

DeCoursey, Jillian

From: Allen Maertz <allenmaertz@icloud.com>
Sent: Wednesday, February 28, 2018 4:36 PM
To: Ballew, Cassie; Heron, Tim
Cc: John Carr
Subject: RE: LU 17-144195 DZ
Attachments: Allen Maertz 2-8-18 additional support for appeal.pdf

To:
Cassandra Ballew
Bureau of Development Services
1900 SW 4th Ave., Ste. 5000
Portland, OR 97201

Please find enclosed my additional support for appeal.

Sincerely, Allen Maertz

February 28, 2018

Design Commission
Land Use Services
1900 SE 4th Avenue, Suite #5000
Portland, OR 97201
RE: LU 17-144195 DZ

Dear Design Commissioners,

Thank you for the February 1 hearing and for considering an appeal.

I am writing in reference to the proposed storage facility on SE Powell and am focusing on applicants Presentation Perspectives. I also support the additional February 28 response by STNA. After comparing the original designs to the two new proposals these are my personal comments:

The developer still has not drawn up a realistic rendering of how their project fits into our neighborhood. A more accurate contextual depiction by South Tabor's land use chair John Carr is contained in 2-1-18 LU 17-144195 DZ APPEAL - Appellant-Presentation slides 12-20, 33-34, 45, 47, 54, 55, 59.

In the Leon Capital Exhibit_H33_Applicant_Response_2-15-18_against appeal.PDF, Presentation Perspectives show a very wide-angle stylized rendering with no overall surrounding size context so people can't appreciate the impact that this huge building will have on our residential street. The very wide-angle style artwork decreases the perception of the size of the building relative to the enlarged cars and people in the foreground. The southeast perspective then falsely shows the adjacent one story Greer's house on 3333 SE 62nd Ave to the North replaced with a two story pretend structure. The Greer's house is 9' from the ground to the underside of the roofline, with the roofline peak adding about another 6' or 15' tall. The Southeast Presentation Perspective has the sidewall measured at 34' 3" which would bring the real Greer's house eaves about 1/3 up from the obscured base of the building with the roofline peak also below halfway of the west wall into the white brick area.

The same errors in context apply to the Lay Low business building immediately to the west at 6015 SE Powell and whose facing wall is 12 - 12 1/2' tall which has also been replaced with a two story cutout that aligns with the 20' 4" 3rd level (measurement from applicants Site Elevation - South, Facing Powell Blvd). Likewise the Southwest Presentation Perspective shows another two story made up structure replacing the actual one story business Alpine Glass immediately across the street and their parking lot to the east, which is 13' tall, all to the advantage of the applicant. In the same vein, the Northwest Presentation Perspective shows the 6011 SE Haig St one-story house to be replaced by a two-story structure.

The northeast side of 62nd has a duplex and a couple of houses with driveways that will be impacted by the trucks coming in and out of the building. On the west side of 62nd, the Northeast Presentation Perspective does not show the Greer family house with the young child and their driveway which will be right next to this monolith. In

this rendering it looks like Leon Capital purchased the Greer's house and razed it for the company's benefit.

All these errors, omissions and treatments in the Presentation Perspective favor the applicant in the overall impression of their project. We would want to see their own version of the John Carr contextual depiction, both from the air for the neighborhood and from ground level to include the actual neighborhood. A Site Elevation Scheme from Powell to include at least the buildings to the east and west would be instructive. Likewise, a Site Elevation Scheme from 62nd St to include the Greer single story house out onto Powell Blvd to include the sidewalk would illustrate the massive size of the Leon Capital project relative to the neighborhood.

PCC 33.284.050.A requires that:

The building and roof are designed to be compatible with surrounding development, especially nearby residential uses. Considerations include design elements that break up long, monotonous building or roof lines and elements that are compatible with the desired character of the zone.

Applicant has not demonstrated in any of its materials to my knowledge, compatibility with surrounding development in any of their current or previous plans which makes their original application deficient or noncompliant. The current and former Presentation Perspectives show scale and placement to be wrong for the partially shown adjacent properties. Google earth is totally accessible to an architectural firm to research basic scale and I would consider these Presentation Perspectives to be possibly fraudulent. The Bureau of Development Services should completely reevaluate the project with updated materials from the applicant.

I am not opposed to development of a project that fits into the desired character of the neighborhood. But this big box pedestrian dead zone project is destructive to that character. As a minimum, I feel strongly about at least requiring that the north side building height which is directly adjacent to the common one story residential character of the neighborhood be reduced to two stories within 100' of the northern property lines. (building design 33.284.050.A) The same reasoning would go for the east side of the building to be reduced in height to two stories within 100' of the western property line.

33.825.035 Factors Reviewed During Design Review.

The review may evaluate the architectural style; structure placement, dimensions, height, and bulk; lot coverage by structures; and exterior alterations of the proposal, including building materials, color, off-street parking areas, open areas, landscaping, and tree preservation.

Ideally from my point of view, the applicant would come up with a completely new project, one that integrates and adds to the neighborhood and that is sized appropriately.

I thank the design commission for taking neighborhood concerns seriously.

Sincerely,
Allen Maertz
3315 SE 62nd Ave
Portland, OR 97206