




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

RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/4500/BDS LUR

Please bill City of Portland, Account #1113

Multnomah County Official Records E Murray, Deputy Clerk	2018-046869
	\$76.00
02117623201800468690090096	05/03/2018 09:47:32 AM
2R-L U A \$45.00 \$11.00 \$20.00	Pgs=9 Stn=68 NORTONJ

**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.

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 facade. (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.

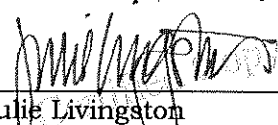
Staff Planner: Cassandra Ballew

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

Effective Date (if no appeal): April 26, 2018. Decision may be recorded on this date

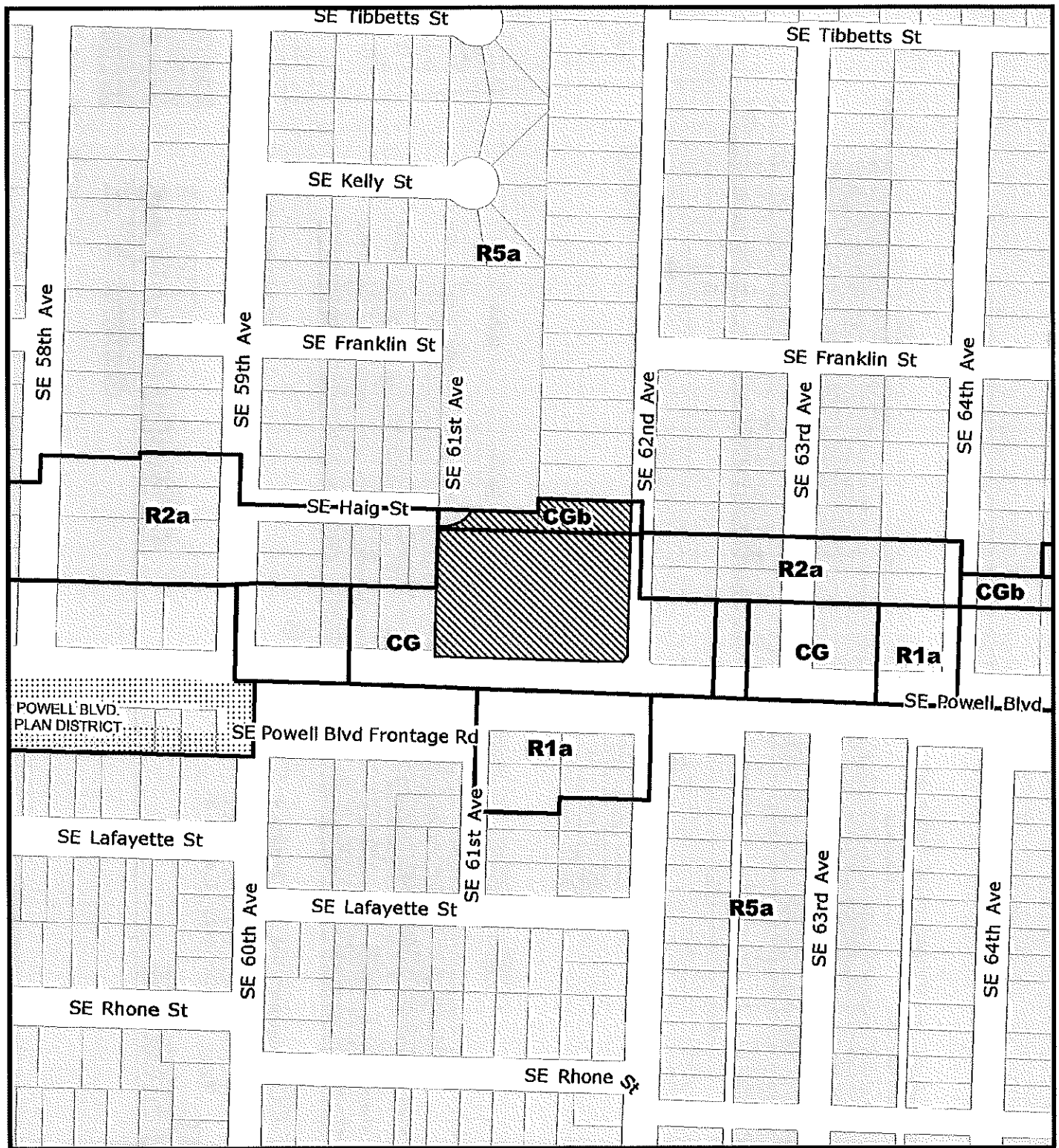
City Stamp

Kimberly Tallant, Principal Planner

City of Portland
 Bureau of Development Services
 1900 SW Fourth Ave, #4500
 Portland, OR 97201

Date: 04/26/18


 Representative

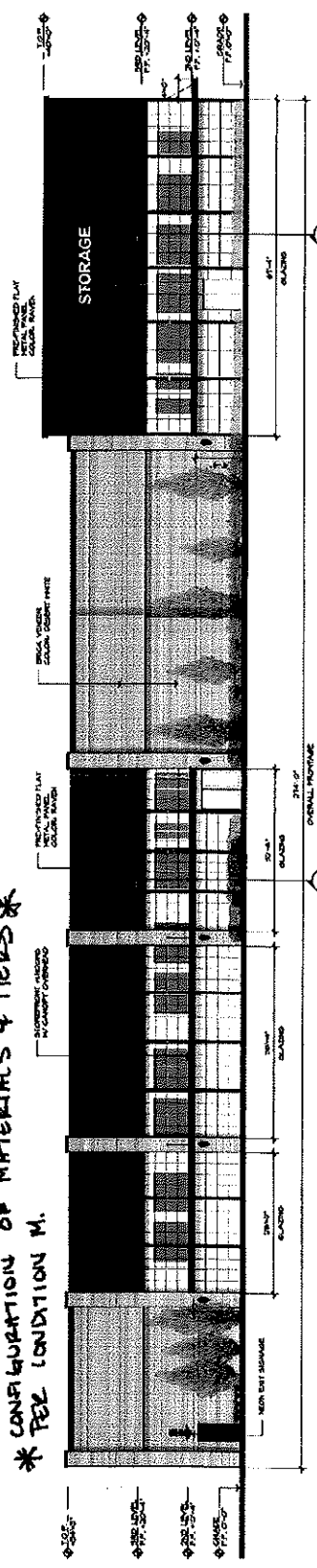


ZONING



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

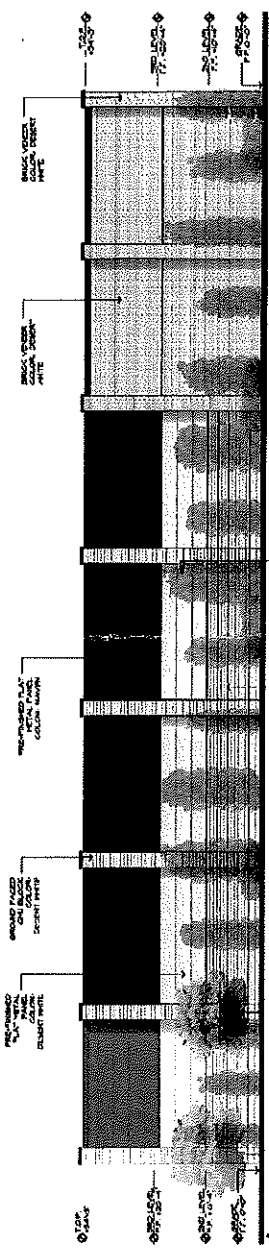
* CONFIGURATION OF MATERIALS & PIERS *
* PER CONDITION M.



SITE ELEVATION - SOUTH, FACING POWELL BLVD. 1

BUILDING'S SECTIONS AND PHASES PER THE CITY OF PORTLAND (UNAPPROVED)		RECORDED PLAN METAL PANEL COLOR MATCH	RECORDED PLAN METAL PANEL COLOR MATCH
SECTION	PHASE	RECORDED PLAN METAL PANEL COLOR MATCH	RECORDED PLAN METAL PANEL COLOR MATCH
SECTION 1	PHASE 1	RECORDED PLAN METAL PANEL COLOR MATCH	RECORDED PLAN METAL PANEL COLOR MATCH
SECTION 2	PHASE 2	RECORDED PLAN METAL PANEL COLOR MATCH	RECORDED PLAN METAL PANEL COLOR MATCH
SECTION 3	PHASE 3	RECORDED PLAN METAL PANEL COLOR MATCH	RECORDED PLAN METAL PANEL COLOR MATCH
SECTION 4	PHASE 4	RECORDED PLAN METAL PANEL COLOR MATCH	RECORDED PLAN METAL PANEL COLOR MATCH

Approved by City of Portland Bureau of Development Services
Date 4.13.18
Project 0 Fall



SITE ELEVATION - WEST 2

* CONFIGURATION OF PIERS & MATERIALS TO BE CONSISTENT WITH THIS SCHEME, BUT INCLUDE PLANE BREAK PER CONDITIONS L9 M. *

LEON CAPITAL
POWELL SELF STORAGE
PORTLAND, OR.

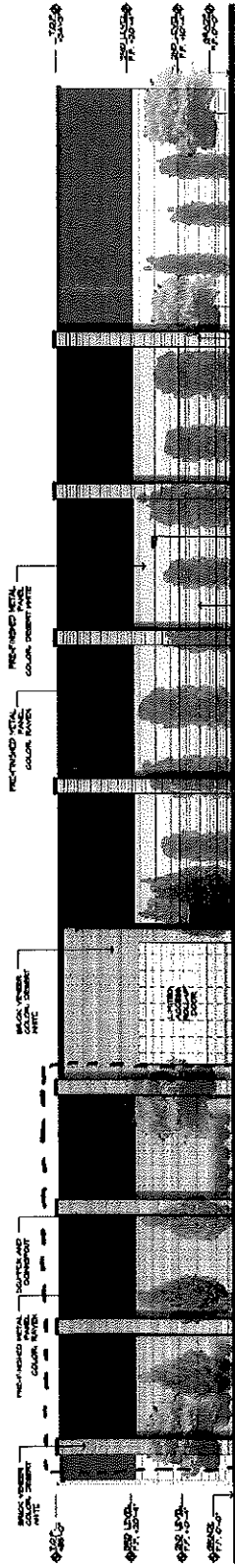
SCHEME A
EXTERIOR ELEVATIONS



DATE: 04/13/18
SCALE: 1/4" = 1'-0"
JOB NUMBER: 17-04195-DZ
DATE: 04/13/18

LU 17-144195 DZ Exhibit H.33 - A.2

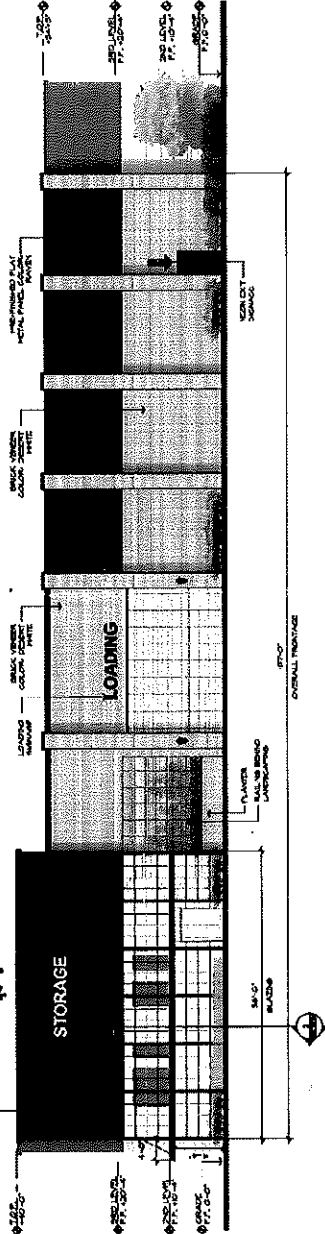
* CONFIGURATION OF PIERS & MATERIALS TO BE CONSISTENT WITH CONDITION M & N.



→ NEED TO MEET REQUIREMENTS OF CONDITION N.

SITE ELEVATION - NORTH ①

* CONFIGURATION OF PIERS & MATERIALS TO BE CONSISTENT WITH THIS SCHEME, PER CONDITION M.



SITE ELEVATION - EAST, FACING 62ND AVE ②

DESCRIPTION	REQUIRED GLASS SUBMITTAL	REQUIRED GLASS ELEVATION	PROVIDED ON ELEVATION
LOADING DOCK	18'-0"	28'	18'-0" + 10'-0"
STORAGE	108'-0"	28'	108'-0" + 10'-0"
BLACK VENEER CORNER	108'-0"	28'	108'-0" + 10'-0"

LEON CAPITAL
POWELL SELF STORAGE
 PORTLAND, OR.

SCHEME A
EXTERIOR ELEVATIONS

ARCHITECT: JORDAN ARCHITECTS, INC.
 1000 NE 10TH AVE, SUITE 100
 PORTLAND, OR 97232
 TEL: 503.255.1234
 FAX: 503.255.1235
 DATE: 04/13/18

LU 17-144195 DZ Exhibit H.33. A.3

Approved: *[Signature]*
 Date: 4.13.18
 Jordan Architects, Inc.
 1000 NE 10th Ave, Suite 100
 Portland, OR 97232
 Tel: 503.255.1234
 Fax: 503.255.1235

SITE AREA:

± 66,600 SQ. FT.
1.57 ACRES

MAX. FAR @ 3.0:
± 199,800 SQ. FT.
2.15 FAR

85% MAX LOT COVERAGE:
± 56,610 SQ. FT.
PROVIDED LOT COVERAGE: 56,490 SQ. FT.

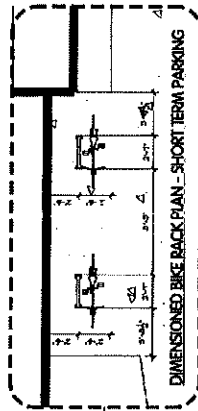
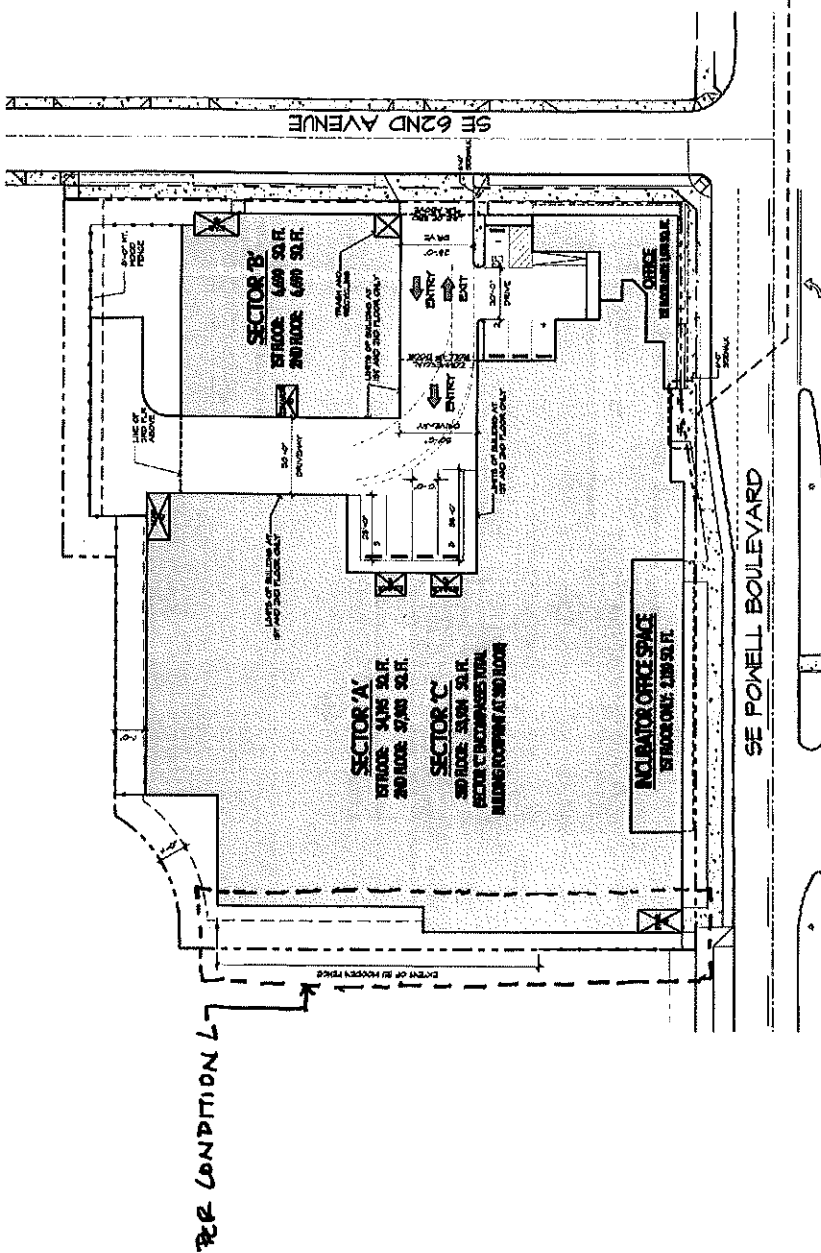
PROPOSED STORAGE BUILDING GROSS AREA:

SECTOR 'A' 1ST FLOOR: 54,195 SQ. FT.
SECTOR 'A' 2ND FLOOR: 37,903 SQ. FT.
SECTOR 'B' 1ST FLOOR: 4,690 SQ. FT.
SECTOR 'B' 2ND FLOOR: 6,690 SQ. FT.
SECTOR 'C' 3RD FLOOR: 53,974 SQ. FT.
GROSS STORAGE AREA: 139,402 SQ. FT.

EST. NET STORAGE AREA @ 75%: 107,763 SQ. FT.

STORAGE OFFICE: 1,578 SQ. FT.
INDICATOR OFFICE SPACE: 2,120 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

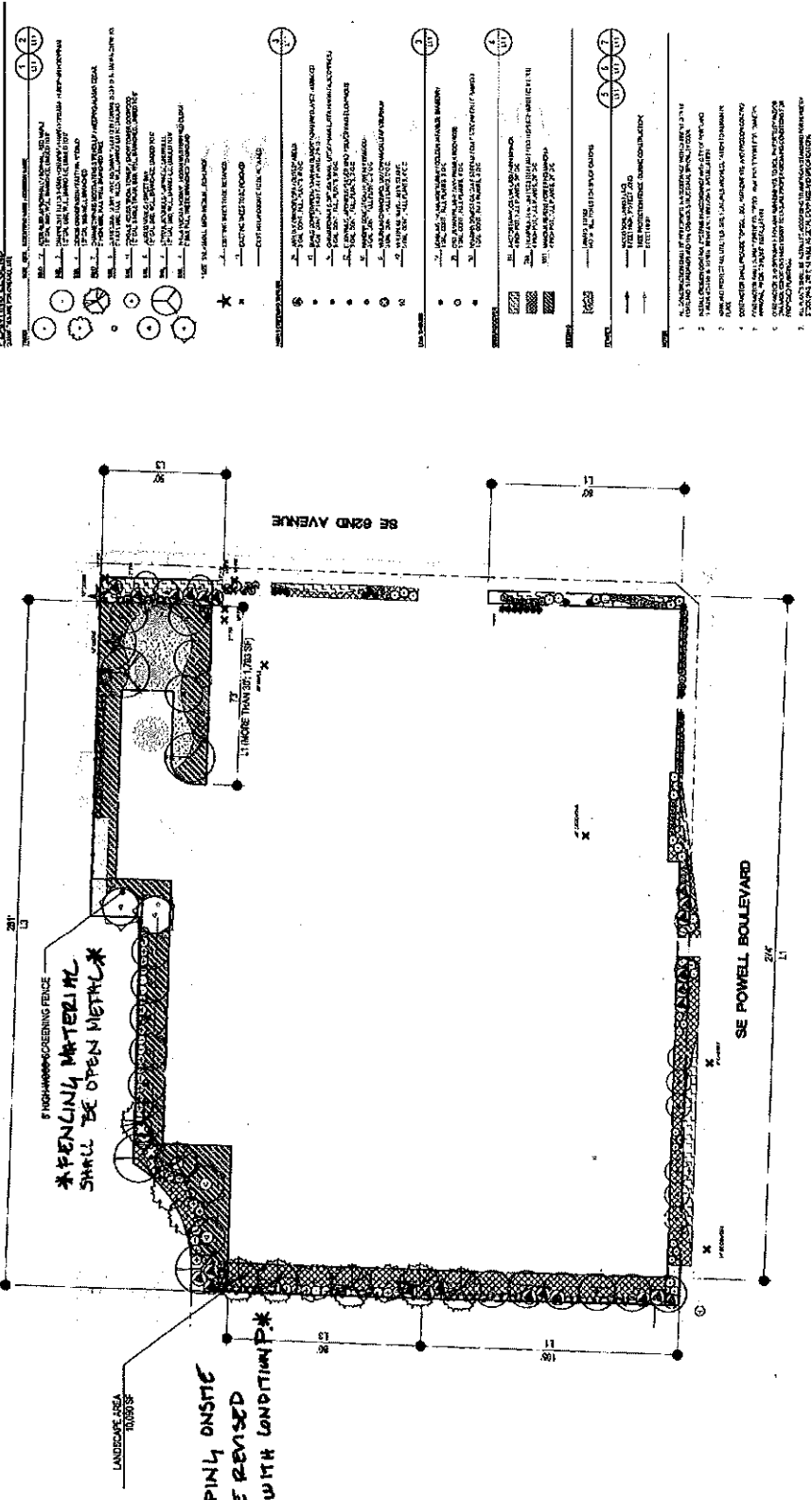
DATE: 12/20/11
SCALE: 1/8" = 1'-0"
PROJECT: 11-144195-DZ
DATE: 08/20/11

11-144195-DZ Exhibit H.33-B-1

Approved: _____
City of Portland - Bureau of Development Services
Date: 4.13.18



* LANDSCAPING PLAN IS TO DENOTE LOCATION OF FENCING & LANDSCAPING BUFFERS ONLY. BUILDING CONFIGURATION SHOULD MATCH APPROVED SITE PLAN FOR SCHEME B. (EXHIBIT H.33.B.1)



PLANTING LEGEND

1	1.00' DIA. SPANISH BROOM
2	2.00' DIA. SPANISH BROOM
3	3.00' DIA. SPANISH BROOM
4	4.00' DIA. SPANISH BROOM
5	5.00' DIA. SPANISH BROOM
6	6.00' DIA. SPANISH BROOM
7	7.00' DIA. SPANISH BROOM
8	8.00' DIA. SPANISH BROOM
9	9.00' DIA. SPANISH BROOM
10	10.00' DIA. SPANISH BROOM
11	11.00' DIA. SPANISH BROOM
12	12.00' DIA. SPANISH BROOM
13	13.00' DIA. SPANISH BROOM
14	14.00' DIA. SPANISH BROOM
15	15.00' DIA. SPANISH BROOM
16	16.00' DIA. SPANISH BROOM
17	17.00' DIA. SPANISH BROOM
18	18.00' DIA. SPANISH BROOM
19	19.00' DIA. SPANISH BROOM
20	20.00' DIA. SPANISH BROOM
21	21.00' DIA. SPANISH BROOM
22	22.00' DIA. SPANISH BROOM
23	23.00' DIA. SPANISH BROOM
24	24.00' DIA. SPANISH BROOM
25	25.00' DIA. SPANISH BROOM
26	26.00' DIA. SPANISH BROOM
27	27.00' DIA. SPANISH BROOM
28	28.00' DIA. SPANISH BROOM
29	29.00' DIA. SPANISH BROOM
30	30.00' DIA. SPANISH BROOM
31	31.00' DIA. SPANISH BROOM
32	32.00' DIA. SPANISH BROOM
33	33.00' DIA. SPANISH BROOM
34	34.00' DIA. SPANISH BROOM
35	35.00' DIA. SPANISH BROOM
36	36.00' DIA. SPANISH BROOM
37	37.00' DIA. SPANISH BROOM
38	38.00' DIA. SPANISH BROOM
39	39.00' DIA. SPANISH BROOM
40	40.00' DIA. SPANISH BROOM
41	41.00' DIA. SPANISH BROOM
42	42.00' DIA. SPANISH BROOM
43	43.00' DIA. SPANISH BROOM
44	44.00' DIA. SPANISH BROOM
45	45.00' DIA. SPANISH BROOM
46	46.00' DIA. SPANISH BROOM
47	47.00' DIA. SPANISH BROOM
48	48.00' DIA. SPANISH BROOM
49	49.00' DIA. SPANISH BROOM
50	50.00' DIA. SPANISH BROOM

LANDSCAPE PLAN

DATE: 11/22/2017
 DRAWN: JTN
 CHECKED: JTN
 REVISIONS:

1. LANDSCAPING PLAN FOR THE PROPOSED BUILDING AND FENCING. THIS PLAN IS TO DENOTE THE LOCATION OF FENCING AND LANDSCAPING BUFFERS ONLY. THE BUILDING CONFIGURATION SHOULD MATCH THE APPROVED SITE PLAN FOR SCHEME B. (EXHIBIT H.33.B.1).
 2. THE LANDSCAPING PLAN IS TO DENOTE THE LOCATION OF FENCING AND LANDSCAPING BUFFERS ONLY. THE BUILDING CONFIGURATION SHOULD MATCH THE APPROVED SITE PLAN FOR SCHEME B. (EXHIBIT H.33.B.1).
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 9. THE LANDSCAPING PLAN IS TO DENOTE THE LOCATION OF FENCING AND LANDSCAPING BUFFERS ONLY. THE BUILDING CONFIGURATION SHOULD MATCH THE APPROVED SITE PLAN FOR SCHEME B. (EXHIBIT H.33.B.1).
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LANDSCAPE PLAN

SCALE: 1" = 20'

LANDSCAPING

REQUIRED LANDSCAPE LENGTH: 300' PER SIDE - 600'
 PROPOSED TREES: 22 (10' DIA.) X 3 = 66 LF
 15 (10' DIA.) X 2 = 30 LF
 TOTAL: 96 LF

LANDSCAPING BILLS

PROPOSED TREES: 22 (10' DIA.) X 3 = 66 LF
 15 (10' DIA.) X 2 = 30 LF
 TOTAL: 96 LF

PROPOSED FENCING (8' HIGH) AND FENCING (6' HIGH)

PROPOSED FENCING: 6' HIGH FENCE = 180 LF
 8' HIGH FENCE = 30 LF

LANDSCAPE PLAN

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 8' HIGH FENCE = 30 LF

01/28/2018 - CD
 LU 17-144195 DZ Exhibit H.33.B.1

L1.0

PACIFIC NW STORAGE - POWELL
 PORTLAND, OREGON

AAI ENGINEERING
 1000 NE 10TH AVENUE, SUITE 100
 PORTLAND, OREGON 97232
 PHONE: 503.281.1111
 FAX: 503.281.1112
 WWW.AAIENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF OREGON
 LICENSE NO. 12345

DO NOT RECORD

1994 FEB 10 11:00 AM