



RECEIVED

MAY 11 2018

CITY ATTORNEYS OFFICE

Ty K. Wyman

Admitted in
Oregon and Washington
twyman@dunnearney.com
Direct 503.417.5478

May 8, 2018

Via Certified Mail, Return Receipt Requested
No. 7008 1300 0000 4788 1407

Kelly Burgess
Land Use Board of Appeals
775 Summer Street NE, Suite #330
Salem, OR 97301-1283

Re: Northwest Self Storage v. City of Portland
LUBA No. 2018-
Our File No.: NOR204-1

Dear Ms. Burgess:

Enclosed please find the original and two copies of our Notice of Intent to Appeal for filing in the above-referenced case, as well as our check in the amount of \$400 in payment of the filing fee. Also enclosed is a confirmation card. Please complete the card and return it to me.

If you have any questions, please do not hesitate to call.

Very truly yours,

Ty K. Wyman

TKW:car
Enclosures


cc: Northwest Self Storage (w/encl.)
Linly F. Rees, Esq. (w/encl.) ✓
Dana L. Krawczuk, Esq. (w/encl.)
Gregory S. Hathaway, Esq. (w/encl.)
Notice Addressees (w/encl.)

DCAPDX_2705452_v1



DUNN CARNEY
LLP

OPERATING ACCOUNT
851 S.W. 6th Avenue • Suite 1500
Portland, Oregon 97204
Phone: 503.224.6440

Washington Trust Bank 
Member FDIC

28-8/1251

527892

05-07-18

\$*****400.00

FOUR HUNDRED AND 00/100 DOLLARS

**PAY
TO THE
ORDER OF**

Land Use Board of Appeals
DSL Building
775 Summer Street NE, Suite 330
Salem, OR 97301-1283

VOID AFTER 90 DAYS

Lynda M. Ruhl

⑈527892⑈ ⑆125100089⑆ 1000277954⑈

Payee: Land Use Board of Appeals

Request Number:

39753

Check Number:

527892

Check Date:

May 07/18

<u>Invoice #</u>	<u>Inv. Date</u>	<u>Invoice Narrative</u>
051807NOR204-1	5/7/2018	NITA filing fee

Memo

Inv. Total

\$400.00

Invoice Totals:

400.00

DUNN CARNEY

1 **BEFORE THE LAND USE BOARD OF APPEALS**

2 **OF THE STATE OF OREGON**

RECEIVED

3 NORTHWEST SELF STORAGE,)

) LUBA No. 2018-

MAY 11 2018

4 Petitioner,)

CITY ATTORNEYS OFFICE

5 v.)

6 CITY OF PORTLAND,)

7 Respondent.)

8 **NOTICE OF INTENT TO APPEAL**

9 I.

10 NOTICE IS HEREBY GIVEN that Petitioner intends to appeal Respondent

11 City of Portland's April 25, 2018 decision in Case File LU 17-144195 DZ – New

12 Self Storage Facility at 3415 SE 62nd Avenue, Portland, Oregon ("the Decision")

13 (Exhibit A). The Decision approves a new three-story, approximately 142,907

14 square foot, self-storage facility in the South Tabor Neighborhood bounded by SE

15 Powell Boulevard to the South and SE 62nd Avenue to the East in a CG zone.

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20 ///

1 II.

2 Petitioner Northwest Self Storage is represented by:

3 Ty K. Wyman, OSB No. 925083
4 Dunn Carney Allen Higgins & Tongue LLP
5 851 SW Sixth Avenue, Suite 1500
Portland, OR 97204
Telephone: 503-224-6440

6 III.

7 Respondent has as its mailing address and telephone number:

8 City of Portland Bureau of Development Services
9 Land Use Services Division
10 1900 SW Fourth Avenue, Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300

11 and has, as its legal counsel:

12 Linly F. Rees, Esq.
13 Portland Office of City Attorney
1221 SW Fourth Avenue, Suite #430
14 Portland, OR 97204
Telephone: 503-823-4047

15 Applicant, Bryan Barry and Leon Capital Group, has as its mailing address

16 and telephone number:

17 Leon Capital Group
18 Attn: Bryan Barry
807 Las Cimas Parkway, #270
19 Austin, Texas 78746
Telephone: 214-865-8082

20 ///

1 and has, as its legal counsel:

2 Dana L. Krawczuk, Esq.
3 Stoel Rives LLP
4 760 SW 9th Avenue, Suite #3000
Portland, OR 97205
503-224-3380

5 and

6 Gregory S. Hathaway, Esq.
7 Hathaway Larson LLP
8 1331 NW Lovejoy Street, Suite #950
Portland, OR 97209
Telephone: 503-205-8400

9 IV.

10 Other persons mailed written notice of the land use decision by Respondent,
11 as indicated by its records in this matter, include the persons and mailing addresses
12 on the attached list (Exhibit B) which is incorporated into this Notice and specifically
13 into this paragraph IV.

14 NOTICE:

15 Any person or entity wishing to participate as a party in this case before the
16 Land Use Board of Appeals must file with the Board a Motion to Intervene in this
17 proceeding as required by OAR 661-010-0050.

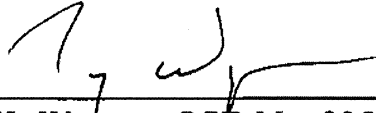
18 ///

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1 Respectfully submitted this 8th day of May, 2018.

2 DUNN CARNEY ALLEN HIGGINS & TONGUE LLP

3 

4

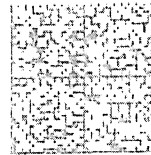
Ty K. Wyman, OSB No. 925083

5 Of Attorneys for Petitioner NORTHWEST SELF STORAGE



US POSTAGE 17 CENTS PER COPY

THE UNIVERSITY OF CHICAGO



ZIP 37104 3 301.240
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600134158125 10 20

RETURN SERVICE REQUESTED

RESPONDENT/TESTIFIER

TY WYMAN

DUNN CARNEY

851 SW 6TH AVE #1500

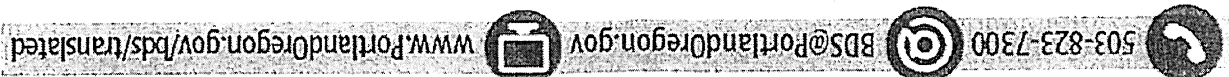
PORTLAND OR 97204



City of Portland, Oregon | Bureau of Development Services | 1900 SW Fourth Avenue, Portland, Oregon 97201 | www.portlandoregon.gov/bds



The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please call 503-823-7300. The TTY at 503-823-6868 or the Oregon Relay Service at 711.



Traducción e interpretación | Chuyền Ngữ hoặc Phiên Dịch | 翻译或传译
Turjumida ama Fasiraadda | 翻訳または通訳 | Письменные или устный перевод
Traducere sau Interpretare | 번역 및 통역 | الشفوية أو الشفهية الترجمة
Tammaccuwaṣṣay ḥi tammaztutay | Письмовий або усний переклад



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
 Rebecca Esau, Director
 Phone: (503) 823-7300
 Fax: (503) 823-5630
 TTY: (503) 823-6868
www.portlandoregon.gov/bds

**NOTICE OF FINAL
 FINDINGS, CONCLUSIONS AND DECISION
 OF THE CITY OF PORTLAND DESIGN COMMISSION
 ON AN
 APPEALED ADMINISTRATIVE DECISION
 (Type II Process)**

CASE FILE: LU 17-144195 DZ - New Self Storage Facility
LOCATION: 3415 SE 62nd Avenue

The administrative decision for this case, published on December 20, 2017 was appealed to the Design Commission by the South Tabor Neighborhood Association.

Public hearings were held February 1, March 15 and April 19, 2018. The Design Commission voted four to zero to deny the appeal, and uphold the Staff Decision with additional conditions of approval. The original analysis, findings and conclusion have been revised by the Design Commission as follows. This decision is available on line:
<http://www.portlandonline.com/bds/index.cfm?c=46429>

This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website
<http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

GENERAL INFORMATION

Applicant: Bryan Barry | Leon Capital Group
 807 Las Cimas Parkway, #270 | Austin, TX 78746

Owners: Ram Investments LLC
 7355 SE Johnson Creek Boulevard | Portland, OR 97206-9329

Party of Interest: Beth Zauner | Aai Engineering
 4875 SW Griffith Drive, Suite 300 | Beaverton, OR 97005
 Andisheh Afghan | Aai Engineering
 4875 SW Griffith Drive, Suite 300 | Beaverton, OR 97005

Appellant: South Tabor Neighborhood Association | John Carr, Land Use Chair
 2918 SE 67th Ave | Portland, OR 97206

Site Address: 3415 SE 62nd Avenue

Legal Description: TL 2800 1.41 ACRES, SECTION 07 1S 2E; TL 2700 0.16 ACRES, SECTION 07 1S 2E

Tax Account No.: R992070780, R992072260

State ID No.: 1S2E07AD 02800, 1S2E07AD 02700

Quarter Section: 3336

Neighborhood: South Tabor, contact John Carr at jcarrpdx@gmail.com.

Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: CG, General Commercial

Case Type: DZ, Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

1900 SW 4th Avenue, Suite # 5000, Portland, OR 97201

Proposal:

The applicant requests Design Review approval for a new three-story, approximately 142,907 square foot, self-storage facility in the South Tabor Neighborhood. The building will be bounded by SE Powell Boulevard to the south and SE 62nd Avenue to the east. The building is in a CG zone.

The building will be clad in brick, with alternating brick piers, and metal panel at the SE corner of the site. Additionally, a two-story aluminum storefront system will provide glazing at the ground floor of both street facing facades. The pattern of alternating brick piers is carried over on to the west and north elevations, which are composed predominantly of metal panel, with a base of ground face CMU. The main entrance to the facility will be located off of SE Powell Boulevard, a major transit street, with an additional entrance along SE 62nd Avenue, a local service street. The proposal also includes 6 parking spaces, as well as 2 loading spaces, which will take entry from SE 62nd Avenue. Flexible incubator office space will be provided with frontage and entry along the SE Powell Boulevard. The proposal also includes a stormwater system, as well as landscaping and screening.

Per Zoning Code Section 33.284.040.A Design Review is required for new self-storage buildings in the C and EX zones.

Relevant Approval Criteria:

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

- 33.284.050 Self Storage Design Guidelines

CONCLUSIONS

The Design Commission recognizes the challenges faced by the applicant in accommodating the desires of the community, the requirements of city guidelines, as well as those demands from the private development side which drive the size, scope and cost of the project. As a result of the previous hearings, the Design Commission has worked with this team, in response to Appellant concerns to review two additional schemes (Scheme A and B), which have improved in-terms of materials, landscaping and security concerns. This has led to a proposal that has been *designed to be compatible with the surrounding development* on SE Powell Blvd.

With conditions of approval, the proposed design for this Self-Service Storage development, as indicated in the approved plans, drawings and material samples (Exhibits C-1 through C-25, H.33a(1-7) and H.33b(1-6)) meets all of the Design Guidelines of Zoning Code Section 33.284, taking into consideration the elements of building and roof design, building materials, the presentation of the street façade, landscaping, fencing and security measures.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. As conditioned, the proposal meets the applicable design guidelines and therefore warrants approval.

DESIGN COMMISSION DECISION ON APPEAL OF ADMINISTRATIVE DECISION

Decision by the Design Commission to deny an appeal and uphold Staff Decision of approval of a Design Review for a new three-story self-storage facility in the South Tabor Neighborhood.

Approvals are subject to compliance with the approved plans, drawings and material samples, Exhibits C-1 through C-25, H.33a(1-7) and H.33b(1-6), signed and dated December 13, 2017 and April 13, 2018, and are also subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through Q) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 17-144195 DZ." All requirements

must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. An additional bay of windows shall be added to the second story of the SE Powell Boulevard façade, directly above the proposed ground floor windows within the three center bays. The new second story window addition shall match the color, type and size of the storefront system at the ground floor and at the corner. (Refer to Exhibit C-7, 8 and 10)
- E. The area behind the proposed ground floor clear glazing as indicated on Exhibits C-1 & C-3 shall have a minimum depth of 20'-0" and shall not include back-of-house functions such as storage, mechanical, and shelving, and the glazing immediately adjacent to these areas shall remain clear and transparent.
- F. The proposed window and storefront systems on the SE Powell and SE 62nd Avenue elevations shall feature simulated divided lites. The simulated divided lites must be integral, in that the mullion grill at the exterior, between the glass and at the interior of the façade. (Refer to Exhibits C-7, 8, 10 & 25)
- G. The 117' long metal and CMU portion of the north façade shall be divided into 4 separate bays, using alternating ground faced CMU piers, to continue the pattern that is seen on the brick portion of this façade. (Refer to Exhibit C-7)
- H. The depth of the proposed canopies on SE Powell Blvd. and SE 62nd Avenue shall be at least 4'-0" deep. (Refer to Exhibit C-7, 8, 10 & 24)
- I. The concealed fastener metal panels, featured on all facades, shall meet one of the following options regarding size and gauge. (Refer to Exhibit C-7, 8, 10, 18 & 25):
 - o Option 1: 11" flat panels with a 1" reveal at 20-gauge
 - o Option 2: 10" flat panels with a 2" reveal at 22-gauge
- J. Signs shall be posted on the exterior of the building adjacent to the loading bay which state, "no idling" and "no parking" on the north building wall.
- K. Access, including loading door operation, to the northern exterior vehicle area shall be restricted to "day hours", as defined by the Noise Control Code Title 18, section 18.10.010, as 7 am to 10 pm. Signs shall be posted on the exterior of the building adjacent to the loading bay indicating that loading activities are restricted to those specific hours.
- L. Setback the portion of west façade, approximately 5'-0", adjacent to the residential zone, approximately 100' long, as shown in Scheme B (Exhibit H-33b.1).
- M. Composition of materials and piers should match those proposed on Scheme A (Exhibit H-33). This includes wrapping brick onto west façade, 3 stories, and articulate with piers as shown in Scheme A (Exhibit H-33a.2 and H-33a.3).
- N. Wrap brick on North Façade for two bays, 3 stories, to match that originally proposed (Exhibit C-7).
- O. Signs shall be posted along the egress portion of the driveway which state "no left turn" as trucks exit the facility.

- P. All proposed trees in the required landscaping buffers shall be an evergreen or coniferous tree species.
- Q. Upon permit approval, the site must be addressed as SE Powell Blvd., rather than SE 62nd Avenue.


Staff Planner: Cassandra Ballew

First Hearing Date: February 1, 2018

Second Hearing Date: March 15, 2018

Third Hearing Date: April 19, 2018

Findings and conclusions by the Design Commission on: April 19, 2018

By:  Chair, Design Commission
Julie Livingston

Date Final Decision Effective/Mailed: April 25, 2018

120th day date: June 14, 2018

About this Decision. This land use decision is **not** a permit for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on March 31, 2017, and was determined to be complete on July 3, 2017.

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on March 31, 2017.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 229 days (Exhibits A.9, A.17, A.20, H.26 and H.57). Unless further extended by the applicant, **the 120 days will expire on: June 14, 2018.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appeal of this Decision. This decision is final and becomes effective the day the notice of decision is mailed (noted above). This decision may not be appealed to City Council; however, it may be challenged by filing a "Notice of Intent to Appeal" with the State Land Use Board of Appeals (LUBA) within 21 days of the date the decision is mailed, pursuant to ORS 197.0 and 197.830. A fee is required, and the issue being appealed must have been raised by the close of

the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For further information, contact LUBA at the Public Utility Commission Building, 550 Capitol Street NE, Salem, OR 97310. [Telephone: (503)373-1265]

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **April 25, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Original application, narrative, plans and drawings
2. Copy of email correspondence regarding design concerns, May 3, 2017
3. Supplemental information – revised drawings, May 10, 2017
4. Supplemental information – revised drawings, June 9, 2017
5. Supplemental information – revised drawings, June 11, 2017
6. Supplemental information – revised drawings, June 27, 2017
7. Copy of email correspondence regarding design concerns, June 30, 2017
8. Supplemental information – revised drawings and stormwater report, August 3, 2017
9. First extension to 120 days, received August 25, 2017
10. Copy of email correspondence regarding design concerns, August 25, 2017
11. Supplemental information – revised drawings and stormwater report, August 28, 2017
12. Copy of email correspondence regarding design concerns, September 21, 2017
13. Copy of email correspondence regarding objections to COAs, September 28, 2017
14. Supplemental information – revised drawings, October 3, 2017
15. Supplemental information – revised stormwater report, October 13, 2017
16. Copy of email correspondence regarding acceptance of COAs, October 16, 2017
17. Second extension to 120 days, received November 14, 2017
18. Supplemental information – revised drawings, November 27, 2017
19. Supplemental information – revised drawings, December 12, 2017
20. Third extension to 120 days, received December 13, 2017

B. Zoning Map (attached)

C. Plans/Drawings:

1. Preliminary Site Plan

2. Preliminary Security Plan
 3. Preliminary 1st Level Unit Mix
 4. Preliminary 2nd Level Unit Mix
 5. Preliminary 3rd Level Unit Mix
 6. Preliminary Roof Plan
 7. Preliminary Elevations – North and East
 8. Preliminary Elevations – South and West
 9. Lighting Plan
 10. Wall Sections and Details
 11. C0.3 Existing Conditions
 12. C1.0 Site Plan
 13. C2.0 Grading Plan
 14. C3.0 Utility Plan
 15. L1.0 Landscape Plan
 16. L1.1 Landscape Details
 17. L2.0 Tree Plan
 18. Concealed Fastener Metal Panel System Cutsheet
 19. Brick System Cutsheet
 20. Box Rib Metal Panel System Cutsheet
 21. Light Fixture Cutsheets
 22. Loading Bay Door Cutsheet
 23. Storefront System Cutsheets
 24. Canopy Detail Cutsheet
 25. Material Sheet
- D. Notification information:
1. Mailing list (Original Mailing on July 5, 2017)
 2. Mailing list (Revised Mailing on July 14, 2017)
 3. Mailed notice (Original Mailing on July 5, 2017)
 4. Mailed notice (Revised Mailing on July 14, 2017)
- E. Agency Responses:
1. Bureau of Site Development
 - 2a. Bureau of Environmental Services
 - 2b. Email from Bureau of Environmental Services to Applicant
 - 2c. Addendum from Bureau of Environmental Services
 - 3a. Bureau of Transportation Engineering and Development Review
 - 3b. Addendum from Bureau of Transportation Engineering and Development Review
 4. Oregon Department of Transportation
 5. Water Bureau
 6. Fire Bureau
 7. Bureau of Life Safety
- F. Correspondence:
1. Andrew Plambeck, April 5, 2017, Neighbor, wrote in opposition to the project.
 2. Stacie Greer, April 28, 2017, Neighbor to the north, wrote with opposition to the project, citing concerns with access and the current driveway configuration, increased traffic, landscaping and security issues.
 3. Shawn Morgan, May 8, 2017, Neighbor, wrote and called to inquire about the process and when a neighborhood notice would be sent out.
 4. John Carr, May 8, 2017, Chair for the South Tabor Neighborhood Association, wrote to ask for clarification regarding the driveway configuration.
 5. Stacie Greer, May 10, 2017, Neighbor to the north, wrote in opposition to the project, citing several concerns, including driveway locations, active uses, fencing, landscaping and access hours.
 6. Duane Hanson, May 11, 2017, Neighbor, wrote in opposition to the project, citing several concerns, including driveway locations, active uses, and access hours.
 7. Angie Hahn, July 7, 2017, Neighbor, wrote in opposition to the project, citing concerns with the inappropriateness of the use, increased noise and security.
 8. Andrew Plambeck, July 12, 2017, Neighbor, wrote in opposition to the project, citing the inappropriateness of the use, increased traffic and the conflict with the City's

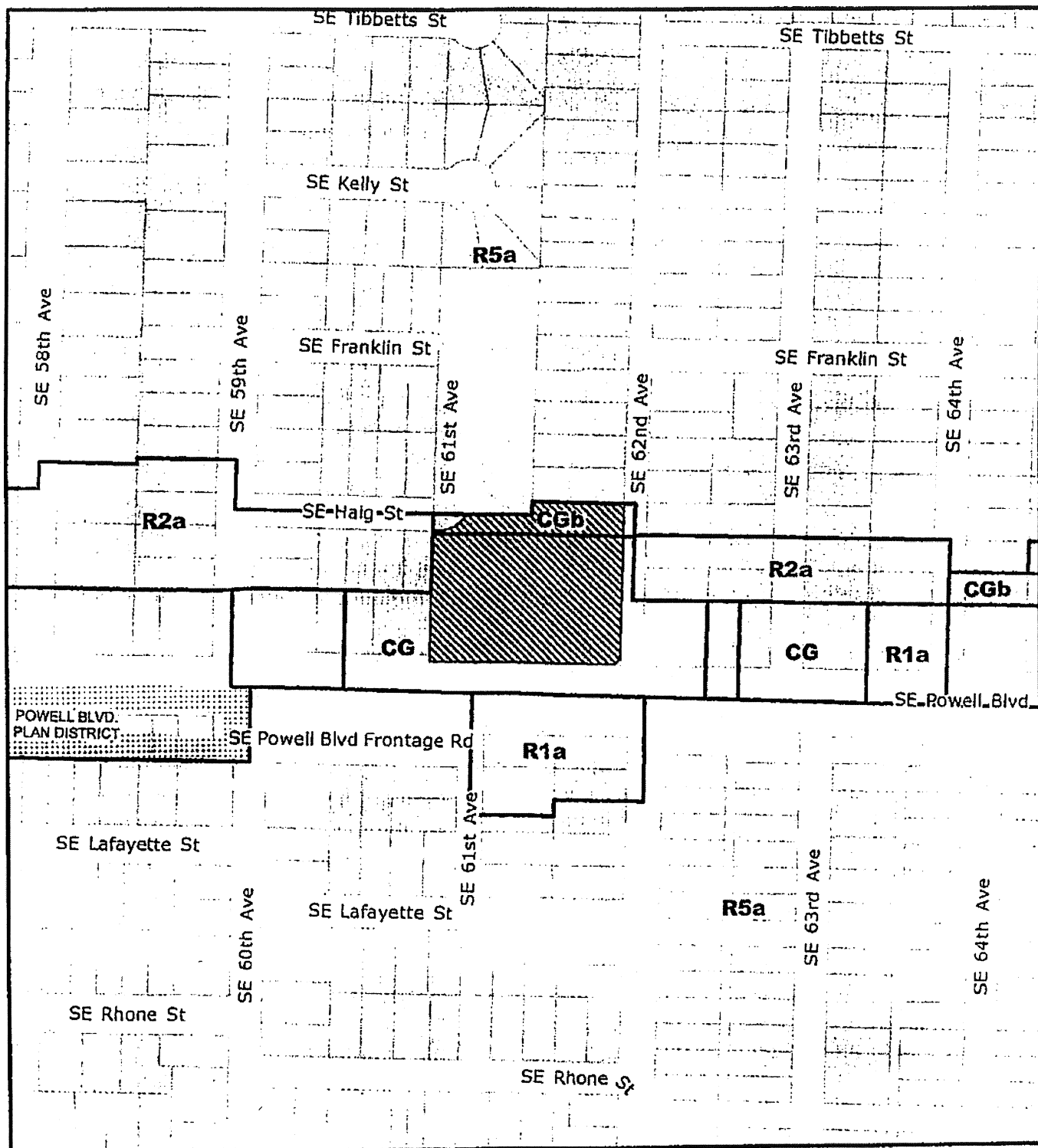
environmental goals.

9. Harmony Quiroz, July 24, 2017, Neighbor, wrote in opposition to the project, citing several concerns, including driveway locations, increased traffic, active uses, and response to neighborhood character.
10. Kurt Neilson, July 25, 2017, Neighbor, wrote in opposition to the project, citing the inappropriateness of the use.
11. Kerry Rowand, July 25, 2017, Neighbor, wrote in opposition to the project, citing concerns with the lack of exterior lighting, windows and community space, as well as concerns with driveway configuration, congestion and traffic safety.
12. John Carr, July 31, 2017, South Tabor Neighborhood Association Land Use Chair, wrote on behalf of the STNA in opposition to the project, citing several concerns including traffic impacts on SE 62nd Avenue, active uses along SE 82nd Avenue, materiality and massing.
13. Andrew Plambeck, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic, lack of response to neighborhood character, pedestrian amenities (response to local bus stop), active use and lighting on site.
14. Kristine Schultz, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic on SE 62nd, safety, liveability and active use.
15. Greg Greer, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic on SE 62nd, security, increased noise, massing and materiality.
16. Linda Sargent-Eder, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with security and safety of the structure, as well as increased traffic and safety concerns on SE Powell Boulevard.
17. Laura Claar, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with access and increased congestion off of SE 62nd, materiality, height, landscaping, security and lack of active uses.
18. Darlene Zimbardi, August 2, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic, and lack of response to security concerns and neighborhood character.
19. Eric Lozano, August 3, 2017, Neighbor, wrote in opposition to the project, citing concerns with massing on end walls, as well as materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
20. John Carr, August 3, 2017, Neighbor, wrote in opposition to the project, citing concerns regarding security, providing more on-site parking, as well as the location and screening of mechanical equipment and trash/recycling areas.
21. Tim Parsons, August 4, 2017, Neighbor, wrote in opposition to the project, citing concerns with materiality and lack of response to neighborhood character.
22. Joan Frederiksen, August 4, 2017, Neighbor, wrote in opposition to the project, citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
23. D.Amico, August 4, 2017, Neighbor, wrote in opposition to the project, citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
24. Anne Storrs, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
25. Jeff Christenson, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with the access points to the creating increased traffic and safety impacts.
26. Jamie Orr, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
27. Dave Peterson, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
28. Andrew Locke, August 4, 2017, Neighbor, wrote in opposition to the project citing

- concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
29. Mark Anderson, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 30. Gabe S., August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with the proposed use and its lack of response to neighborhood context and character.
 31. Allen Maertz, August 5, 2017, Neighbor, wrote in opposition to the project citing concerns with increased traffic, and lack of response to security concerns and neighborhood character.
- G. Other:
1. Original LU Application
 2. Site Research
 3. Incomplete Letter, dated April 18, 2017
 4. Memo of Incompleteness, dated May 15, 2017
 5. Copy of email to RACC, dated May 15, 2017
 6. Copy of email regarding conformance issues, dated August 8, 2017
 7. Copy of email regarding issues with driveway, dated August 8, 2017
 8. Copy of email regarding transportation issues, dated August 15, 2017
 9. Copy of email regarding transportation issues, dated August 31, 2017
 10. Copy of email regarding transportation issues, dated August 31, 2017
 11. Copy of email regarding COAs, dated September 5, 2017
 12. Copy of email regarding outstanding issues, dated October 13, 2017
 13. Copy of email regarding neighborhood concerns, dated October 19, 2017
 14. Copy of email regarding conformance issues, dated November 28, 2017
- H. Received before the February 1, 2018 Appeal Hearing
1. Appeal Submittal – John Carr, South Tabor Neighborhood Association
 2. Appealed Administrative Type II Notice of Decision/Notice of Appeal
 3. Mailing List
 4. Mailed notice
 5. Applicant's Summary Response to Appeal Issues
 - 6a. Staff Memo to Commission, January 25, 2018
 - 6b. Appellant Issues and Staff Responses, January 25, 2018
 7. Mariane Zenker and Michael Parrish, January 17 – letter of support for appeal
 8. Jeffrey J. Christensen, January 18, 2018 – letter of support for appeal
 9. Estelle Golden, January 19, 2018 – letter of support for appeal
 10. Marcee Meijer, January 21, 2018 – letter of support for appeal
 11. Shawn Morgan, January 22, 2018 – letter of support for appeal
 12. Sandra Hay Magdaleno and Ute Munger, January 29, – letter of support for appeal
 13. Edward Kaiser, January 29, 2018 – letter of support for appeal
 14. Suggested Conditions of Approval (from applicant) for 6025 SE Powell Blvd. Storage Facility, January 29, 2018.
 15. Jeff Christensen, January 29, 2018, – letter of support for appeal
 16. Darlene Zimbardi, January 30, 2018, – letter of support for appeal
 17. Alex Aujero, January 30, 2018, – letter of support for appeal
 18. Tim Parsons, February 1, 2018, – letter of support for appeal
Received at the February 1, 2018 Appeal Hearing
 19. Staff PowerPoint Presentation to Hearing Body, February 1, 2018
 20. Appellant PowerPoint Presentation to Hearing Body, February 1, 2018
 21. Applicant PowerPoint Presentation to Hearing Body, February 1, 2018
 22. Testimony Sign-up Sheet, February 1, 2018
Received after the February 1, 2018 Appeal Hearing (1st 14 Days)
 23. Summary of Design Commission Feedback, February 5, 2018
 24. Trisha Parks, February 10, 2018, – letter of support for appeal
 25. Meredith Baker, February 12, 2018, – letter of support for appeal
 26. Fourth extension to 120 days, received February 13, 2018
 27. Mary D. Christensen, February 14, 2018 – letter of support for appeal
 28. Anne Storrs and Michael McCallister, February 14, 2018 – letter of support for appeal

29. Jeff Christensen, February 15, 2018 - letter of support for appeal
30. Joan Frederiksen, February 15, 2018 - letter of support for appeal
31. John Carr, February 15, 2018 - Additional Appellant Evidence and Testimony
32. Ty Wyman, February 15, 2018 - letter of support for appeal
33. Applicant Response to Commission Requests, February 15, 2018
- 33a. Applicant Response to Commission Requests: Scheme A, February 15, 2018
 - a.1. Site Plan
 - a.2. South and West Elevations (attached)
 - a.3. North and East Elevations (attached)
 - a.4. Rendering
 - a.5. Rendering
 - a.6. Rendering
 - a.7. Rendering
- 33b. Applicant Response to Commission Requests: Scheme B, February 15, 2018
 - b.1. Site Plan (attached)
 - b.2. South and West Elevations
 - b.3. North and East Elevations
 - b.4. Rendering
 - b.5. Rendering
 - b.6. Landscaping Plan (attached)
- Received after the February 1, 2018 Appeal Hearing (2nd 14 Days)*
34. John Carr-STNA, February 20, 2018 - Questions to ODOT-PBOT
35. John Carr-STNA, February 20, 2018 - Truck Maneuvering
36. Applicant Letter from September 28-2017, Re-sent on February 26, 2018
37. Allen Maertz, February 28, 2018 - letter of support for appeal
38. Darlene Zimbardi, February 28, 2018 - comments
39. Jeff Christensen, February 28, 2018 - comments
40. John Carr, February 28, 2018 - Response to New Evidence
41. Applicant Detailed Response, March 1, 2018
42. Applicant Renderings, March 1, 2018
43. Applicant Testimony and Evidence, March 1, 2018
44. Applicant Testimony on Traffic, March 1, 2018
45. Joan Frederiksen, March 1, 2018 - comments
46. Mark Anderson and Kay Carlson, March 1, 2018 - comments
47. ODOT Response to STNA and City, March 1, 2018
48. ODOT Response to STNA, March 1, 2018
49. PBOT Response to STNA, March 1, 2018
50. Stacie and Greg Greer, March 1, 2018 - letter of support for appeal
51. Ty Wyman-NW Self-Storage, March 1, 2018 - comments
- Received after the February 1, 2018 Appeal Hearing (3rd 14 Days)*
52. Staff Memo to Commission, March 8, 2018
53. BDS Summary of Appellant Issues, Commission Requests and Applicant Responses, March 8, 2018
54. Applicant Rebuttal, March 8, 2018
55. BDS Summation of Conditions of Approval, March 13, 2018
- Received at the March 15, 2018 Appeal Hearing*
56. Testimony Sign-up Sheet, Noting Closed Record, March 15, 2018
57. Fifth extension to 120 days, received March 15, 2018

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

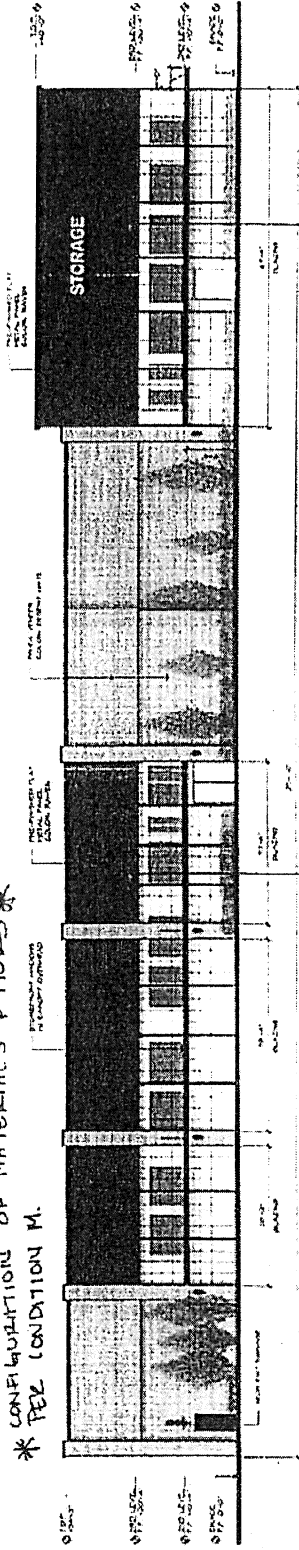


ZONING



File No.	LU 17-144195 DZ
1/4 Section	3336
Scale	1 inch = 200 feet
State ID	1S2E07AD 2900
Exhibit	B Jun 30, 2017

* CONFIGURATION OF MATERIALS 4 PERS *
PER CONDITION M.

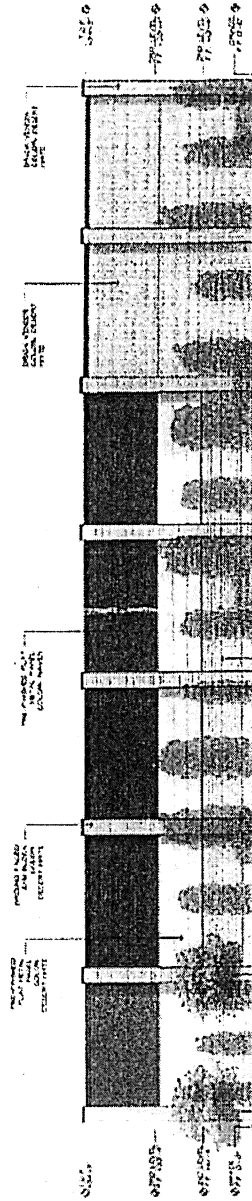


SITE ELEVATION - SOUTH, FACING POWELL BLVD. 1

35,150 SQ. FT. BUILDING AND FACILITY SET, ON SE POWELL BLVD.				
CONSTRUCTION	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
FOUNDATION	10.00	10.00	10.00	10.00
WALLS	20.00	20.00	20.00	20.00
ROOF	10.00	10.00	10.00	10.00
MECHANICAL	10.00	10.00	10.00	10.00
ELECTRICAL	10.00	10.00	10.00	10.00
PLUMBING	10.00	10.00	10.00	10.00
INTERIORS	10.00	10.00	10.00	10.00
LANDSCAPE	10.00	10.00	10.00	10.00
UTILITIES	10.00	10.00	10.00	10.00
PAVING	10.00	10.00	10.00	10.00
STREET LIGHTS	10.00	10.00	10.00	10.00
TRASH ENCLOSURE	10.00	10.00	10.00	10.00
STREET FURNITURE	10.00	10.00	10.00	10.00
STREET SIGNAGE	10.00	10.00	10.00	10.00
STREET LIGHTS	10.00	10.00	10.00	10.00
STREET FURNITURE	10.00	10.00	10.00	10.00
STREET SIGNAGE	10.00	10.00	10.00	10.00

Approved: *[Signature]*
City of Portland Bureau of Development Services
Date: 4.13.18

* CONFIGURATION OF PERS 4
MATERIALS TO BE CONSISTENT WITH
THIS SCHEME, BUT INCLUDE PLANE BREAK
PER CONDITIONS L4 M. *



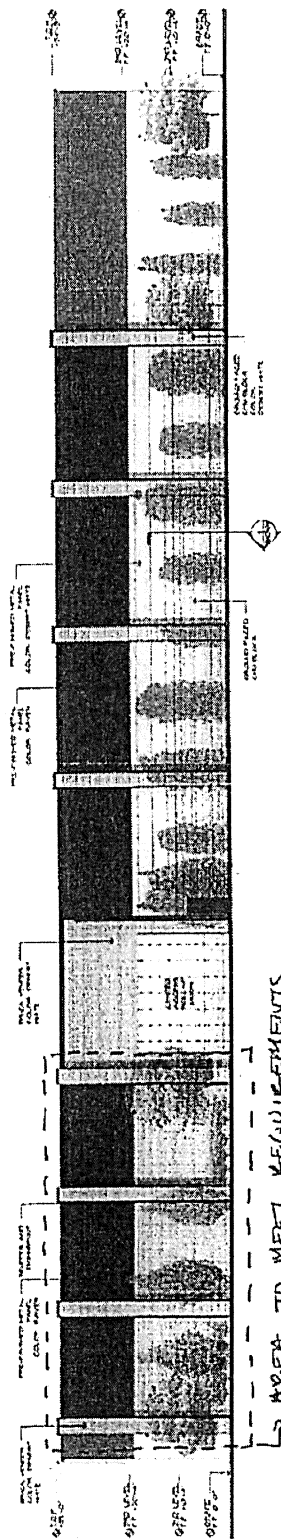
SITE ELEVATION - WEST 2

LEON CAPITAL
POWELL SELF STORAGE
PORTLAND, OR.

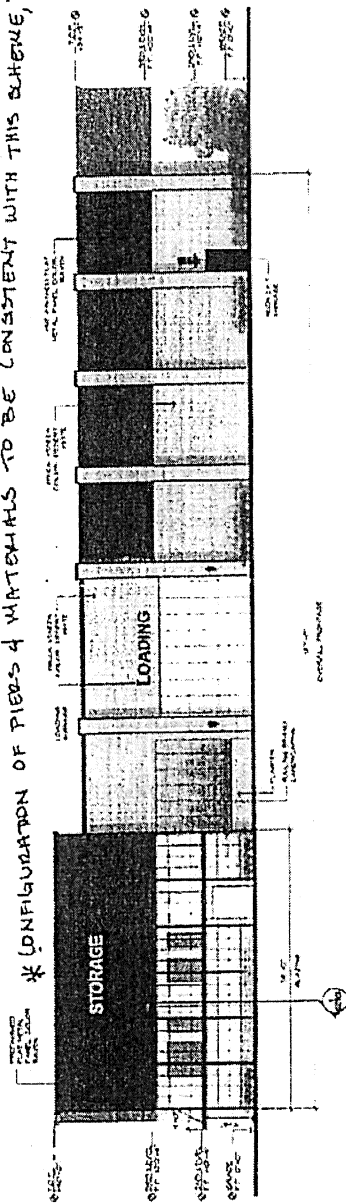
SCHEME A
EXTERIOR ELEVATIONS



↓ MATERIALS TO BE CONSISTENT WITH CONDITION W & N.



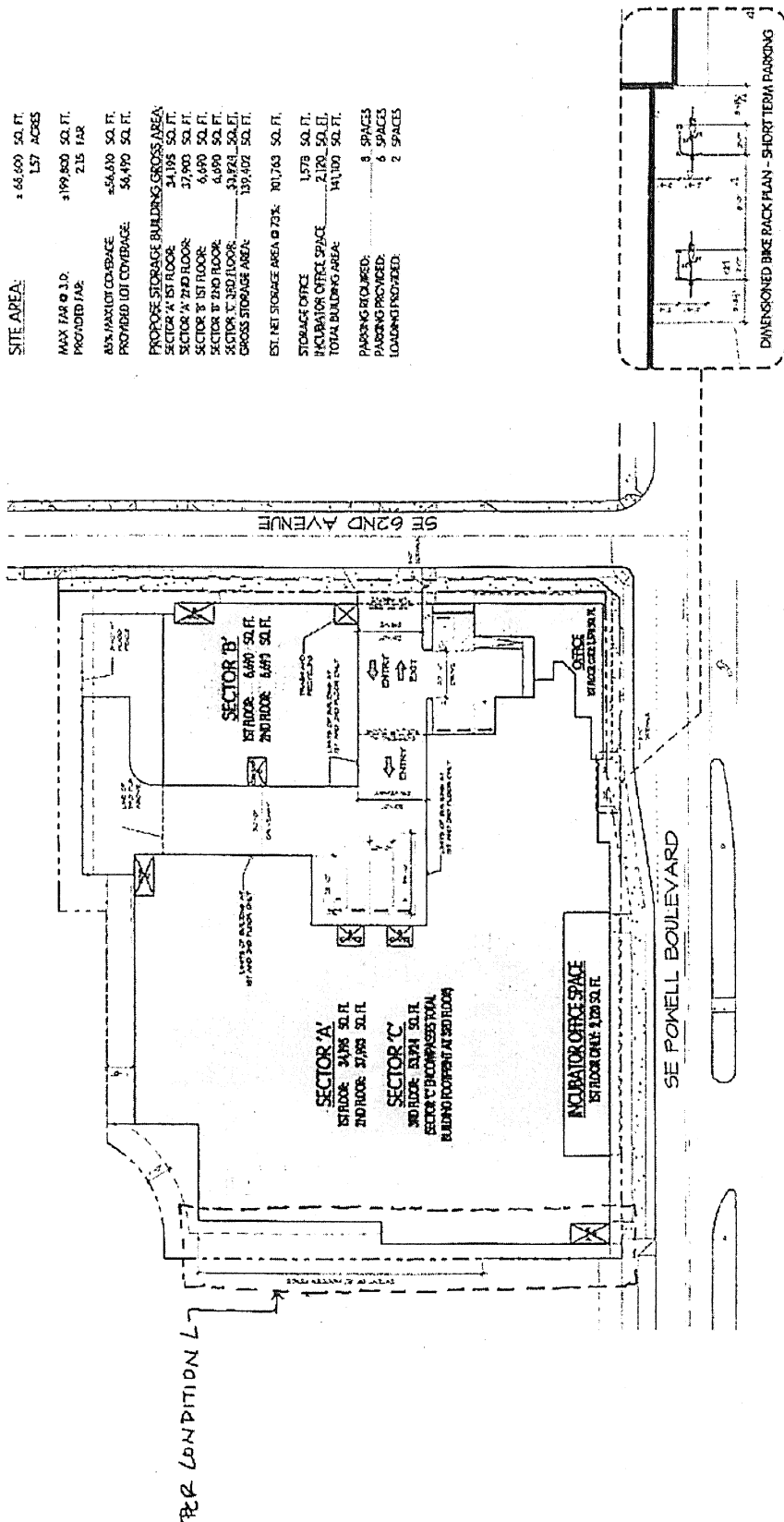
1. REQUIREMENTS

[illegible]

SCHEME A EXTERIOR ELEVATIONS

LEON CAPITAL
POWELL SELF STORAGE
PORTLAND, OR.

UU 17-14495 DZ Exhibit 133, A, 3



SITE AREA:

MAX FAR @ 3.0:	± 66,400 SQ. FT.
PROVIDED FAR:	157 ACRES
MAX MAXIMUM COVERAGE:	± 199,800 SQ. FT.
PROVIDED FAR:	215 FAR
MAX MAXIMUM COVERAGE:	± 56,400 SQ. FT.
PROVIDED FAR:	56,400 SQ. FT.
PROPOSED STORAGE BUILDING GROSS AREA:	34,195 SQ. FT.
SECTOR 'A' 1ST FLOOR:	2,400 SQ. FT.
SECTOR 'A' 2ND FLOOR:	2,400 SQ. FT.
SECTOR 'B' 1ST FLOOR:	6,400 SQ. FT.
SECTOR 'B' 2ND FLOOR:	6,400 SQ. FT.
SECTOR 'C' 1ST FLOOR:	2,400 SQ. FT.
SECTOR 'C' 2ND FLOOR:	2,400 SQ. FT.
GROSS STORAGE AREA:	139,402 SQ. FT.
EST. NET STORAGE AREA @ 75%:	104,551 SQ. FT.
STORAGE OFFICE:	1,200 SQ. FT.
INCUBATOR OFFICE SPACE:	1,200 SQ. FT.
TOTAL BUILDING AREA:	141,100 SQ. FT.
PARKING REQUIRED:	8 SPACES
PARKING PROVIDED:	6 SPACES
LOADING PROVIDED:	2 SPACES

LEON CAPITAL
POWELL SELF STORAGE
PORTLAND, OR.

SCHEME B
SITE PLAN

DATE	1/27/17	SCALE	1" = 20' ±	DATE	1/27/17
DESIGNED BY	JORDAN	CHECKED BY	JORDAN	DATE	1/27/17

LU 17-044195-DZ Exhibit H.33, D-1



0.300
4.13.18

144195_LU_17_2FFDEC

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITY/STATE/ZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		152E08BC 15900	ANACKER ERIKA H	3123 SE 63RD AVE	PORTLAND OR 97206-2705
3	RETURN SERVICE REQUESTED		152E07AD 3500	BAZZANI LEAH K	5922 SE HAIG ST	PORTLAND OR 97206-2724
4	RETURN SERVICE REQUESTED		152E07AD 3600	BURSON HENRY G	19140 AODIE ST	GLADSTONE OR 97027-1926
5	RETURN SERVICE REQUESTED		152E07AD 3100	CHEN EDWARD L & CHEN CECILY Y P	6005 SE POWELL BLVD	PORTLAND OR 97206-2733
6	RETURN SERVICE REQUESTED		152E07DA 1000	CLASS RICHARD A & CLASS MARIA P	20544 NE INTERLACHEN LN	FAIRVIEW OR 97024-8728
7	RETURN SERVICE REQUESTED		152E07AD 1000	WEBER LINDA & COCHRAN DEL	6011 SE HAIG ST	PORTLAND OR 97206-2725
8	RETURN SERVICE REQUESTED	152E07AD 3900	152E07AD 4100	COUPEAN ROBERT III	5933 SE HAIG ST	PORTLAND OR 97206
9	RETURN SERVICE REQUESTED		152E07AD 2500	COPELAND JAMES M & COPELAND MARY J	3325 SE 62ND AVE	PORTLAND OR 97206-2701
10	RETURN SERVICE REQUESTED		152E08BC 2500	CRAIG RANDY L & LEE-CRAIG ANNA J	3341 SE 63RD AVE	PORTLAND OR 97206-2705
11	RETURN SERVICE REQUESTED		152E07AD 5000	GEREN NANCY	15303 NE 53RD AVE	VANCOUVER WA 98686-1969
12	RETURN SERVICE REQUESTED		152E08BC 15100	GOLDEN ESTELLE H	8739 SE TOLMAN ST	PORTLAND OR 97206
13	RETURN SERVICE REQUESTED		152E08BC 16000	LO LIAN PUT FONG	3314 SE 62ND AVE	PORTLAND OR 97206
14	RETURN SERVICE REQUESTED		152E07DA 100	OREGON STATE OF DEPT OF TRANSP	123 NW FLANDERS ST	PORTLAND OR 97209-4012
15	RETURN SERVICE REQUESTED		152E07AD 2900	RENAISSANCE CUSTOM HOMES LLC	16771 BOONES FERRY RD	LAKE OSWEGO OR 97035-4383
16	RETURN SERVICE REQUESTED		152E08BC 14800	SHANG JENNIFER A	3328 SE 62ND AVE	PORTLAND OR 97206-2702
17	RETURN SERVICE REQUESTED		152E07AD 3600	SILVA JASMINE W M TR	5932 SE HAIG ST	PORTLAND OR 97206-2724
18	RETURN SERVICE REQUESTED		152E08BC 14700	TILTON SHANNON G	3320 SE 62ND AVE	PORTLAND OR 97206-2702
19	RETURN SERVICE REQUESTED		152E08BC 15200	WALLACE JANE E & WALLACE BRYAN L	13136 NE FAILING ST	PORTLAND OR 97206-2702
20	RETURN SERVICE REQUESTED		152E08BC 14600	WATTS KENDYL A & WATTS MARY E	3306 SE 62ND AVE	PORTLAND OR 97206
21	RETURN SERVICE REQUESTED		152E08BC 15600	WILKIN LINDYBETH	3405 SE 63RD AVE	PORTLAND OR 97206
22	RETURN SERVICE REQUESTED		152E07AD 4200	YODER NATHAN P & YODER ALLISON M	5923 SE HAIG ST	PORTLAND OR 97206
23	RETURN SERVICE REQUESTED		152E08BC 15700	YOSHIDA REIKO	3403 SE 63RD AVE	PORTLAND OR 97206
24				CURRENT RESIDENT	6025 SE POWELL BLVD	PORTLAND OR 97206
25				CURRENT RESIDENT	6015 SE POWELL BLVD	PORTLAND OR 97206
26				CURRENT RESIDENT	6014 SE FRANKLIN ST	PORTLAND OR 97206
27				CURRENT RESIDENT	6011 SE POWELL BLVD	PORTLAND OR 97206
28				CURRENT RESIDENT	3516 SE 61ST AVE	PORTLAND OR 97206
29				CURRENT RESIDENT	3512 SE 61ST AVE	PORTLAND OR 97206
30				CURRENT RESIDENT	3510 SE 61ST AVE	PORTLAND OR 97206
31				CURRENT RESIDENT	3415 SE 62ND AVE	PORTLAND OR 97206
32				CURRENT RESIDENT	3414 SE 62ND AVE	PORTLAND OR 97206
33				JOHN CARR	2918 SE 67TH AVE	PORTLAND OR 97206
34	RETURN SERVICE REQUESTED	APPELLANT	SOUTH TABOR NA	GREER GREGORY & STACIE	3333 SE 62ND AVE	PORTLAND OR 97206-2701
35	RETURN SERVICE REQUESTED	RESPONDENT	& TESTIFIER	HANK KEVIN S & ANGIE	6219 SE POWELL BLVD	PORTLAND OR 97206-2749
36	RETURN SERVICE REQUESTED	RESPONDENTS	152E08BC 15300	SCHULTZ KRISTINE L	3404 SE 62ND AVE	PORTLAND OR 97206
37	RETURN SERVICE REQUESTED	RESPONDENT	152E08BC 14900	CLAAR LAURA	3408 SE 62ND AVE	PORTLAND OR 97206-2704
38	RETURN SERVICE REQUESTED	RESPONDENT	ALEX AUJERO	MAERTZ ALLEN & ZIMBARDI DARLENE	3315 SE 62ND AVE	PORTLAND OR 97206-2701
39	RETURN SERVICE REQUESTED	RESPONDENT	152E07AD 3700	PARSONS TIMOTHY J	5940 SE HAIG ST	PORTLAND OR 97206-2724
40	RETURN SERVICE REQUESTED	RESPONDENT	152E08BC 15500	PETERSON DAVE	3417 SE 63RD AVE	PORTLAND OR 97206-2707
41	RETURN SERVICE REQUESTED	RESPONDENT	FOSTER-POWELL NA	SHAWN MORGAN	4809 SE 75TH AVE	PORTLAND OR 97206
42	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	PRESIDENT DUANE HANSON	2918 SE 67TH AVE	PORTLAND OR 97214
43	RETURN SERVICE REQUESTED	RESPONDENT	SOUTH TABOR NA	ANDREW PLAMBECK	3002 SE 65TH AVE	PORTLAND OR 97206
44	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	LINDA SARGENT-EDER	3318 SE 64TH AVE	PORTLAND OR 97206
45	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	ERIC LOZANO	5901 SE HAIG STREET	PORTLAND OR 97206
46	RETURN SERVICE REQUESTED	RESPONDENT	& TESTIFIER	JOAN FREDERIKSEN	3202 SE 62ND AVE	PORTLAND OR 97206
47	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	D AMICO	3120 SE 62ND AVE	PORTLAND OR 97206
48	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	ANNE STORRS	3219 SE 62ND AVE	PORTLAND OR 97206
49	RETURN SERVICE REQUESTED	RESPONDENT	MICHAEL MCCALLISTER	JEFF & MARY CHRISTENSEN	3109 SE 62ND AVE	PORTLAND OR 97206
50	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	ANDREW LOCKE	3311 SE 62ND AVE	PORTLAND OR 97206
51	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	HARK ANDERSON & KAY CARLSON	3228 SE 62ND AVE	PORTLAND OR 97206
52	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	& MICHAEL PARRISH	3105 SE 59TH AVE	PORTLAND OR 97206
53	RETURN SERVICE REQUESTED	RESPONDENT	MARIANE ZENKER	ESTELLE GOLDEN	6739 SE TOLMAN	PORTLAND OR 97206
54	RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	SANDRA HAY MAGDALENO I UTE MUNGER	PO BOX 86836	PORTLAND OR 97286
55	RETURN SERVICE REQUESTED	RESPONDENT	SOUTH TABOR NA	& GAOYING REN & JINGHAN ZHANG	1123 SE 62ND AVE	PORTLAND OR 97206
56	RETURN SERVICE REQUESTED	RESPONDENT	EDWARD C KAISER	DANA L KRAMCZUK	1120 NW COUCJ ST 10TH FLOOR	PORTLAND OR 97209-4128
57	RETURN SERVICE REQUESTED	RESPONDENT	PERKINS COIE	UTE MUNGER	2728 SE 63RD AVE	PORTLAND OR 97206
58	RETURN SERVICE REQUESTED	TESTIFIER	SOUTH TABOR NA	DUANE HANSON	3227 SE 63RD AVE	PORTLAND OR 97206
59	RETURN SERVICE REQUESTED	TESTIFIER	TESTIFIER	TINA KIMNEY	7258 SE DIVISION ST	PORTLAND OR 97206
60	RETURN SERVICE REQUESTED	TESTIFIER	TESTIFIER	MORGAN ENRICH	7229 SE 65TH AVE	PORTLAND OR 97206
61	RETURN SERVICE REQUESTED	TESTIFIER	TESTIFIER	SANDRA HAY MAGDALENO	6316 SE DIVISION	PORTLAND OR 97206
62	RETURN SERVICE REQUESTED	TESTIFIER	SOUTH TABOR NA			

A	B	C	D	E	F
63 RETURN SERVICE REQUESTED	RESPONDENT/TESTIFIER	TY WYMAN	DUNN CARNEY	831 SW 6TH AVE #1500	PORTLAND OR 97204
64 RETURN SERVICE REQUESTED	TESTIFIER	TESTIFIER	JOSHUA LUPHIN	6245 SE TIBBETTS ST	PORTLAND OR 97206
65 RETURN SERVICE REQUESTED	TESTIFIER	TESTIFIER	MARUILL THURSTON	3225 SE 71ST AVE	PORTLAND OR 97206
66 RETURN SERVICE REQUESTED	RESPONDENT	4 TESTIFIER	TRISHA PARKS	3212 SE 62ND AVE	PORTLAND OR 97206
67 RETURN SERVICE REQUESTED	RESPONDENT	RESPONDENT	MEREDITH BAKER	3218 SE 62ND AVE	PORTLAND OR 97206
68 RETURN SERVICE REQUESTED	RESPONDENT	ODOT	JOSHUA BROOKING	123 NW FLANDERS ST	PORTLAND OR 97209-4012
69 RETURN SERVICE REQUESTED	APPLICANT	BARRY BRYAN	LEON CAPITAL GROUP	807 LAS CIMAS PARKWAY #270	AUSTIN TX 78746
70 RETURN SERVICE REQUESTED	OWNER	152E07AD 2700	RAM INVESTMENTS LLC	7355 SE JOHNSON CREEK BLVD	PORTLAND OR 97206-9329
71 RETURN SERVICE REQUESTED	INTERESTED PARTY	AFGHAN ANDISHEH	AA1 ENGINEERING	4875 SW GRIFFITH DR SUITE 300	BEAVERTON OR 97005
72 RETURN SERVICE REQUESTED	INTERESTED PARTY	INTERESTED PARTY	3 DEES HOLDINGS	7355 SE JOHNSON CREEK BLVD	PORTLAND OR 97206-9329
73 RETURN SERVICE REQUESTED		82ND AVE OF ROSES BUS ASSOC	FRANK HARRIS	PO BOX 86775	PORTLAND OR 97286
74 RETURN SERVICE REQUESTED		STATE HISTORIC	PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
75 RETURN SERVICE REQUESTED		AIA URBAN DESIGN COMMITTEE	ROBERT HOFFMAN	403 NW 11TH	PORTLAND OR 97209
76 RETURN SERVICE REQUESTED		OREGON WALKS	C/O DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
77 RETURN SERVICE REQUESTED		SOUTHEAST UPLIFT	LEAH FISHER	3534 SE MAIN ST	PORTLAND OR 97214
78 RETURN SERVICE REQUESTED		TRI-MET	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
79			TERRY WHITEHILL	299/5000	LIFE SAFETY
80				8299/R7000	BRANDON SPENCER-HARTLE
81				299/5000 UF	TREE TECHS
82 RETURN SERVICE REQUESTED		17-144195 FEDEC 04-25-18	CASE FILE BALLEW	1300 SW 4TH AVE #5000	PORTLAND OR 97201

1 **CERTIFICATE OF FILING AND SERVICE**

2 I hereby certify that on the date noted below, I filed the original and two copies
3 of the foregoing NOTICE OF INTENT TO APPEAL with the Land Use Board of
4 Appeals, 775 Summer Street NE, Suite #330, Salem, Oregon 97301-1283, by
5 Certified Mail, Return Receipt Requested #7008 1300 0000 4788 0615, and on the
6 same date served a true and correct copy thereof on the following:

7 Linly F. Rees, Esq. By First Class Mail*
 Portland Office of City Attorney
8 1221 SW Fourth Avenue, Suite #430
 Portland, OR 97204
9

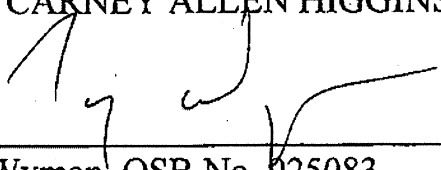
10 Dana L. Krawczuk, Esq. By First Class Mail*
 Stoel Rives LLP
11 760 SW 9th Avenue, Suite #3000
 Portland, OR 97205
12

13 Gregory S. Hathaway, Esq. By First Class Mail*
 Hathaway Larson LLP
14 1331 NW Lovejoy Street, Suite #950
 Portland, OR 97209
15

16 *With first-class postage prepaid and deposited in Portland, OR.

17 DATED this 8th day of May, 2018.

18 DUNN CARNEY ALLEN HIGGINS & TONGUE, LLP

19 
20 _____
 Ty K. Wyman, OSB No. 925083
 Of Attorneys for Petitioner NORTHWEST SELF STORAGE