



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

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STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 11-178731 DZM
PC # 11-159632
The Rose at Gateway Gardens

REVIEW BY: Design Commission

WHEN: Thursday June 7, 2012 at 1:30 PM

WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Bureau of Development Services Staff:

Chris Caruso 503-823-5747 / Chris.Caruso@portlandoregon.gov

GENERAL INFORMATION

Applicant/Owner: Gordon Jones
9837 NE Irving St #302/Portland, OR 97220

Consultant: Craig Monaghan, Architect
4522 Lower Drive/Lake Oswego, OR 97035

Site Address: 318 NE 97TH AVE

Legal Description: BLOCK 1 LOT 7 EXC PT IN ST, LEWIS PK; BLOCK 1 LOT 8, LEWIS PK; BLOCK 1 LOT 9, LEWIS PK; BLOCK 1 LOT 29 EXC PT IN ST, LEWIS PK; BLOCK 1 LOT 30 EXC PT IN ST, LEWIS PK; BLOCK 1 LOT 32 EXC PT IN ST, LEWIS PK

Tax Account No.: R493600130, R493600150, R493600170, R493600670, R493600690, R493600750

State ID No.: 1N2E33DA 06800, 1N2E33DA 06900, 1N2E33DA 07000, 1N2E33DA 09000, 1N2E33DA 09100, 1N2E33DA 09200

Quarter Section: 3040

Neighborhood: Hazelwood

Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Gateway

Zoning: RXd, High-Density Residential with design overlay

Case Type: DZM, Design Review with Modifications

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 applicant seeks design review approval for two new 45-unit apartment buildings in the Gateway Plan District. Each building will be 4 stories and 41 feet tall with 58 shared surface parking spaces between them, perimeter landscaping, and shared raised garden beds. Exterior materials include cement plaster, cement panels, cedar siding, wood trim, vinyl windows, woven wire green walls and fencing, aluminum and glass balcony railings, steel trellises, exposed concrete columns, aluminum storefront, and aggregate pavers.

NE Flanders Street will be reconstructed and renamed NE Everett Street under a separate public works permit and is not part of this design review case.

One Modification is being requested:

1. 33.120.255 Pedestrian Standards – To reduce the required 5 foot pedestrian walkway width along the southern boundary of the site to 4 feet, and for portions of this walkway to be made of individual pavers in place of paving of the entire walking surface.

Projects in the Gateway Plan District, such as this one that are above a specific valuation threshold require a Type III Design Review. Any zoning code standards that cannot be met by a proposal must request a Modification thru Design Review.

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
- 33.825.040 Modifications
- Gateway Regional Design Guidelines

ANALYSIS

Site and Vicinity: The subject site is 44,262 square feet in area and is made up of four parcels. Streets adjacent to the site are NE 99th Avenue to the east, NE 97th Avenue to the west, and the future extension of NE Everett (Flanders) Street to the south. The site is flat with no obvious slope. It was originally developed with multiple residential and commercial buildings that also span the vacated NE Flanders Street roadway. All the buildings on these four parcels will be demolished prior to construction. There are currently sidewalks along NE 97th and 99th Avenues and all three street frontages will be improved with sidewalks and street trees as required.

Surrounding uses include single- and multi-family residences to the east, south and west, and multi-family residences and commercial businesses to the north. The Gateway Transit Center with bus and light rail MAX service is located approximately three-quarters of a mile north of the site. Tri-Met bus service is available on NE Glisan Street and NE 99th Avenue.

The City of Portland's Transportation System Plan (TSP) classifies NE 99th Avenue a Neighborhood Collector Street, Transit Access Street, Local Service Bikeway, and City Walkway. Northeast 97th Avenue is classified as a Local Service Bikeway and City Walkway. Northeast Flanders Street has no TSP designations at this time. The site is located within the Gateway Pedestrian District.

Zoning: The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not

regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

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

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

1. MCF 1-85 MC (85-100065) – approval to expand a water meter business, a non-conforming use.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **May 10, 2012**. The following Bureaus have responded with no issue or concerns:

- Site Development Section of BDS
- Bureau of Parks-Forestry Division
- Water Bureau (Exhibit E-1)
- Bureau of Transportation Engineering (Exhibit E-2)
- Life Safety Review Section of BDS (Exhibit E-3)
- Fire Bureau (Exhibit E-4)
- Bureau of Environmental Services (Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 10, 2012**. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Colleen Gifford, Gateway Eco District Steering Committee Chair – in support of the project.

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. The applicable standards of the Portland Zoning Code are as follows:

Primary Uses (Table 120-1)

Development Standard

Household Living uses as proposed are allowed by right.

Floor Area Ratios (FAR) (Map 526-3)

Development Standard

Maximum FAR is 6:1. Minimum FAR is 1:1.

Proposal

- Proposed FAR is 1.35:1. No bonuses are being requested. This standard is met.

Maximum Height (Map 526-2)

Development Standard

Maximum height 120 feet.

Proposal

- Proposed building height is 41 feet. No bonuses are being requested. This standard is met.

Minimum Density (Table 120-3)

Development Standard

Minimum density is 1 unit per 500 SF of site area or 88 units for this 44,262 SF site.

Proposal

- Proposed density for The Rose West building is 45 units. Proposed density for The Rose East building is 43 units for a total of 88 units. This standard is met.

Minimum and Maximum Setbacks (33.120.220, Table 120-3 & 120-4)

Development Standard

Minimum 0' on all sides of lot.

Maximum 10' for 50% of the length of building wall facing NE 99th Avenue, the transit street on a thru-lot with only one transit street, within a pedestrian district.

Proposal

- The percent of maximum building setback is met along the NE 99th Avenue frontage.

Building Coverage (33.120.225, Table 120-3)

Development Standard

100% of site area.

Proposal

- Building coverage is 45%. This standard is met.

Connectivity (33.526.250)

Purpose

This regulation implements the Gateway Master Street Plan and is reviewed by the Portland Bureau of Transportation (PBOT).

Proposal

- PBOT has reviewed the proposal. The former NE Flanders Street will be reconstructed to the north of the site and will be renamed NE Everett Street. Sidewalks will be upgraded to City standards. This standard is met.

Main Entrances (33.526.270)

Development Standard

At least one main entrance to each tenant space and/or lobby must face a public street and must be within 15 feet of the public street.

Proposal

- At least one main entrance to each tenant space and/or lobby is within 15 feet of and face public streets. Individual residential unit entries do not have to meet this standard as it pertains to commercial tenants. This standard is met.

Pedestrian Standards (33.120.255.B.2.a)

Development Standard

The circulation system must be hard-surfaced and at least 5 feet wide.

Proposal

- A modification to this standard is being requested to allow a portion of the circulation system to be 4 feet wide and made of individual paving stones.

Street-Facing Facades (33.120.232)

Development Standard

At least 15% of each façade that faces a street lot line must be windows or main entrance doors.

Proposal

- Windows and doors in excess of this requirement are provided along all street-facing facades. This standard is met.

Landscaping (33.120.235 & 33.266)

Development Standard

The area between a building and street lot line must be landscaped to L1 standards or paved for pedestrian use. Parking lots are required to have interior and perimeter landscaping.

Pedestrian Standards (33.526.260.B.2.a)

Development Standard

The area between a building and street lot line must be landscaped to meet the L1 standard of 33.248, Landscaping and Screening.

Proposal

- Public areas between the building and streets will be hardscaped as an extension of the pedestrian realm. The parking lots will be appropriately landscaped. These standards are met.
- All street-facing frontages that are not paved as an extension of the public right-of-way or for use as a patio by the residents have the area between the building and the streets landscaped to L1. This standard is met.

Parking (33.526.340 & Table 266-2)

Development Standard

There is no minimum required parking or maximum for residential uses. Parking on a lot with three frontages may be located between a primary structure and one Local Service Transit Street.

Proposal

- Fifty-eight (58) parking spaces are being provided for resident use and no parking is provided between a primary structure and Local Service Transit Street. This standard is met.

Bicycle Parking (33.266.210 & Table 266-6)

Development Standard

The project consists of 88 apartments. Bicycle Parking requirements are:

Proposal

- | | | |
|---------------------------------|----------|-------------------------|
| ▪ Residential Long-Term Spaces | 97 req'd | 176 provided (in units) |
| ▪ Residential Short-Term Spaces | 4 req'd | 8 provided |

This standard is met.

Loading Spaces (33.266.310)

Development Standard

Loading is not required as each building contains less than 50 units. A loading space is not proposed for this development.

Signs (33.140.300 & Title 32) No signs are proposed for approval in this review.

Street Trees (33.140.305) Street Trees will be provided as required by the City Forester.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

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

33.825.055 Design Review Approval Criteria

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

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

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

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d). Therefore the proposal requires Design Review approval. Because the site is within the Gateway Plan District, the applicable approval criteria are listed in the Gateway Regional Center Design Guidelines.

Gateway Regional Center Design Guidelines

The Gateway Regional Center is the City of Portland’s only designated regional center. The area is envisioned to redevelop into a highly urbanized, pedestrian-oriented center, with an overall built size and scale second only to Portland’s Central City.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

Gateway Regional Center Design Goals

Ten goals for design review in the Gateway Regional Center have been established to enhance the area’s design quality, support its livability, and guide its transition to a pedestrian-oriented, active, urban regional center. They are:

1. Encourage urban design excellence.

2. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Gateway Regional Center as a whole.
3. Provide for a pleasant, rich, and diverse experience for pedestrians.
4. Assist in creating a regional center that emphasizes a mix of active uses and experiences and is safe, lively, and prosperous.
5. Provide for the humanization of the Gateway Regional Center through the promotion of parks, plazas, open spaces, public art, and trees.
6. Integrate and honor the diversity and history of Gateway.
7. Integrate sustainable principles into the development process.
8. Encourage the development of a distinctive character for subdistricts within the regional center, and link them.
9. Encourage and incorporate transit orientation and usage.
10. Enhance the physical and visual linkages between the Gateway Regional Center and adjacent neighborhoods.

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

A Pedestrian Emphasis

A1. Strengthen Relationships Between Buildings and the Street. Integrate building setback areas with adjacent streets.

A2. Enhance Visual and Physical Connections. Enhance visual and physical connections between buildings and adjacent sidewalks. Orient semi-public building spaces to the sidewalk and street.

B1. Convey Design Quality and Building Permanence. Use design principles and building materials that convey quality and permanence.

Findings for A1, A2, & B1: The proposed buildings extend very close to the lot lines along all three street frontages. The areas that are set back from the streets are integrated into the adjacent streetscape by either being paved as an extension of the sidewalks and containing easily accessible racks for short-term bicycle parking, or defined as paved patio spaces with perimeter landscaping to meet code standards. There are entries from the public sidewalks to each of the main residential lobbies as well as directly to each of the ground floor units along NE 97th Avenue and NE 99th Avenue. The two lobby entries are prominently marked with balcony canopies, fully-glazed storefront windows that allow views into active areas, and recessed walls that create larger public gathering spaces directly outside the doors. The proposed exterior building materials include cement panels with wood battens, cedar siding, wood trim, commercial-grade vinyl windows and patio doors, aluminum storefront, built-up steel trellises, metal canopies, and cast-in-place concrete stemwalls and columns. All of these materials are durable and high-quality items used throughout the area that will convey a sense of quality and permanence. *These guidelines are therefore met.*

A3. Integrate Building Mechanical Equipment and Service Areas. Incorporate building mechanical equipment and/or service areas in a manner that does not detract from the pedestrian environment.

B5. Integrate Roofs, Rooftop Lighting, and Signs. Integrate rooftop components, functions and related screening elements with the building's architecture. Integrate exterior lighting, signs and any related structural equipment at or near the roof with the building's architecture. Orient lighting to highlight the building's architecture.

Findings for A3 & B5: Air handling systems will be vented out the roof of each building and no exterior vents will be visible on the outside walls. This will allow the exterior finish patterns to be uninterrupted around the building, creating a

more cohesive overall design. No direct exhaust will impact the sidewalks or passersby. Lighting of the building exterior is minimal, occurring only with recessed downlights at each public entry and fixtures at each patio or balcony. This lighting is carried around all four sides of each building, providing nighttime security lighting around the site. Additional lighting is provided within the parking area and around the perimeter pathways. Signs are not included in the review. *These guidelines are therefore met.*

B Development Design

B2. Integrate Ground-Level Building Elements. Integrate the different ground-level building elements with the building's architecture.

B3. Design for Coherency. Integrate the different parts of a building to achieve a coherent design.

Findings for B2 & B3: The ground level building elements are made up of storefront glazing, vinyl windows and patio doors, cement panel siding with wood accent battens, cedar siding, wood trim, exposed concrete columns, a metal green screen fence with metal gates, built-up steel trellises, glass balcony railings and canopies that work together to create a cohesive pattern around each entire building. These materials will be used on the future two other buildings to the north and south of this site, giving the entire development a comprehensive design aesthetic. The cement panel siding with battens and the cedar siding is used to visually break up the building mass into strong vertical elements while the glass balcony rails and steel trellises define horizontal bands around each corner and between each vertical mass. The green screen fencing and steel trellises will create additional visual interest to the building base by differentiating it from the upper floors and by softening the experience of the building along the adjacent pedestrian walkways. *These guidelines are therefore met.*

B4. Integrate Encroachments. Size and place encroachments to enhance the pedestrian environment. Where permitted, integrate skybridges that are visually level and transparent toward the middle of the block, where they will be most unobtrusive.

Findings: This proposal has not encroachments into the public rights-of-way. *This guideline does not apply.*

B6. Integrate Ecological / Sustainable Concepts. Integrate ecological/sustainable features or concepts with site and development designs.

Findings: The proposal integrates stormwater treatment in some of the parking islands as well as areas within the green street improvements to the reconstructed and renamed NE Everett Street. *This guideline is therefore met.*

C Context Enhancement

C1. Provide Opportunities for Active Uses at Major Street Intersections. Integrate flexible, active-use space opportunities at building corners facing major street intersections. Locate access to the upper floors of buildings at these intersections toward the middle of the block.

C5. Transition to Adjacent Neighborhoods. Orient the building mass of new development toward the higher-density areas and/or active streets of the regional center.

Findings for C1 & C5: Both buildings in this proposal locate lobby entries at the primary intersections of NE 97th and NE Everett, and NE 99th and NE Everett. Each lobby's location on the primary building corner will provide visibility and

connection of active-use areas to the public realm. The proposed buildings are oriented toward the three active streets and toward the internal parking area, away from any adjacent neighbors. *These guidelines are therefore met.*

C4. Develop Complementary Parking Areas. Develop, orient and screen parking area to complement adjacent buildings and the pedestrian environment.

Findings: All on-site parking is located between the two buildings and is screened from NE Everett Street so views of vehicles are minimized for pedestrians and neighbors. The parking area will be accessed from the reconstructed and renamed NE Everett Street, as approved by the Bureau of Transportation. Per the Bureau of Transportation, the new NE Everett Street will be designated a residential street and is not expected to carry appreciable amounts of traffic. *This guideline is therefore met.*

C6. Build on View Opportunities. Incorporate semi-public building spaces to facilitate views to and from public amenities. Develop new buildings to emphasize pedestrian views down streets or corridors at focal points or wayfinding markers.

Findings: Both of the prominent intersections at NE Everett Street and NE 97th and 99th Avenues have been addressed by pulling the exterior walls back from the lot lines to create larger paved corner entry gathering spaces. These spaces are further defined by overhanging balcony/canopy projections and large areas of glazed aluminum storefront. The material and massing changes at the lobby entries differentiate these corners from the rest of each building and make them more visually prominent. The corners also demarcate the street intersections, providing a visual cue to pedestrians that will help with wayfinding in the area. *This guideline is therefore met.*

(2) MODIFICATION REQUESTS (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following modification is requested:

1. 33.120.255 Pedestrian Standards – To reduce the required 5 foot pedestrian walkway width along the southern boundary of the site to 4 feet, and for portions of this walkway to be made of individual pavers in place of paving of the entire walking surface.

Findings: The building as a whole is well connected with the street network through hard-surfaced transitions between entrances and the surrounding sidewalk and via the walkways that surround each building and the entire site. The reduced width of the internal walkway along the southern boundary to 4'-0" and the use of individual pavers provides adequate space and paving for residents and their guests to walk between buildings, to the parking area, to the garden and trash area, and to pass each other. One benefit of the reduced walkway widths is the additional space made available for perimeter landscaping along the southern boundary. The plantings will screen the parking areas from any existing and future development. The use of individual permeable pavers in place of continuous paving along this walkway allows for greater stormwater infiltration on site and lessens the heat island effect of lots of paving.

The proposed 4 foot wide walkway of individual pavers along the southern boundary of the site better meets the applicable design guidelines *B6. Integrate Ecological/Sustainable Concepts* and *C4. Develop Complementary Parking Areas*, and the purpose of the standard is equally met. *Therefore, this modification merits approval.*

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed two-building residential building with its shared parking and outdoor areas is a comprehensive design of high-quality materials that will be a significant contribution to the Gateway Regional Center. The strong building massing highlighted by changes in materials, generous lobby entry corners, and green wall systems, form an interesting building design appropriate to this location. The proposal meets 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 full approval for two new four-story, 45-unit apartment buildings in the Gateway Plan District to include the following elements:

- 58 shared surface parking spaces;
- Perimeter landscaping, and shared raised garden beds; and
- Exterior materials of cement plaster, cement siding, wood trim, vinyl windows, woven wire green walls and fencing, aluminum and glass balcony railings, steel trellises, exposed concrete columns, aluminum storefront, and aggregate pavers.

Approval of one Modification:

1. 33.120.255 Pedestrian Standards – To reduce the required 5 foot pedestrian walkway width along the southern boundary of the site to 4 feet, and for portions of this walkway to be made of individual pavers in place of paving of the entire walking surface.

Approval

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.41. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-178731 DZM. No field changes allowed."

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Procedural Information. The application for this land use review was submitted on September 21, 2011, and was determined to be complete on April 20, 2012.

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 September 21, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit (A-3)

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 the Development Services Building, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

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 review body, only evidence previously presented to the review body will be considered by the City Council.

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.**

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.

- *Unless appealed*, The final decision may be recorded on or after **June 7, 2012**.
- 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).

Chris Caruso
May 29, 2012

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
 - 1. Narrative
 - 2. Area to be Vacated Map
 - 3. 120-Day Waiver
 - 4. February 14, 2012 Memo
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Vicinity Plan
 - 3. Site Detail
 - 4. Site Detail
 - 5. Site Circulation Diagram
 - 6. Misc. Renderings
 - 7. First Floor Plan (attached)
 - 8. Second Floor Plan
 - 9. Third Floor Plan
 - 10. Fourth Floor Plan
 - 11. Roof Plan
 - 12. Elevations (attached)
 - 13. Elevations (attached)
 - 14. Building Sections
 - 15. Misc. Details
 - 16. Elevations for Misc. Structures
 - 17. Elevations for Misc. Structures
 - 18. Partial Elevation and Details
 - 19. Partial Elevation and Details
 - 20. Partial Elevation and Details
 - 21. Partial Elevation and Details
 - 22. Entry Courtyards
 - 23. Exterior Materials
 - 24. Elevations
 - 25. Elevations
 - 26. Title Sheet and Vicinity Map
 - 27. Existing Conditions Plan
 - 28. Preliminary Grading and Tree Preservation Plan
 - 29. Preliminary Storm, Sanitary, and Waterworks plan
 - 30. The Rose West Site Plan
 - 31. The Rose East Site Plan
 - 32. The Rose West Landscape Plan (attached)
 - 33. The Rose East Landscape Plan (attached)
 - 34. Planting Schedules
 - 35. The Rose Site Sections
 - 36. The Rose Site Sections
 - 37. Living Screen Information
 - 38. Sapa Railing System Information

- 39. CertainTeed Fiber Cement Siding and Trim Information
- 40. Western Red Cedar Information
- 41. Cascade Windows Information
- 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. Water Bureau
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Life Safety Review Section of BDS
 - 4. Fire Bureau
 - 5. Bureau of Environmental Services
- F. Letters:
 - 1. Colleen Gifford, Gateway Eco District Steering Committee Chair, May 21, 2012 – in support of the project.
- G. Other
 - 1. Original LUR Application
 - 2. Site History Research
 - 3. Incomplete Letter
 - 4. February 13, 2012 Letter



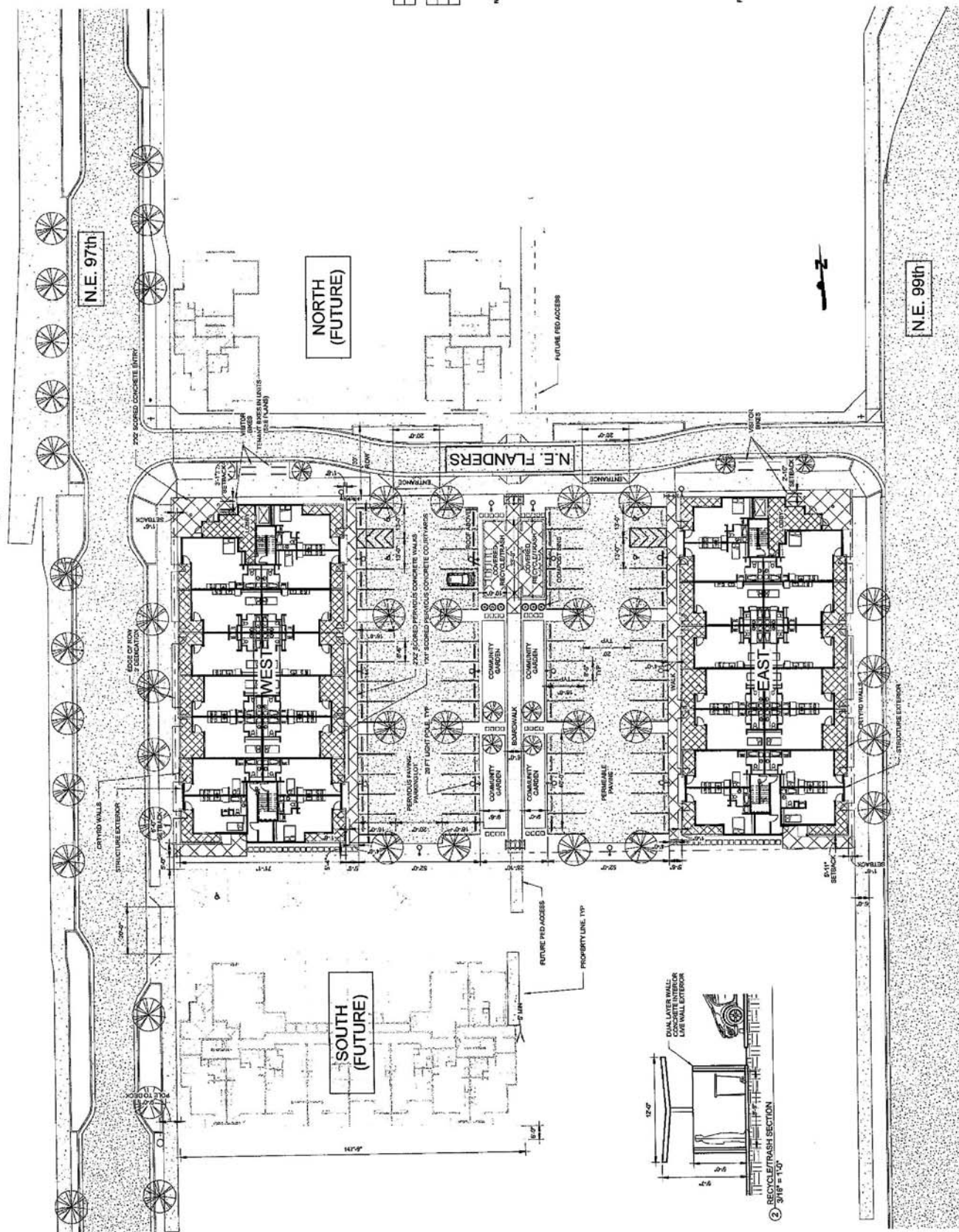
ZONING

-  Site
-  Also Owned



This site lies within the:
GATEWAY PLAN DISTRICT

| | |
|-------------|--------------------------|
| File No. | <u>LU 11-178731 DZM</u> |
| 1/4 Section | <u>3040</u> |
| Scale | <u>1 inch = 200 feet</u> |
| State_Id | <u>1N2E33DA 7000</u> |
| Exhibit | <u>B</u> (Apr 25,2012) |



| NEW LOT SIZES | |
|---------------|----------|
| Name | Area |
| WEST/EAST | 44248 SF |
| NORTH | 13002 SF |
| SOUTH | 10652 SF |

NET LOT AREA CALCULATIONS:

WEST:
 LOTS 24, 25, 26, 27 DEDICATION = 3 FT ROW + 3 FT
 NET AREA 24,25,26,27 = 44248 SF
 # UNITS REQUIRED = 45
 # UNITS PROPOSED = 45

NORTH:
 LOTS 28, 29 DEDICATION = 3 FT ROW + 3 FT
 NET AREA 28,29 = 13002 SF
 # UNITS REQUIRED = 14
 # UNITS PROPOSED = 14

SOUTH:
 LOTS 30, 31 DEDICATION = 3 FT ROW + 3 FT
 NET AREA 30,31 = 10652 SF
 # UNITS REQUIRED = 12
 # UNITS PROPOSED = 12

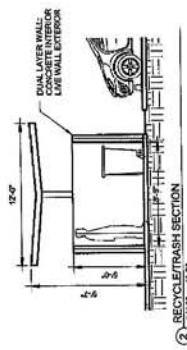
UNITS:
 AREA REDUCTION FROM 100% TO 100% = 0%
 # UNITS REQUIRED = 71
 # UNITS PROPOSED = 71

UNITS:
 AREA REDUCTION = 0%
 NET AREA 24,25,26,27 = 44248 SF
 # UNITS REQUIRED = 45
 # UNITS PROPOSED = 45

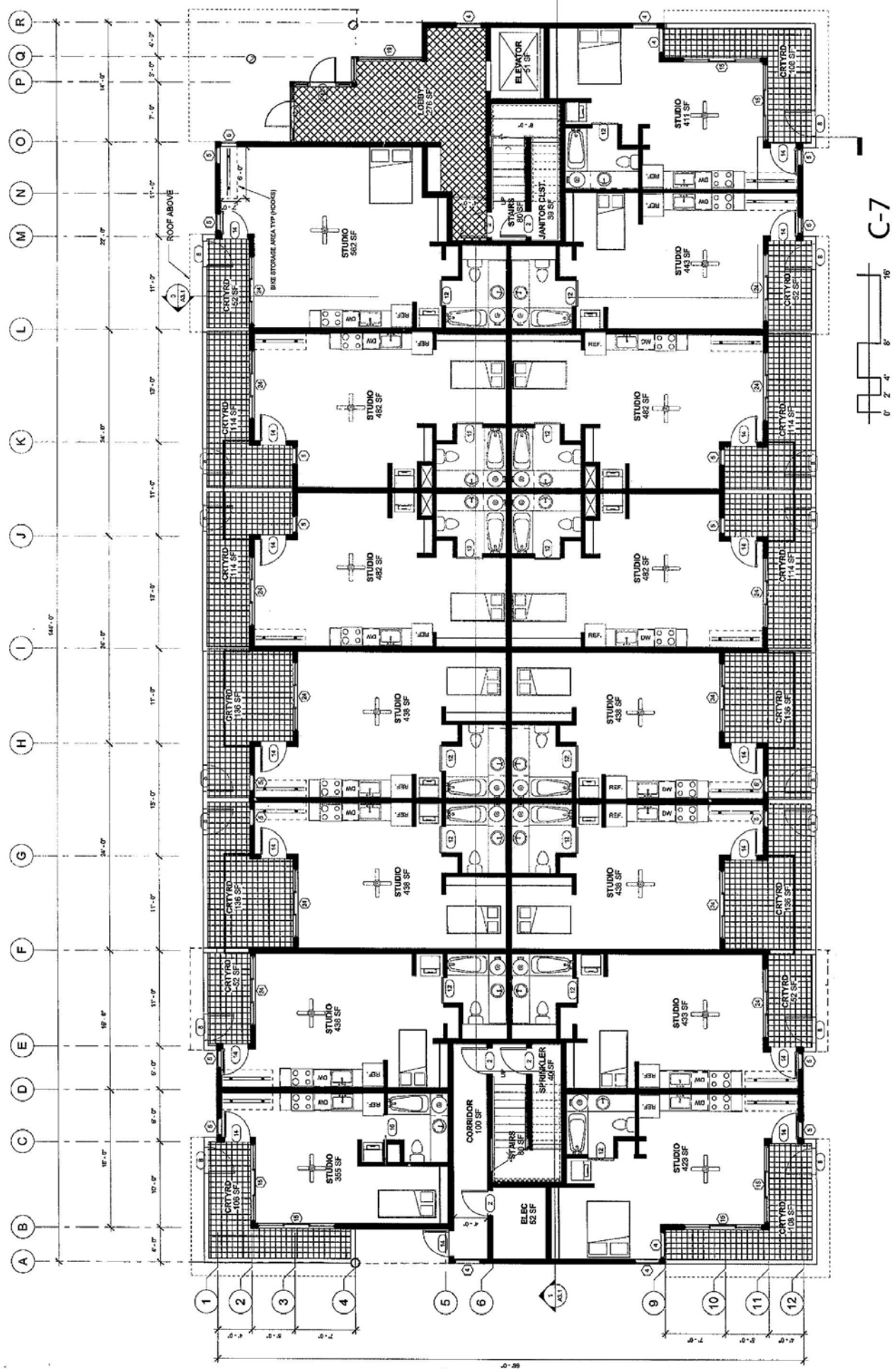
UNITS:
 AREA REDUCTION = 0%
 NET AREA 28,29 = 13002 SF
 # UNITS REQUIRED = 14
 # UNITS PROPOSED = 14

UNITS:
 AREA REDUCTION = 0%
 NET AREA 30,31 = 10652 SF
 # UNITS REQUIRED = 12
 # UNITS PROPOSED = 12

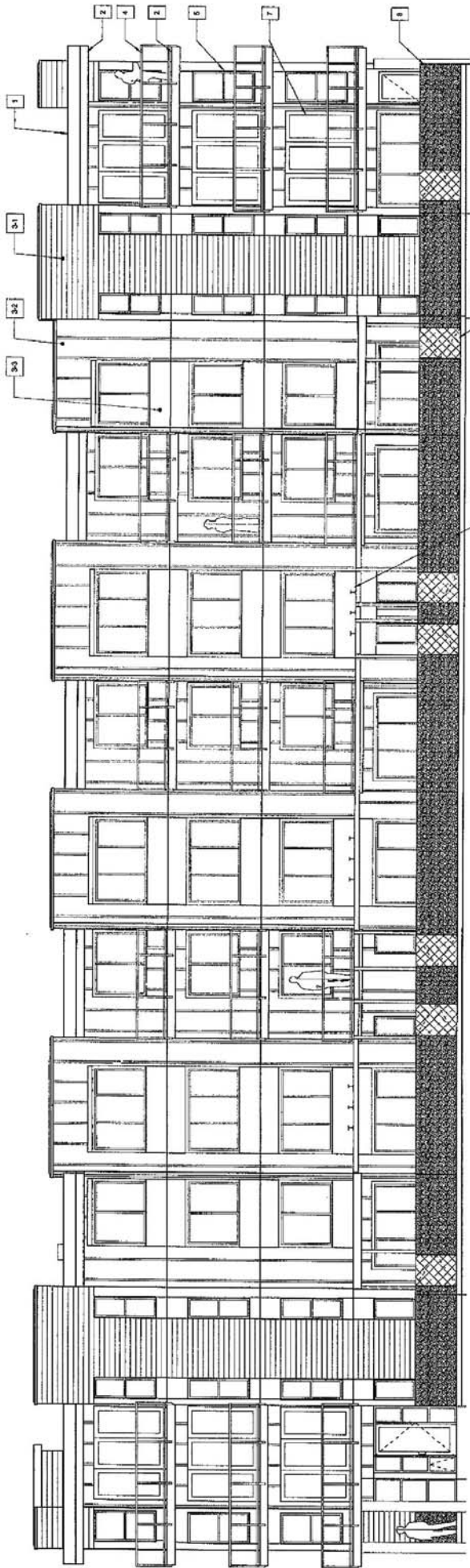
FAB:
 FINISHABLE
 PARKING
 COMMON
 ERECTOR
 TOTAL
 WEST/EAST 107444248 - 132 F.A.R.



C-1



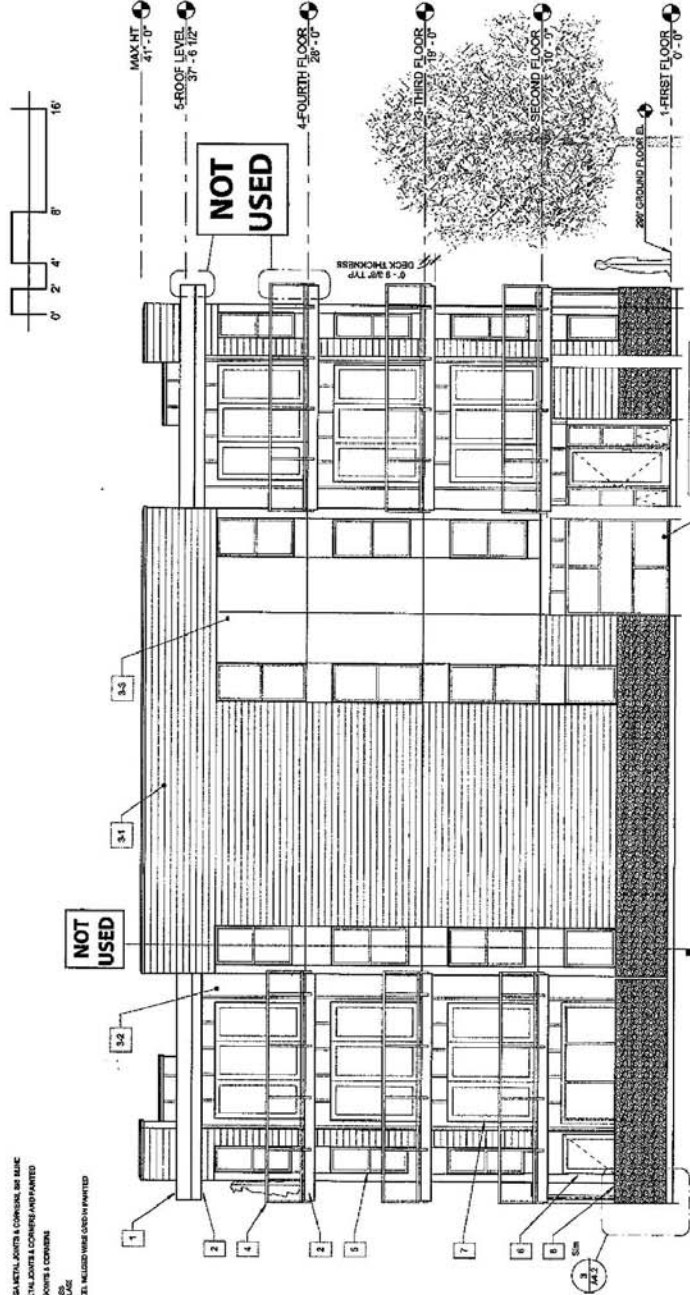
C-7



1 AS-1 MAIN North (ON PRINT)
3/16" = 1'-0"

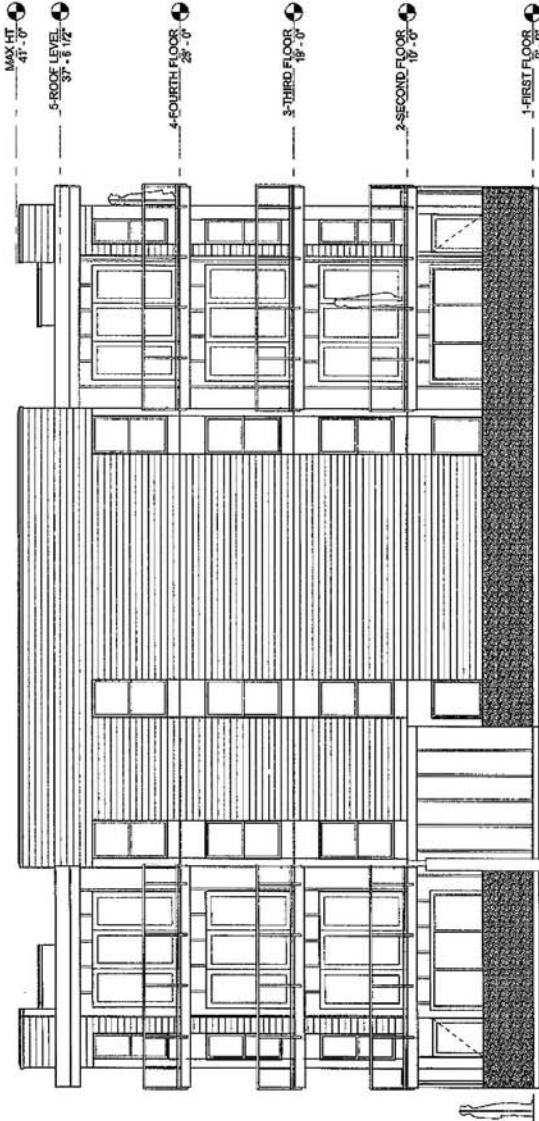
WEST ELEVATION, THE ROSE WEST
EAST ELEVATION, THE ROSE EAST (OPPOSITE HAND)

- EXTERIOR MATERIALS**
- 1 COARSE PAVED SURFACE
 - 2 COARSE PAVED SURFACE
 - 3 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 4 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 5 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 6 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 7 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 8 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 9 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 10 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 11 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 12 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 13 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 14 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 15 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 16 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 17 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 18 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 19 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT
 - 20 1/2" x 1/2" x 1/2" SQUARE TILE, TEXTURE, JOINTS & GROUT



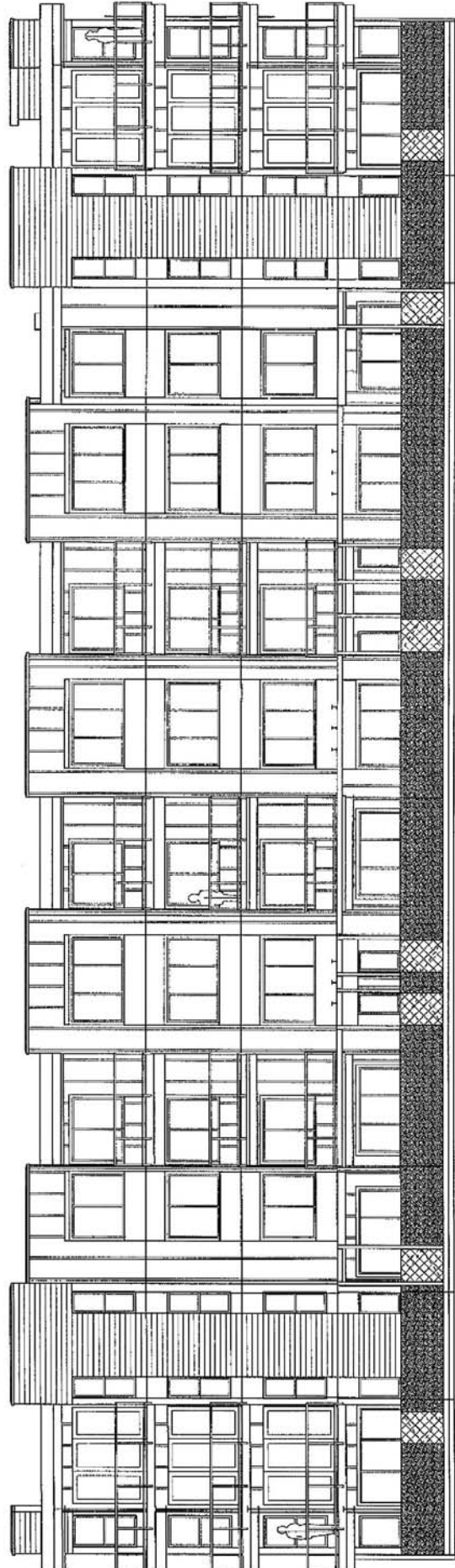
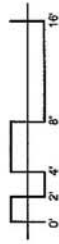
2 AS-1 MAIN East (ON PRINT)
3/16" = 1'-0"

NORTH ELEVATION, THE ROSE WEST
NORTH ELEVATION, THE ROSE EAST (OPPOSITE HAND)



SOUTH ELEVATION, THE ROSE WEST
 SOUTH ELEVATION, THE ROSE EAST (OPPOSITE HAND)

- EXTERIOR MATERIALS
1. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 2. EXTERIOR WALLS: 4" CMU WITH 1/2" POLYSTYRENE INSULATION.
 3. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 4. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 5. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 6. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 7. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 8. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 9. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 10. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 11. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 12. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 13. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 14. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 15. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 16. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 17. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 18. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 19. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.
 20. EXTERIOR WALLS: 8" CMU WITH 1/2" POLYSTYRENE INSULATION.



EAST ELEVATION, THE ROSE WEST
 WEST ELEVATION, THE ROSE EAST (OPPOSITE HAND)

ARCHITECT
 CRAIG MONAGHAN
 4522 LOWER DRIVE
 LAKE OSWEGO, OR 97036
 PH: (503) 522-9000

LANDSCAPE ARCHITECT
 QUATREFOL, INC.
 104 S.E. 80th AVENUE
 PORTLAND, OR 97216

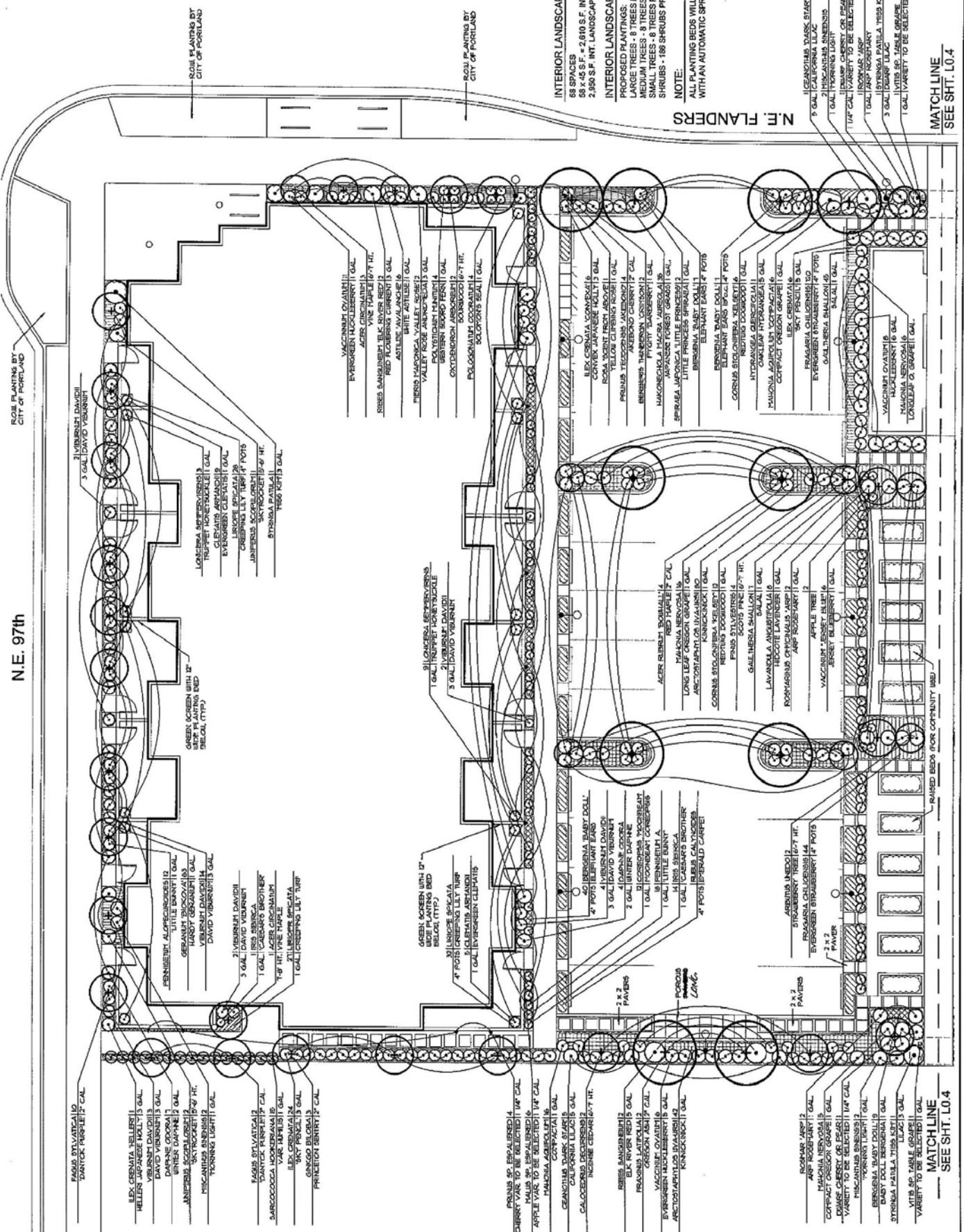
OWNER
 GORDON JONES, PRINCIPLE
 8837 N.E. IRVING ST. #202
 PORTLAND, OR 97220

THE ROSE WEST
 318 N.E. 97th AVE.
 PORTLAND, OR 97220

"THE ROSE WEST"
 LANDSCAPE PLAN

Project number: 1210
 Date: 5.14.12
 Scale: 1/8" = 1'-0"
 Drawn by: K.H.
 Date: 5.14.12

L0.3
 MATCH LINE
 SEE SHT. L0.4



INTERIOR LANDSCAPE REQUIREMENTS
 68 SPACES
 58 x 45 S.F. = 2,610 S.F. INTERIOR LAND. REQD.
 2,950 S.F. INT. LANDSCAPE PROVIDED

INTERIOR LANDSCAPE
 PROPOSED PLANTINGS:
 MEDIUM TREES - 8 TREES PROVIDED (82 SPACES)
 SMALL TREES - 8 TREES PROVIDED (82 SPACES)
 SHRUBS - 186 SHRUBS PROVIDED

NOTE:
 ALL PLANTING BEDS WILL BE IRRIGATED
 WITH AN AUTOMATIC SPRINKLER SYSTEM.



- 1 Ceanothus, Dark Star
- 5 Gal. California Lilac
- 1 Miscanthus sinensis
- 1 Gal. 'Lemon Light' or 'Crisp Tree'
- 1/4 Gal. variety to be selected
- 1 'Nectar' Arap
- 1 Gal. 'Tarp' Rosemary
- 3 Gal. 'Livia 50' Table Grape
- 1 Gal. variety to be selected

ROSE PLANTING BY
 CITY OF PORTLAND

ROSE PLANTING BY
 CITY OF PORTLAND

N.E. 97th

N.E. FLANDERS
 MATCH LINE
 SEE SHT. L0.4

C-32

