



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Type II and IIX Decision Appeal Form

LU Number: LU 18-277183 D2-M

FOR INTAKE, STAFF USE ONLY

Date/Time Received 5/17/19 11:41 am Action Attached copy of decision
 Received By Emily Wilson Fee Amount \$250
 Appeal Deadline Date 5/17/19 4:30 pm Fee Waived
 Entered in Appeal Log Bill # 4509691
 Notice to Dev. Review Neighborhood Overlook

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 5020 NORTH INTERSTATE AVENUE DEADLINE OF APPEAL MAY 17TH, 2019

Name MARTIN SEGURA III, CARLETON HART ARCHITECTURE, PC

Address 830 SW 10TH AVENUE, #200 City PORTLAND State/Zip Code OR / 97205

Day Phone 503.206.3190 Email martin.segura@carletonhart.com Fax N/A

Interest in proposal (applicant, neighbor, etc.) APPLICANT

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33. 825 . 065, P1+D7 Zoning Code Section 33. 825 . 065, E5

Zoning Code Section 33. 825 . 065, E3 Zoning Code Section 33. 825 . 065, D4

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

THE PROPOSAL MEETS THE ZONING STANDARDS AND DESIGN GUIDELINE INTENT RELATIVE TO; BLENDING/INCORPORATING NEIGHBORHOOD CHARACTERISTICS & DETAILS, FRONTAGE STANDARDS FOR DWELLING UNITS, RESIDENTIAL GLAZING, LIGHT/WIND/RAIN MITIGATION AND PARKING AREA SCREENING.

Appellant's Signature Martin Segura

FILE THE APPEAL - Submit the following:

- This completed appeal form
- A copy of the Type II or IIX Decision being appealed
- An appeal fee as follows:
 - \$250, payable to City of Portland
 - No appeal fee is charged when appeal is filed by ONI recognized organizations for properties within organization's boundaries
 - Fee waiver request letter for low income individual is signed and attached
 - Fee waiver request letter for Unincorporated Multnomah County recognized organizations is signed and attached

The City must receive the appeal by 4:30 pm on the deadline listed in the Decision in order for the appeal to be valid. To file the appeal, submit the completed appeal application and fee (or fee waiver request as applicable) at the Reception Desk on the 5th Floor of 1900 SW 4th Ave, Portland, Oregon, between 8:00 am and 4:30 pm Monday through Friday.

A public hearing on the appeal will be held. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.

Type II and IIX Appeal Procedure

For land use review applications that follow a Type II and IIX procedure, the Bureau of Development Services makes the decision on the application. This decision is called the Administrative Decision and may be appealed. The applicant and/or an interested person who does not agree with the Administrative Decision may appeal it by using the Type II and IIX Decision Appeal Form and submitting an appeal fee. No appeal fee is charged for Type II and IIX appeals when filed by an ONI recognized organization; the appeal must be for property located within the organization's boundaries, and the vote to appeal must be in accordance with the organization's bylaws. An appeal of a decision triggers an initial hearing before a City review body.

There is a 14-day appeal period that starts the day that the decision is mailed. The last day to appeal is stated in the decision. If appealed, a specific review body hears the case and makes the final City decision. These review bodies include:

- The Hearings Officer
- The Design Commission
- The Portland Historic Landmarks Commission
- The Adjustment Committee

Type II and IIX Appeal Hearing

When a decision is appealed, the Bureau of Development Services schedules a public hearing and sends out a notice within five days of receiving the appeal. The hearing is held at least 21 days from the mailing of the notice.

At the hearing, everyone attending is allowed to speak to the review body. The testimony must address whether or not the proposal meets the approval criteria as described in the Administrative Decision or how the City erred procedurally. Written testimony is also accepted prior to or at the hearing. This may include additional information submitted by the applicant and/or appellant.

If a committee reviews the appeal, a decision is made at the hearing. If the Hearings Officer is the review body, they may make a decision at the hearing, or make a decision later. Both the Hearings Officer and the committee must make a written decision and send notice of the decision within 17 days after the hearing. The decision is mailed to the appellant, applicant, and to anyone who submits oral or written testimony at the hearing.

The review body may adopt, modify, or overturn the Administrative Decision based on the information presented at the hearing and in the case record.

Appeal Fees

An appeal of a land use decision must include an appeal fee. There is a \$250 fee charged for appealing a Type II and IIX decision. This fee is refunded if the decision-maker grants the appeal; i.e. agrees with the appellant.

In order for an appeal to be valid, an appeal fee must accompany the appeal form or a fee waiver request must be approved before the appeal deadline as stated in the specific land use decision (Section 33.730.020 of the Portland Zoning Code). See below for fee waiver eligibility information.

Low Income Fee Waiver

The appeal fee may be waived for low income applicants who appeal a land use decision on the site of their primary residence in which they have an ownership interest. In addition, the appeal fee may be waived for low income individuals who have resided for at least 60 days within the required notification area for the land use review. Low income individuals requesting a fee waiver will be required to certify their annual gross income and household size. The appeal fee will only be waived for households with a gross annual income of less than 50 percent of the area median income as established and adjusted for household size by the federal Department of Housing and Urban Development (HUD). All financial information submitted to request a fee waiver is confidential. Fee waiver requests must be approved prior to appeal deadline to be considered for a fee waiver.

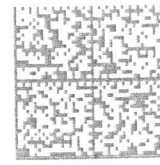
Information is subject to change



CITY OF PORTLAND
 Bureau of Development Services
 1900 SW Fourth Avenue, Suite 5000
 Portland, OR 97201 P524
Land Use Decision Enclosed
Case # LU 18-277183 DZM AD

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ZIP 97204 \$ 001.15⁰
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RETURN SERVICE REQUESTED

APPLICANT
 SEGURA MARTIN
 CARELTON HART ARCHITECTURE
 830 SW 10TH AVE #200
 PORTLAND OR 97205



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.

503-823-7300 BDS@PortlandOregon.gov www.PortlandOregon.gov/bds/translate



Traducción e interpretación | Chuyen Ngur hoac Phien Dich | 翻译或传译
 Turjumida ama Fasiraadda | 翻译または通訳 | Письменные или устные перевод
 Traducere sau Interpretare | 번역 및 통역 | الشفوية أو الشفوية | الترجمة الشفوية أو الشفوية
 மனவார்ப்புறுத்தல் அல்லது மனவார்ப்புறுத்தல் | Письмовий або усний переклад



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 3, 2019
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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.

CASE FILE NUMBER: LU 18-277183 DZM AD
NEW RESIDENTIAL MIXED-USE AT 5020 N INTERSTATE

GENERAL INFORMATION

**Applicant/
Representative:** Martin Segura, Carleton Hart Architecture PC
830 SW 10th Ave #200, Portland, OR 97205

Owners: Diane Linn, Proud Ground
5288 N Interstate Ave, Portland, OR 97217
City of Portland
421 SW 6th Ave #1100, Portland OR 97204

Party of Interest: Faez Soud, Portland Housing Bureau
421 SW 6th Ave, Ste 500, Portland, OR 97204

Site Address: 5020 N INTERSTATE AVE

Legal Description: BLOCK 34 LOT 1-4, M PATTONS ADD & 2ND
Tax Account No.: R520502900
State ID No.: 1N1E22BB 13800
Quarter Section: 2529

Neighborhood: Overlook NA, contact landuse@overlookneighborhood.org.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: North Interstate
Other Designations: None
Zoning: CM3dm – Commercial/Mixed Use 3 with Design (d) and Centers Main Street (m) Overlays

Case Type: DZM – Design Review with Modifications
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review for a proposed 72,732 SF, 6-story residential mixed-use building with 64 dwelling units in the North Interstate Plan District. The proposed building would include a mix of affordable and market-rate dwelling units with a mix of 1- to 3-bedrooms. A commercial space, at approximately 1,953 SF, is proposed at the southwest corner of the building and site. Two residential dwelling units are proposed at the ground level facing N Interstate Avenue, and two more are proposed facing N Alberta Street. A parking area, with a mixture of surface and tuck-under parking spaces, is proposed along the northeastern portion of the site, and will be accessed via a driveway from N Webster Street.

The applicant also requests four (4) Modifications to zoning code development standards:

- 1) 33.130.222.C – Façade articulation: To reduce the minimum required amount of façade articulation on the west, street-facing façade from 25% to 24%.
- 2) 33.130.235.C – Screening, Mechanical equipment: To reduce the amount of required “L2, low screen” landscaping (which requires trees and continuous three-foot tall evergreen shrubs, in addition to ground cover) around the transformer at the northeast corner of the property. The standard requires “L2, low screen” landscaping along both the N Webster Street lot line to screen the transformer. The applicant proposes no required tree along the N Webster Street lot line.
- 3) 33.266.130.G.2.d.(1) – Parking area setbacks and landscaping, Perimeter landscaping: To reduce the amount of required “L2, low screen” landscaping (which requires trees and continuous three-foot tall evergreen shrubs, in addition to ground cover) near the transformer at the northeast corner of the property. The standard requires L2 landscaping along both the N Webster Street lot line and east lot line to screen the parking area. The applicant proposes no required tree along the N Webster Street lot line.
- 4) 33.266.220.C.3.b – Standards for all bicycle parking, Bicycle racks: To reduce the width of required long-term bike parking spaces in the bike parking rooms, which will be mounted vertically on the walls, from 2'-0" to 1'-6", staggered 12" vertically so the handlebars of adjacent bikes do not interfere with each other.

The applicant also requests one (1) Adjustment to zoning code development standards:

- 1) 33.415.200 – Required Ground Floor Active Use: To reduce the amount of required ground floor active use area within 100 feet of a transit street – which N Interstate Avenue and N Alberta Street are – from 25% to 18.3%. The applicant requests the Adjustment to allow for residential entry porches, residential units, and a residential bicycle maintenance room to be located on the ground floor.

Note: There was an error with the calculation of the original Adjustment Review request stated on the public notice that was mailed out on February 19, 2019. The area of structured (tuck-under) parking on the east side of the site was not included in the original total ground floor area calculation. Thus, the ground floor active use area shown at the time the public notice was mailed was only approximately 14.8% of the total ground floor area, or 1,606 square feet, within 100 feet of the transit street. The proposal has since been revised by the applicant to indicate a commercial space at the southwest corner of the building with 1,953 square feet of ground floor active use area, or approximately 18.3% of the total ground floor area.

Design Review is required for proposed new development and for requested Modifications to zoning code site-related development standards in the “d” overlay zone. Adjustment Review is required for requested Adjustments to zoning code use-related development standards.

Relevant Approval Criteria:

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

- Community Design Guidelines
- 33.805, (Adjustment) Approval Criteria
- 33.825.040, Modifications That Will Better Meet Design Review Requirements

CONCLUSIONS

The proposal successfully addresses many of the design review approval criteria; however, there are some significant issues presented by the design of the ground floor, which would have resulted in a less-than active pedestrian realm along the major transit corridor that is N Interstate Ave. Through several conditions of approval, described in detail in the Findings for the Design Review, for requested Modifications, and for the Adjustment Review, these issues have been addressed.

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. The proposal meets the applicable design guidelines, modification criteria, and adjustment criteria and, therefore, warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for the proposed 72,732 SF, 6-story residential mixed-use building with 64 dwelling units in the North Interstate Plan District.


Approval of four (4) Modification requests to zoning code development standards:

- 1) 33.130.222.C – Façade articulation: To reduce the minimum required amount of façade articulation on the west, street-facing façade from 25% to 24%.
- 2) 33.130.235.C – Screening, Mechanical equipment: To reduce the amount of required “L2, low screen” landscaping (which requires trees and continuous three-foot tall evergreen shrubs, in addition to ground cover) around the transformer at the northeast corner of the property. The standard requires “L2, low screen” landscaping along both the N Webster Street lot line to screen the transformer. The applicant proposes no required tree along the N Webster Street lot line.
- 3) 33.266.130.G.2.d.(1) – Parking area setbacks and landscaping, Perimeter landscaping: To reduce the amount of required “L2, low screen” landscaping (which requires trees and continuous three-foot tall evergreen shrubs, in addition to ground cover) near the transformer at the northeast corner of the property. The standard requires L2 landscaping along both the N Webster Street lot line and east lot line to screen the parking area. The applicant proposes no required tree along the N Webster Street lot line.
- 4) 33.266.220.C.3.b – Standards for all bicycle parking, Bicycle racks: To reduce the width of required long-term bike parking spaces in the bike parking rooms, which will be mounted vertically on the walls, from 2'-0" to 1'-6", staggered 12" vertically so the handlebars of adjacent bikes do not interfere with each other.

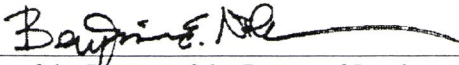
Approval of one (1) Adjustment request to zoning code development standards:

- 1) 33.415.200 – Required Ground Floor Active Use: To reduce the amount of required ground floor active use area within 100 feet of a transit street – which N Interstate Avenue and N Alberta Street are – from 25% to at least 19.5% of the total ground floor area.

All approvals per the approved site plans, Exhibits C-6 through C-48, signed and dated 04/29/2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through H) 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 18-277183 DZM AD." 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. The proposed bike storage room at the northwest corner of the building shall be converted into a ground floor commercial use space (or other active use as listed in the "m" overlay zone, section 33.415.200); that bike parking that is currently proposed in this room shall be located either in individual units or in the original location shown in Exhibit A.18, or in a similar location to the south of the lobby along the east elevation of the building; and that a storefront entry door shall be placed on the N Interstate Ave frontage of the northwest corner commercial space.
- E. Additional in-ground landscape planters, running for the length of the low fences, excepting space for entries, and at least 18 inches in width, shall be placed at the residential patios along N Alberta St. At least 6 inches of this space should be located on the sidewalk side of the fences and planted with ground covers, grasses, or flowering plants, and at least 12 inches should be on the patio side of the fences and planted with evergreen shrubs that will grow as tall as the fence itself; and,
- F. Doors with full lights and transom windows above shall be provided at the four ground-level residential unit entries. Sidelights shall also be provided at the two ground-level residential unit entries facing N Interstate Ave.
- G. A canopy or awning system shall be provided at a minimum 4'-0" depth for the length of each storefront window bay on the west elevation of the commercial spaces at the southwest and northwest corners of the building. These canopies or awnings shall all be approved through either a follow-up design review, or they shall all meet the exemption from Design Review in zoning code section 33.420.045.S.
- H. The proposed chain link fence shall be replaced with the originally-proposed, sight-obscuring wood fence (as shown in Exhibit C.48).

Staff Planner: Benjamin Nielsen

Decision rendered by:  on April 29, 2019.
By authority of the Director of the Bureau of Development Services

Decision mailed: May 3, 2019

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 December 12, 2018, and was determined to be complete on February 12, 2019.

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 December 12, 2018.

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 21 days (see Exhibits G.14 and G.16). Unless further extended by the applicant, **the 120 days will expire on: July 3, 2019.**

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.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 17, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that

issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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 **May 20, 2019** 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.

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

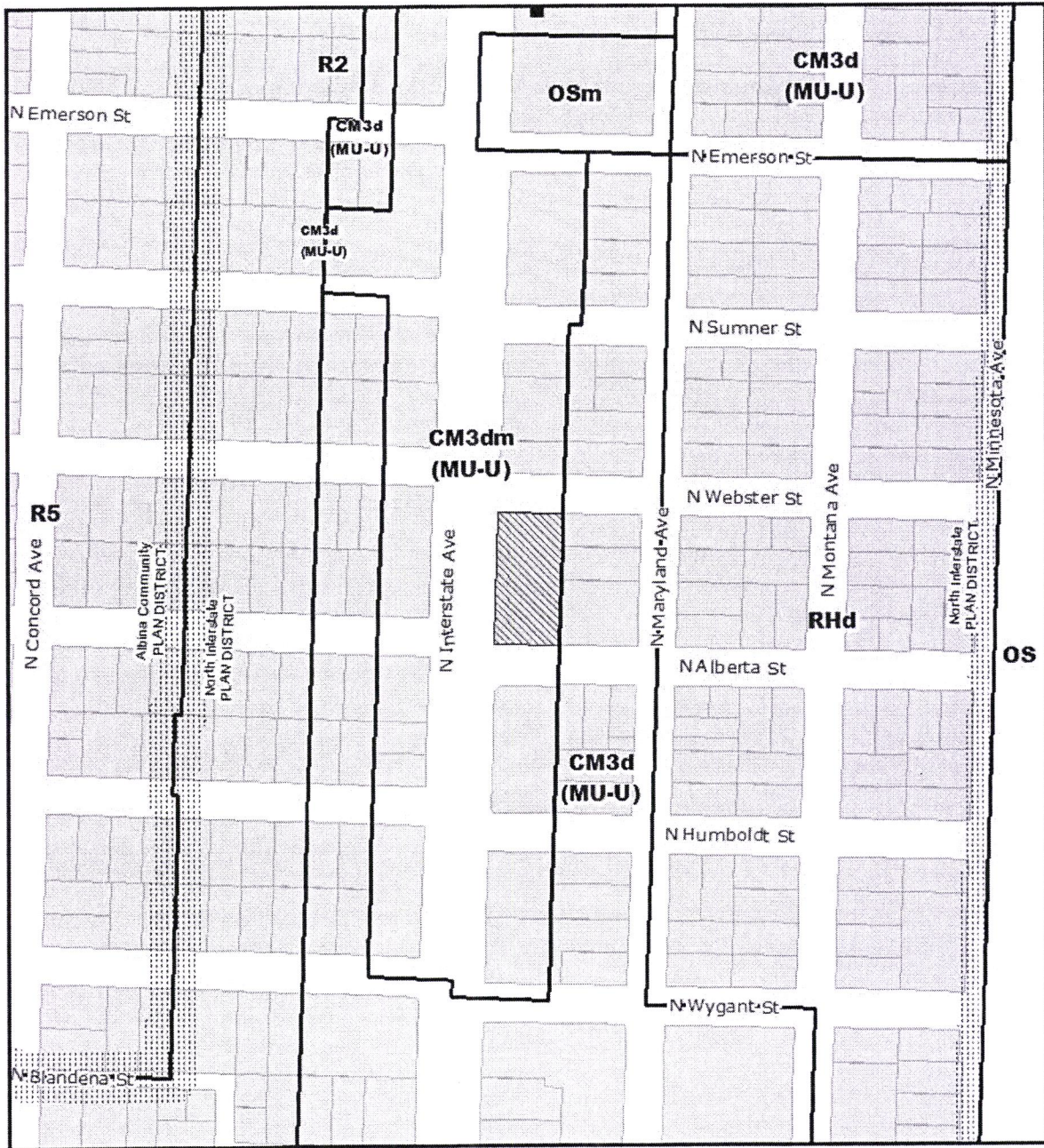
A. Applicant's Submittals

1. Original Proposal Narrative, dated 12/12/2018
2. Neighborhood Meeting Summaries, dated 12/12/2018
3. Original Drawing Set, dated 12/03/2018
4. PHB Funded affordable housing project verification memo, dated 11/19/2018
5. Pre-application Conference Facilitator Summary Memo (EA 18-183051 PC), dated 07/31/2018
6. Completeness Response memo, dated 01/14/2019
7. Neighborhood Contact Requirement evidence, dated 01/04/2019 and received 01/14/2019
8. Revised Proposal Narrative, dated 01/14/2019
9. Modification Request Narrative, dated 01/14/2019
10. Revised Drawing Sheets, received 01/14/2019
11. Revised Completeness Response memo, dated 02/04/2019
12. Revised Proposal Narrative, dated 02/04/2019
13. Revised Drawing Sheets, dated 02/04/2019
14. Application for Adjustment Review, received 02/04/2019
15. Adjustment Review Narrative, dated 02/04/2019
16. Drawing Set for Adjustment Review, dated 12/03/2018 and received 02/04/2019
17. Revised North Elevation, received 02/12/2019
18. Revised Drawing Set, dated 12/03/2018 on the cover and received 02/13/2019



19. Revised Elevation Drawings, received 03/01/2019
 20. Exhaust Louver Details, received 03/01/2019
 21. Light Fixture Cut Sheets, received 03/01/2019
 22. Building program marketing materials, received 03/18/2019
 23. Revised Site Plan, received 03/20/2019
 24. Revised Proposal Narrative, dated 04/01/2019 and received 04/02/2019
 25. Revised Completeness Response memo, dated 04/02/2019
 26. Revised Adjustment Review Narrative, dated 04/22/2019
 27. Revised Drawing Set, dated 04/02/2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
- 1-5. *Not used.*
 6. Grading Plan
 7. Utility Plan
 8. Tree Plan
 9. Planting Plan
 10. Planting Plan Legend
 11. Plant Selection
 12. Plant Selection
 13. Site Furnishings
 14. Site & Ground Floor Plan (attached)
 15. Typical Floor Plan – Levels 2 through 6
 16. Roof Plan
 17. Bicycle Storage
 18. West Elevation (attached)
 19. South Elevation (attached)
 20. East Elevation (attached)
 21. North Elevation (attached)
 22. Building Section N-S
 23. Building Section E-W
 24. Engl Elevations & Wall Sections
 25. Engl Elevations & Wall Sections
 26. Details – Site & Landscape
 27. Details – Site & Landscape
 28. Details – Exterior
 29. Details – Storefront
 - 29a. Details – Storefront
 30. Details – Storefront
 31. Details – Windows
 32. Details – Exterior
 33. Details – Exterior
 34. Details – Windows
 35. Details – Exterior
 36. Details – Exterior
 - 37-40. *Not used.*
 41. Exterior Lighting Plan
 42. Product Cutsheets
 43. Product Cutsheets
 44. Product Cutsheets
 45. Product Cutsheets
 46. Product Cutsheets
 47. Product Cutsheets
 48. Details – Site & Landscape (cedar site fence)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services

2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety Section of BDS
- F. Correspondence:
1. Christian Trejbal, Chair of the Overlook Neighborhood Association Board, 03/11/2019, letter in opposition to the requested Adjustment
 2. Brad Lucas, Arbor Lodge Neighborhood Association Land Use Committee member, 03/12/2019, letter of contingent support for proposal
 3. Brad Lucas, Arbor Lodge Neighborhood Association Land Use Committee member, 03/15/2019, letter providing additional details about other recent and/or new developments in and near the Arbor Lodge neighborhood
- G. Other:
1. Original LU Application
 2. Incomplete Application Letter, sent 12/28/2018
 3. Email chain among applicant and city staff re: Transportation and Parking Demand Management requirements, 01/03 – 01/08/2019
 4. Staff follow-up memo to Incomplete Application Letter, sent 01/14/2019
 5. Applicant request to reverse refund of fees, received 01/14/2019
 6. Email chain between applicant and staff re: 01/14/2019 follow-up memo
 7. Email from staff to applicant re: clarifications and corrections to Incomplete Application Letter and other design-related issues, sent 01/17/2019
 8. Email chain between applicant and staff re: completeness items, 01/29 – 01/30/2019
 9. Email chain between applicant and staff re: revised submittals and adjustment fee, 02/04 – 02/07/2019
 10. Email chain between applicant and staff re: north elevation, 02/02 – 02/12/2019
 11. Written request to deem the application complete, received 02/12/2019
 12. Email chain between applicant and staff re: design issues, 02/27 – 03/08/2019
 13. Staff Response to Brad Lucas's second letter, sent 03/15/2019
 14. Signed Request for Extension of 120-Day Review Period (adding 10 days), received 03/18/2019
 15. Email with proposed breakdown of affordable and market-rate dwelling units, received 03/18/2019
 16. Signed Request for Extension of 120-Day Review Period (adding 11 days), received 04/02/2019

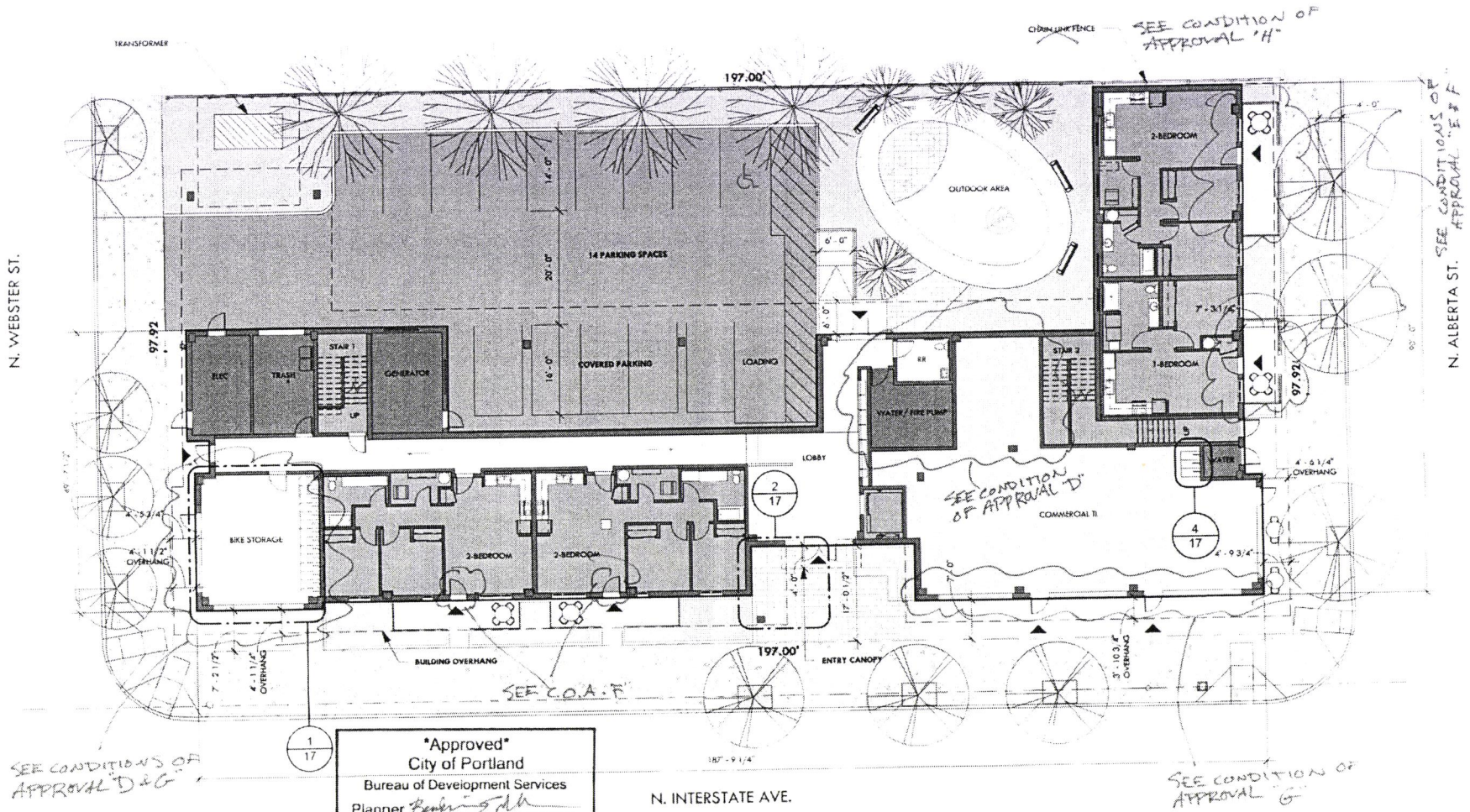
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING 
 THIS SITE LIES WITHIN THE:
 NORTH INTERSTATE PLAN DISTRICT

 Site
 Historic Landmark

File No.	LU 18-277183 DZM AD
1/4 Section	2529
Scale	1 inch = 200 feet
State ID	1N1E22BB 13800
Exhibit	B Feb 12, 2019



Approved
 City of Portland
 Bureau of Development Services
 Planner *Benjamin S. Dh*
 Date *04/27/2019*

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 * Minimum zoning requirements may apply.

04.02.19

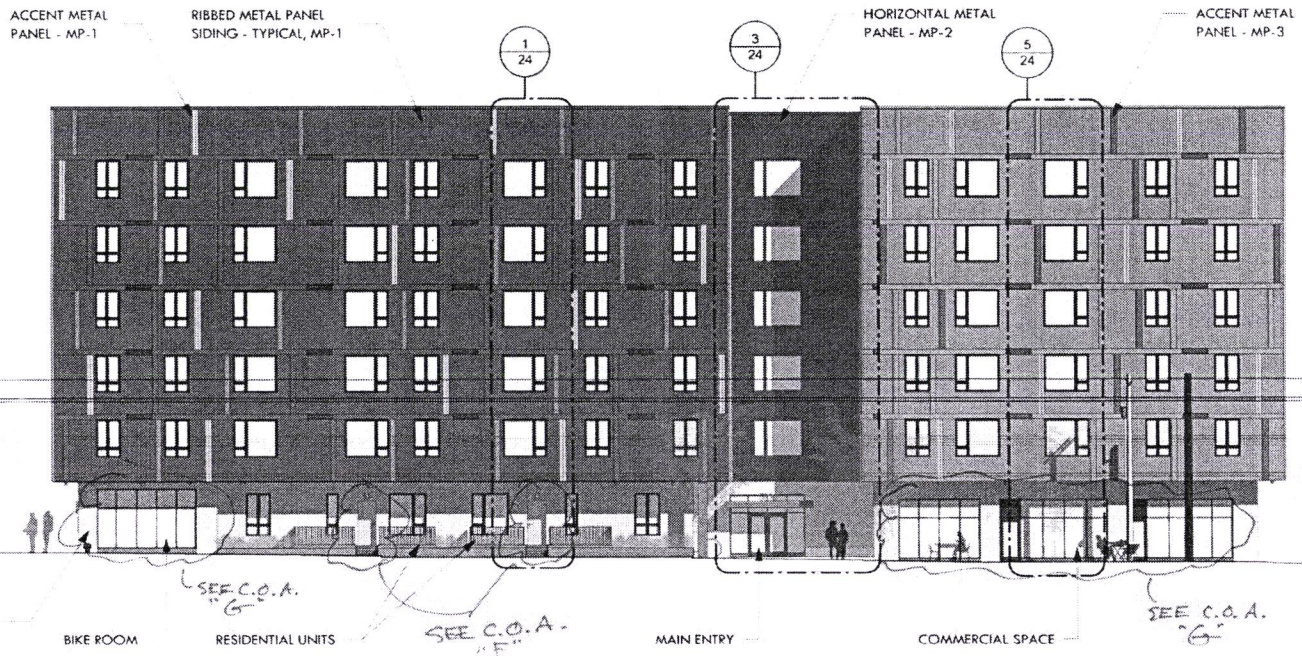
CARLETON HART ARCHITECTURE



5020 N INTERSTATE DESIGN REVIEW APPLICATION

LU 18-277183 DZM AD

SITE & GROUND FLOOR PLAN
 0 6'-0" 12'-0" C.14



FACE BRICK - VERTICAL STACKED BOND PATTERN, TYPICAL

BIKE ROOM

RESIDENTIAL UNITS

MAIN ENTRY

COMMERCIAL SPACE

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *04/29/2019*
* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Other zoning requirements may apply.

GLAZED AREA
 TOTAL WINDOW AREA = 3,132 SF
 TOTAL FACADE AREA = 14,038 SF
 = 22%

WEST ELEVATION

04.02.19

CARLETON HART ARCHITECTURE

CITY OF PORTLAND

5020 N INTERSTATE
 DESIGN REVIEW APPLICATION

LU 18-277183 DZM AD

C. 18



FACE BRICK - VERTICAL STACKED BOND PATTERN, TYPICAL

COMMERCIAL SPACE

RESIDENTIAL UNITS

SEE CONDITIONS OF APPROVAL "E & F"

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 04/29/2019

* This approval applies only to the revisions requested and is subject to all conditions of approval.

GLAZED AREA
 TOTAL WINDOW AREA = 1,369 SF
 TOTAL FACADE AREA = 6,591 SF
 = 21%



SOUTH ELEVATION

04.02.19

CARLETON HART ARCHITECTURE



5020 N INTERSTATE
DESIGN REVIEW APPLICATION

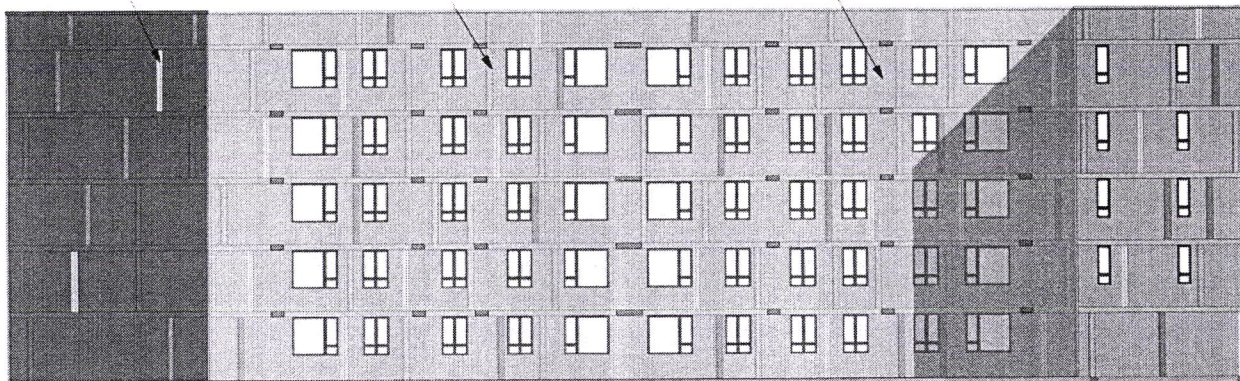
LU 18-277183 DZM AD

C. 19

ACCENT METAL
PANEL - MP-1

ACCENT METAL
PANEL MP-3

RIBBED METAL PANEL
SIDING - TYPICAL, MP-1



FACE BRICK - VERTICAL
STACKED BOND PATTERN,
TYPICAL

OUTDOOR AREA

COVERED PARKING

Approved
 City of Portland
 Bureau of Development Services
 Planner *Becky Su*
 Date *04/29/2019*

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional requirements may apply.



EAST ELEVATION

04.02.19

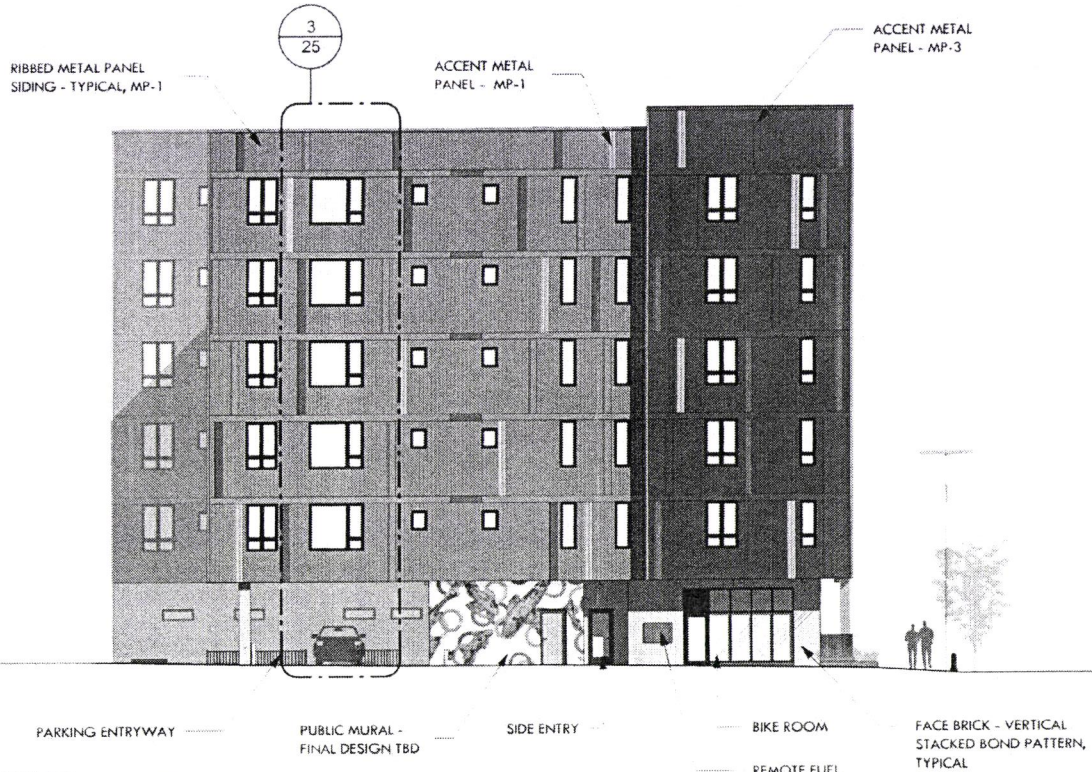
 CARLETON HART
ARCHITECTURE



5020 N INTERSTATE
DESIGN REVIEW APPLICATION

LU 18-277183 DZM AD

20



Approved
 City of Portland
 Bureau of Development Services
 Planner *Becky S. Neal*
 Date *04/29/2019*
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional code provisions may apply.

GLAZED AREA
 TOTAL WINDOW AREA = 838 SF
 TOTAL FACADE AREA = 5,304 SF
 = 16%

NORTH ELEVATION

04.02.19

CARLETON HART ARCHITECTURE



5020 N INTERSTATE
DESIGN REVIEW APPLICATION

LU 18-277183 DZM

C21