



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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: October 17, 2013

From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-199812 DZM – Glisan Commons Phase II
Pre App: PC # 13-142651

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: November 15, 2013 –** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: November 25, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for 1:30 PM Thursday December 5, 2013**

Applicant: Ben White/Carleton Hart Architecture (503-206-3174)
322 NW 8th Ave/Portland, OR 97209

Developer: Riad Sahli/Reach Development LLC
4150 SW Moody Ave/Portland, OR 97239

Owner: Jaymee Cuti/City Of Portland Housing Bureau
421 SW 6th Ave Sute 500/Portland, OR

Site Address: 604 NE 99TH AVE

Legal Description: TL 3100 1.28 ACRES POTENTIAL ADDITIONAL TAX, SECTION 33 1N 2E; TL 3500 0.08 ACRES POTENTIAL ADDITIONAL TAX, SECTION 33 1N 2E; TL 3400 0.08 ACRES POTENTIAL ADDITIONAL TAX, SECTION 33 1N 2E

Tax Account No.: R942330810, R942334560, R942334690, R942330810, R942330810
State ID No.: 1N2E33AD 03100, 1N2E33AD 03500, 1N2E33AD 03400, 1N2E33AD 03100, 1N2E33AD 03100

Quarter Section: 2940
Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.
Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Gateway
Zoning: RXd – Central Residential with design overlay
Case Type: DZM – Design Review with Modifications
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant seeks design review approval for a new residential building in the Gateway Plan District. The proposed building will be the second and final phase of the Gateway Master Plan for Glisan Commons which was approved thru LU 12-116420 MS. The Phase I building was approved thru LU 12-115245 DZ and is currently under construction. The proposal for this Phase II building includes 60 senior housing units in a 6 story building along NE 99th Avenue with 84 on-site parking spaces. Outdoor areas are provided as both roof decks and shared ground level seating courts. Exterior materials include exposed concrete, brick, metal panels, fiber cement lap and panels siding, aluminum storefront, fiberglass windows, and metal railings and screens.

Modifications being requested include:

1. 33.248.020 Landscaping and Screening & 33.526.290.B Ground Floor Windows. To provide landscaping between the building and the street along the north half of the NE 99th Ave façade in place of windows and to not provide trees in this planter per L2 landscaping requirements.
2. 33.266.220.C Standards for all Bicycle Parking. To provide staggered wall-mounted bike racks at 1'-6" spacing instead of the required 2'-6" spacing.
3. 33.266.130.G Parking area setbacks and landscaping. To provide alternate landscaping materials and widths along the south boundary parking spaces in place of the 5 foot wide L3 buffer normally required.

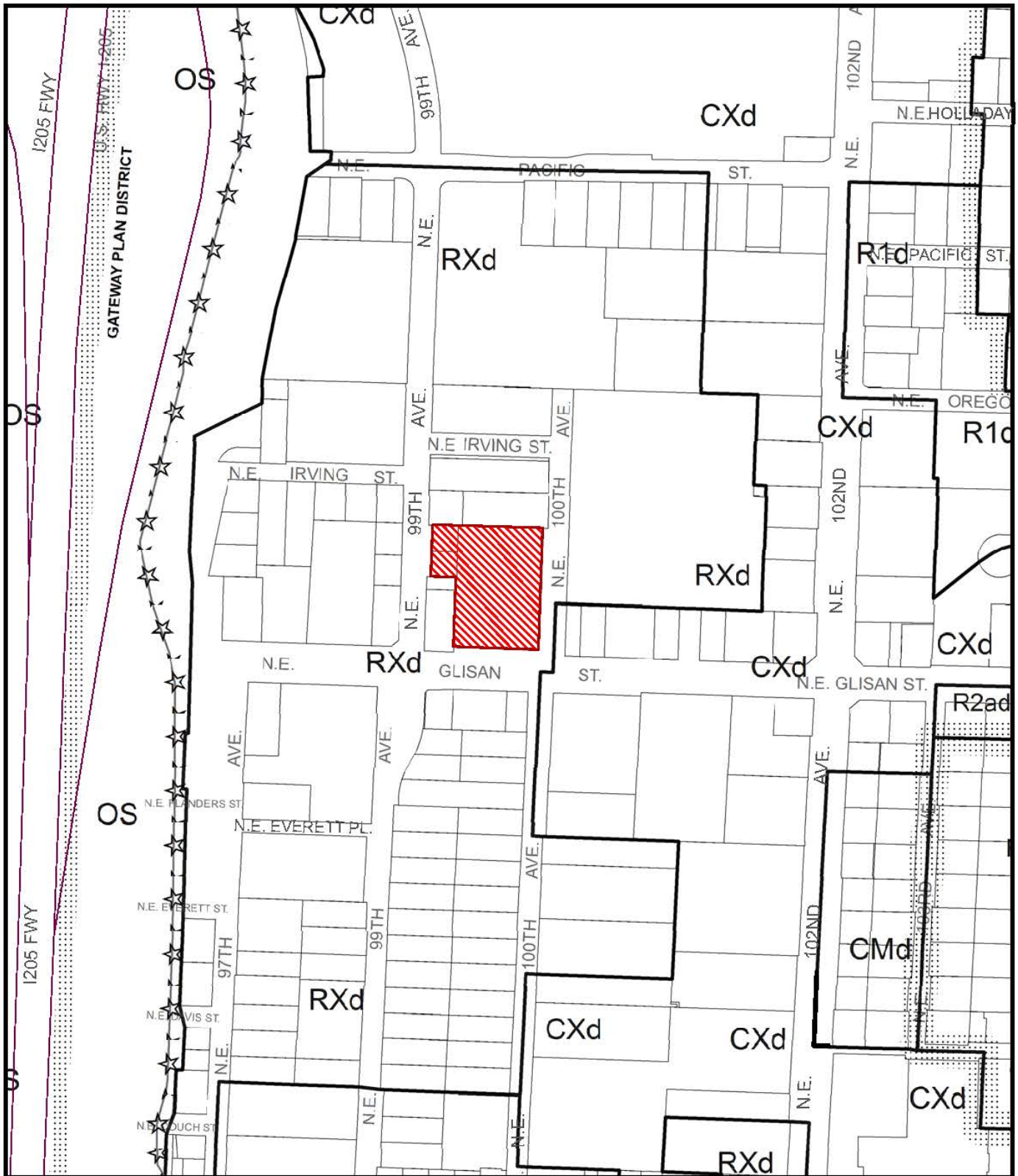
Approval Criteria:

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

- 33.825 Design Review
- 33.825.040 Modifications thru Design Review
- Gateway Regional Center Design Guidelines

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 filed, provided that the application is complete at the time of filing or complete within 180 days. This application was filed on August 30, 2013 and determined to be complete on October 14, 2013.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING



Site



This site lies within the:
GATEWAY PLAN DISTRICT

File No. LU 13-199812 DZM
 1/4 Section 2940.3040
 Scale 1 inch = 300 feet
 State_Id 1N2E33AD 3100
 Exhibit B (Sep 03,2013)

GENERAL NOTES

- 1. PROJECT SITE IS RELATIVELY FLAT WITH NO SIGNIFICANT GRADE CHANGES.
- 2. SITE GRADING WILL MEET ALL ACCESSIBILITY DESIGN STANDARDS.
- 3. ALL HARDSCAPE AND LANDSCAPE WILL SLOPE TO DRAIN.
- 4. ALL GRADE WITHIN 5 FT. OF THE BUILDING TO SLOPE 2% MIN. AWAY FROM THE FOUNDATION.
- 5. PAVING AREAS TO BE SLOPED A MINIMUM OF 1/4" PER FOOT.
- 6. LANDSCAPE AREAS TO BE SLOPED A MINIMUM OF 1/2" PER FOOT.
- 7. SEE LANDSCAPE DRAWINGS FOR COURTYARD/WALKWAY LIGHTING.

KEY NOTES

- 1. NEW 12" SIDEWALK
- 2. NEW GREEN STREET PLANTER AND STREET TREES
- 3. OVERHEAD DOOR ACCESS TO TRASH COLLECTION ROOM
- 4. CONCRETE/ASPHALT PAVING EDGE
- 5. PLANTING AREA
- 6. ASPHALT PAVING AREA
- 7. CONCRETE PAVING AREA (UNDER BUILDING)
- 8. OUTLINE OF BUILDING ABOVE
- 9. INSIDE CONCRETE PLANTER
- 10. 12" BIKE MOUNTS
- 11. BENCH
- 12. METAL FENCE WITH GATE
- 13. CONCRETE LOW WALL
- 14. SITE PLAZA (SHARED WITH PHASE I)
- 15. NEW CURB CUT
- 16. PRIVATE FENCE. SEE DETAIL 446.03
- 17. PROPERTY LINE
- 18. EXISTING TRANSFORMER (SHARED IN PH. I)
- 19. PARKING LOT POLE LIGHT FEATURE

GLISAN COMMONS PHASE II

REACH COMMUNITY DEVELOPMENT

604 NE 99TH AVENUE | PORTLAND, OREGON

TYPE III DESIGN REVIEW APPLICATION

CARLETON HART ARCHITECTURE

822 NW 8TH AVENUE PORTLAND, OREGON 97209

503.245.2282 | 503.245.9261 | carl@carlhart.com

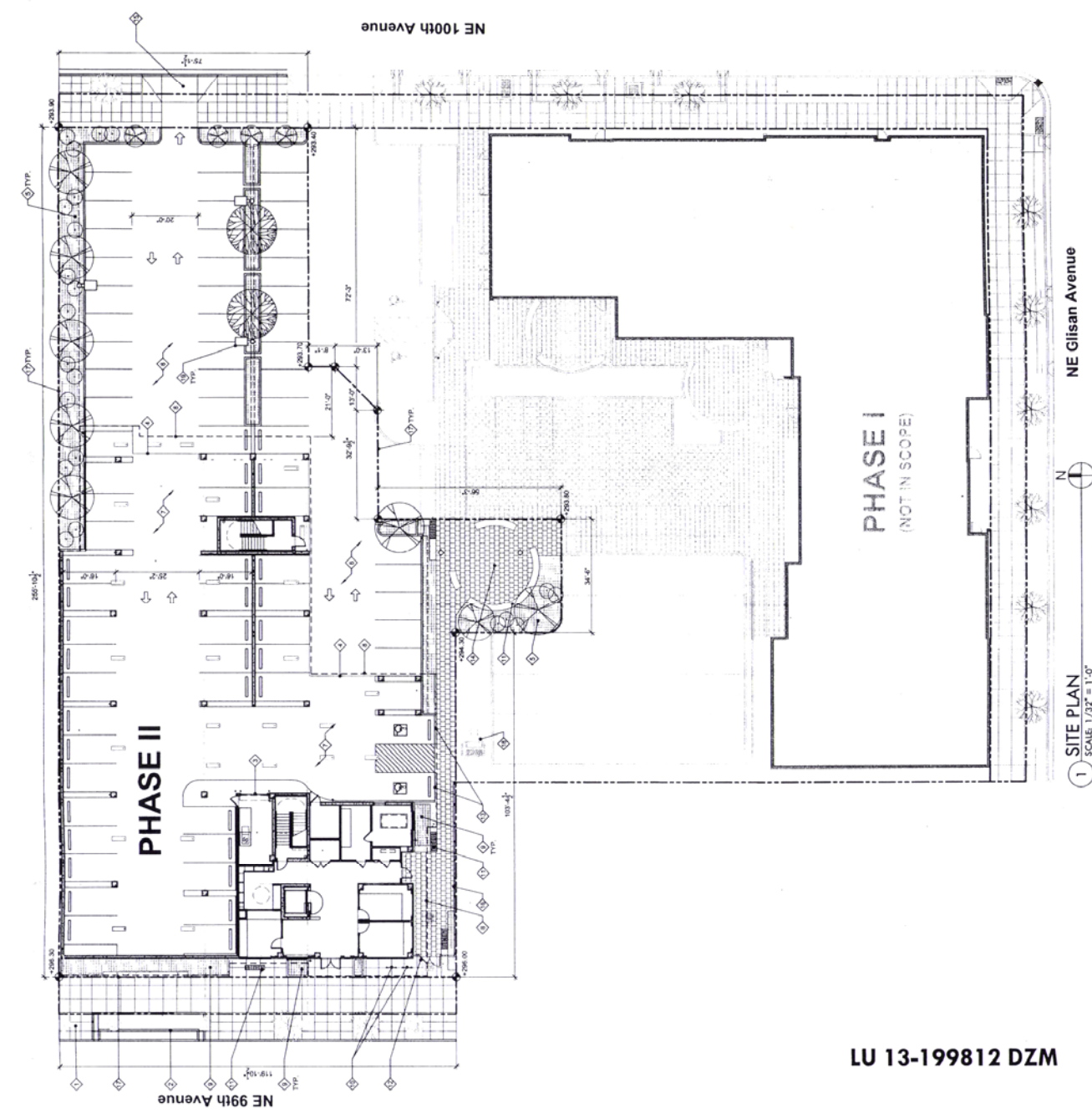


SITE PLAN

08.29.2013

10.09.2013

A1.01



LU 13-199812 DZM

1 SITE PLAN
SCALE: 1/32" = 1'-0"



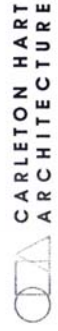
LU 13-199812 DZM

WEST ELEVATION PERSPECTIVE

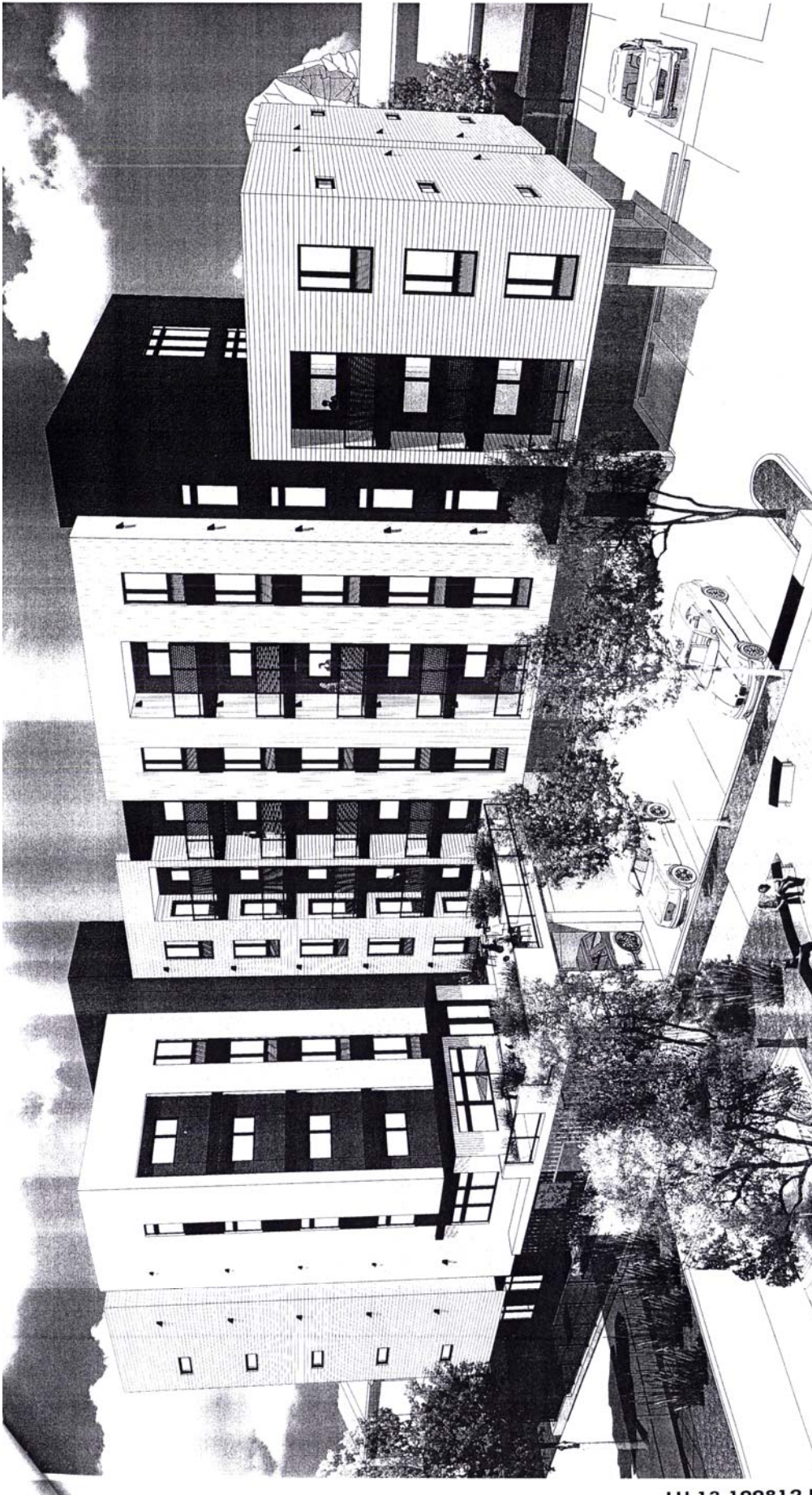


GLISAN COMMONS PHASE II

PORTLAND, OREGON



10.09.2013



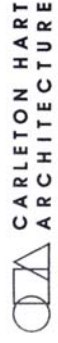
LU 13-199812 DZM

SOUTHEAST ELEVATION



GLISAN COMMONS PHASE II

PORTLAND, OREGON



10.09.2013