



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Date: February 18, 2015

From: Chris Caruso, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 14-251633 DZM
International School New Classroom Building
Pre App: PC # 14-231712

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.*

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: March 12, 2015.** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: March 23, 2015**
- **A public hearing before the Design Commission is tentatively scheduled for 1:30 PM Thursday April 2, 2015**

Applicant: Seth Moran, Mahlum
1231 NW Hoyt Street Ste. 102/Portland, OR 97209

Owner's Representative: Robert Woods/The International School
025 SW Sherman Street/Portland, OR 97201

Engineer: Matt Lewis, Cardno WRG
5415 SW Westgate Drive Ste. 100/Portland, OR 97221

Site Address: 2305 SW WATER AVE

Legal Description: BLOCK D W 1/2 OF LOT 1&2, CARUTHERS ADD; BLOCK D E 1/2 OF LOT 3&4, CARUTHERS ADD; BLOCK D W 1/2 OF LOT 3&4, CARUTHERS ADD; BLOCK G LOT 1&2 LOT 3&4 EXC W 3', CARUTHERS ADD; BLOCK G W 3' OF LOT 3&4 E 22' OF LOT 5&6, CARUTHERS ADD; BLOCK G W 25' OF E 47' OF LOT 5&6, CARUTHERS ADD; BLOCK G W 53' OF LOT 5&6, CARUTHERS ADD; BLOCK D&G TL 1301, CARUTHERS ADD

Tax Account No.: R140908250, R140908260, R140908270, R140908470, R140908540, R140908550, R140908560, R140908280

State ID No.: 1S1E03CD 01900, 1S1E03CD 01700, 1S1E03CD 01800, 1S1E03CD 01300, 1S1E03CD 01400, 1S1E03CD 01500, 1S1E03CD 01600, 1S1E03CD 01301

Quarter Section: 3229

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: None

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Zoning: CXd - Central Commercial 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 a new three story classroom building and landscape features on the International School campus. The new building will front SW Caruthers Street. Exterior materials include cement lap siding, cement panel siding, aluminum-clad wood windows, vinyl windows, and various metal elements. One new transformer will be installed above-grade and nonconforming site upgrades will include creation of long-term bicycle parking and installing mechanical equipment screening for one on-grade unit.

The following Modifications are also being requested:

1. 33.130.230 Ground Floor Windows – To reduce the length of windows from 50% to 33% of the ground floor wall.
2. 33.130.240.B.2a Pedestrian Standards – To reduce the required width of a new pedestrian connection to the modular building from 6 feet to 5 feet.

Approval Criteria:

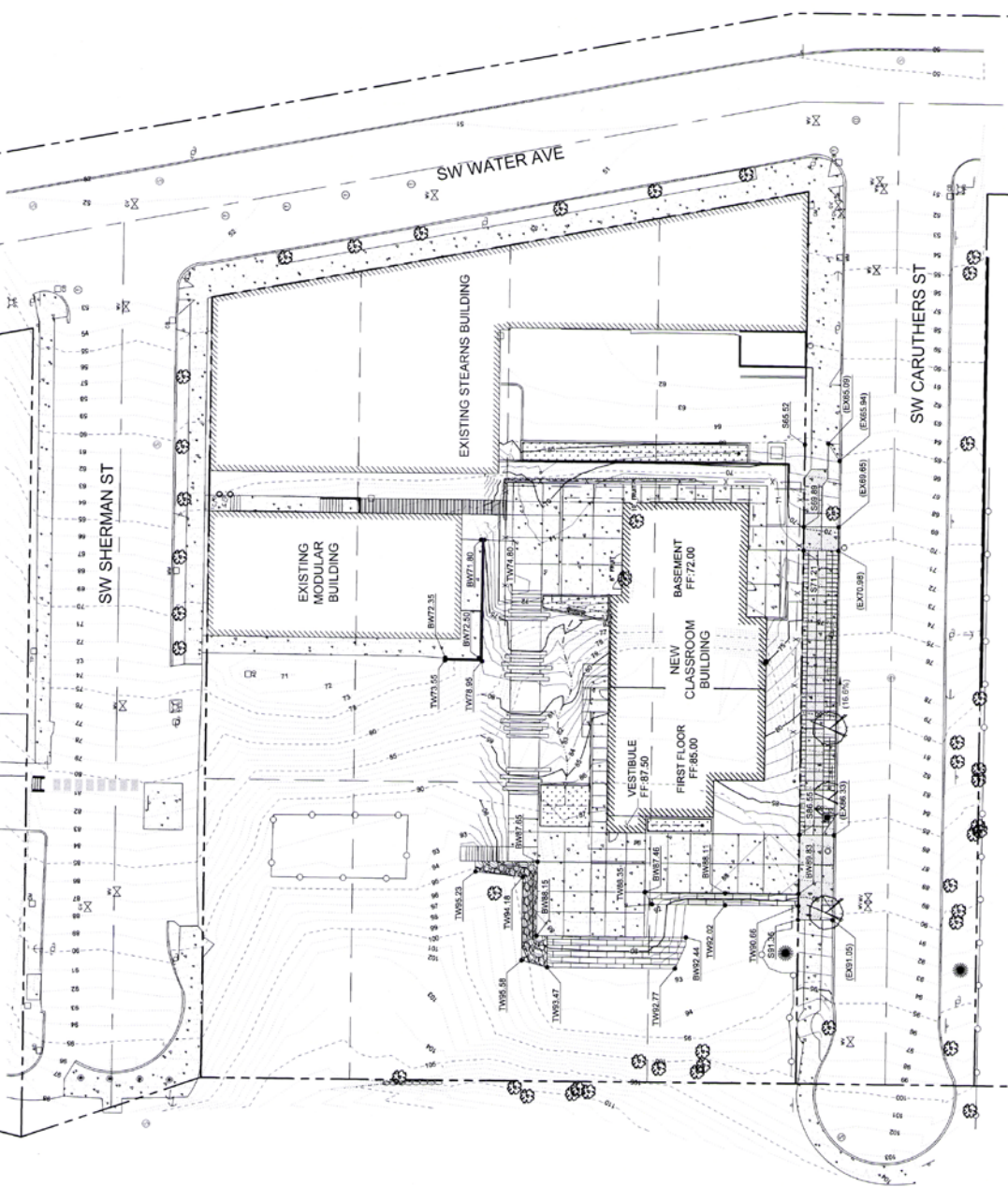
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- 33.825.040 Modifications That Will Better Meet Design Review Requirements
- Central City Fundamental Design Guidelines

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 filed, provided that the application is complete at the time of filing or complete within 180 days. This application was filed on December 19, 2014 and determined to be complete on **February 13, 2015**.

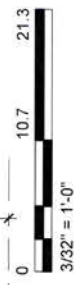
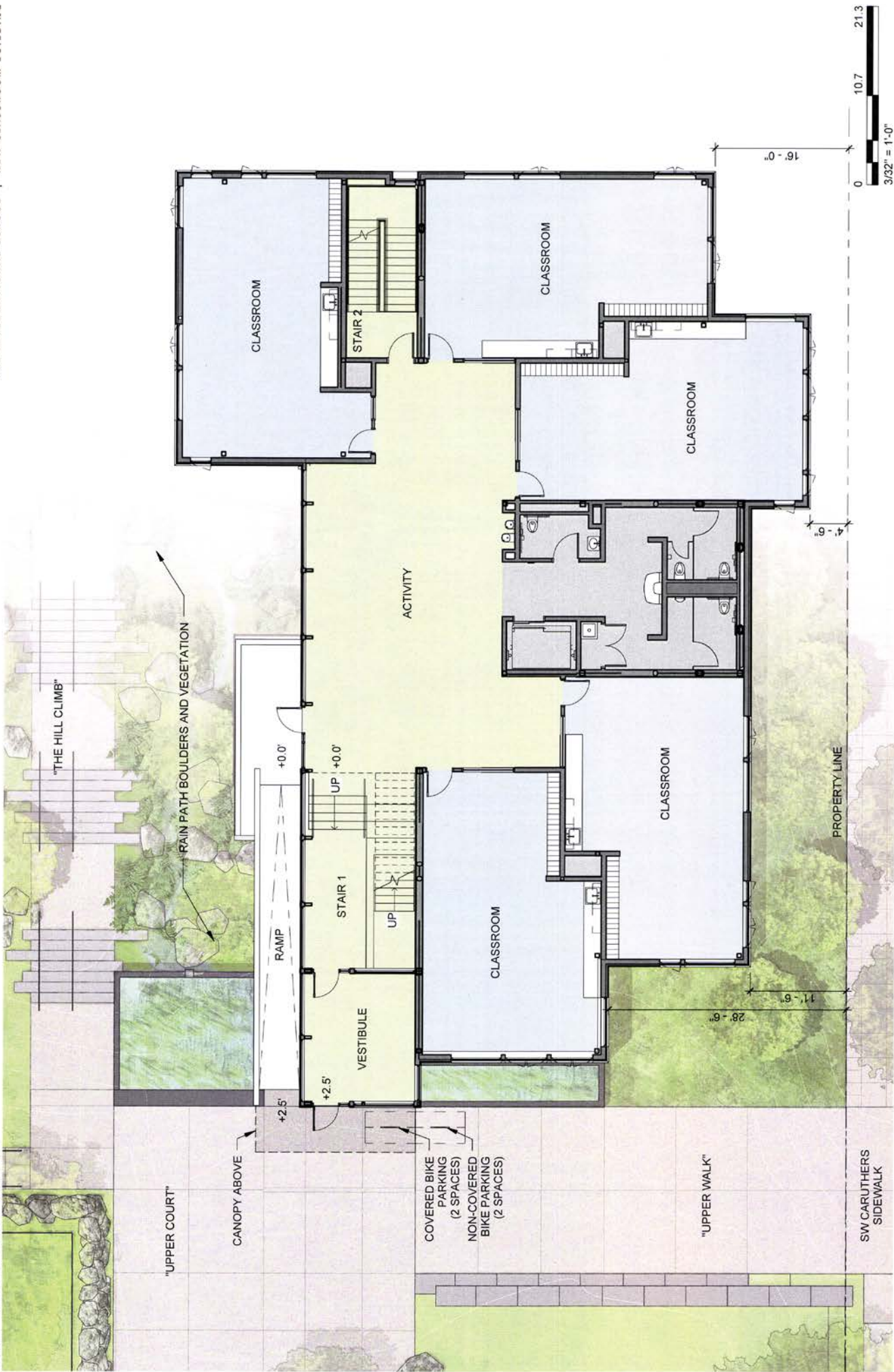
It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, 3-d Renderings



LEGEND

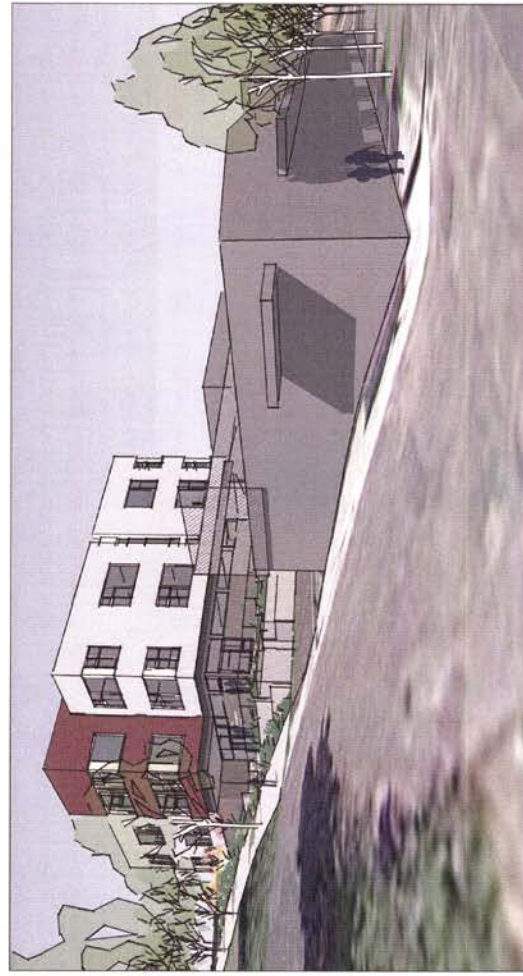
	PROPERTY LINE		WATER LETTER
	EXISTING MAJOR CONTOUR LINE		WATER VALVE
	EXISTING MINOR CONTOUR LINE		FIRE HYDRANT
	PROPOSED MAJOR CONTOUR LINE		REGULATION CONTROL BOX
	PROPOSED MINOR CONTOUR LINE		SANITARY SEWER MANHOLE
	PROPOSED BUILDING LINE		STORM MANHOLE
	PROPOSED WATER QUALITY FACILITY		CATCH BASIN
	PROPOSED PRIVATE SIDEWALK		AREA DRAIN
	PROPOSED PUBLIC SIDEWALK		CLEANOUT
	PROPOSED CONCRETE RETAINING WALL		GAS VALVE
	PROPOSED BOULDER WALL		GAS METER
	PROPOSED STORMS		UTILITY POLE
			GUY ANCHOR
			LIGHT POLE
			TELEPHONE POST/STRAL
			TELECOM MANHOLE/ELLO
			TRAFFIC SIGN
			ROLLARD







AERIAL VIEW



VIEW FROM CORNER OF SW WATER AND SW CARUTHERS



DOWNHILL CARUTHERS VIEW



UPHILL CARUTHERS VIEW

VIGNETTES - OVERALL