



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Date: May 17, 2011
To: Interested Person
From: Sue Donaldson, Land Use Services
503-823-7618 / Sue.Donaldson@portlandoregon.gov

**NOTICE OF A TYPE I DECISION ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it 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. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-109959 LDP

GENERAL INFORMATION

Applicant: Elias Karamanos,
1818 NW Couch St
Portland, OR 97209-2119

Representative: Lee Buckley,
2304 E Burnside St
Portland, OR 97214

Site Address: 1806-1818 NW COUCH ST

Legal Description: BLOCK 169 LOT 8, COUCHS ADD
Tax Account No.: R180215290
State ID No.: 1N1E33DB 06900
Quarter Section: 3028

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Kay Wolfe at 503-227-0898.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Goose Hollow
Other Designations: Alphabet Historic District

Zoning: CXd Central Commercial with Design (d) overlay
Case Type: LDP Land Division Partition
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

Applicant proposes to divide a 5,000 square foot lot in the Central Commercial zone into two parcels. The site measures 50 feet deep by 100 feet wide. There are two structures on the site, which will remain. The new property lines will create a separate parcel for each structure. The commercial building on the east side of the site, at the corner of NW 18th Avenue and NW Couch Street will be on the larger lot (Parcel 1). The existing Queen Anne style house, now divided into four units, at 1818 NW Couch Street, will be on the smaller lot (Parcel 2). Parcel 1 will be 3,314.5 square feet and Parcel 2 will be 1,685.5 square feet. There are no minimum lot area, width and depth standards for lots in the Central

Commercial Zone. No new development is proposed. The site is in the Alphabet Historic District and has a Design (d) overlay, but criteria and guidelines do not apply if no new development is proposed. The applicant proposes to designate two off-street parking spaces (18 feet by 8 feet) on Parcel 1, to be used by tenants of Parcel 2. There is no required parking in the CX zone so the City will not be party to the easement or associated maintenance agreement. Further, the easement cannot be shown on the final plat. Other means are available outside the plat process to designate and record the benefits and obligations of owners of the proposed parcels relating to parking for tenants of Parcel 2 on Parcel 1-

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in *Section 33.662.120, Approval Criteria for Land Divisions in Commercial, Employment, and Industrial zones.*

This partition is reviewed through a Type I land use review because: (1) the site is in a commercial zone; (2) fewer than four lots are proposed; (3) the site is not within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews are requested or required (see *33.662.110*).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (see *ORS 92.010*). *ORS 92.010* defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create two units of land (2 parcels). Therefore this land division is considered a partition.

FACTS

Site and Vicinity: The site is 100 feet by 50 feet at the corner of NW Couch Street and NW 18th Avenue. On the lot there is a Queen Anne style house, subdivided into four units and a one-story retail building with parking in front (facing NW Couch Street). Both structures will be retained and no new development is proposed. The proposed land division will create separate parcels for each of the two structures. Surrounding development consists of a wide variety of uses, from retail to medical offices to multi-dwelling residential. Nearby structures include streetcar era apartment blocks, an auto body shop, and Mary’s Cathedral and the associated Cathedral School. There is a 100-foot retaining wall lot along the property line between the site and the adjacent lot to the south. The adjacent lot faces West Burnside and is developed with a MacDonal’s restaurant. Many structures in the area are 80 years or older and contribute to the character of the Alphabet Historic District. A majority of the land is covered by structures, with the exception of several surface parking lots.

Infrastructure:

Streets – The site has approximately 100 feet of frontage on NW Couch Street and 50 feet of frontage on NW 18th Avenue. At this location, NW Couch is classified as a City Bikeway and a Local Service street for all other modes in the City’s *Transportation System Plan (TSP)*. NW 18th Avenue is classified as a Transit Access street, City Bikeway and a Local Service street for all other modes in the *TSP*. The site is also with the Goose Hollow Pedestrian District. Tri-Met provides transit service within approximately 170 feet from the site on West Burnside Street via Buses 15, 18 and 20. Parking is currently allowed on both sides of NW 18th Avenue (one-way northbound) and NW Couch Street.

NW Couch Street has a 36-foot curb to curb paved surface within a 60-foot right-of-way with parking on both sides. Along the 100-foot wide site frontage the pedestrian corridor includes a 2-foot planter strip, 8.5-foot sidewalk and a 3.5-foot wide buffer at the back of the sidewalk (2-8.5-3.5 configuration). There are two curb cuts off NW Couch serving the retail building parking lot that eliminate the narrow planting strip, except for one tree that has been severely pruned to make way for overhead wires serving the residential building. NW 18th Avenue is improved with 36-foot wide paving within a 60-foot wide right-of-way. Along the 50-foot frontage the sidewalk corridor is 12 feet wide with no planting strip or buffer strip, except for two cut-outs for street trees. There is a hawthorn tree in one of the cut-outs and a stump in the other.

- **Water Service** – There is an existing 8-inch DI water main in NW Couch Street. Both structures on the site have metered service from this main via separate 5/8-inch laterals.
- **Sanitary Service** - There is an existing 10-inch public combination sewer line in NW Couch Street.

Zoning: The site is in the Central Commercial (CX) base zone. This zone is found in the city's most urban and intense areas. It allows a broad range of commercial uses. Typical development characteristics include high building coverage, buildings placed close together. Development standards emphasize pedestrian orientation and safe, attractive streetscapes. Household living is allowed in this zone.

The **Design d overlay zone** promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design overlay zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The site is in the Goose Hollow sub-district of the Central City Plan District and in the Alphabet Historic District. The *Alphabet Historic District* protects certain historic resources in the region and preserves significant parts of the region's heritage. The district is locally significant under several preservation Criteria and is unique in Portland for its concentration of early 20th century multi-family structures.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Please see Exhibits "E" for details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 28, 2011**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

APPROVAL CRITERIA FOR LAND DIVISIONS IN A COMMERCIAL, EMPLOYMENT, OR INDUSTRIAL ZONE

33.662.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.

The relevant criteria are found in Section **33.662.120 [A-K], Approval Criteria for Land Divisions in Commercial, Employment and Industrial Zones**. Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Criterion	Code Chapter/Section & Topic	Findings: Not applicable because:
<i>B</i>	<i>33.630 – Tree Preservation</i>	No significant trees or trees in excess of 6 inches in diameter are located fully on the site or outside of the environmental zone on the site.
<i>C</i>	<i>33.631 - Flood Hazard Area</i>	The site is not within the flood hazard area.
<i>D</i>	<i>33.632 - Potential Landslide Hazard Area</i>	The site is not within the potential landslide hazard area.
<i>E</i>	<i>33.633 - Phased Land Division or Staged Final Plat</i>	A phased land division or staged final plat has not been proposed.
<i>G</i>	<i>33.636 - Tracts and Easements</i>	No tracts or easements have been proposed or will be required.
<i>H</i>	<i>33.639 - Solar Access</i>	No new development is proposed
<i>I</i>	<i>33.640 - Streams, Springs, and Seeps</i>	No streams, springs, or seeps are evident on the site outside of environmental zones.
<i>J</i>	<i>33.654.110.B.2 - Dead end</i>	No dead end streets are proposed.

	<i>streets</i>	
	<i>33.654.110.B.3 - Pedestrian connections in the I zones</i>	The site is not located within an I zone.
	<i>33.654.110.B.4 - Alleys in all zones</i>	No alleys are proposed or required.
	<i>33.654.120.C.3.c - Turnarounds</i>	No turnarounds are proposed or required.
	<i>33.654.120.D - Common Greens</i>	No common greens are proposed or required.
	<i>33.654.120.E - Pedestrian Connections</i>	There are no pedestrian connections proposed or required.
	<i>33.654.120.F - Alleys</i>	No alleys are proposed or required.
	<i>33.654.120.G - Shared Courts</i>	No shared courts are proposed or required.
	<i>33.654.130.B - Extension of existing public dead-end streets and pedestrian connections</i>	There are no configurations that allow for future extensions of streets or pedestrian connections in the area
	<i>33.654.130.C Future extension of proposed dead-end streets and pedestrian connections</i>	This criterion is not applicable because no dead-end streets or pedestrian connections are proposed.
	<i>33.654.130.D - Partial rights-of-way</i>	No partial public streets are proposed or required.

A. Lots. The standards and approval criteria of Chapters 33.613 through 33.615 must be met.

Findings: Chapter 33.613 contains the lot standards applicable in the commercial zones.

Each lot must have a front lot line that is at least 10 feet long. Both parcels meet this standard.

There are no minimum standards for lot area, width or depth in the CX zone. Lots must be of a size, shape and orientation that are appropriate for the location of the land division and for the type of development and use contemplated.

In this case, new development is not proposed and the existing structures will remain. The parcels shown on Exhibit C.1 are of dimensions and area that is sufficient for the uses allowed in this zone because the new property lines will not alter the existing relationship between structures, which in this area is closely packed. The existing west side setback of the residential building is 2.5 feet (scaled), except for a projection that appears to be approximately 6 inches or less from the building on the adjacent parcel. The new setback on the east side of the structure will be 5 feet, except for a similar 13-foot long bay window projection that will be 3 feet from the new property line. The retail building on proposed Parcel 1 is now 5.5 feet from the residential dwelling and the new property line between them will be 6 inches to the west of the retail building. According to the applicant's site plan, the west wall of the building has a 2-hour concrete block fire wall with no openings. The new setbacks created by the land division are similar to those in the district where the old, historic structures have been retained. The Life Safety Plan Examiner has commented that the exterior walls of the residential structure that are less than five feet to the property line can have no openings and must be one-hour fire-rated. Any new development on the site will require a complete Life Safety plan review.

J. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

K. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard - See Exhibit E-3 for detailed bureau comments.

The water standards of 33.651 have been verified. Water is available to serve the proposed development from the water main in NW Couch Street. The structures on both parcels have existing water service from that main. According to the Water Bureau the existing service is acceptable and no conditions of approval are requested (Exhibit C.3).

33.652 Sanitary Sewer Disposal Service standards - See Exhibit E-1 for detailed comments.

The sanitary sewer standards of 33.652 have been verified. The existing 10-inch public combination sewer located in NW Couch Street can serve the sanitary needs of the proposed lots. BES has commented that each structure has an individual connection. The sewer line serving the residence on the site is located 67 feet from the west site property line on NW 18th Avenue. A new sanitary connection for the retail store is located 50 feet from the downstream manhole. A plumbing permit to remove the residential lateral was finalized on January 20th, 2011, as shown on the applicant's plat plan (Exhibit C.1).

33.653.020 & .030 Stormwater Management criteria and standards- See Exhibits E.1 & E.5

BES has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater. There is no public storm-only sewer line available to serve the site.

No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods:

- **Parcel 1:** City plumbing records show that the retail building on proposed Parcel 1 directs all stormwater to the combination sewer in NW Couch Street.
- **Parcel 2 (the lot with the existing house):** The existing house has downspouts that direct some water to the combination sewer, but that the one on the northeast corner of the house discharges directly east to the parking lot on proposed Parcel 1. The applicant will be required to either direct the downspout to the impervious area to the north, below the deck, and six feet from the foundation. Alternatively the downspout must be connected to the sewer. At the southeast corner of the residential building a section of downspout is missing and water is spraying on the adjacent building. Prior to final plat approval the applicant is required to finalize plumbing permits for modifications to the stormwater disposal system on the existing house that will result in properly functioning gutters, downspouts, and disposal points, located outside of required setbacks. This will be required as a condition of approval.

33.654.110.B.1 -Through streets and pedestrian connections

Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. In this case no street connections have been identified in the vicinity of this property in the *Portland Master Street Plan*. The street and pedestrian connection goals are satisfied on the block where the site is located. There are existing sidewalks along both frontages of the site, so no additional connections are needed. PBOT has no concerns about connectivity or locations of rights-of-way at this location. For the reasons described above, this criterion is met.

33.641 – Transportation Impacts – 33.641.020 and 33.641.030

33.654.120.B & C Width and elements of the street right-of-way

Based on the available evidence, PBOT estimates that there will be no increase in vehicle trips because no new development is proposed. Current site trip distribution throughout the robust grid pattern in this area will not be altered. The transportation system, in this case, is identified as the stop controlled intersections of NW Couch Street/NW 18th Avenue and NW

Couch Street/NW 19th Avenue. NW 18th Avenue is a one-way north-bound street and therefore the intersection at NW Burnside and NW 18th Avenue is not stop controlled. These intersections are not expected to drop below the City's performance standards as a result of the proposed partition. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that the proposed partition can be safely served by the existing streets without having any significant impact on the level of service provided.

PBOT has found the width the right-of-way and configuration of elements (33.654.120.C.1 & 2) to be satisfactory. No improvements will be required along either of the site's street frontages. These criteria are met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

Existing development that will remain after the land division. The existing development on the site will remain and be located on Parcels 1 and 2. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the CX zone. Per 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the *Zoning Code*, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see section on Other Technical Standards for Building Code standards.)

There is a vehicle parking area in front of the commercial building on proposed Parcel 1. Parking is not required in the CX zone, but if parking areas are provided they must meet the development standards for parking and loading (33.266), which requires landscaping and setbacks. Any landscaping must comply with the standards of *Chapter 33.248, Landscaping and Screening*. The parking area is currently non-conforming. Chapter 266 requires 5 feet of L2 landscaping on lot lines abutting a C, E or I zone. This land division will create a lot line that separates two zone properties with Commercial zoning and therefore the standards of *Table 266-5 Minimum parking area setbacks and Landscaping (33.266.130 Development Standards for all other zones)* apply to the parking area. The requirement along the new lot line would be 5 feet of L2 landscaping. This standard requires enough low evergreen shrubs to form a continuous screen 3 feet high. If the distance between the edge of the parking area and the street is more than 22 feet, a medium tree must also be planted in the landscaping strip. If it is less than 22 feet and 15 feet or more, then one small tree must be planted. A condition of approval will require this landscaping standard to be installed and a building permit finalized prior to final plat approval.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental Services	Title 17; 2008 Stormwater Manual Sewer availability & Stormwater Management	503-823-7740 www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 www.portlandonline.com/fire
Transportation	Title 17, Transportation System Plan Design of public street	503-823-5185 www.portlandonline.com/transportation
Development Services	Titles 24 -27, Admin Rules for Private Rights of Way Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 www.portlandonline.com/bds

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal:

- The applicant must meet Life Safety requirements regarding fire rating of exterior walls.
- The applicant must meet the requirements of the Fire Bureau regarding Fire Code issues that may arise from the Life Safety review.
- The applicant must meet the requirements of Urban Forestry for street tree planting in the existing tree well adjacent to Parcel 1 prior to final plat approval. This requirement is based on the standards of Title 20.

CONCLUSIONS

The applicant has proposed a two-parcel partition, as shown on the attached preliminary plan (Exhibit C.1), in order to create separate lots for the two existing buildings on the site. As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are stormwater management and setbacks and perimeter landscaping for the parking area that will be required along the new property line.

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition, as illustrated with Exhibit C.1, subject to the following conditions:

A. The following must occur prior to Final Plat approval:

1. The applicant must meet the requirements of BES for the stormwater systems on the existing house to remain on Parcel 2. Specifically, the east side gutters must be repaired and downspouts must direct water to an approved disposal point that meets setback requirements from the new lot lines. If modifications to the system are required by BES, the applicant must obtain finalized plumbing permits for this work prior to final plat approval.
2. The applicant must plant one street tree in the tree well on NE 18th Avenue, adjacent to Parcel 1, where there is a stump of a tree that was removed. Street trees will be chosen from the City's approved street tree list for a 4-foot- foot planting strip. In this case the tree size is to be 3-inch caliper. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final plat approval.

3. Perimeter landscaping for the existing parking area on Parcel 1 to meet the L2 standard must be installed and a permit finalized prior to final plat approval. Alternatively, the applicant must receive approval of an Adjustment to the parking lot landscape standard that applies along the new lot line separating the residential from the commercial use. The land use review must be completed prior to final plat approval.
4. The applicant must meet Life Safety requirements regarding fire rating of exterior building walls.
5. The applicant must meet the requirements of the Fire Bureau regarding Fire Code issues that may arise from the required Life Safety review.

Staff Planner: Sue Donaldson

Decision rendered by: Michael Hayak **on May 12, 2011**

By authority of the Director of the Bureau of Development Services

Decision mailed May 17, 2011

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 2, 2011, and was determined to be complete on **February 24, 2011**.

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. Therefore this application was reviewed against the Zoning Code in effect on February 2, 2011.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: June 25, 2011**.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS

197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

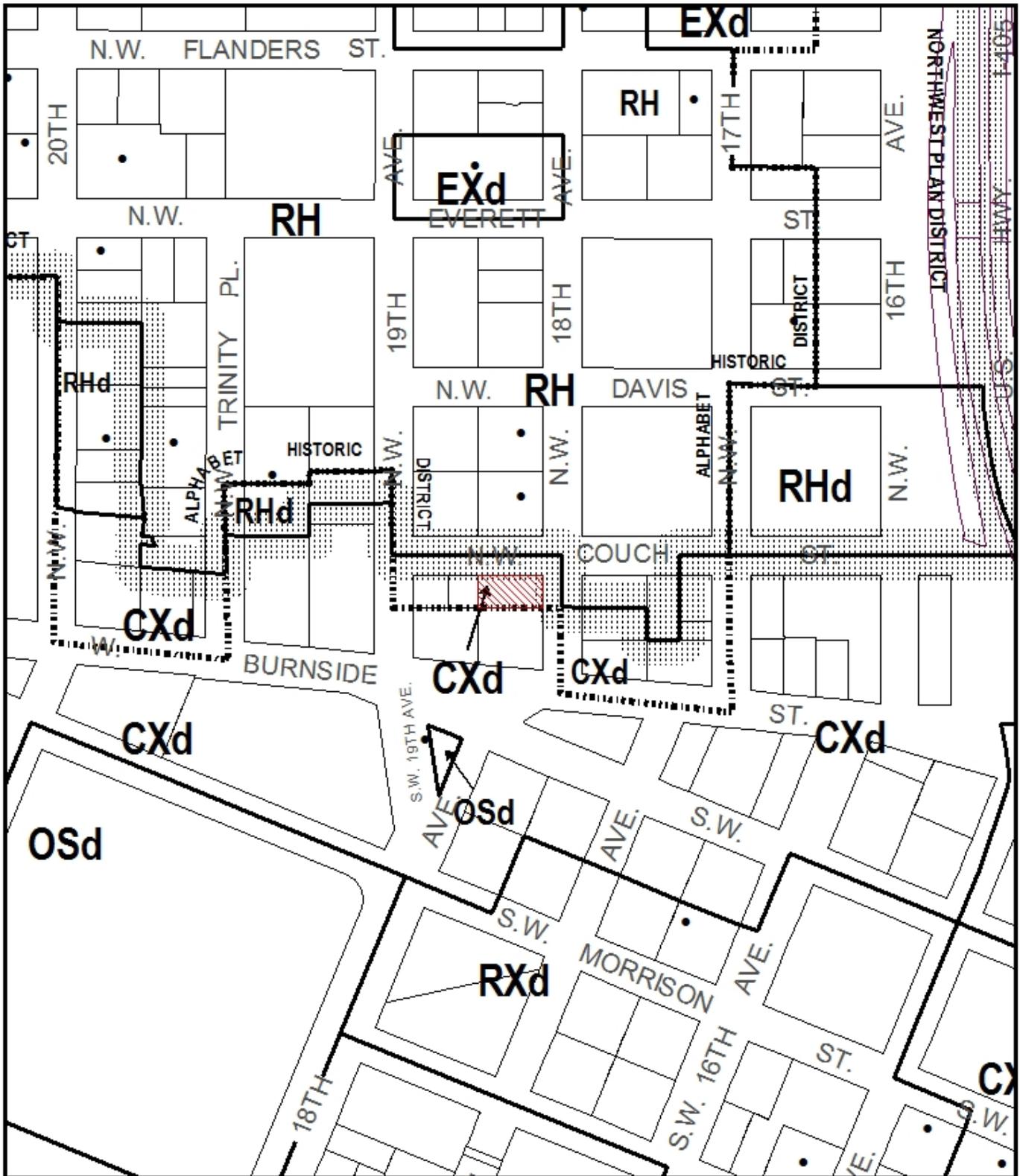
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Additional information re: proposed parking easement dated April 6, 2011
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Location of proposed parking spaces on Parcel 1
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Portland Parks & Recreation, Urban Forestry
 - 7. Life/Safety Plans Examiner
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research – none
 - 3. Memo, dated April 13, 2011 re: residential parking on Parcel 1

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).



ZONING

 Site

 Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 11-109959 LDP
1/4 Section	3028
Scale	1 inch = 200 feet
State_Id	1N1E33DB 6900
Exhibit	B (Feb 10, 2011)

