



Type III Review

Variance

Fee: \$720.00 | File No. V 24-20

Applicability: A variance application is used when the request would result in more than a 20 percent change to a quantifiable Code standard; or, for any deviation from a standard of this code. Note: A variance application may be submitted concurrently with other applications for review on the same project (i.e. partition, site design review, etc.).

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 Variance Request:	
<p>The proposed windows on the facades on the Alder ROW (west of the project)</p> <hr/> <p>are not in compliance with DMC 17.202.060.E. The applicant seeks an adjustment for the required total percentage of glazing</p> <hr/> <p>at the ground floor windows on the main hotel building and a variance for both the total percentage and the qualifying window</p> <hr/> <p>features at the Casita (guestroom) building.</p> <hr/>	

*Application must be accompanied by required submittals as noted in Dundee Municipal Code Chapter 17.406.040.

Submit the following information for review (10 copies + one electronic copy):

- Site plan showing:
 - o Existing features of the site;
 - o Proposed new site features;
 - o The proposed variance details (where on the site, dimensions, etc);
 - o A written statement or letter explaining the reason for the variance request, alternatives

considered, how the variance criteria in DMC 17.406.040 are satisfied, and why the subject code standard(s) cannot be met without the variance; and,


- Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable.

Written response to how the proposed code adjustment meets these criteria (17.406.040(B)):


1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, existing development patterns, or adjacent land uses;
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site;
3. The need for the variance is not self-imposed by the applicant or property owner (for example, the variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant);
4. The variance does not conflict with other applicable city policies or other applicable regulations;
5. The variance will result in no foreseeable harm to adjacent property owners or the public; and,
6. All applicable building code requirements shall be met.

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

Applicant Signature

9.13.24
Date

SKB. DUNDEE PROJECT, LLC

Owner Signature

9.13.24
Date

JOHN OLIVER
Print Name

JOHN OLIVER
Print Name

Process

A variance is a Type III application, which involves a public hearing and provides an opportunity for those who appear to appeal the Planning Commission decision to the City Council. The process also 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 (within 30 days of application).
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 on the application.
5. Planning Commission will hold a hearing and make a decision on the application.

TYPE III REVIEW

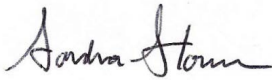
Supplemental Signature Page for Owner

RE: Type III Review: Variance (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 III Variance: Alder Ground Floor Windows

Date: September 13, 2024

To: City of Dundee, Oregon

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

The proposed windows on the facades on the Alder ROW (west of the project) are not in compliance with DMC 17.202.060.E. The applicant seeks an adjustment for the required total percentage of glazing at the ground floor windows on the main hotel building and a variance for both the total percentage and the qualifying window features at the Casita (guestroom) building.

As shown on sheet G-022, the windows of the main hotel building along this façade are less than 20% out of compliance with the quantifiable required 30% glazing requirement. It is also proposed that the project installs window fill to screen the back of house activities in the hotel laundry room.

As shown on sheet G-022, the windows of the Casita (guesthouse) building are not within the requirement for an adjustment and thus a variance is requested. The glazing percentage is less than half of the required 30% glazing. Additionally, due to their location within the guesthouses, the windows do not meet the intent of the code as they are intended only for interior light and façade articulation, not for viewing into the interior.

The applicant proposes that this is a benefit to the adjacent residential neighborhood as it retains a more residential character, in keeping with that of the zoning across the Alder ROW. The applicant believes that the enhanced façade articulation and generous plantings will a pleasant pedestrian experience when walking along the Alder ROW and that large expanses of glazing in this location would be inappropriate.

The proposed code adjustment meets the following criteria (17.406.040(B)):

1. *The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, existing development patterns, or adjacent land uses;*

The subject code provision does not account for the unique condition of a commercial zone adjacent to and across the ROW from an existing residential neighborhood. The code section cited above 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.” In this case, the “inviting pedestrian environment” is currently supported by being a residential neighborhood and will further be supported by an enhanced walking path and vegetation. The design team believes it would be inappropriate to have the commercial ground floor windows regulated by this section.

2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site;

In this instance, there isn't a minimum standard so much as an 'either, or'. Commercial ground floor windows feel inappropriate at this section of ROW frontage.

3. The need for the variance is not self-imposed by the applicant or property owner (for example, the variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant);

No, the need for the variance is not self-imposed by the applicant or property owner. The project is proposing two option for this stretch of ROW: a multi-use path or a 3/4 ROW development of Alder. We believe that commercial ground level windows are inappropriate for either scenario.

4. The variance does not conflict with other applicable city policies or other applicable regulations;

No, the variance does not conflict with other applicable city policies or other applicable regulations.

5. The variance will result in no foreseeable harm to adjacent property owners or the public;

No, the variance will result in no foreseeable harm to adjacent property owners or the public. The variance would be a benefit to adjacent property owners by providing a more pleasing pedestrian environment.

6. All applicable building code requirements shall be met.

The proposed variance has no impact on building code requirements.

Copies:

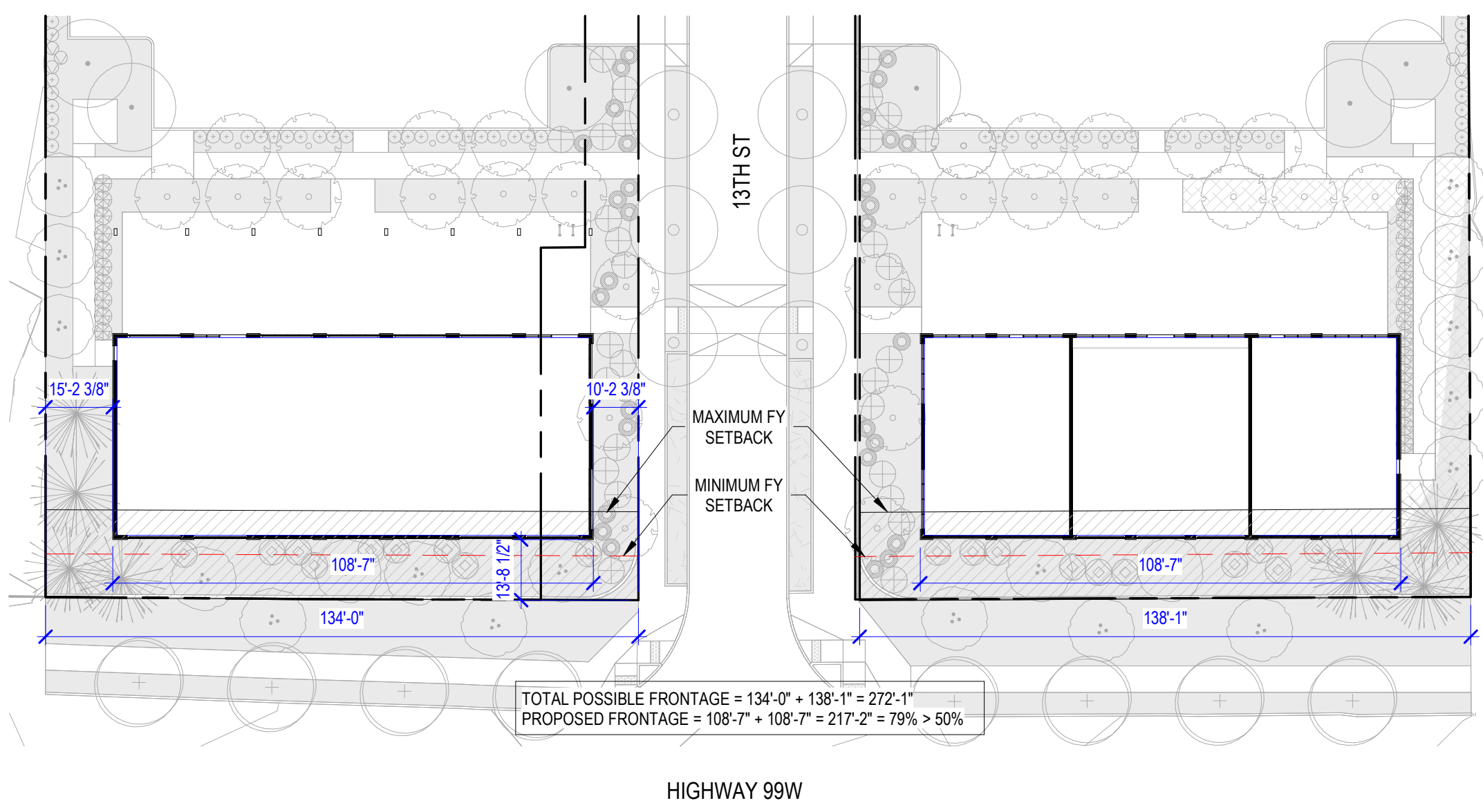
John Olivier, SKB
Tyler Kepler, SKB
Mark Keller, Embarcadero Hospitality Group
Sondra Storm, Embarcadero Hospitality Group
James Bradley, GGLO
Marissa Tan-Gatue, GGLO
Samantha Beadel, GGLO

GENERAL EXTERIOR ELEVATION NOTES

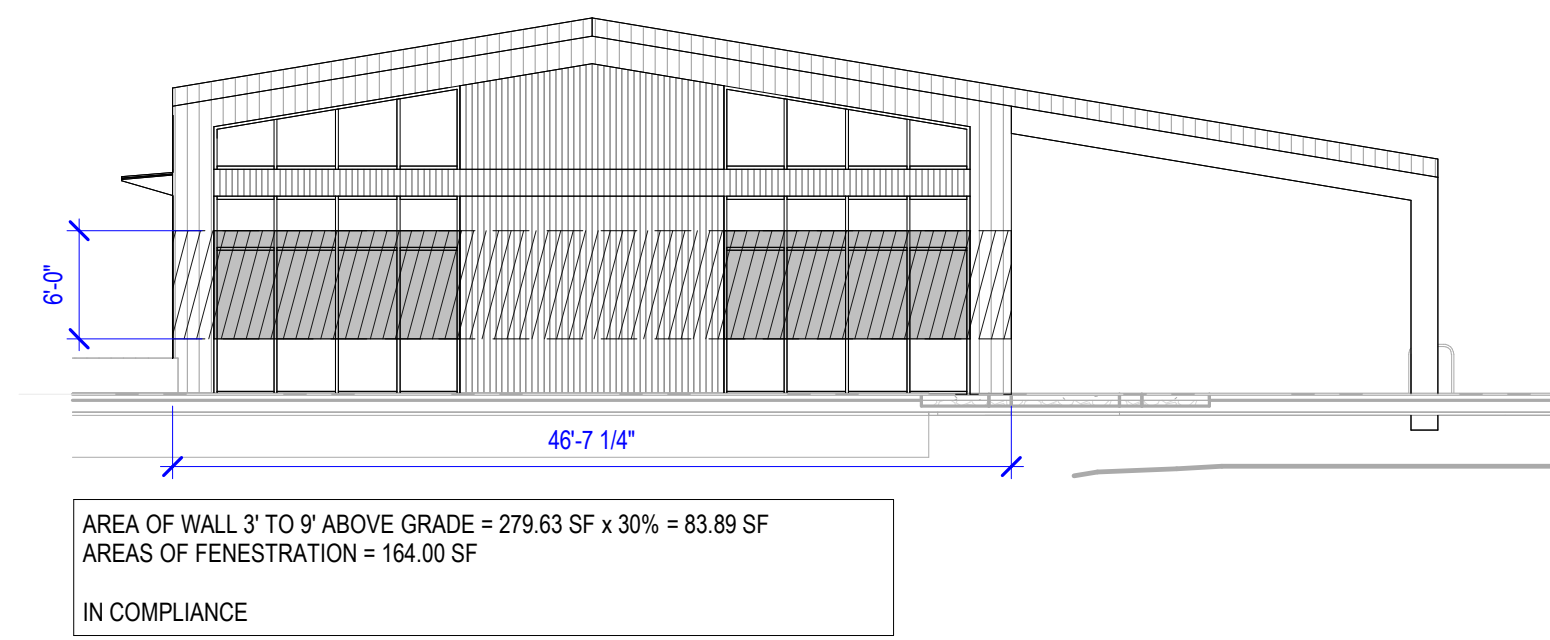
1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

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

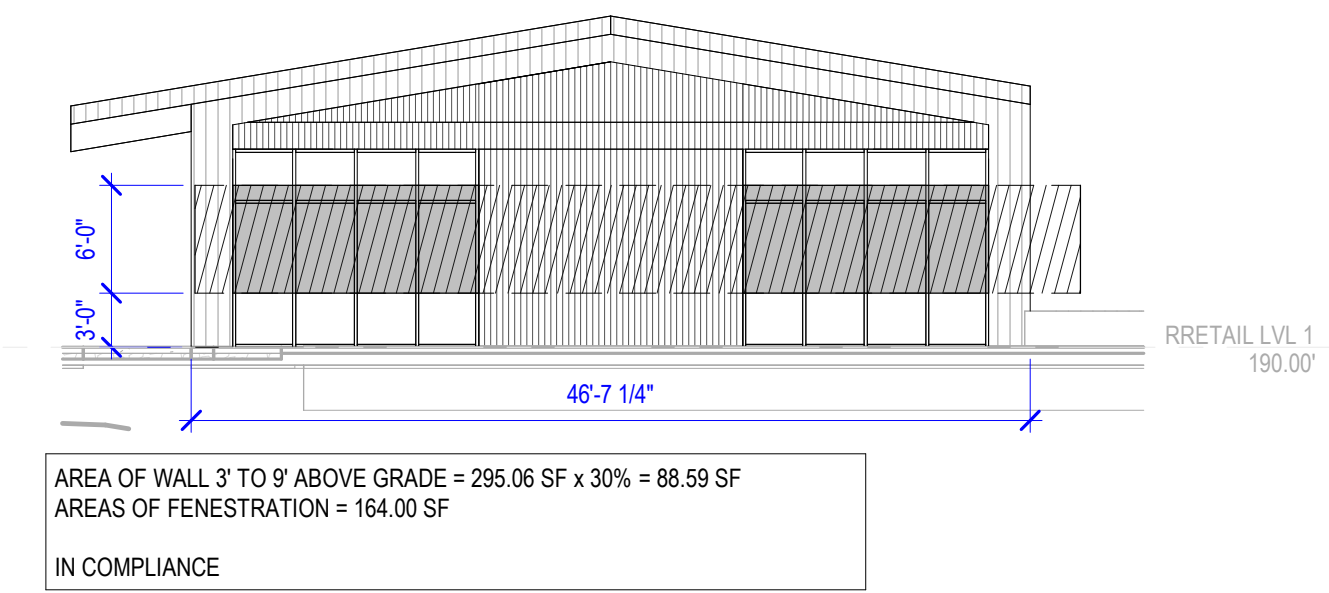
OWNER:
**SKB
PORTLAND, OR 97201**



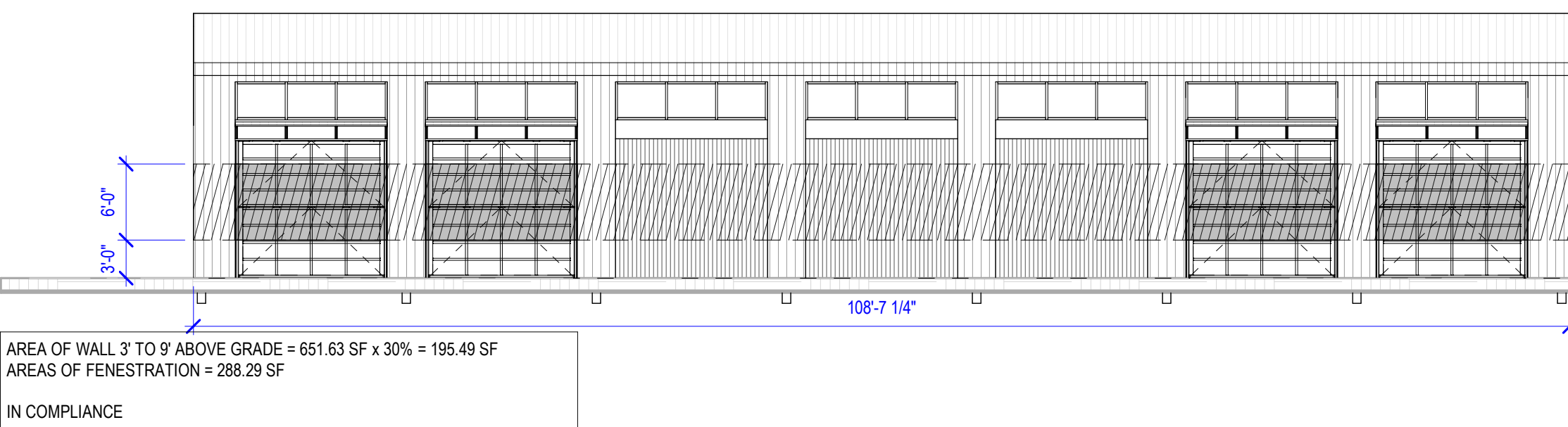
E1 RETAIL SETBACK DIAGRAM
1" = 30'-0"



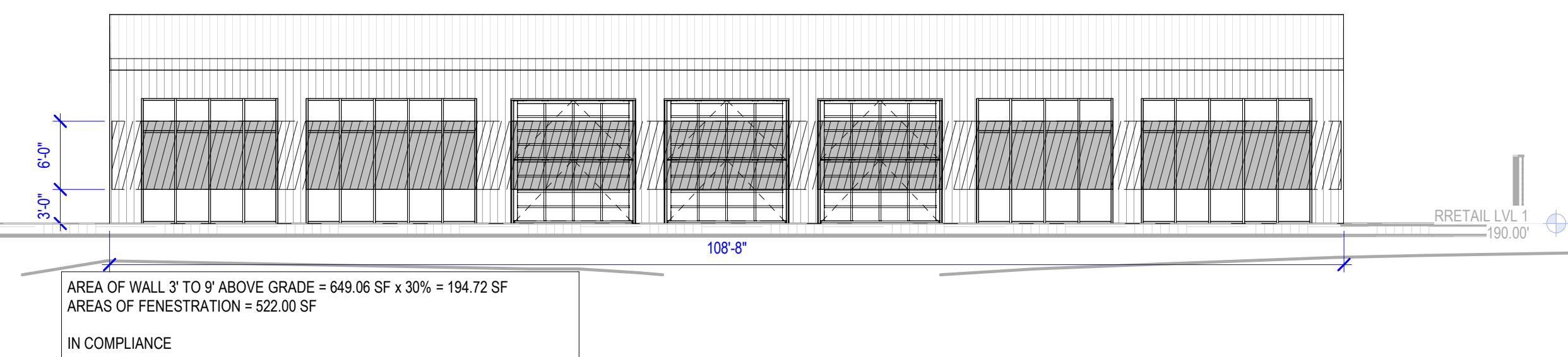
E3 SOUTH COMMERCIAL ELEVATION FROM 13TH
3/32" = 1'-0"



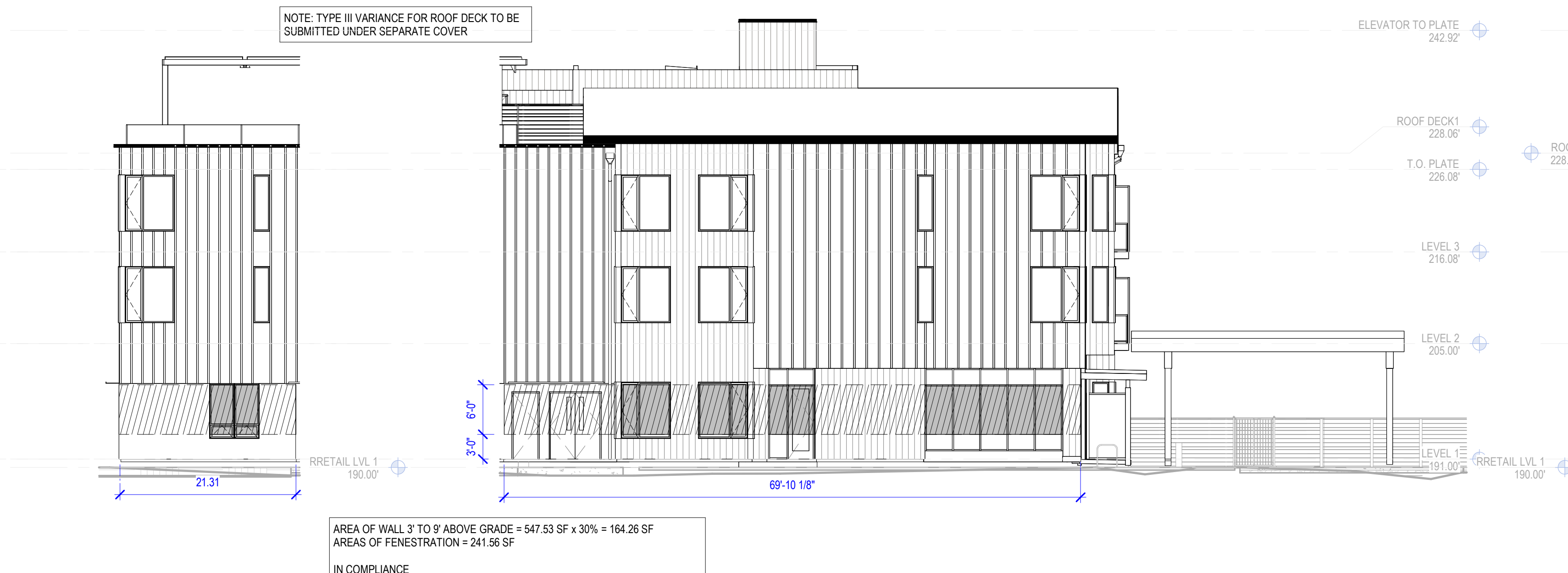
E4 NORTH COMMERCIAL ELEVATION FROM 13TH
3/32" = 1'-0"



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



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

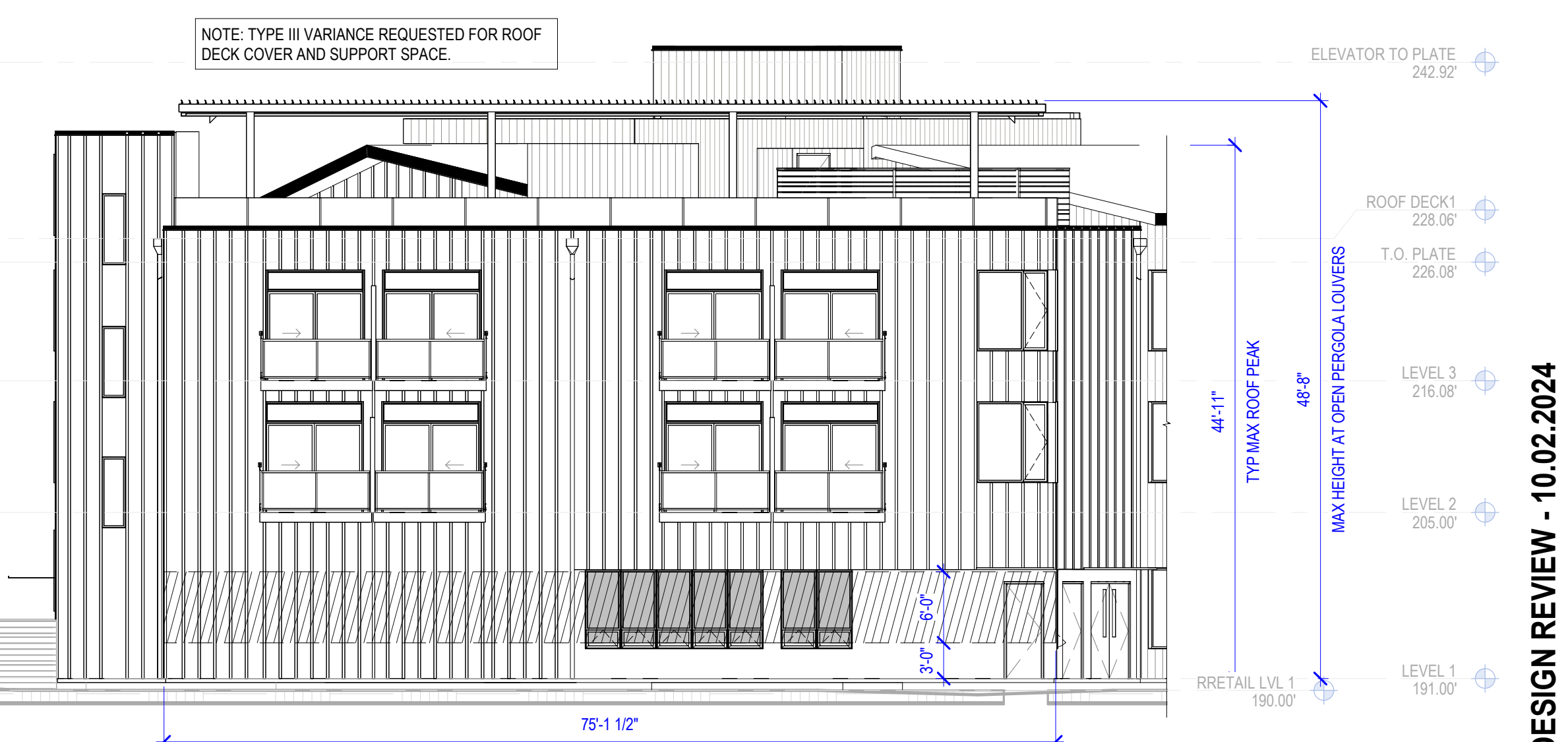


B1 S ELEV RETURN - DIAGRAM
3/32" = 1'-0"

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



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



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