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: August 25, 2011

To: Interested Person

From: Mark Walhood, Land Use Services
503-823-7806; Mark.Walhood@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on September 15, 2011**. Please mail or deliver your comments to the address above, and include the Case File Number, LU 11-165263 AD, in your letter. It also is helpful to address your letter to me, Mark Walhood.

CASE FILE NUMBER: LU 11-165263 AD

Applicants:

Thomas Turvaville, Architect (main contact)
CH2M HILL
2020 SW 4th Avenue
Portland, OR 97201

Ed Casey (tenant)
Solopower, Inc.
5981 Optical Court
San Jose, CA 95138

Stacey Magee, Sr. Vice President (property owner)
Clarion Partners, LIT Industrial Ltd Partnership
2650 Cedar Springs Road, Suite 850
Dallas, Texas 76201

Site Address: 6308 N MARINE DR

Legal Description: BLOCK 26: LOT 5 EXC PT IN ST; LOT 2 TL 900; INC PT VAC ST LOT 4, RIVERGATE INDUSTRIAL DIS

Tax Account No.: R708887880, R708887860, R708887820
State ID No.: 2N1E30C 01300, 1100, 0900
Quarter Section: 1523

Neighborhood: St. Johns, contact Curt Schneider at 503-490-0156.
Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892.

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None

Zoning: IHhx (IH - Heavy Industrial zone, 'h' - Aircraft Landing Overlay zone and 'x'- Portland Airport Noise Impact zone)

Case Type: AD (Adjustment)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
The applicants request an Adjustment to chapter 33.266 of the Portland Zoning Code which regulates the minimum number of parking spaces on a site. The request is to reduce the code requirement for the minimum number of parking spaces from 304 to 112. See below for details.

The existing building at this site was constructed in 1996 as a warehouse with accessory office. At that time the Zoning Code required a minimum of 9 spaces for the accessory office (based on 4,096 square feet) and 67 spaces for the warehouse (based on 221,084 square feet); for a total of 76 required parking spaces. According to the applicant, the site was developed with 113 parking spaces.

The applicants propose to change the use of the building from warehouse, with accessory office to manufacturing and production, with accessory office. As a result, the required minimum parking spaces for the office space (4,096 square feet) will remain the same, but the required minimum for manufacturing and production (221,084 square feet) would increase to 295; for a total of 304 required parking spaces.

The tenant (Solopower) plans to provide 112 parking spaces (including 100 vehicle spaces, 5 carpool spaces accommodating 2 people per vehicle, 6 accessible spaces and 1 van accessible space). The facility will operate with two-12 hour shifts, with a maximum of 100 employees on site at one time, during two shift change periods each day.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found at 33.805.040 A-F, Adjustments.

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 August 9, 2011 and determined to be complete on **August 23, 2011**.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

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.

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.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

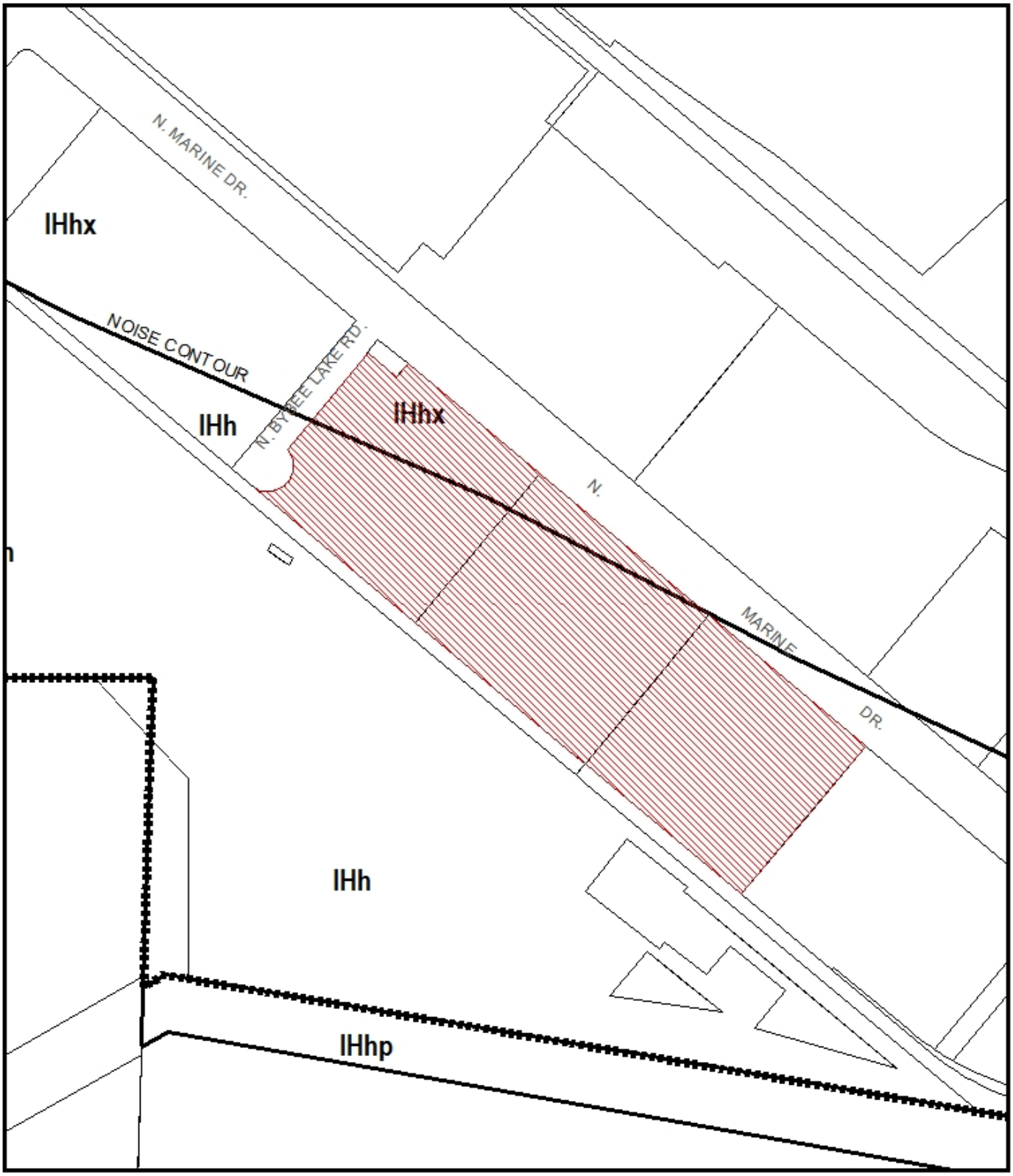
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed 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 that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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

NORTH

File No.	LU 11-165263 AD
1/4 Section	1523,1623
Scale	1 inch = 300 feet
State_Id	2N1E30C 1100
Exhibit	B (Aug 12,2011)

ZONING CODE DATA

ZONING: IH-h: HEAVY INDUSTRIAL – AIRCRAFT LANDING OVERLAY ZONE
PROPERTY ID: R256369
PRIMARY USE: FACTOR GROUP F, MANUFACTURING
TOTAL SITE AREA: 10.14 ACRES (441,620 SF)

SITE DEVELOPMENT STANDARDS
1. TOTAL BUILDING COVERAGE: 50.99% < PORT OF PORTLAND MAX ALLOWABLE 60%
2. TOTAL IMPERVIOUS AREA: 386,206 SF (87.45%)
3. BUILDING HEIGHT
   - 35'-8" < 60' MAXIMUM ALLOWED
   - NO. OF STORIES: 1
4. BUILDING SETBACKS
   - CITY OF PORTLAND:
     - 5' FROM STREET LOT LINE
     - 0' FROM LOT LINE ABUTTING IHh ZONE
   - CITY OF PORTLAND:
     - 50' FROM STREET TO FRONT OF BUILDING
     - 10' FROM LOT LINE TO SIDE OF BUILDING
     - PARKING: 25' FROM STREET WHEN IN FRONT OF BUILDING; 10' FROM SIDE LOT LINE TO SIDE OF BUILDING
5. LANDSCAPING

– OFF PROPERTY LANDSCAPING:	48,788 SF
– ON PROPERTY LANDSCAPING:	26,965 SF
– GENERAL LANDSCAPING:	19,881 SF
– PERIMETER PARKING LANDSCAPING:	4,420 SF
– INTERIOR PARKING LANDSCAPING:	9,046 SF
TOTAL	82,135 SF

PARKING SUMMARY

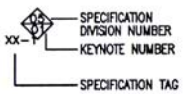
1. EXISTING PARKING

STANDARD	CARPOOL	STANDARD ACCESSIBLE	VAN ACCESSIBLE	TOTAL AUTOMOTIVE	LOADING	LONG-TERM BICYCLE	SHORT-TERM BICYCLE
105	0	6	0	113	46	0	0

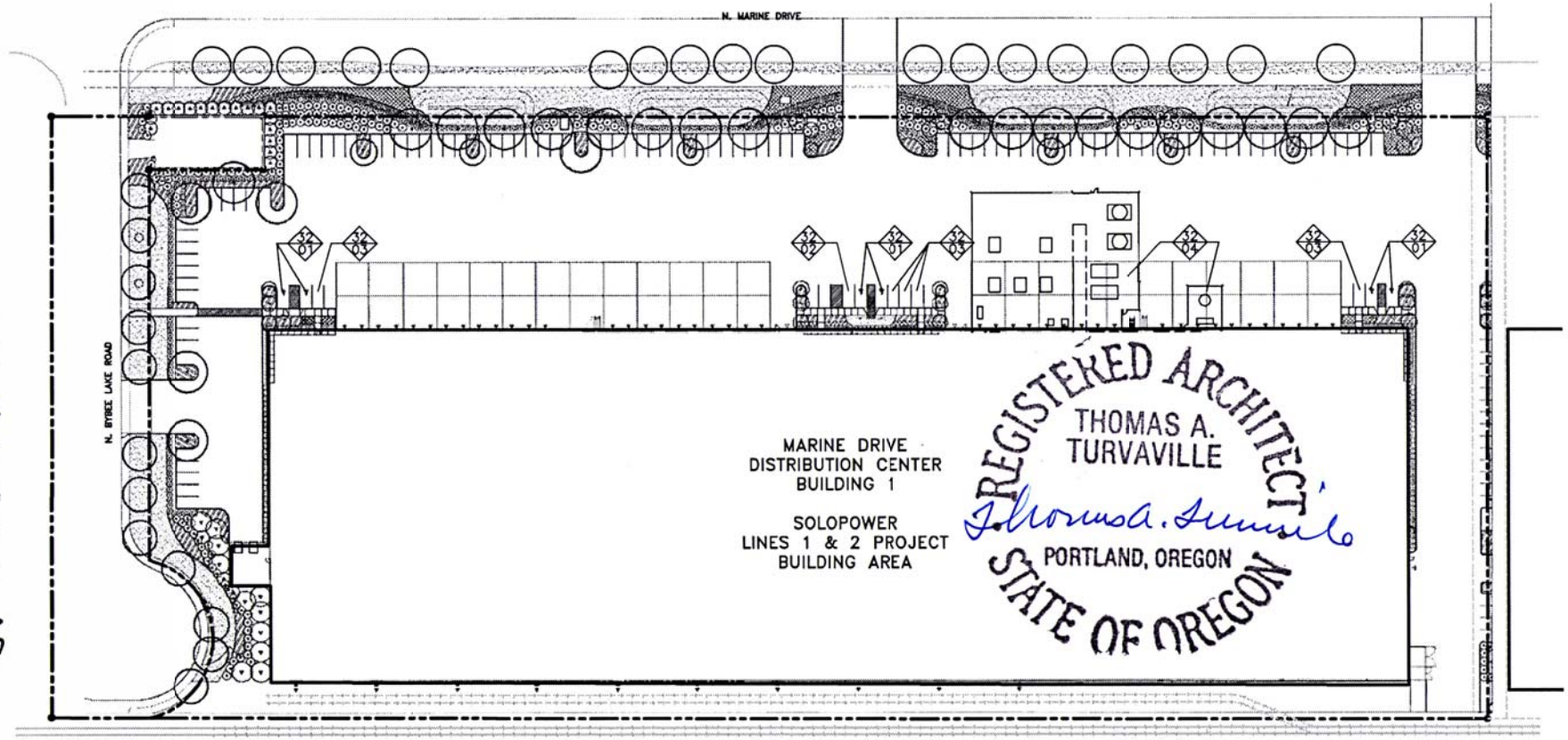
2. PARKING PROVIDED PER PLANNING ADJUSTMENT (BASED ON ACTUAL MAX. EMPLOYEE COUNT; 2010 OSSC, CHAPTER 11)

STANDARD	CARPOOL	STANDARD ACCESSIBLE	VAN ACCESSIBLE	TOTAL AUTOMOTIVE	LOADING	LONG-TERM BICYCLE	SHORT-TERM BICYCLE
100	5	6	1	112	28	16	0

KEYNOTE TAGS



DIVISION 32 – EXTERIOR IMPROVEMENTS
01 EXISTING STANDARD ACCESSIBLE SPACE TO REMAIN
02 NEW VAN ACCESSIBLE SPACE (SEE DETAIL 3/-)
03 CARPOOL SPACE WITH SIGN "RESERVED FOR CARPOOL USE BEFORE 9:00AM ON WEEKDAYS" WITH BOTTOM EDGE NO LOWER THAN 4 FEET, NOR HIGHER THAN 7 FEET ABOVE THE PARKING SURFACE.
04 UTILITY YARD (SEE DRAWINGS MDA-1-0A AND MDA-1-0B FOR YARD/EQUIPMENT LAYOUT).



LU 11-165263 AD

1 EXISTING LANDSCAPE/VEGETATION & PARKING SITE PLAN
NTS

PREPARED BY: 08.05.2011 CH2MHILL