

March 19, 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 **section I – Information Necessary to Complete Application** in your second letter dated March 5, 2008:

Comment 1 - Proposed items within the 18th Avenue Right-of-Way: On Friday, March 7, 2008 Suzanne Savin, Cherrie Eudaly with PDOT, and Phil Sydnor had a meeting at PDS to discuss the rebuilding of the 18th Avenue curb and sidewalk, 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 redesigned to meet the following:

- The 18th Avenue curb and sidewalk will be rebuilt 3' farther west, providing a total of 15'-2" of public right of way in front of the building.
- The first 8'-6" of the right-of-way off of the street will be designated for sidewalk and curb. The 8' of sidewalk is made up of a 2' area for signs and meters and then 6' of pedestrian walkway.
- The steps to the proposed building entry can begin 1' after the 8' of sidewalk.
- (3) treads and 2'-8" of landing, 5'-8" total, may then be provided in the public right of way, east of the sidewalk.
- Planters may remain directly adjacent to the building, no retaining walls are allowed however.

Phil Sydnor informally submitted the revised site plan drawings showing the updated public right-of-way and building access conditions to Cherrie Eudaly and Suzanne Savin via email on Monday, March 10, 2008. On Thursday, March 13, Cherrie emailed to Phil Sydnor the following response:

"I have received the site plans and photographs. Thank you very much. I have tentative approval from my supervisor, Kurt Krueger as to relocating the curb, allowing an 8.5' curb tight sidewalk, and an encroachment permit for your stairs, in the right of way, adjacent to the planting strip which will accommodate the street trees. And the forester approves. I have some concerns regarding the stairs connecting to the balcony at the south end as they are in the right of way and would be pdot's responsibility. I will look further and let you know."

The final revised drawings, in particular sheets A1.2, A1.3, and A1.4, are updated per these requirements. The sidewalk and stairs at the South end of the right-of-way leading from the Second Floor roof Terrace are no longer part of the proposal.

Comment 2 - Additional Adjustment for Setback of East Wall: The proposed excavated cliff is now modified so that a 477 square foot area of it is directly adjacent to the East façade of the proposed building. This leaves a total exposed façade area of 1,515 square feet. 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 \$725. Suzanne Savin indicated at the meeting on March 7 that

she will provide an updated form for Phil Sydnor to turn in with the payment on Wednesday, March 19 when he meets with Suzanne to deliver the final revised set of drawings for the adjustment submittal.

Comment 4 - West Wall Setback Adjustment: The proposed building is now located 2'-6" further South on the property, leaving 5' of yard at the Northwest corner of the building. The new yard allows the grade on site to remain at 185'. The elevation, sheet A3.1, and the site plan, sheets A1.2 and A1.3, are updated calling out the requested dimensions for lowest grade, base point 2 or 10 feet above lowest grade, and the midpoint of the gables.

Comment 5 - Landscaped Areas: The new location of the proposed building 2'-6" further South on the site provides adequate yard area on the North side of the building for small trees which meet the L1 standard. The site plan, see sheets A1.2, A1.3, and A1.4, are updated to show landscaping on all sides of the site which complies with the L1 standard. 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 1,100 square feet. This area will comply with the L1 standard as required in sections ss.120.235 and 33.248 (see site plan sheets A1.1, A1.3, A1.4 and A2.2 – Second Floor Plan).
- The 809 square foot Second Floor Garden/ Roof Terrace will have Landscape/ Flow-Through Planter Areas for storm water = 258 square feet (see Site Plan sheets A1.1, A1.3, A1.4 and A2.2, Second Floor Plan).
- **The Total Landscaped Area = 1,628 square feet or 28% of the total site area.**

In response to section II - Issues to Consider:

The cumulative scope of the adjustments request a reduction for the building set backs on (2) sides, the North and West, an increase in the allowable building coverage on the site, and an increase in allowable building height. The existing extreme grade conditions of the site coupled with the standard R1 Zoning requirements of the site do not allow for any building to be built upon the site which would meet the intended density of an R1 zone.

- The setback adjustments are necessary to move the building away from the existing neighbors to the East and South as well as the required excavated cliff.
- The area of the proposed building which increases the building coverage percentage beyond what is currently permitted in table 120-3 of Chapter 33.120 of the city code is below grade. The additional area provides space for a parking garage. Without the garage, the tenants of the proposed condominium would have to park on the street which would not be allowed by the City.

Furthermore, section **33.120.225 Building Coverage** states, *"The building coverage standards, along with the height and setback standards, limit the overall bulk of structures. They assure that larger buildings will not have a footprint that overwhelms adjacent development. The standards help define the character of the different zones by determining how built-up a neighborhood appears."* **The remaining area of building above grade exposed to the neighborhood has a building footprint of 58% which meets the requirements of table 120-3 of Chapter 33.120.**

- The requested Overall Height Adjustment accommodates a mansard roof and gables to provide adequate ceiling height on the top floor. All other parts of the building are below the required overall building height. The proposed design provides an architectural language which is similar to the other buildings in the neighborhood and the most appropriate architectural roof type for the area. Additionally, all of the surrounding existing buildings are on higher grade and will therefore remain above the proposed building.

It should also be noted that the letter of support from the Goose Hollow Neighborhood Association was received and is submitted with the final revised submittal.