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

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 14, 2013

From: Douglas Hardy, Land Use Services
503-823-7816 / Douglas.Hardy@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: **LU 13-109305 CP ZC**
Pre App: **PC # 12-101014**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required*.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Douglas Hardy at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201, and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than March 15, 2013.** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by March 21, 2013.**
- **A public hearing before the Hearings Officer is tentatively scheduled for April 3, 2013, at 9:00 AM**

Applicant:	Ben Kaiser, property-owner Back Bridge Lofts LLC 5229 NE Martin Luther King Jr. Blvd., Suite 101 Portland, OR 97217 Destin Ferdun, consultant Lunabridge 3575 NE Shaver Street Portland, OR 97212
Site Address:	East side of N. Williams Avenue between NE Fremont Street and NE Ivy Street
Legal Description:	Lot 11, Albina Hmstd Add; Lot 12, Lot 13 Exc Pt in St, Albina Hmstd Add; Block 6, Lot 3, Williams Ave Add; Block 6, Lot 4&5, Williams Ave Add; Block 6, Lot 4&5, Cancel account/Williams Ave Add
Tax Account No.:	R010800230, R010800250, R916401290, R916401310, R916401311
State ID No.:	1N1E27AA 02300, 1N1E27AA 02400, 1N1E27AA 02600, 1N1E27AA 02500, 1N1E27AA 02500A1
Quarter Section:	2730
Neighborhood:	Eliot, contact Mike Warwick at 503-284-7010
Business District:	North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321
District Coalition:	Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5004
Plan District:	Albina Community
Existing Zoning:	R1d - Multi-Dwelling Residential 1,000 with a Design overlay zone
Case Type:	Comprehensive Plan Map Amendment (CP) Zoning Map Amendment (ZC)
Procedure:	Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

PROPOSAL

The applicant is requesting a Type III Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Central Residential, as well as a Type III Zoning Map Amendment from Multi-Dwelling Residential 1,000 (R1) with a Design overlay zone to Central Residential (RX) with a Design overlay zone on this 33,568 square foot vacant site. The RX zone is a high-density residential zone that allows a high percentage of building coverage. The zone allows a floor area ratio (FAR) of up to 4:1, which means given the size of the site a building having up to 134,272 square feet of floor area could be built. A limited portion of the floor area can be used for retail and office space. No specific development is proposed at this time.

APPROVAL CRITERIA

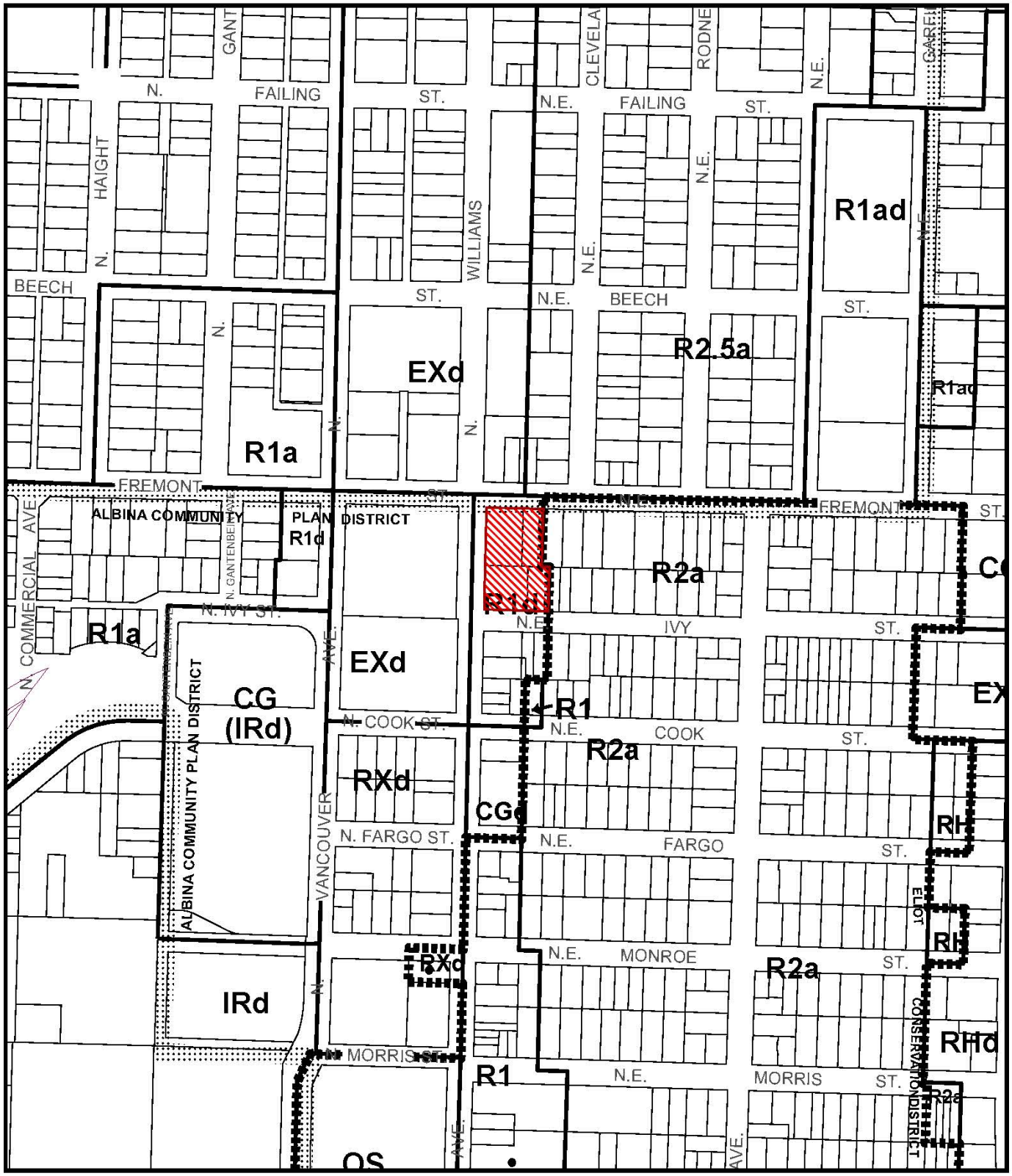
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- **33.810.050 Comprehensive Plan Map Amendment**
- **33.855.050 Zoning Map Amendments**

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 filed, provided that the application is

complete at the time of filing, or complete within 180 days. This application was filed on January 25, 2013 and determined to be complete on February 14, 2013.

Enclosures:
Existing Zoning Map
Proposed Zoning Map
Site Plan



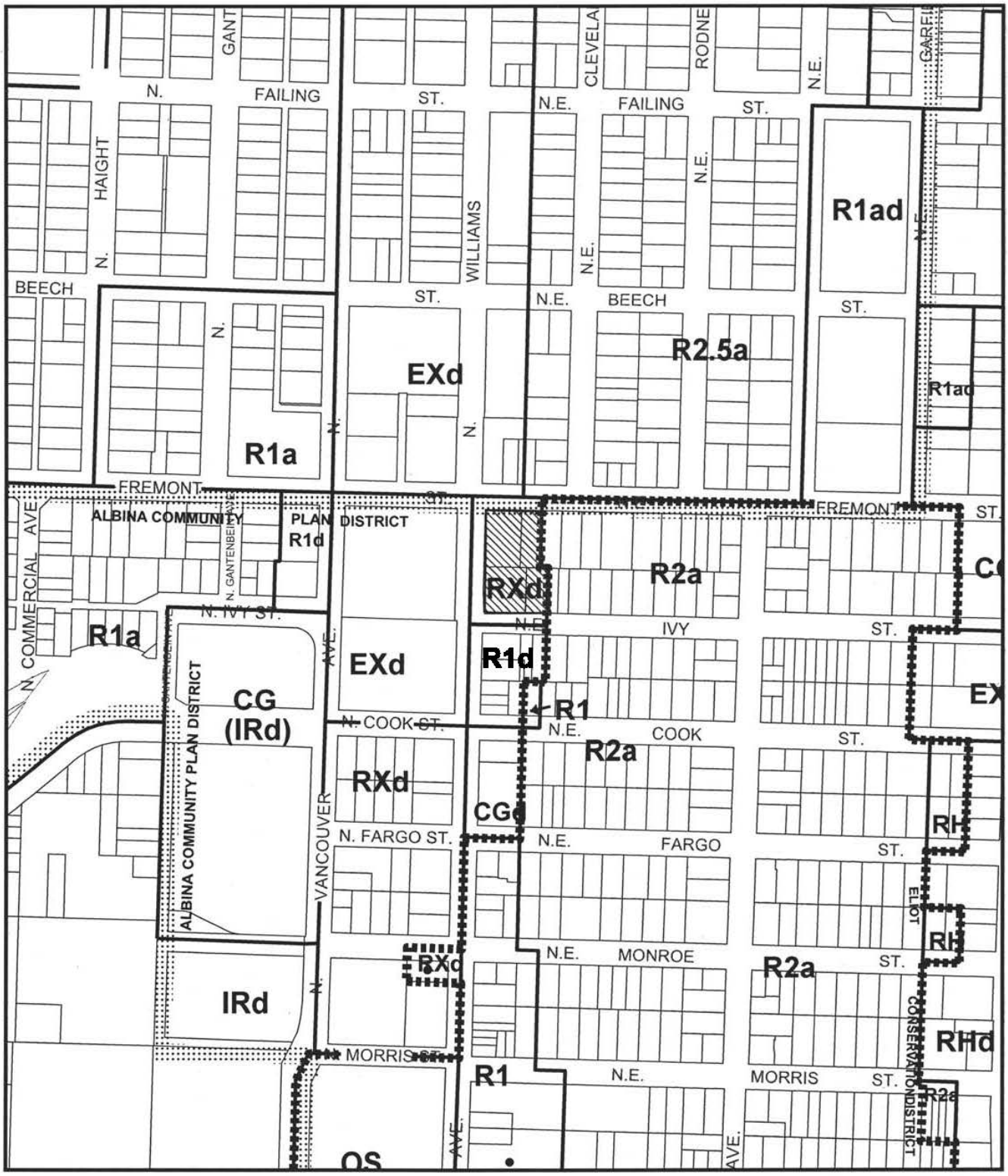
ZONING EXISTING

Site

This Site Lies Within The:
Albina Community Plan District

NORTH

File No. LU 13-109305 CP,ZC
1/4 Section 2730,3420
Scale 1 inch = 300 feet
State_Id 1N1E27AA 2400
Exhibit B.1 (Jan 28,2013)



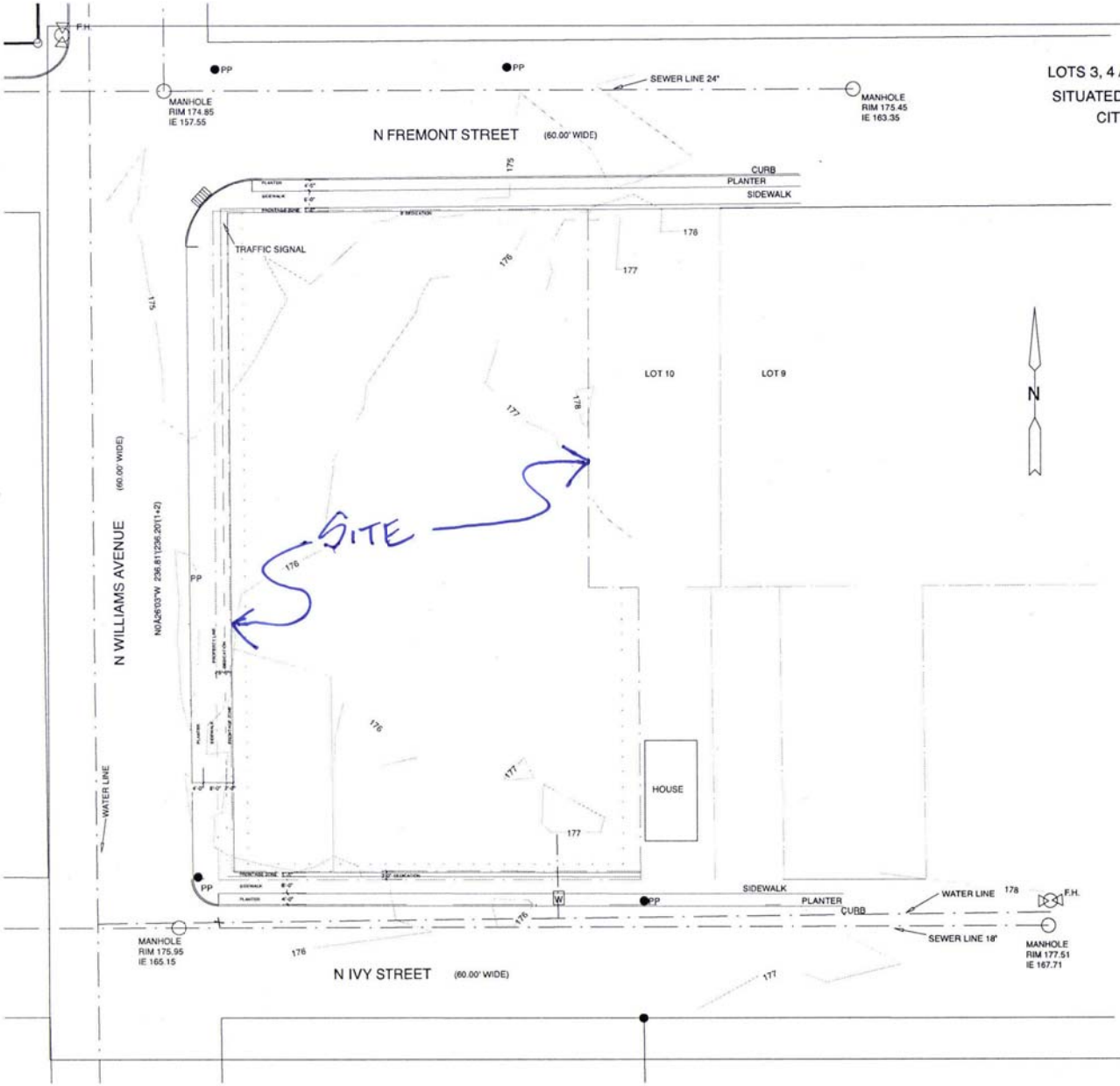
ZONING PROPOSED

Site

This Site Lies Within The:
Albina Community Plan District

NORTH

File No. LU 13-109305 CP,ZC
1/4 Section 2730,3420
Scale 1 inch = 300 feet
State_Id 1N1E27AA 2400
Exhibit B.2 (Jan 28,2013)



LOTS 3, 4 AND 5, BLOCK 6, "WILLIAMS AVENUE ADDITION"
SITUATED IN THE NE 1/4, SECTION 27, T.1N., R.1E., WM.
CITY OF PORTLAND, COUNTY OF MULTNOMAH,
STATE OF OREGON

LEGEND

- ● – INDICATES MONUMENT FOUND AS NOTED
- ✖ – INDICATES FOUND BRASS SCREW UNLESS OTHERWISE NOTED
- ○ – INDICATES 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "LATHROP LS 2671", TO BE SET.

DATA IS "MEASURED" UNLESS OTHERWISE SHOWN
(F/S( )) = DOCUMENTS REFERENCED
(F=FOUND BY) (S=SET BY) ( )=REFERENCE
(B***/P***) = BOOK ***, PAGE ***
BS = BRASS SCREW
IR = IRON ROD
IP = IRON PIPE
R/W = RIGHT OF WAY
W/YPC = WITH YELLOW PLASTIC CAP
S.F. = SQUARE FEET
SEWER LINE (SIZE)
WATER LINE
CB. = CATCHBASIN
PP = POWER POLE
IE =INVERT ELEVATION
W WATER METER
= FIRE HYDRANT
X = WATER VALVE
DECIDUOUS TREES AND SIZE

NOTES;

DATUM COP.
BENCH MARK 3111.

1' CONTOUR INTERVAL

DIMENSIONS AND AREAS MAY VARY SLIGHTLY UPON FINAL BOUNDARY RESOLUTION.

PATH
ARCHITECTURE

Ivy Cubes
3542 SE Oak st.
PORTLAND, OREGON

© 2010
PATH ARCHITECTURE

CONSTRUCTION SET
DATE: 02 24 2012