extends 3’-0” into the right of way and is integrated into the storefront entry system used at each retail space, dividing the glazed door from an integrated louver above the canopy.

Therefore, this guideline is met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings: Most of the building’s mechanical units and venting occur on the roof. The tallest elements are the kitchen exhaust hood, at approximately 28”, the elevator overrun, at approximately 48”, and the corridor HVAC unit, at approximately 54”. Of these, the elevator overrun is the most-likely to be seen from the sidewalk. It is centered on the courtyard and proposed to be clad in the same fiber cement accent material described in Findings for C2 & C5. It’s alignment and cladding material will help it to integrate well with the overall building design. The kitchen exhaust hood is placed towards the center of the north wing of the building, and is not likely to be very visible from the sidewalk or adjacent properties. The corridor HVAC unit is similarly centered on the south wing and may be visible from some angles. This HVAC unit, therefore, should be painted either a neutral color to match the roof or painted black to match the elevator overrun and the fiber cement accents used elsewhere on the building.

Shorter residential exhaust caps are located around the rest of the roof. These are 12” above the roof and should not be visible from any angle but near or above the parapet line.

With the condition of approval that the corridor HVAC unit shall be painted either a neutral color to match the roof material or painted the same accent color as the elevator overrun, this guideline will be met.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building’s overall design concept. Use exterior lighting to highlight the building’s architecture, being sensitive to its impacts on the skyline at night.

Findings: Four different types of exterior lighting are proposed around the ground level of the building (see Exhibits C.26 and C.58). These are:

- Wall-mounted linear fixtures in the retail canopies. Small, linear wall-mounted fixtures are proposed to be placed along the interior edge of each of the two metal canopies at the retail entries. These fixtures will be painted black and hidden behind the canopy structure, and they should appear to be well-integrated within the overall canopy system.
- Recessed down lights in the soffits. Small, square-shaped recessed down-lights are proposed in linear arrangements in soffits at the overhang on either side of the courtyard. These will sit flush with the wood soffit material, and their dark color will match the dark accent color used throughout the building and should integrate well with the proposed soffit cladding.
- Wall-mounted down lights are proposed at the ground floor residential patios on the east elevation and at the egress door on the north elevation. These fixtures are simple, black-colored, rectangular shapes that cast their light towards the ground, limiting impacts on adjacent properties and the

night sky.

- Wall-mounted, recessed pathway lighting fixtures are proposed around the outside of the common patio at the east side of the site and in the walls along the north and south egress pathways. Like the recessed down lights described above, these fixtures are small in size and square and will be painted black. The fixtures will be mounted 2'-0" above the walking surface and will cast their light downward towards the egress pathways, limiting their impact on adjacent properties and the night sky.

Therefore, this guideline is 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 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.

Long-term bicycle parking standards (33.266.220.B) and Parking and Maneuvering Areas (33.266.220.C.4) – Long-term bicycle parking spaces indicated in the one-bedroom units on floors two through four do not meet the 5'-0" maneuvering aisle standard behind the proposed bicycle rack. Since no Modification to this standard was requested, the standard must either be met by relocating or redesigning the interior of these units to accommodate the required long-term bicycle parking standards at the time of permitting, or an Adjustment to the standard, or Modification through a follow-up design review, must be requested and approved to vary from the standard.

CONCLUSIONS

The proposed four-story, mixed-use retail/residential building in the Central Eastside Subdistrict of the Central City Plan District incorporates a massing strategy, articulation, and patterning that add to the eclectic character of development along SE 11th Ave, and the dark stained cedar cladding helps to mediate the transition between the more-industrial uses to the west of the site and the residential uses to the east, south, and north of the site.

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. With several conditions and resolution of a couple remaining details, the proposal will meet the applicable design guidelines and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of the proposed four-story, mixed-use retail/residential building, consisting of approximately 1,800 square feet of retail space and 34 dwelling units in the Central Eastside Subdistrict of the Central City Plan District, per 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 16-289838 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. No field changes allowed.
- D. The storefront system in the south courtyard elevation shall sit on a 10” concrete curb that matches the curb used on other storefront details.
- E. The corridor HVAC unit shall be painted either a neutral color to match the roof material or painted the same accent color as the elevator overrun.
- F. The awning window on the second floor of the north elevation shall have the same fiber cement panel under it as is used below the awning windows on the third and fourth floors.

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Procedural Information. The application for this land use review was submitted on December 21, 2016, and was determined to be complete on February 7, 2017.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on December 21, 2016.

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 G.2. Unless further extended by the applicant, **the review period will expire on: February 7, 2018.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design

Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged (one-half of the application fee for this case, up to a maximum of \$5,000.00).**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

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).

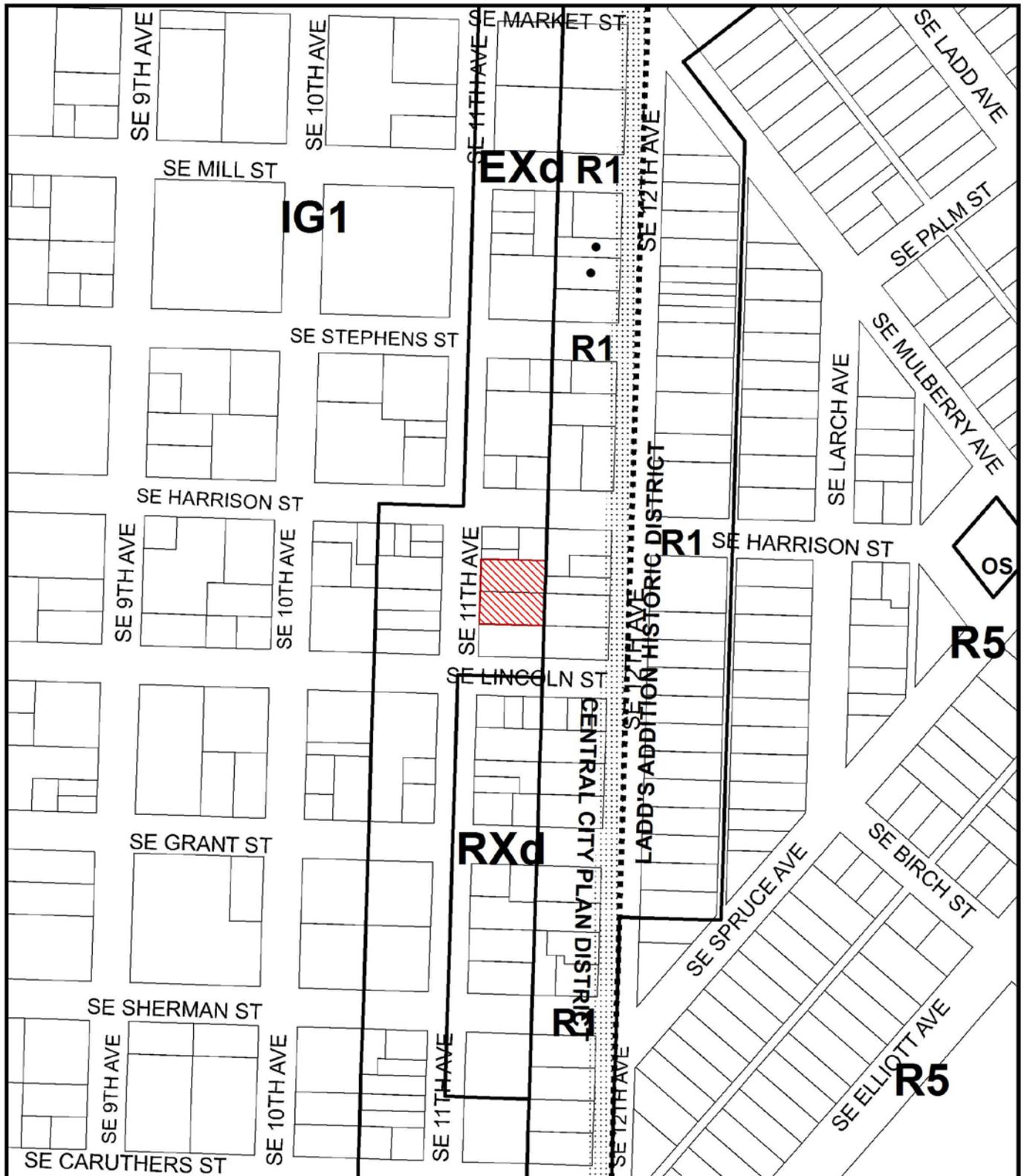
Benjamin Nielsen
March 29, 2017

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Original drawing set, dated 12/21/2016
 2. Revised drawing set, dated 02/06/2017
 3. Preliminary stormwater report, dated 01/2017
 4. Geotechnical report, dated 01/24/2017
 5. Revised drawing set, dated 03/06/2017
- B. Zoning Map (attached)
- C. Plan & Drawings
 1. Project narrative (for reference only)
 - 2-3. Pre-application conference notes and response (for reference only)
 - 4-6. Zoning code summary (for reference only)
 - 7-12 Central City Design Guidelines response (for reference only)
 13. Vicinity Plan
 14. Site Survey

15. Site Survey (to scale)
 16. Immediate Context (for reference only)
 17. Neighborhood Context (for reference only)
 18. Site at Transitional Zoning (for reference only)
 19. Zoning Section
 20. Site Utility Plan
 21. Site Grading Plan
 22. Erosion Control Plan
 23. Stormwater Plan
 24. Landscape and Planting Plan
 25. Planting Materials
 26. Exterior Lighting Plan
 27. Contextual Patterns
 28. Design Concept – Massing, Articulation, Materiality
 29. Rendering of West Façade from SE 11th Ave (for reference only)
 30. Exterior Material Palette
 31. Exterior Material Palette
 32. View from North (for reference only)
 33. View from South (for reference only)
 34. Floor Plan – Level 1 (attached)
 35. Floor Plan – Levels 2-4
 36. Roof Plan
 37. Area Summary/F.A.R. Floor Plan Diagrams (for reference only)
 38. West Elevation (attached)
 39. East Elevation (attached)
 40. North Elevation (attached)
 41. South Elevation (attached)
 42. Courtyard Elevations (attached)
 43. Building Section at Entry Courtyard and Amenity Patio
 44. Building Section at Apartment Patios
 45. Building Section at Courtyard, and Neighboring Buildings
 46. Ground Level at Entry Courtyard
 47. Ground Level at North Retail
 48. Ground Level at South Retail and Building Service Door
 49. Exterior Details
 50. Exterior Details
 51. Exterior Details
 52. Exterior Details
 53. Exterior Details
 54. Product Cutsheets
 55. Product Cutsheets
 56. Product Cutsheets
 57. Roof Equipment Cutsheets
 58. Exterior Lighting Cutsheets
 59. Bike Parking Summary
 60. Ground Floor Windows Diagram
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Bureau of Environmental Services

2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety Section of BDS
- F. Letters
1. Neal Hevel and Tasha Danner, 02/27/2017, letter in opposition
 2. Susan E Pearce, Hosford-Abernethy Neighborhood District Association Chair, letter expressing concerns about design features
- G. Other
1. Original LUR Application
 2. Signed Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days, received 01/10/2017
 3. Incomplete Application Letter, dated 01/20/2017
 4. Follow-up Memo to Incomplete Application Letter, dated 01/31/2017
 5. Applicant's Response to Incomplete Application Letter, dated 02/06/2017
 6. Email and sketch drawing re: pole-mounted PGE transformer, dated 02/14/2017
 7. Email re: wood siding, dated 03/10/2017
- H.



ZONING

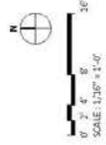
-  Site
-  Historic Landmark

This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

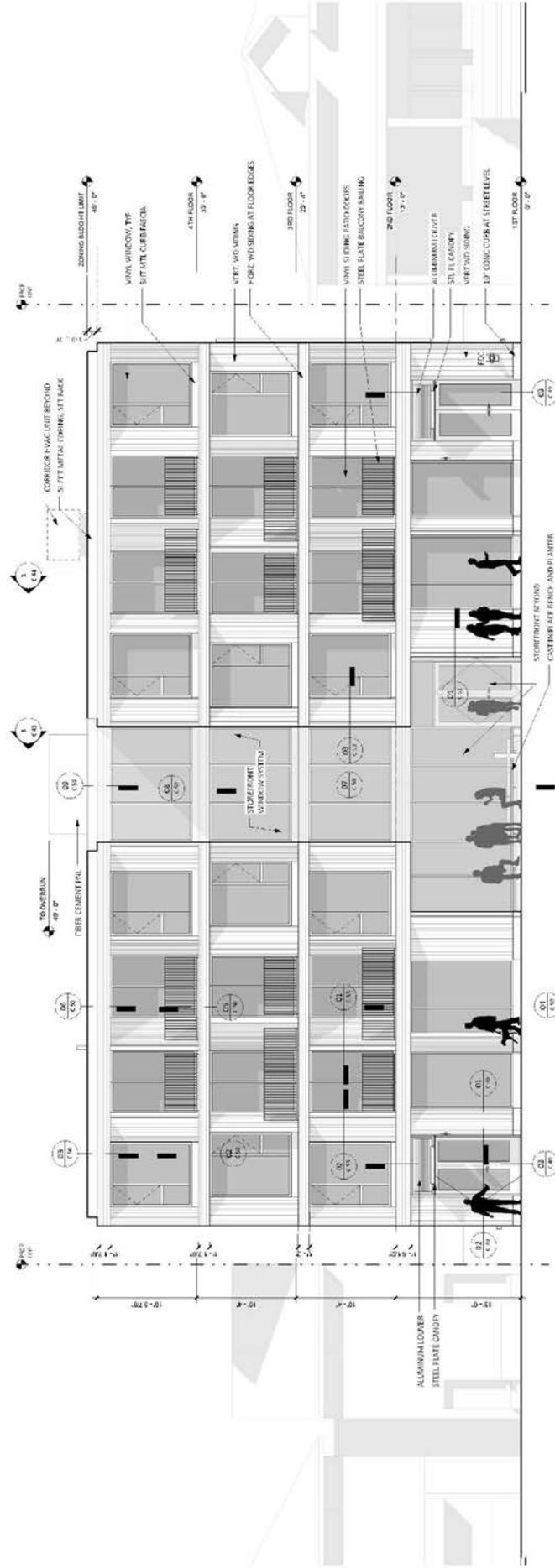


File No. LU 16-289838 DZ, AD
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 Exhibit B (Mar 14, 2017)

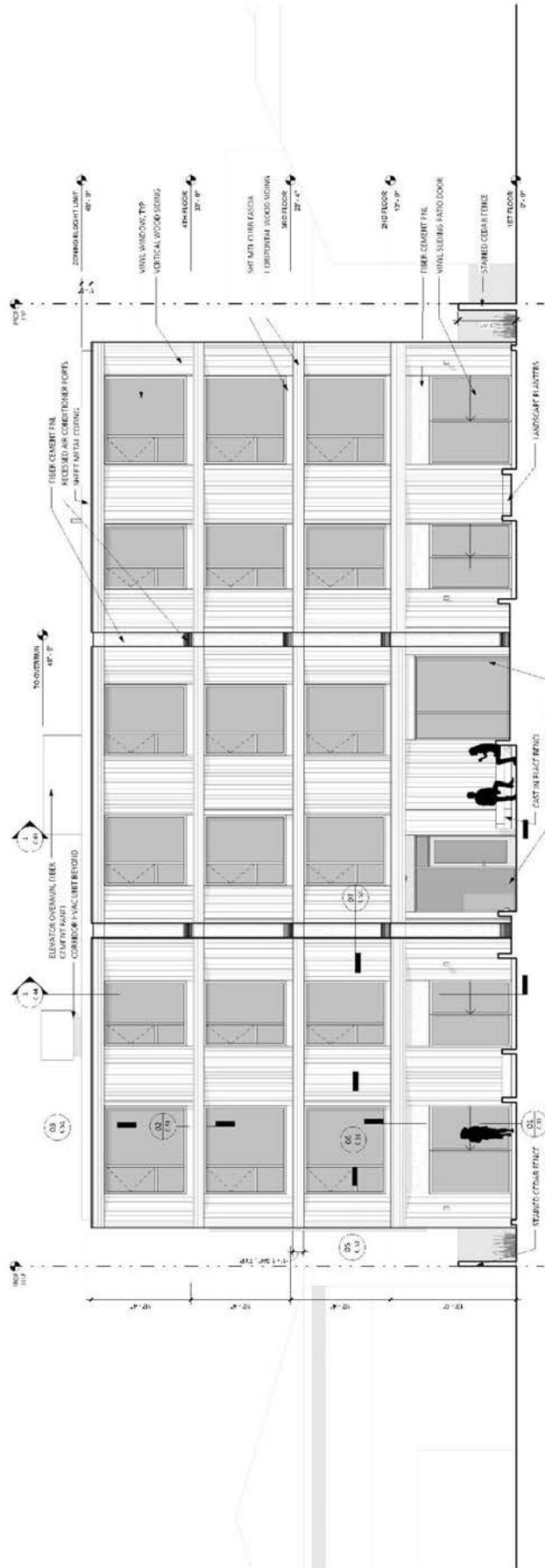
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 T.A.R. AREA: 6,032 SF
 RETAIL: 1,771 SF
 RESIDENTIAL AREA: 1,041 SF
 QTY. UNITS: 4



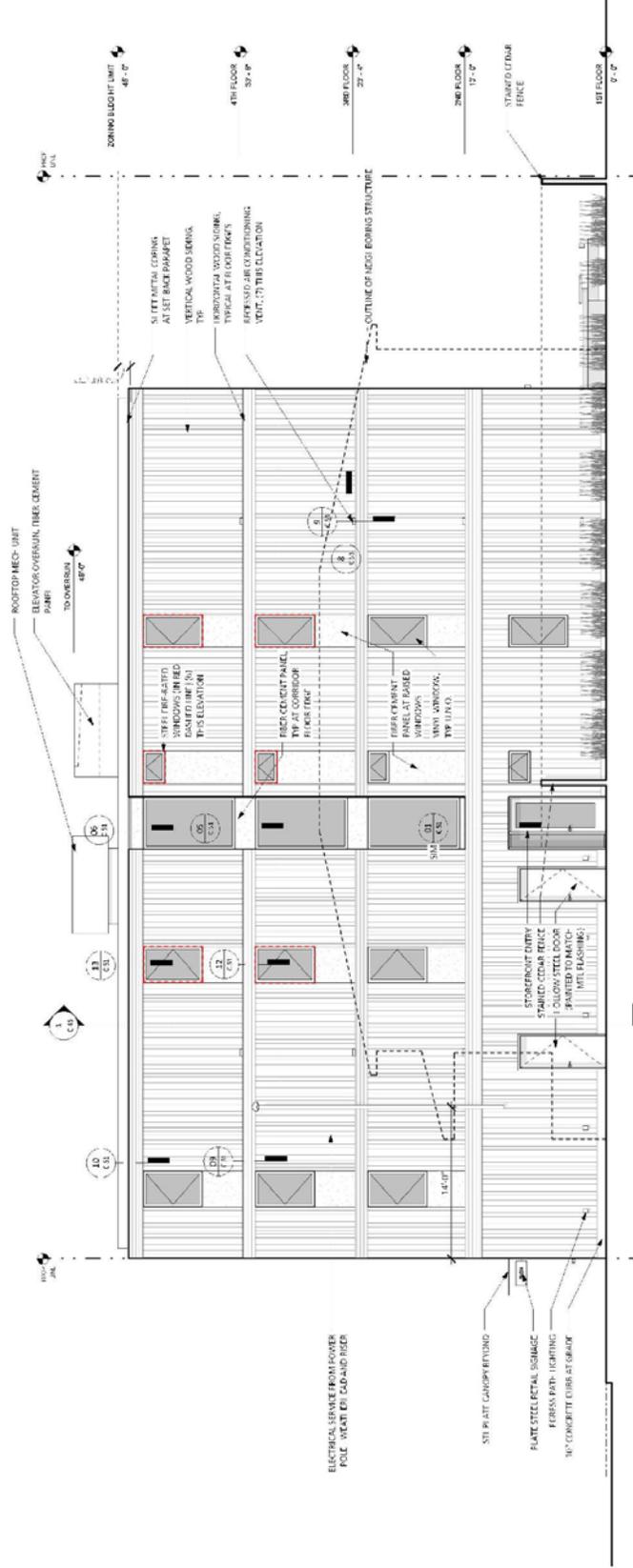
FLOOR PLAN - LEVEL 1



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

