



**LEON**  
*Capital Group*

February 15, 2018

Design Review Appeal Hearing for (17-144195 DZ)

City of Portland, OR

Dear Commissioners:

Thank you for your honest and fair assessment at our recent appeal hearing. Upon hearing your deliberation following testimony, we have done our best to address every aspect discussed and achieve every goal stated. This narrative will walk you through the changes we have made to the approved project. The headings we have used below correlate with the issue list provided by staff at the hearing.

The proposed changes are illustrated in the attached exhibits labeled Scheme A. Scheme B includes alternative design scenarios that the applicant considered in response to Design Commission, community and staff feedback, but for the reasons explained below, Scheme A better meets the design guidelines and preserves the functional needs of the project. Therefore, we request that Design Commission approve Scheme A.

### **1. Massing and Materials**

The main concern with the west façade was the massing and lack of articulation. We have made extensive efforts since the appeal hearing to address this concern without changing the building footprint (see exhibits labeled Scheme A).

We have increased the articulation of the west facade by carrying the theme of the vertical elements around the northwest corner to the west façade. We addressed concerns about coherency of the datum by unifying the color scheme and datum on all facades. These two added features create coherency between the two facades and the entire building.

We have wrapped the brick around the southwest corner of the building occupying two “bays” as defined by the vertical elements. This further accentuates the high-quality appearance of the street facing facades and brings a massing break element to the west façade via material change. We greatly appreciated the design commission understanding the cost implications of adding more brick on the west side of the building. As discussed, we took the commission's recommendation of redistributing some brick from the street facing façades to provide the brick wrap on the west façade. However, because we are using high grade metal paneling on the building as an accent material, the integrity and quality of the street facing facades remains.

One idea suggested by a design commissioner was to create a break in the building plane of the west façade to address the massing. When considering this option, we couldn't ignore the significant impacts



it had on our facility and the project. Our building is currently designed on a structural grid with a specific unit mix for our planned business program specific to this market. Breaking the building plane as suggested disrupts the structural design and does not yield an even swap of net rentable square footage. Said differently, even if the “balanced cut and fill” approach achieved no net loss in gross square footage, the space is not functional and rentable square footage is lost. The cost of the project’s materials, which exceed the quality and durability of other recently approved self-storage facilities, cannot be supported with less rentable space. Moreover, we believe that our proposed Scheme A more effectively breaks up the west facade’s massing.

Although a plane break is not the applicant’s desired solution, because we know that actions speak louder than words, we designed a plane break scenario (Scheme B) so that the Commission can compare our proposal (Scheme A) to the plane break suggestion. Scheme B is a representation of how the building plane break will look from the residential and commercial angles of the west side. When you look at the renderings labeled scheme B you’ll notice how little of an impact the building plane break has aesthetically. The wall plane sets back approximately 100 feet north of the property line, so the break is not a readily noticed feature. We expect that the plane break would be largely obscured if the adjacent surface parking area is redeveloped. Additionally, with Scheme B moving the building line five feet closer to the west property line the remaining area between the building and the property line is six feet. We have confirmed with our landscape architect that the landscaping we currently have proposed would not fit in this remaining area and the landscaping that would fit is significantly smaller in scale, significantly reducing the screening on that side of the building. Scheme A offers much more to the eye and the articulation is as or more effective as the plane break in Scheme B to mitigate massing concerns. Scheme A is now one coherent building theme with an interesting and varying design. We have provided a realistic angle view of Scheme A from every corner to demonstrate this. The 2-D color elevations don’t do the building justice. With our proposed changes, the west façade is completely transformed from what it was in the hearing. We request that the Design Commission approve Scheme A.

## **2. Active Space**

Before it was brought up by the neighborhood or the commissioners, we previously explored the option of adding a second door at the other end of the incubator space. Due to the proximity of the building to the right-of-way and the difference between the finished grade outside the building and the finished grade of the building at that location, adding a second door here is not feasible. Once again, we would like to state our confidence in this space performing competitively in this market as we have proposed it.

## **3. Vehicle Entry/Exit on SE 62<sup>nd</sup> and Security**

The security of the facility and the surrounding community is of the utmost important to us. For this reason, we have decided to install a roll up door at the vehicle entrance on SE 62<sup>nd</sup> at the property line. As discussed in the appeal hearing, this door will stay open during the facility’s operational hours. We



have verified with city staff that the required driveway design exception (DDE) is approvable because of this stipulation.

Design Commission also asked that we secure the opening adjacent to the vehicular access. During deliberation, one of the commissioners suggested that we close this wall entirely. However, it is our opinion that this opening gives the parking area behind it the natural light it needs during the day time. This parking area will be utilized by potential customers, and as an important feature to our facility, it needs to be welcoming. At the same time, we recognize the need to secure the facility, which is why we have added a 15-foot-high decorative metal lattice feature behind the landscaping that will attach to the building from the inside and completely prohibit any person from accessing the facility through this area.

#### **4. Buffer Zone/Residential Abutting Sites – Fencing and Landscaping**

The commissioners suggested we address the fence material and alignment. We have completely secured the edges of the property with high visibility metal fencing. The additional fence that we have shown on the attached plans works in conjunction with existing fencing on the property lines. As shown on the renderings there is an existing decorative wood fence along a portion of the property line that we propose to leave in place as it looks to be shared ownership between the residential and commercial neighbors. On the northwest corner we have added fence to seal off the perimeter. The proposed metal fence runs along the entire north property boundary and continues along the northeast of the property terminating at the building.

The Design Commission supported increasing the landscaping on the northwest portion of the site to further screen the building. This was something we took to heart and we couldn't agree more. We have added landscaping along the northwest portion of the site so that it exceeds the L3 standard as much as possible. Please be aware that due to time constraints the renderings do not accurately portray the increased landscaping. Our architect couldn't include the landscape changes in the renderings to show all of the added trees. The L3 landscape buffer was altered and enhanced to provide a more robust and varied landscape screen. Weeping Alaskan cedar replaced the smaller Laurus nobilis (Sweet Bay) to provide a taller evergreen. Eastern redbuds were added to provide a flowering tree and a varied elevation. Viburnum tinus replaced several of the Nandina domestica to densify the evergreen hedge. The northeast corner was given a double row of trees. Large evergreen trees are against the building and provide a backdrop for an additional row of flowering trees. A meandering row of viburnum tinus provide an evergreen hedge. The remaining grounds are covered with evergreen groundcover plants. The views from the neighboring residence and dead-end street are extremely limited in real life, but with the abundance of landscape we are proposing the neighboring views of the building will be significantly screened.

#### **6. Off-Site Impacts**



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*Capital Group*

We feel that the impact to surrounding neighbors will be near zero, however, to minimize any off-site impact, we offered, and continue to support, the following conditions of approval.

1. Signs shall be posted on the exterior of the building adjacent to the loading bay which state, “no idling” and “no parking” on the north building wall.
2. Access, including loading door operation, to the northern exterior vehicle area shall be restricted to “day hours”, as defined by the Noise Control Code Title 18, section 18.10.010, as 7 am to 10 pm. Signs shall be posted on the exterior of the building adjacent to the loading bay indicating that loading activities are restricted to those specific hours.

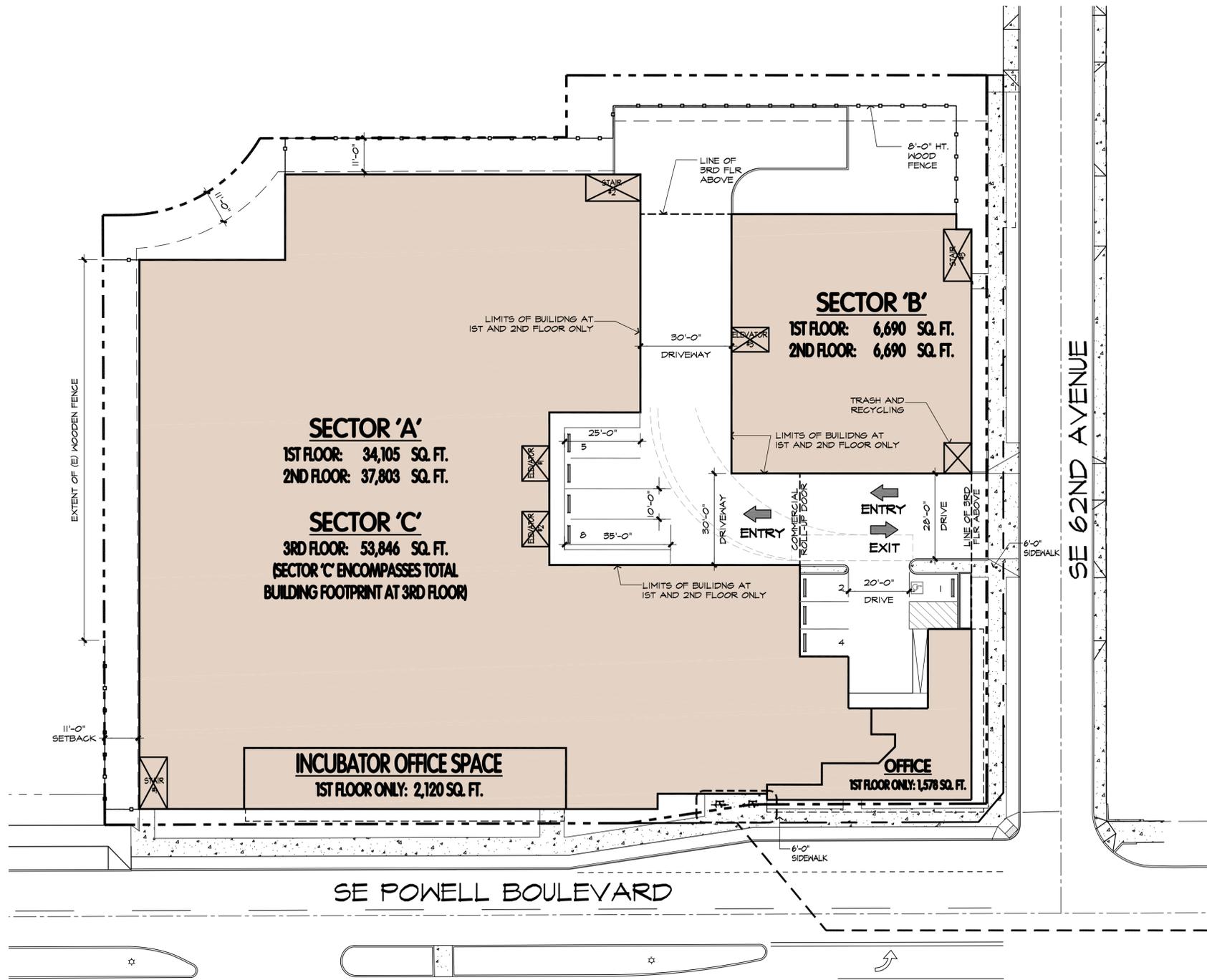
We believe that the project approved by staff met the design guidelines and exceeds the quality of any other recently approved self-storage facility. However, the suggestions from the hearing that we have been able to incorporate have further enhanced the project and made it even more compatible with the surrounding development and desired character of the zone. Our proposed Scheme A is responsive to Commission, community and staff feedback, while maintaining the functionality of the project. While Scheme B is an alternative way to address concerns, it is no more effective than Scheme A, and has significant negative impacts on the project's structural design and functionality. For all these reasons, we request approval of Scheme A.

Sincerely,

Jake Walker, Managing Director – Leon Capital Group

Attachments:

1. Scheme A includes Site plan, Revised 2-D color building elevations, 3-D Perspective Building Renderings from each building corner.
2. Scheme B includes Site plan, 2-D color building elevations, 3-D Perspective Building Renderings of the west façade.



**SITE AREA:** ± 66,600 SQ. FT.  
1.57 ACRES

**MAX FAR @ 3.0:** ±199,800 SQ. FT.  
**PROVIDED FAR:** 2.15 FAR

**85% MAX LOT COVERAGE:** ±56,610 SQ. FT.  
**PROVIDED LOT COVERAGE:** 56,490 SQ. FT.

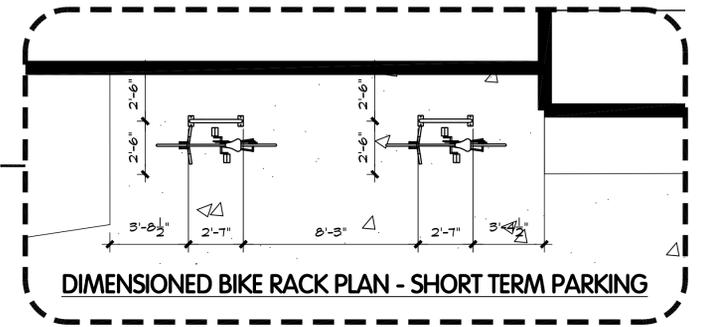
**PROPOSE STORAGE BUILDING GROSS AREA:**

SECTOR 'A' 1ST FLOOR:	34,105	SQ. FT.
SECTOR 'A' 2ND FLOOR:	37,803	SQ. FT.
SECTOR 'B' 1ST FLOOR:	6,715	SQ. FT.
SECTOR 'B' 2ND FLOOR:	6,715	SQ. FT.
SECTOR 'C' 3RD FLOOR:	53,871	SQ. FT.
<b>GROSS STORAGE AREA:</b>	<b>139,209</b>	<b>SQ. FT.</b>

**EST. NET STORAGE AREA @ 73%:** 101,622 SQ. FT.

STORAGE OFFICE	1,578	SQ. FT.
INCUBATOR OFFICE SPACE	2,120	SQ. FT.
<b>TOTAL BUILDING AREA:</b>	<b>142,907</b>	<b>SQ. FT.</b>

**PARKING REQUIRED:** 8 SPACES  
**PARKING PROVIDED:** 6 SPACES  
**LOADING PROVIDED:** 2 SPACES

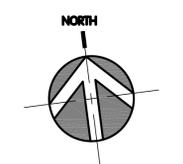


**LEON CAPITAL  
POWELL SELF STORAGE  
PORTLAND, OR.**

**SCHEME A  
SITE PLAN**

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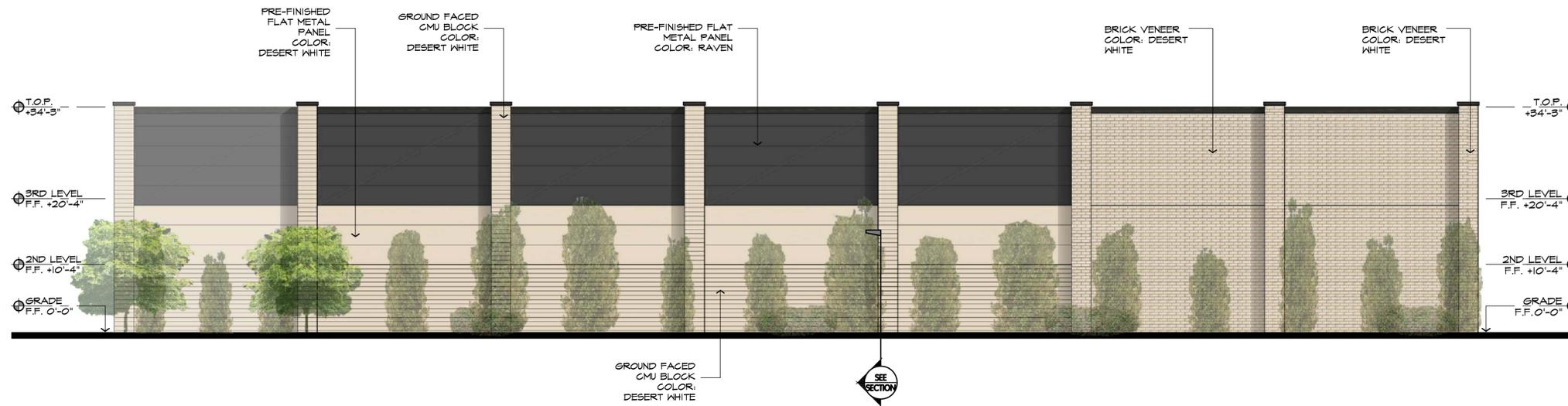
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
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Telephone 949.388-8090  
Facsimile 949.388-8290



**SITE ELEVATION - SOUTH, FACING POWELL BLVD.** 1  
1"=10'-0"

33.130.230.B.3 GLAZING AND FACADE RELIEF ON SE POWELL BLVD.

DESCRIPTION	FACADE (LENGTH/AREA)	REQUIRED % GLAZING	REQUIRED GLAZING LENGTH/AREA	PROVIDED ON ELEVATION
GLAZING LENGTH FACING STREET	274'-0"	50%	137'-0"	28'-2" + 38'-4" + 32'-6" + 67'-4" = 166'-4" (±61%)
GROUND LEVEL WALL AREA FROM 0' TO 9' A.F.F.	2,466 S.F.	25%	616.5 S.F.	1497 S.F. = (±61%)



**SITE ELEVATION - WEST** 2  
1"=10'-0"

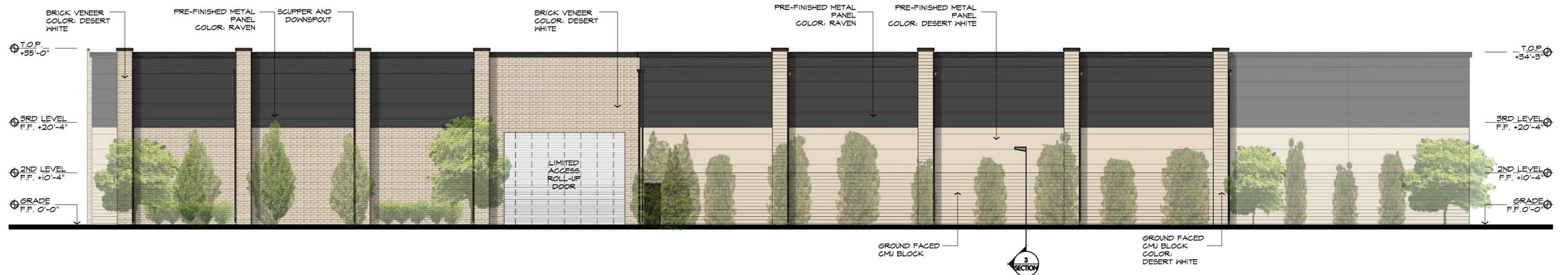
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PORTLAND, OR.

SCHEME A  
**EXTERIOR ELEVATIONS**

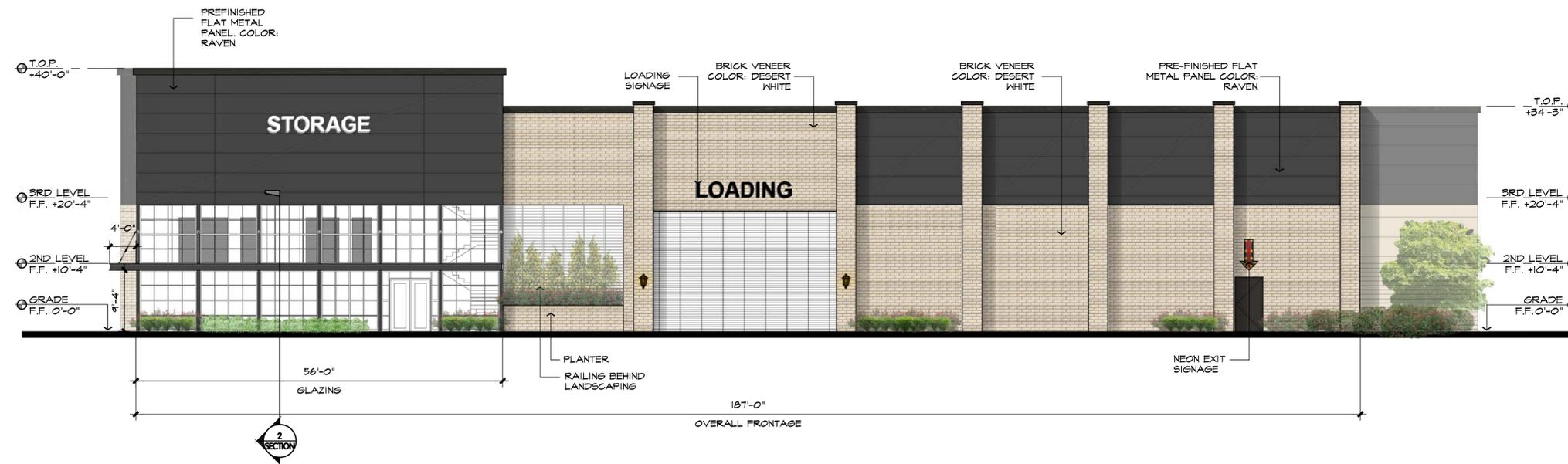
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**SITE ELEVATION - NORTH** ①  
1"=10'-0"



**SITE ELEVATION - EAST, FACING 62ND AVE** ②  
1"=10'-0"

33.130.230.B.3 GLAZING AND FACADE RELIEF ON SE 62ND AVE.

DESCRIPTION	FACADE (LENGTH/AREA)	REQUIRED % GLAZING	REQUIRED GLAZING LENGTH/ AREA	PROVIDED ON ELEVATION
GLAZING LENGTH FACING STREET	187'-0"	25%	47'-0"	56'-0" = (±29%)
GROUND LEVEL WALL AREA FROM 0' TO 9' A.F.F.	1,728 S.F.	12.5%	216 S.F.	504 S.F. = (±29%)

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SCHEME A  
**EXTERIOR ELEVATIONS**



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SCHEME A  
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NORTHEAST PERSPECTIVE ①

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NORTHWEST PERSPECTIVE ①

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SOUTHWEST PERSPECTIVE ①

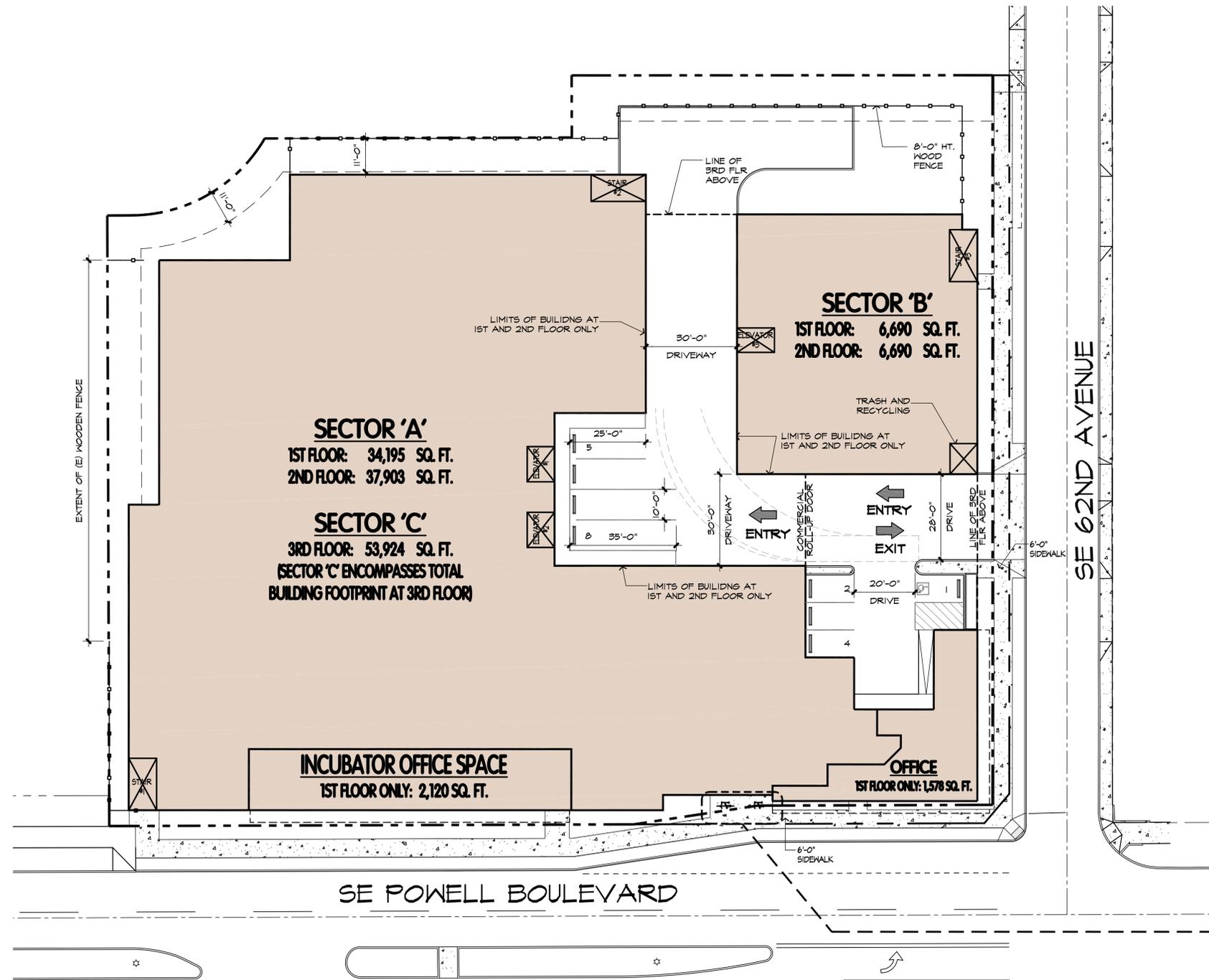
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1.57 ACRES

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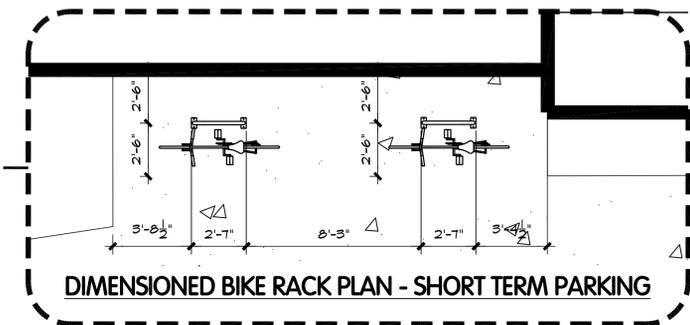
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SECTOR 'C' 3RD FLOOR:	53,924 SQ. FT.
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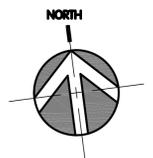


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**SCHEME B  
SITE PLAN**

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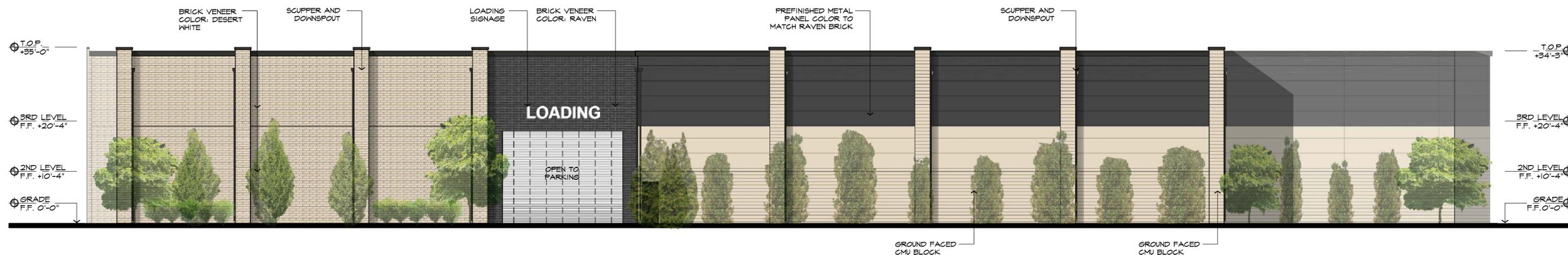
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SCHEME B  
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SCHEME B  
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SOUTHWEST PERSPECTIVE ①

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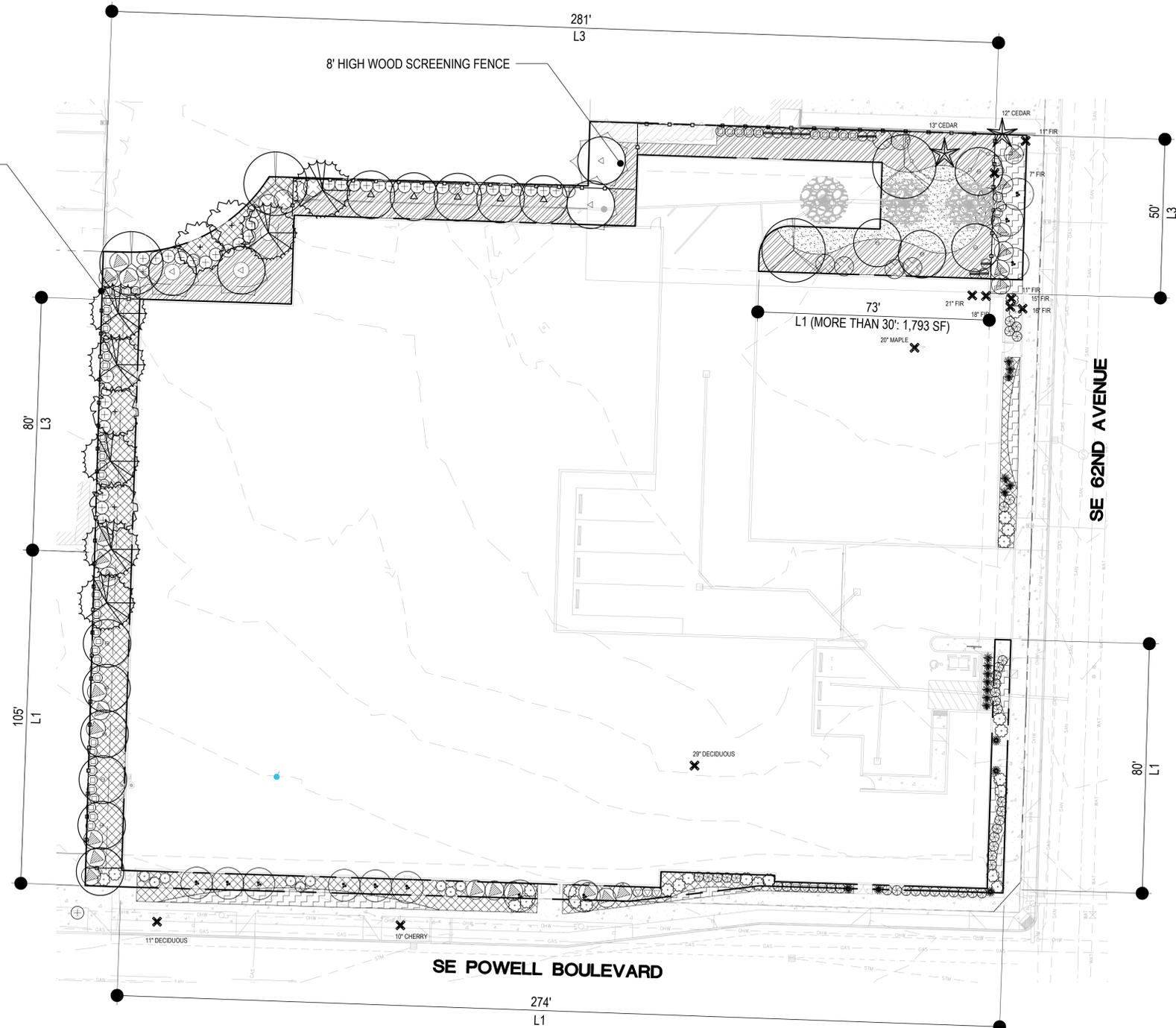
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LANDSCAPE AREA  
10,090 SF



**PLANTING LEGEND**

QUANTITIES ARE FOR OVERALL SITE

TREES	SIZE	QTS.	SCIENTIFIC NAME / COMMON NAME	1	2
MED	12		ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE 1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	L1.1	L1.1
SML	3		CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE EUROPEAN HORNBEAM 1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'		
SML	4		CERCIS CANADENSIS / EASTERN REDBUD 1.5" CAL. B&B, WELL BRANCHED		
MED	7		CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING ALASKA CEDAR 5' HIGH, B&B, FULL TREES, WELL BRANCHED TO GROUND		
SML	9		CUPRESSUS SEMPERVIRENS 'SWANE'S GOLDEN' / SWANE'S GOLDEN ITALIAN CYPRESS 5' HIGH, B&B, FULL TREES, WELL BRANCHED TO GROUND		
SML	11		CORNUS KOUSA 'SNOW TOWER' / SNOW TOWER DOGWOOD 1.5" CAL. SINGLE TRUNK, B&B, WELL BRANCHED, LIMBED TO 6'		
SML	5		LAURUS NOBILIS / SWEET BAY 1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'		
SML	4		STYRAX JAPONICUS / JAPANESE SNOWBELL 1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'		
SML	4		THUJA PLICATA 'HOGAN' - HOGAN WESTERN RED CEDAR 6' B&B, FULL TREES, BRANCHED TO GROUND		

\* SIZE: SML=SMALL, MED= MEDIUM, LRG=LARGE

★	2	EXISTING TREES TO BE RETAINED
✕	11	EXISTING TREES TO BE REMOVED
▨		EXISTING LANDSCAPE TO BE RETAINED

HIGH SCREENING SHRUBS	3	
24	ABELIA X GRANDIFLORA / GLOSSY ABELIA 3 GAL. CONT., FULL PLANTS, 6" O.C.	L1.1
13	BUXUS SEMPERVIRENS 'GRAHAM BLANDY' / GRAHAM BLANDY BOXWOOD 5 GAL. CONT., 6' HIGH, FULL PLANTS, 2.5" O.C.	
5	CHAMAECYPARIS OBTUSA 'NANA LUTEA' / NANA LUTEA HINOKI FALSECYPRESS 5 GAL. CONT., FULL PLANTS, 5" O.C.	
12	EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS 3 GAL. CONT., FULL PLANTS, 3" O.C.	
55	NANDINA DOMESTICA / HEAVENLY BAMBOO 3 GAL. CONT., FULL PLANTS, 3" O.C.	
6	VIBURNUM CINAMOMIFOLIUM / CINNAMON LEAF VIBURNUM 3 GAL. CONT., FULL PLANTS, 6" O.C.	
42	VIBURNUM TINUS / LAURUSTINUS 3 GAL. CONT., FULL PLANTS, 4" O.C.	

LOW SHRUBS	3	
12	BERBERIS THUNBERGII 'AUREA' / GOLDEN JAPANESE BARBERRY 1 GAL. CONT., FULL PLANTS, 3" O.C.	L1.1
25	CISTUS 'ANN PALMER' / ANN PALMER ROCKROSE 1 GAL. CONT., FULL PLANTS, 4" O.C.	
36	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM FALSE BAMBOO 1 GAL. CONT., FULL PLANTS, 3" O.C.	

GROUNDCOVER	4	
331	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK 4 INCH POT, FULL PLANTS, 24" O.C.	L1.1
788	EUONYMUS FORTUNEI 'GOLD SPLASH' / GOLD SPLASH WINTERCREEPER 4 INCH POT, FULL PLANTS, 24" O.C.	
1011	MAHONIA REPENS / CREEPING MAHONIA 4 INCH POT, FULL PLANTS, 24" O.C.	

SEEDING	5	6	7
LAWN SEEDING			
940 SF. SEE NOTES FOR SPECIFICATIONS	L1.1	L1.1	L1.1

FENCES	5	6	7
WOOD SCREENING FENCE 8 FEET HIGH, 315 FEET LONG			
TREE PROTECTION FENCE (DURING CONSTRUCTION) 6 FEET HIGH			

**NOTES**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF PORTLAND STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF PORTLAND STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z66-1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- 52 NEW TREES PLANTED, 22 OF THE TREES ARE EVERGREEN, WHICH IS 42% OF THE TOTAL NUMBER OF NEW TREES PLANTED.

**LANDSCAPE PLAN**  
SCALE 1" = 20'

MINIMUM LANDSCAPE AREA
GROSS SITE AREA (APPROXIMATELY) = 66,600 SF
REQUIRED LANDSCAPE AREA (CG: 15%) 66,600 SF X 15% = 9,990 SF
PROPOSED LANDSCAPE AREA = 10,090 SF (15.1%)

L1 LANDSCAPE
REQUIRED LANDSCAPE LENGTH 105LF+274LF+80LF+73LF = 532 LF
PROPOSED TREES 22 LF(MEDIUM) X 10 = 220 LF 15 LF(SMALL) X 21 = 315 LF TOTAL = 535 LF
REQUIRED SHRUBS (30' OR WIDER AREAS) 1,732 SF / 400 = 4.3 HIGH SHRUBS = 2 X 4.3 = 9, OR LOW SHRUBS = 3 X 4.3 = 13
PROVIDED SHRUBS HIGH SHRUBS = 9

L3 SCREENING (AGAINST RESIDENTIAL ZONES)
REQUIRED SCREEN LENGTH 50LF+281LF+80LF = 411 LF
PROPOSED TREES 22 LF(MEDIUM) X 2 = 44 LF 15 LF(SMALL) X 19 = 285 LF TOTAL = 329 LF
EXISTING TREES 13" CALIPER = 22 LF(MEDIUM) X 2 = 44 LF 12" CALIPER = 22 LF(MEDIUM) X 2 = 44 LF TOTAL = 88 LF
PROVIDED TREE TOTAL = 417 LF
PROPOSED SHRUBS (6' HIGH) AND FENCES (8' HIGH) 6' HIGH SHRUB = 55 8' HIGH FENCE = 196 LF

