

February 26, 2008

Suzanne Savin, Planner
Portland Development Services, Land Use Services Division
1900 SW Fourth Ave., Ste. 5000
Portland, Oregon 97201

Subject: Saint Andrews Condominiums Zoning Adjustment Submittal
SW 18th Avenue and SW Mill Street Terrace
Portland, Oregon
Land Use Review LU 08-106691 AD

Dear Ms. Savin,

The following items are in response to your letter dated February 20, 2008 regarding additional information necessary to complete our application:

Comment 1 - Proposed items within the 18th Avenue Right-of-Way: On Monday, January 14, 2008 Tom Biornstad with PDOT, William Hawkins, and Phil Sydnor had an informal meeting at PDS to discuss the preliminary design and in particular the proposed building access stairs, ramps, and planters in the Public Right-of-Way. It was decided at that meeting that those building components would be submitted for review directly to Tom Biornstad and PDOT through the revocable permit process. William Hawkins and Phil Sydnor submitted the proposal for the Zoning adjustments for an informal staff review on Wednesday, January 23, 2008. The strategy to separate the PDOT review of the building access components on the Public Right-of-Way from the proposed Zoning adjustments was confirmed again by Tom Carter with PDOT's Planning and Zoning Department on Thursday, January 24, 2008 after the weekly Planning Department Staff meeting. We are currently preparing a separate submittal for the PDOT revocable Permit for the building access components on the Public Right-of-Way in front of the proposed building. The submittal will be ready once the existing street, sidewalk, and curb conditions are confirmed by the surveyor.

Comment 2 - Additional Adjustment for Setback of East Wall: Only 1,346 sq. ft. of the east elevation will be exposed above the cliff which is required to be excavated to accommodate the proposed building. The remainder of the elevation is below the grade line at the East Property line and not within visibility from the East (please see sheet A302 – East Elevation). Therefore a 7' setback meets the Code requirements found in Table 120-4 in chapter 33.120.

Comment 3 - Additional Adjustment for Building Coverage: Please see added pages 5 and 6 of the revised written document submittal for the requested adjustments. Pages 5 and 6 contain a formal request for an adjustment for the Maximum Building Coverage. We will submit a check to Portland Development Services for the additional \$750.

William Hawkins and Phil Sydnor met with Timothy Bowers of the Bureau of Environmental Services on January 14, 2008. At that time, the idea of the proposed 205 square foot Landscape/ Flow-Through Planter Area on the Second Floor Garden Terrace was verbally approved by Timothy Bowers for the on-site management of stormwater. The additional required flow through planter area will be located on site along the east side of the building. Please see sheets A1.2 – Site Plan and A2.2 – Second Floor plan for the location of those planter areas.

Comment 4 - West Wall Setback Adjustment: Please see the revised Criteria B and E statements in the revised written document submittal on page 2 for the requested adjustments.

Comment 5 - North Wall Setback Adjustment: Please see the revised Criteria B and E statements in the revised written document submittal on page 3 for the requested adjustments.

Comment 6 - Height Adjustment:

Please see revised sheet A1.2 – Site Plan with the added note, “Lowest Finish Grade = 185.5”. Please also see revised sheet A3.1 – Front (West) Elevation with the added Low Grade call-out, the base point 2 mark for the 10 foot point above the low grade, and the dimension to the midpoint of the gable. Please see the attached 3-dimensional site analysis drawings which call out the existing adjacent buildings and their heights.

Page 4 of the revised written document contains the revised written explanation for **Criteria A** with a written explanation of the existing adjacent building’s heights and conformance with the required zoning codes.

Please see the revised Criteria B and E statements in the revised written document submittal on page 4 for the requested adjustments.

Comment 7 - Cumulative Effect of Adjustments (Criteria C): Please see the revised Criteria C statement for each of the proposed adjustments in the revised written document submittal.

Comment 8 - Required Outdoor Areas: Both terraces, Second Floor Terrace and Sixth Floor Terrace, are intended to be used by all (4) units as common outdoor areas.

Comment 9 - Landscaped Areas: Additionally, the proposed project complies with the minimum Landscaped areas as required in Table 120-3 and section 33.120.235.

- The minimum required landscaped area is 20%.
- The total site area to remain without structure is 1,020 square feet. This area will comply with the L1 standard as required in sections ss.120.235 and 33.248 (see sheets A1.2 – Site Plan and A2.2 – Second Floor Plan).
- The Second Floor Garden/ Roof Terrace will have a Landscape/ Flow-Through Planter Area for storm water = 205 square feet (see sheet A2.2 – Second Floor Plan).
- **The Total Landscaped Area = 1,225 square feet or 21% of the total site area.**

It should also be noted that John Reilly and William Hawkins met with the Goose Hollow Neighborhood Association which supports the project fully. You can expect a letter of support from Jerry Powell in the near future.