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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 20, 2012

To: Interested Person

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

NOTICE OF A TYPE I PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on January 18, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-211489, in your letter. It also is helpful to address your letter to me, Chris Caruso.

CASE FILE NUMBER: LU 12-211489
TRANSPORTATION DEMAND MANAGEMENT PLAN FOR GRANT PARK VILLAGE

Applicant: Todd Mobley/Lancaster Engineering (503-248-0313)
321 SW 4th Ave, Ste 400/Portland, OR 97204

Owners: Lauren Golden-Jones/Capstone Partners LLC
1015 NW 11th Ave, Ste 243/Portland, OR 97209

Jeff Sackett/Capstone Partners LLC
1015 NW 11th Ave, Ste 243/Portland, OR 97209

KAL LLC
111 N Post, Ste 200/Spokane, WA 99201

Site Address: 3246 NE Broadway Street

Legal Description: BROADWAY ADD, BLOCK 5, LOT 1&2 EXC N 10' TKN FOR E BRDWY; BROADWAY ADD, BLOCK 5, LOT 3-5 EXC N 10' TKN FOR E BRDWY; BROADWAY ADD, BLOCK 5, LOT 6 EXC N 10' TKN FOR E BRDWY; BROADWAY ADD, BLOCK 5, LOT 7&8 EXC N 10' TKN FOR E BRDWY, W 48' OF LOT 9 EXC N 10' TKN FOR E BRDWY; BROADWAY ADD, BLOCK 5, E 2' OF LOT 9 EXC N 10' TKN FOR BRDWY, LOT 10 EXC N 10' TKN FOR E BRDWY; BROADWAY ADD, BLOCK 5, LOT 11&12 TL 11800, BILLBOARD SEE R121898 (R105500590) FOR LAND & IMPS; BROADWAY ADD, BLOCK 5, LOT 15; BROADWAY ADD, BLOCK 5, LOT

	13&14; FERNWOOD, LOT 13&16 TL 11900, BILLBOARD SEE R162222 (R276000700) FOR LAND & IMPS; BROADWAY ADD, BLOCK 4, LOT 3&4; BROADWAY ADD, BLOCK 4, LOT 5&6 ; BROADWAY ADD, BLOCK 4, LOT 1&2.
Tax Account No.:	R105500480; R105500500; R105500530; R105500540; R105500570; R105500591; R276000702; R105500610; R105500630; R105500440; R105500460; R105500420.
State ID No.:	1N1E25CD 11300; 1N1E25CD 11400; 1N1E25CD 11500; 1N1E25CD 11600; 1N1E25CD 11700; 1N1E25CD 11800; 1N1E25CD 11900; 1N1E25CD 12000; 1N1E25CD 12100; 1N1E25CD 12300; 1N1E25CD 12500; 1N1E25CD 12200.
Quarter Section:	2833
Neighborhood:	Sullivan's Gulch, contact Carol Gossett at 503-449-1253.
Business District:	Northeast Broadway Business Association, contact Murray Koodish at info@nebroadway.com.
District Coalition:	Northeast Coalition of Neighborhoods, contact Chris Lopez at 503-823-4575.
Plan District:	None.
Zoning:	CS, RXd – Storefront Commercial and Central Residential with design overlay.
Case Type:	Other Unassigned.
Procedure:	Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal & Relevant Approval Criteria:
Condition of Approval C from the May 2003 approval of the prior Comprehensive Plan amendment and zone change for the subject property (LU 00-00672 CP ZC) requires preparation and submittal of a Transportation Demand Management (TDM) Plan prior to issuance of a building permit for development on the subject site. The site is currently in a Type III Design Review process (LU 12-186554 DZM AD).

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. This application was submitted on December 4, 2012 and determined to be complete on **December 17, 2012**.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:
- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

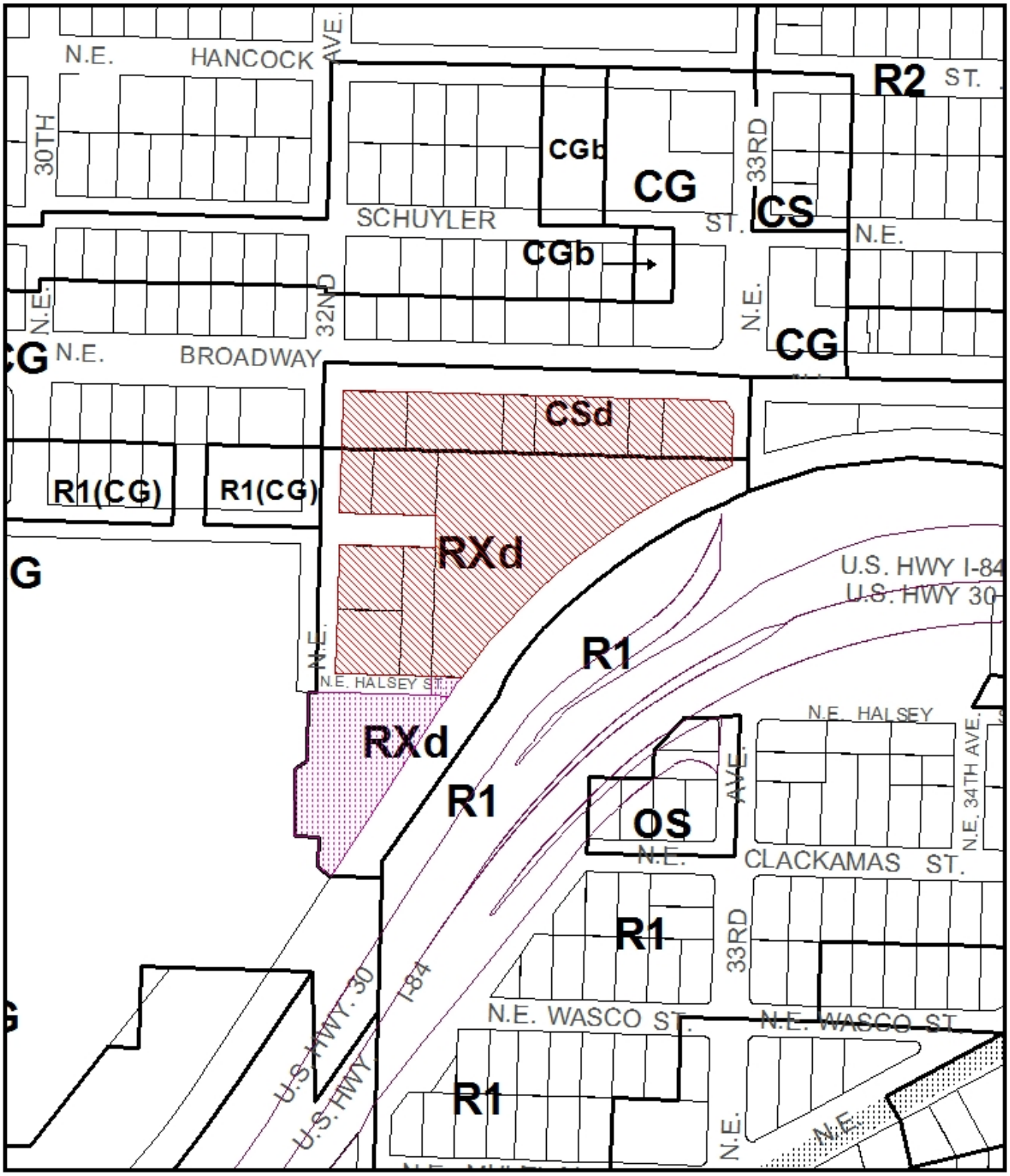
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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).

Enclosures:
Zoning Map
Site Plan



ZONING

Site

Also Owned

NORTH

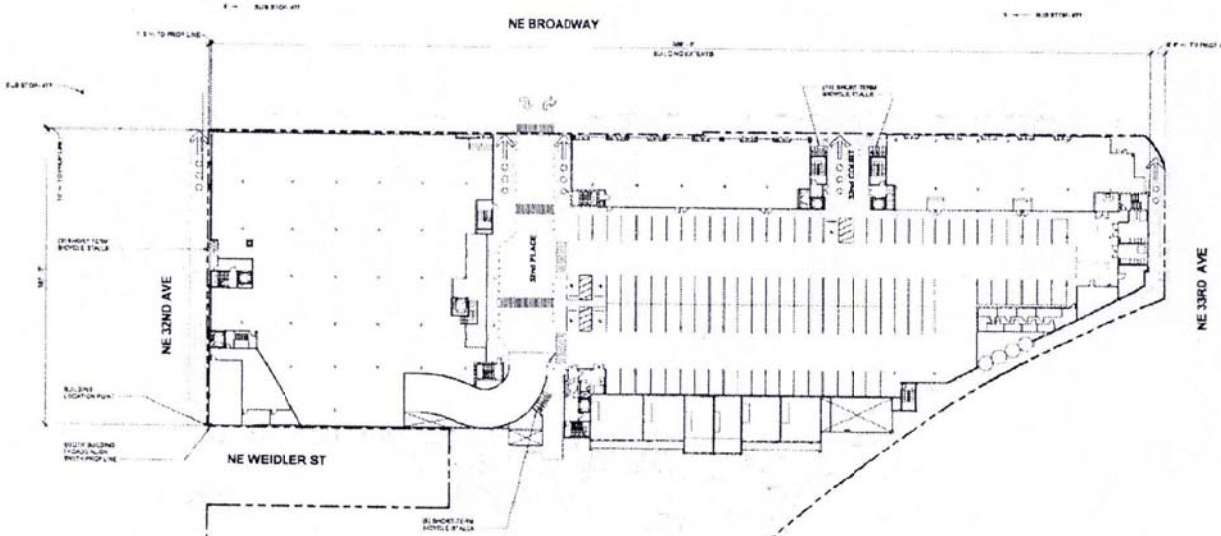
File No. LU 12-211489

1/4 Section 2833,2933

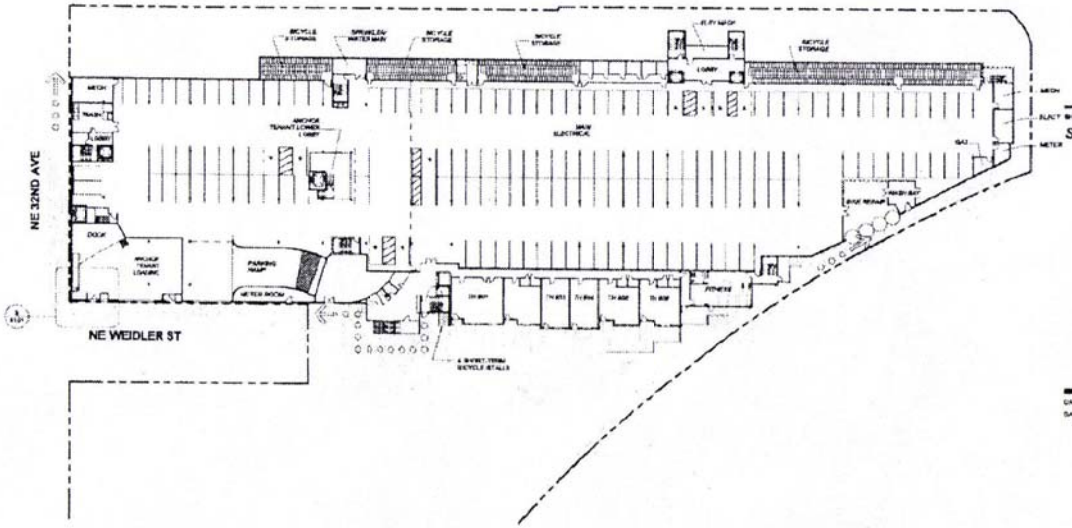
Scale 1 inch = 200 feet

State_Id 1N1E25CD12200,12300,12500,11300,11400 11500,11600,11700,11800,12000,11900

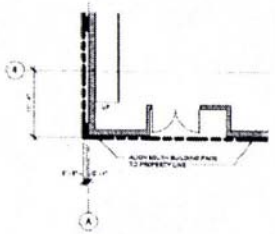
Exhibit B (Dec 17,2012)



1. SITE PLAN - LEVEL 1



2. PARTIAL SITE PLAN - LOWER LEVEL



3. BUILDING LOCATION POINT

GENERAL NOTES:

1. FINISH LOWER LEVEL ELEVATION OF 18.00 ARCHITECTURAL REFERENCE ELEVATION (+/- 0'-0")
2. SEE LIST FOR ALL FOREMAN, ROOFING, EXPANSION AND CONTROL JOINT LOCATIONS.
3. SITE INFORMATION IS BASED ON OWNER'S LAND SURVEY DATED 04-18-13 BY ACCURATE LAND SURVEYS, INC. 1125 NE NORTH LANE, SUITE 100, HILLSBORO, OR 97124. PH: 503-648-2486.
4. TYPICAL CURB RADIUS ARE 3' (3' A.C. ASPHALT SIDE OF CURB LINE).
5. ALL PARKING SPACE DIMENSIONS ARE TO ASPHALT SIDE OF CURB AND/OR CURB FACE. 90° PARKING SPACE IS 8'-6" WIDE X 18'-0" DEEP OR 16'-0" DEEP OR 16'-0".
6. BUILDING AND CURBS ARE PARALLEL TO THE NE BROADWAY PROPERTY LINE. PROPERTY LINE AT NE 32ND IS NOT PERPENDICULAR TO BUILDING FACE. SEE BUILDING LOCATION POINT FOR LAYOUT.
7. SEE SHEET A.003 FOR ACCESSIBLE PARKING DETAILS AND SIGNAGE.
8. HOSE BIBBS, ROUTER AND INDICATED BY HATCHING (SEE LEGEND). FLOOR DRAINS THAT OCCUR WITHIN ACCESSIBLE ROUTE MUST MEET REQUIREMENTS OF ANSI A117.1

LEGEND

- SITE PROPERTY BOUNDARY
- LANDSCAPING
- FIRE DEPARTMENT AERIAL LANE
- ACCESSIBLE ROUTE
- GARBAGE PATH TO RIGHT OF WAY

LEGAL DESCRIPTIONS

LOT 1-N
PROPERTY ID: R121882
STATE ID: 1N1E32CD 11300
ALT ACCT #: R130408400

LOT 1-S
PROPERTY ID: R121884
STATE ID: 1N1E32CD 11400
ALT ACCT #: R130408500

LOT 2-N
PROPERTY ID: R121886
STATE ID: 1N1E32CD 11500
ALT ACCT #: R130408600

LOT 2-S
PROPERTY ID: R121888
STATE ID: 1N1E32CD 11600
ALT ACCT #: R130408700

LOT 3
PROPERTY ID: R121890
STATE ID: 1N1E32CD 11700
ALT ACCT #: R130408800

LOT 4
PROPERTY ID: R121892
STATE ID: 1N1E32CD 11800
ALT ACCT #: R130408900

LOT 5-N
PROPERTY ID: R121894
STATE ID: 1N1E32CD 11900
ALT ACCT #: R130409000

LOT 5-S
PROPERTY ID: R121896
STATE ID: 1N1E32CD 12000
ALT ACCT #: R130409100

LOT 6-N
PROPERTY ID: R121898
STATE ID: 1N1E32CD 11400
ALT ACCT #: R130409200

LOT 6-S
PROPERTY ID: R121900
STATE ID: 1N1E32CD 11500
ALT ACCT #: R130409300

LOT 7-N
PROPERTY ID: R121902
STATE ID: 1N1E32CD 11700
ALT ACCT #: R130409400

LOT 7-S
PROPERTY ID: R121904
STATE ID: 1N1E32CD 11800
ALT ACCT #: R130409500

LOT 8-N
PROPERTY ID: R121906
STATE ID: 1N1E32CD 11900
ALT ACCT #: R130409600

LOT 8-S
PROPERTY ID: R121908
STATE ID: 1N1E32CD 12000
ALT ACCT #: R130409700

LRS ARCHITECTS

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

R

ROSENBERG ARCHITECTURE GROUP

PROJECT NUMBER: 21-141

GRANT PARK VILLAGE

NE 33RD & BROADWAY PORTLAND, OR

SHEET TITLE

SITE PLANS

DRAWN BY: DMD

DATE ISSUED: 08.24.2012

SHEET: **A101**

L.U.R. APPLICATION