

**From:** Bryan Barry  
**To:** [Ballew, Cassie](#)  
**Subject:** RE: staff report  
**Date:** Monday, February 12, 2018 5:16:25 PM  
**Attachments:** [Powell\\_DR\\_Extension\\_Request\\_02-12-18.pdf](#)

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Cassie,

Please see the attached extension request form. Thanks.

**Bryan Barry**  
**Vice President**



807 Las Cimas Parkway, Suite 270 | Austin, Texas 78746  
O: 512.777.0897 | M: 512.945.6640  
[bbarry@leoncapitalgroup.com](mailto:bbarry@leoncapitalgroup.com) | [www.leoncapitalgroup.com](http://www.leoncapitalgroup.com)

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**From:** Ballew, Cassie [mailto:Cassandra.Ballew@portlandoregon.gov]  
**Sent:** Friday, February 9, 2018 8:13 PM  
**To:** Bryan Barry <bbarry@leoncapitalgroup.com>; Krawczuk, Dana (Perkins Coie) <DKrawczuk@perkinscoie.com>  
**Cc:** Jake Walker <jwalker@leoncapitalgroup.com>; Heron, Tim <Tim.Heron@portlandoregon.gov>  
**Subject:** RE: staff report

**EXTERNAL EMAIL:** Do not click links or open attachments unless you know the content is safe.

Hi Bryan,

Some answers to questions raised during our phone call the other day.

1. CG Zone Setbacks. The building can be pulled forward to the property line for the portion of the site immediately adjacent to the commercial zone. However, the building still does need meet the landscaping setback standards in 33.130.215 and Table 130-3/4, for the portion of the site near the rear property line of the residential zone to the north.
2. Driveway Design Exception. I checked in with PBOT on whether a DDE would be required for a gate at the SE 62<sup>nd</sup> Avenue entry. Here was the response:

*You will need a DDE for the gate. We can approve it with the condition it remain open during business hours. Here is a link to the application:*  
<https://www.portlandoregon.gov/transportation/article/655804>. Don't forget there is now a \$250.00 fee.

If you have more questions about the logistics of the DDE, please feel free to reach out to Bob Haley.

Please also pass along the extension form as soon as you can.

Let me know if you have any more questions.

Thank you and have a good weekend,

**Cassie Ballew, LEED AP BD+C**

City Planner | Design & Historic Resource Review Team

City of Portland | Bureau of Development Services | Land Use Services Division

1900 SW 4th Avenue | Ste. 5000 | Portland, OR 97201

**p:** 503-823-7252 | **f:** 503-823-5630

**e:** [Cassandra.Ballew@portlandoregon.gov](mailto:Cassandra.Ballew@portlandoregon.gov)

**w:** [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Work Hours:** Tuesday through Friday, 7:00 am to 4:30 pm

Every other Monday, 7:00 am to 3:30 pm

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**From:** Bryan Barry [<mailto:bbarry@leoncapitalgroup.com>]

**Sent:** Wednesday, February 07, 2018 9:14 PM

**To:** Ballew, Cassie <[Cassandra.Ballew@portlandoregon.gov](mailto:Cassandra.Ballew@portlandoregon.gov)>; Krawczuk, Dana (Perkins Coie) <[DKrawczuk@perkinscoie.com](mailto:DKrawczuk@perkinscoie.com)>

**Cc:** Jake Walker <[jwalker@leoncapitalgroup.com](mailto:jwalker@leoncapitalgroup.com)>; Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>

**Subject:** RE: staff report

Thanks Cassie. I'll get this to you tomorrow.

**Bryan Barry**  
**Vice President**



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**From:** Ballew, Cassie [<mailto:Cassandra.Ballew@portlandoregon.gov>]

**Sent:** Wednesday, February 7, 2018 8:47 PM

**To:** Krawczuk, Dana (Perkins Coie) <[DKrawczuk@perkinscoie.com](mailto:DKrawczuk@perkinscoie.com)>  
**Cc:** Jake Walker <[jwalker@leoncapitalgroup.com](mailto:jwalker@leoncapitalgroup.com)>; Bryan Barry <[bbarry@leoncapitalgroup.com](mailto:bbarry@leoncapitalgroup.com)>;  
Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>  
**Subject:** RE: staff report

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Hi Everyone,

Just a gentle reminder. Please sign and send the extension over for this proposal. I would like to be sure we update our timeline for the 120 as soon as possible.

Thank you,

**Cassie Ballew, LEED AP BD+C**

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**From:** Ballew, Cassie

**Sent:** Friday, February 02, 2018 8:03 AM

**To:** 'Krawczuk, Dana (Perkins Coie)' <[DKrawczuk@perkinscoie.com](mailto:DKrawczuk@perkinscoie.com)>

**Cc:** 'Jake Walker' <[jwalker@leoncapitalgroup.com](mailto:jwalker@leoncapitalgroup.com)>; 'Bryan Barry' <[bbarry@leoncapitalgroup.com](mailto:bbarry@leoncapitalgroup.com)>;  
Heron, Tim <[Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)>

**Subject:** RE: staff report

Hi Dana,

In my email last night I forgot to mention the need for an extension and include an extension form for the 120 period.

If your team could fill out the form and send back to extend the timeline that would be helpful. Our

next hearing will be scheduled for March 15.

Please let me know if you have any questions.

Thank you,

**Cassie Ballew, LEED AP BD+C**

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**From:** Ballew, Cassie

**Sent:** Thursday, February 01, 2018 5:55 PM

**To:** 'Krawczuk, Dana (Perkins Coie)' <[DKrawczuk@perkinscoie.com](mailto:DKrawczuk@perkinscoie.com)>

**Cc:** Jake Walker <[jwalker@leoncapitalgroup.com](mailto:jwalker@leoncapitalgroup.com)>; Bryan Barry <[bbarry@leoncapitalgroup.com](mailto:bbarry@leoncapitalgroup.com)>

**Subject:** RE: staff report

Hi Dana,

I just ran into Tim and he gave me a debrief of your conversation.

It would be great to do a meeting next week to discuss moving forward. Let me know what your availability is next week. We may be able to squeeze something in on Tuesday from 3 to 4pm, or Thursday afternoon from 3 to 4pm. Let me know what your availability is.

Additionally, it would be great if your team could take some time to summarize what you heard at the hearing. We can use this in our debrief next week. To be consistent, let's use the appeal checklist as a format.

Thanks for your time today. Hope your team can get some rest this weekend.

Please let me know if you have any questions.

Thank you,

**Cassie Ballew, LEED AP BD+C**

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**From:** Krawczuk, Dana (Perkins Coie) [<mailto:DKrawczuk@perkinscoie.com>]

**Sent:** Thursday, February 01, 2018 9:14 AM

**To:** Ballew, Cassie <[Cassandra.Ballew@portlandoregon.gov](mailto:Cassandra.Ballew@portlandoregon.gov)>

**Cc:** Jake Walker <[jwalker@leoncapitalgroup.com](mailto:jwalker@leoncapitalgroup.com)>; Bryan Barry <[bbarry@leoncapitalgroup.com](mailto:bbarry@leoncapitalgroup.com)>

**Subject:** staff report

**Importance:** High

Cassie,

I see your summary transmittal letter on line, but not your substantive response to the appeal issues. Could you please send that along?

Thank you,  
Dana

**Dana Krawczuk | Perkins Coie LLP**

**PARTNER**

1120 N.W. Couch Street Tenth Floor

Portland, OR 97209-4128

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## Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate the required public review, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a final decision must be rendered approximately 60 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to the Bureau of Development Services (BDS) planner assigned to your case.

### Case Information

- 1. Applicant Name: LG POWELL STORAGE LLC
- 2. Land Use Case Number: LU # LU 17-144195 DZ
- 3. BDS Planner Name: CASSIE BALLEW

### Extension Request

Please check one of the following:

Extend the 120-day review period for an additional 60 days.  
(insert number)

Maximum allowed extension: 245 days

**The total number of extensions requested cannot exceed 245 days.**

By signing this form, I acknowledge that the 120-day review period for my land use review application will be extended for the number of days specified.

Applicant Signature: [Signature] Date 2/12/18

### BDS Staff Complete This Section

Received by (print name): \_\_\_\_\_ Date Received \_\_\_\_\_