



Type II Review

Code Adjustments

Fee: \$360.00 | File No. CA 24-23

Applicability: A Code adjustment application is used when the request would result in less than a 20 percent change to a quantifiable Code standard.

Applicant: SKB, attn: John Olivier	
Address: 222 SW Columbia Street, Suite 700, Portland OR 97201	
Email Address: JOlivier@skbcos.com	
Phone(s): (w) 503-220-2600, (m) 503-552-3594	
Owner (if different from above):	
Owner Address:	
Engineer/Surveyor: GGLO, attn: Samantha Beadel	
Phone: 206-902-5734	sbeadel@gglo.com
Engineer/Surveyor Address: 1301 5th Avenue, Suite 2200, Seattle WA 98101	
Project Name: Dundee Hotel	
Project Location: 1232 OR-99W	
Map/Tax Lot No.: R3335AA 01301 and R3335AA 01401, R3335AA 01000, R3335AA 01200,	Zone: Community Commercial
Comp Plan Designation:	
Explanation of Adjustment Request:	
<p>An adjustment is requested for the Alder ROW facade of the Main Hotel building. The total area of the street wall 3' to 9' above grade = 450.75 SF. 30% of this facade would be 135.22 SF. The current area of glazing between 3' to 9' of this wall is 126.00 SF. 20% of 135.22 = 27 SF. 135.22 - 126.00 = 9.22 SF and thus the request falls within the 20% change to qualify for an adjustment request. The windows in question can be found on A1/ G-022 and on A-110, Grid WA between grids W1 - W5.</p>	

*Application must be accompanied by required submittals as noted in Dundee Municipal Code Chapter 17.406.030.

Submit the following information for review:

- Site plan showing:
 - Existing features of the site
 - Proposed new site features
 - The proposed adjustment details (where on the site, dimensions, etc)

- Written response to how the proposed code adjustment meets these criteria:
 - The adjustment is consistent with the purpose and intent of the code standard(s) to be adjusted
 - The adjustment would not create a conflict with or unreasonably impact adjacent uses
 - Approval of the adjustment does not create a violation of any other code standard or previous land use action

I attest that to the best of my knowledge the information provided herein and attached is accurate; and, certify that approval of the adjustment does not create a violation of any other code standard or previous land use approval.

All owners must sign the application or submit letters of consent.

SKB-Dundee Project, LLC
DocuSigned by:
John Olivier 9/23/24
Applicant Signature Date

SKB-Dundee Project, LLC
DocuSigned by:
John Olivier 9/23/24
Owner Signature Date

John Olivier
Print Name

John Olivier
Print Name
(As to Tax Lots R3335AA 0100 and R3335AA 01200)

Process

A Code adjustment is a Type II application, which is an administrative decision and requires public notice to all properties within 100 feet of the project site. This application will go through the following process:

1. Applicant submits application form and all required materials for review.
2. City staff will do a completeness check and let you know whether more information is needed.
3. City staff will prepare and mail notice to all property owners within 100 feet of the project site, and will send the application materials for review and comments to internal and external departments and agencies. This is a two-week long comment period.
4. Once all comments are received, city staff will prepare a staff report and decision on the application.

Note: A Code adjustment application may be submitted concurrently with other applications for review on the same project (i.e. partition, site design review, etc.).

TYPE II REVIEW

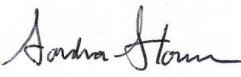
Supplemental Signature Page for Owner

RE: Type II Review: Code Adjustments (Alder Ground Level Windows)

I attest that to the best of my knowledge the information provided herein and attached is accurate; and, certify that the approval of the adjustment does not create a violation of any other code standard or previous land use approval.

Signed:

DUNDEE HILLS, LLC

By: 

Sondra Storm

Dated: 10.16.24

(As to Tax Lots R3335AA 01401 and R3335AA 01301)

Type II Adjustment: Alder Ground Level Windows

Date: September 18, 2024

To: City of Dundee, Oregon

From: Samantha Beadel, GGLO on behalf of SKB (Owner) and the Embarcadero Hospitality Group

An adjustment is requested for the Alder ROW facade of the Main Hotel building for 17.202.060 (E) Ground Floor Windows, 2(a) Standard 2: “Windows must be at least 30% of the ground-level area of the street wall”.

The total area of the street wall 3' to 9' above grade = 450.75 SF. 30% of this facade would be 135.22 SF. The adjustment allotted 20% of 135.22 = 27 SF.

The current area of glazing between 3' to 9' of this wall is 126.00 SF.

$135.22 - 126.00 = 9.22$ SF and thus the request falls within the 20% change to qualify for an adjustment request.

The windows in question can be found on A1/ G-022 and on A-110, Grid WA between grids W1 - W5.

The proposed code adjustment meets the following criteria:

o The adjustment is consistent with the purpose and intent of the code standard(s) to be adjusted.

The above cited code standard states, “On the ground level of buildings in the commercial zones, blank walls are limited and windows are required in order to provide an interesting and inviting pedestrian environment that encourages pedestrian activity and to enhance pedestrian safety through greater visibility of the sidewalk from the interior of buildings.” The current plan maximizes the windows in the occupied space along the façade. Adjacent windowless spaces include the Fire Riser room and the Mechanical and Boiler Rooms.

o The adjustment would not create a conflict with or unreasonably impact adjacent uses

The adjacent use is a residential zone. The adjustment will have no impact on the adjacent use.

Dundee Hotel Type II Adjustment: Alder Ground Floor Windows - Area

2024005.01

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o Approval of the adjustment does not create a violation of any other code standard or previous land use action

Approval of the adjustment would not create a violation of any other code standard or previous land use action.

Copies:

John Olivier, SKB

Tyler Kepler, SKB

Mark Keller, Embarcadero Hospitality Group

Sondra Storm, Embarcadero Hospitality Group

James Bradley, GGLO

Marissa Tan-Gatue, GGLO

Samantha Beadel, GGLO

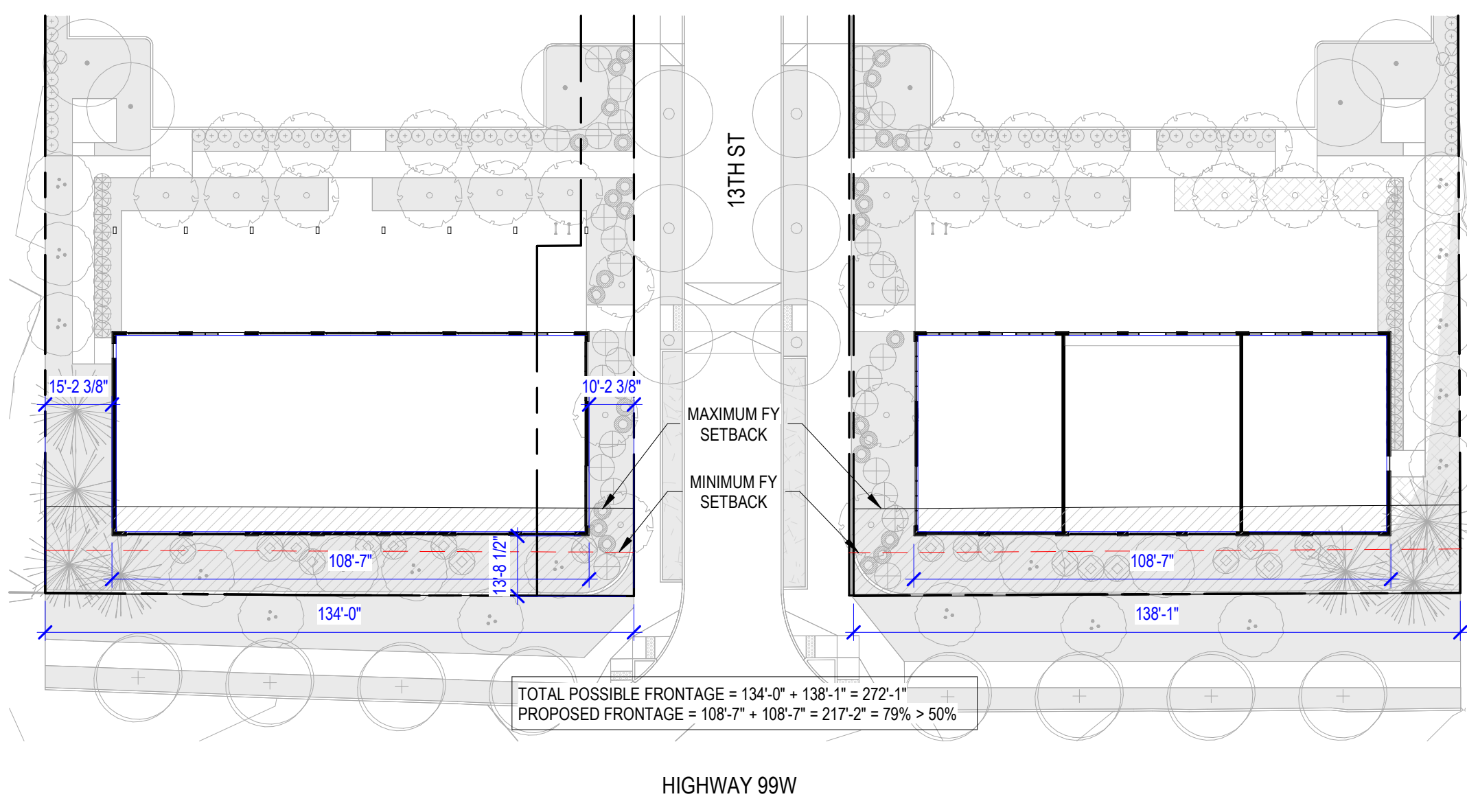
GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

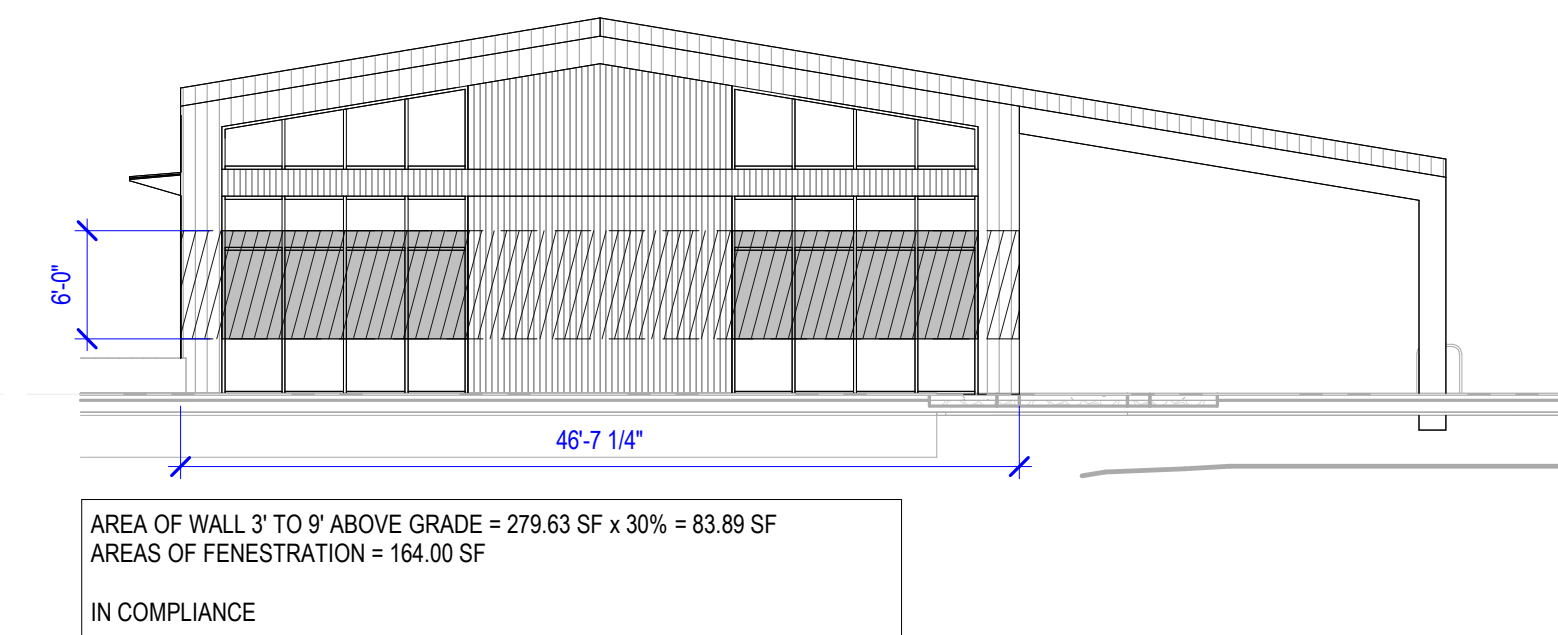
PROJECT:
DUNDEE HOTEL

PROJECT ADDRESS:
**1232 OR-99W
DUNDEE OR 97115**

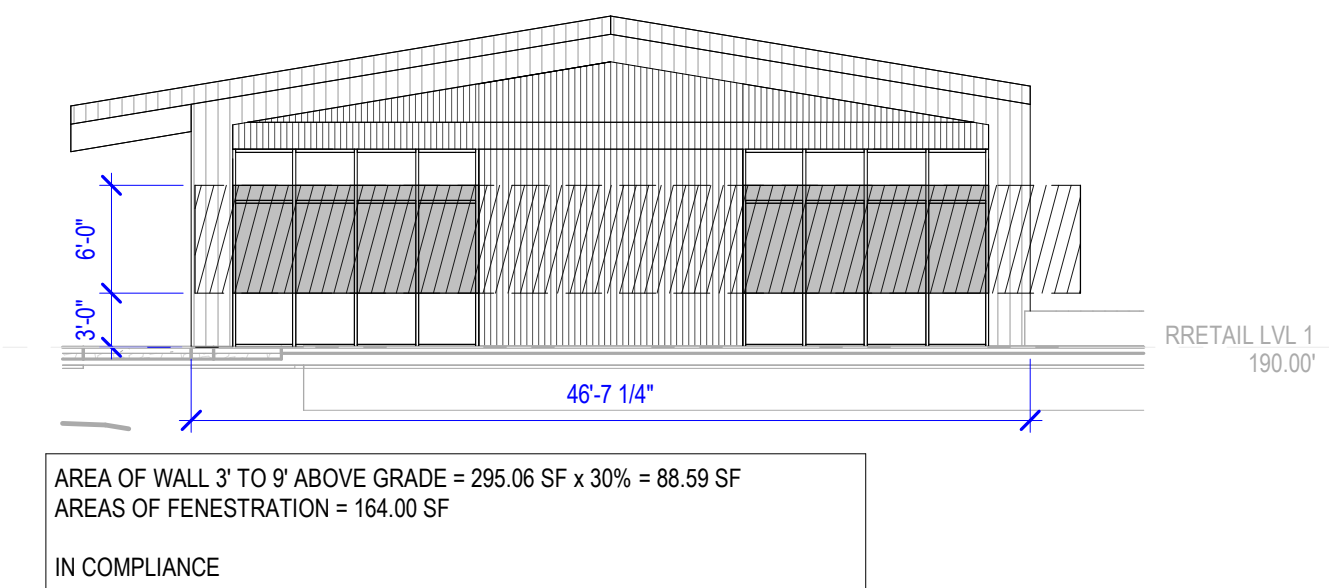
OWNER:
**SKB
PORTLAND, OR 97201**



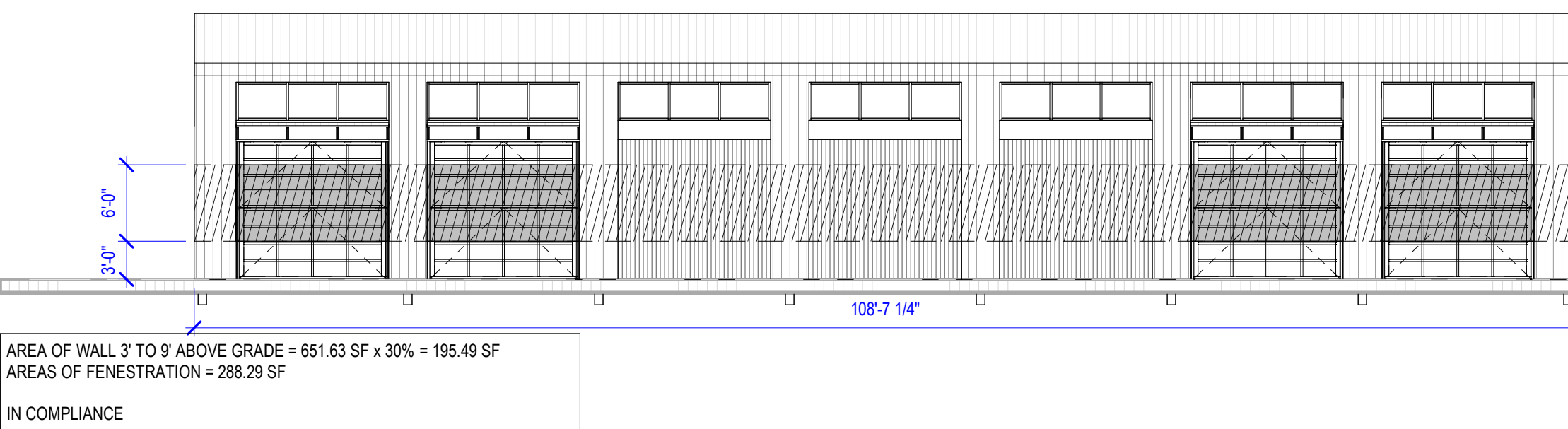
E1 RETAIL SETBACK DIAGRAM
1" = 30'-0"



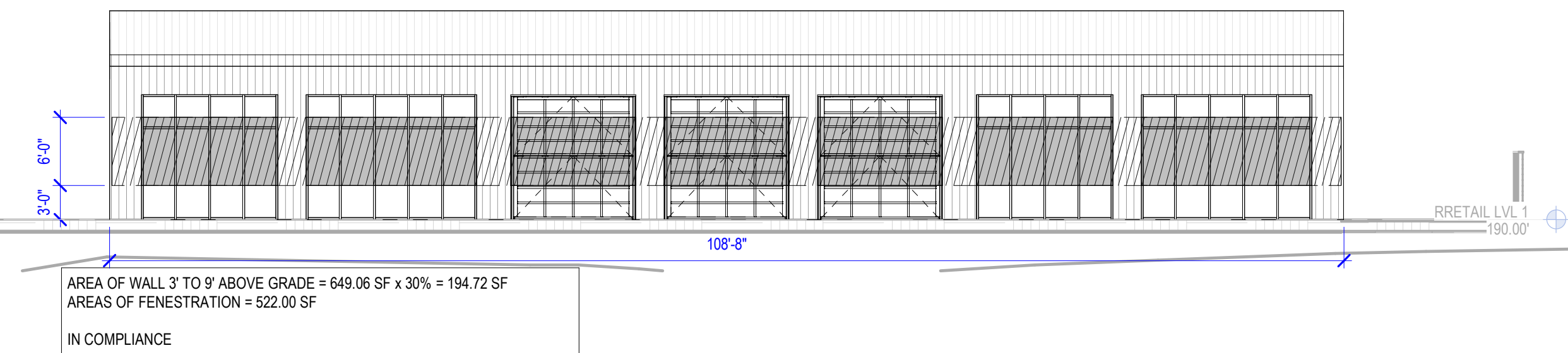
E3 SOUTH COMMERCIAL ELEVATION FROM 13TH
3/32" = 1'-0"



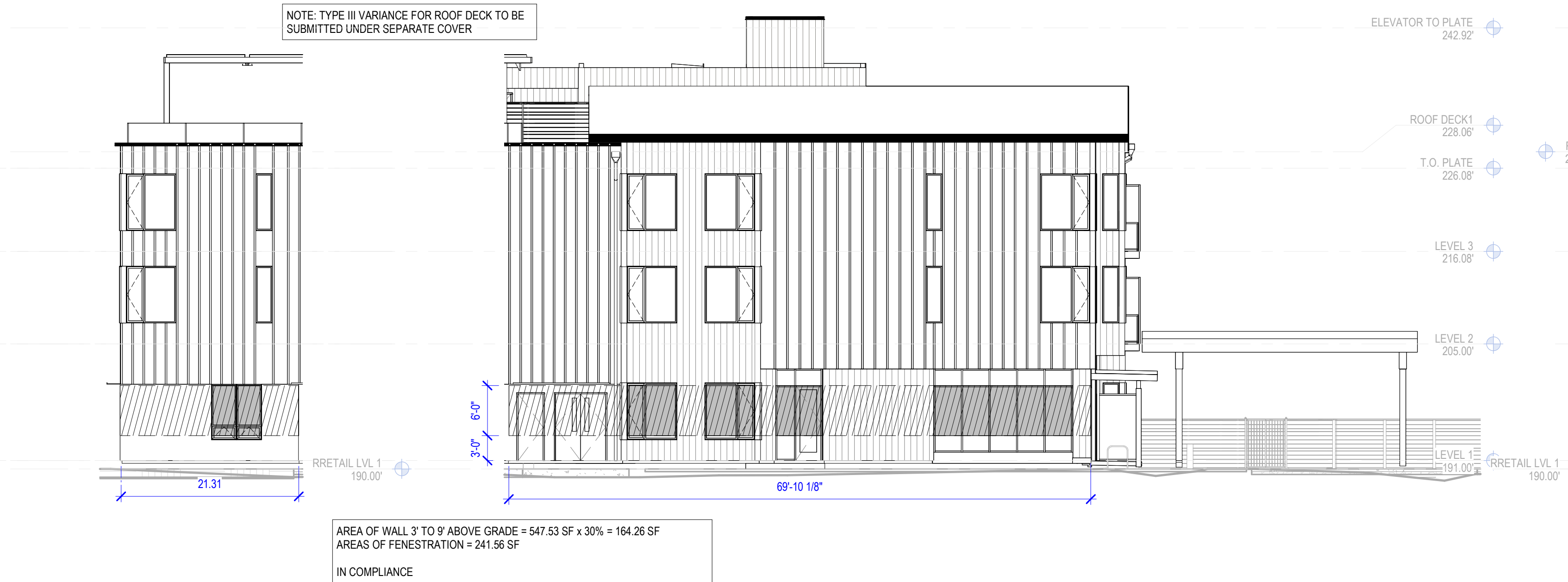
E4 NORTH COMMERCIAL ELEVATION FROM 13TH
3/32" = 1'-0"



D1 COMMERCIAL ELEVATION FROM 99
3/32" = 1'-0"

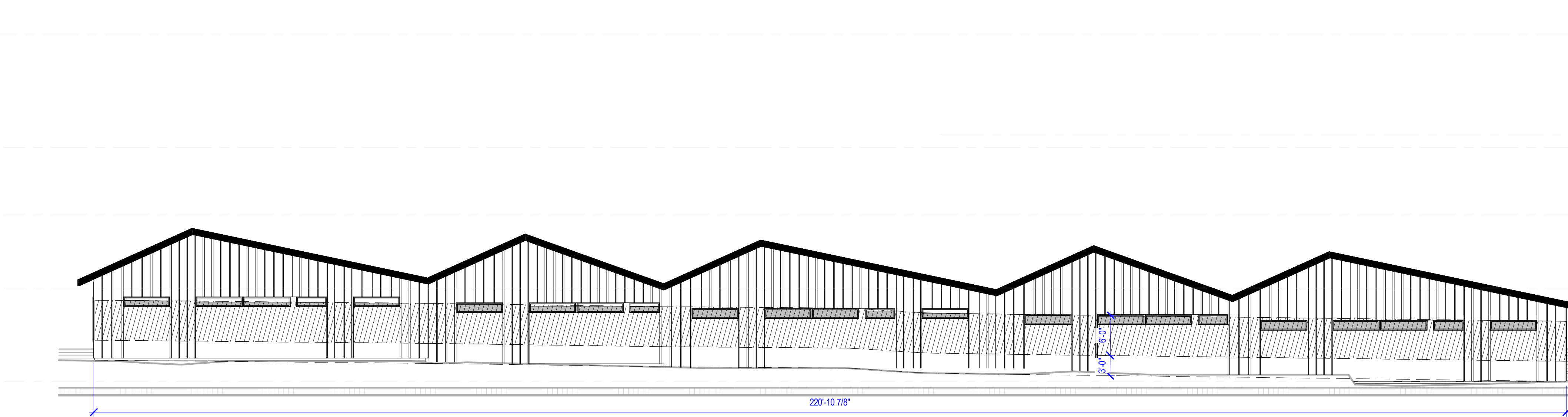


B4 EAST ELEVATION - DIAGRAM
3/32" = 1'-0"

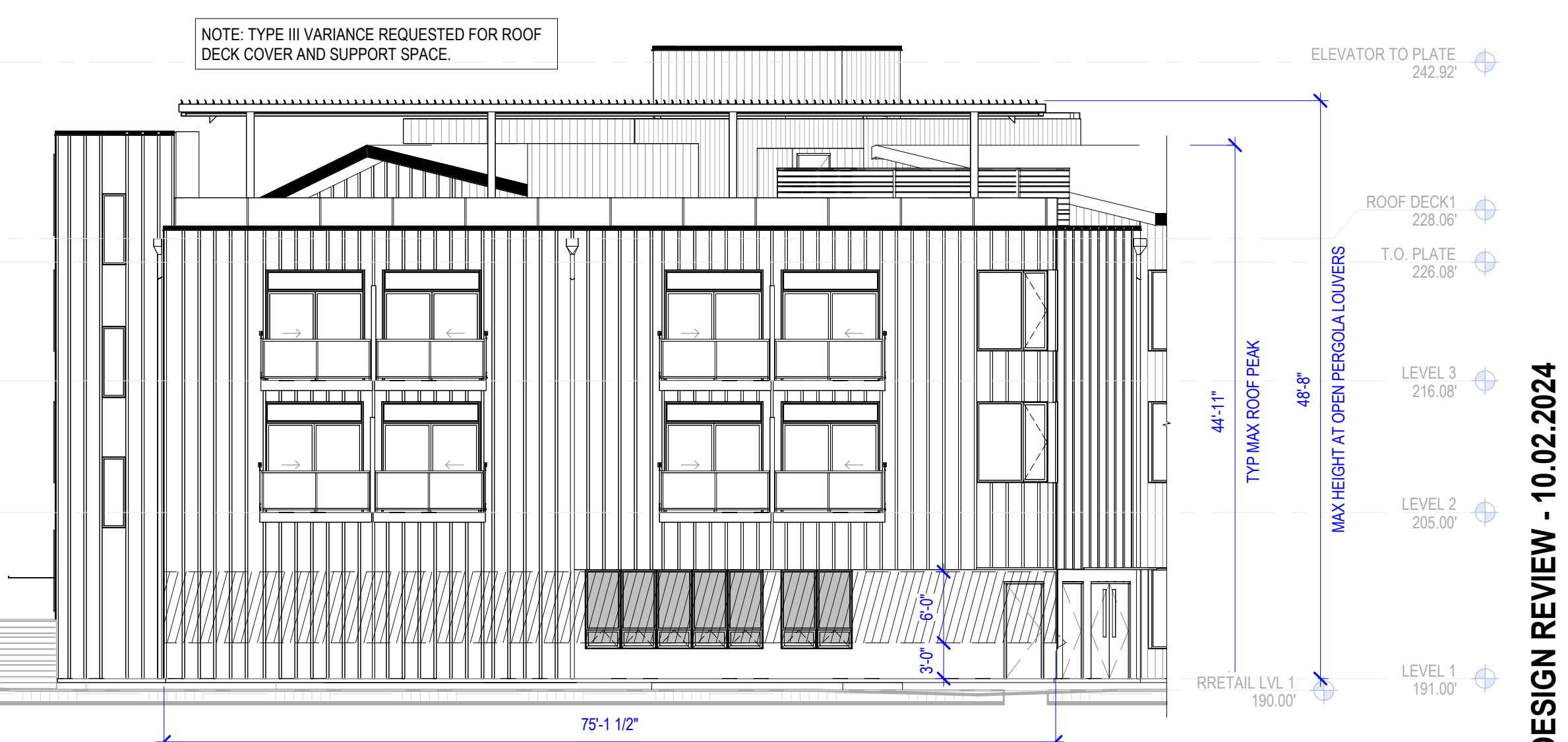


B2 SOUTH ELEVATION - DIAGRAM
3/32" = 1'-0"

B1 S ELEV RETURN - DIAGRAM
3/32" = 1'-0"



A1 WEST ELEVATION, HOTEL AND CASITAS - DIAGRAM
3/32" = 1'-0"



AREA OF WALL 3' TO 9' ABOVE GRADE = 450.75 SF x 30% = 135.22 SF
AREAS OF FENESTRATION = 126.00 SF
ADJUSTMENT REQUESTED:
20% OF REQ GLAZING = 20% * 135.22 = 27 SF
135.22 - 27.00 = 108.22 SF

APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

MARK	DATE	DESCRIPTION
B	10/02/2024	TYPE II SITE DESIGN REVIEW
A	03/22/2024	SCHEMATIC DESIGN

ISSUE INFORMATION

PROJECT NO.: **2024005**
GGLO PRINCIPAL IN CHARGE: **JAMES BRADLEY**
GGLO PROJECT MANAGER: **MARISSA TAN-GATUE**
OWNER APPROVAL:

SHEET TITLE
**ZONING DIAGRAMS -
ELEVATIONS**

SHEET NO.
G-022

TYPE II SITE DESIGN REVIEW - 10.02.2024

