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: May 30, 2013

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

REQUEST FOR RESPONSE

Case File: **LU 12-189581 (unassigned review)**
Pre App: **PC # 12-139528**

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 Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You may 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: June 28, 2013 – 29 days after the date of this RFR.** (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: July 3, 2013.**
- **A public hearing before the Hearings Officer is tentatively scheduled for Monday July 15, 2013.**

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

Owners/ Parties of Interest:	Jeff Sackett/Capstone Partners, LLC 1015 NW 11th Ave, Suite 243/Portland, OR 97209 Lauren Golden-Jones/Capstone Partners LLC 1015 NW 11th Ave, Suite 243/Portland, OR 97209
Owner:	KAL LLC 111 N Post, Suite 200/Spokane, WA 99201
Site Address:	3246 NE BROADWAY
Legal Description:	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 LAND & IMPS SEE R121899 (R105500591) FOR BILLBOARD, BROADWAY ADD; BLOCK 5 LOT 13&14, BROADWAY ADD; BLOCK 5 LOT 15, BROADWAY ADD; LOT 13&16 TL 11900 LAND & IMPS SEE R162223 (R276000701) FOR BILLBOARD & R162224 (R276000702) FOR BILLBOARD, FERNWOOD
Tax Account No.:	R105500480, R105500500, R105500530, R105500540, R105500570, R105500590, R105500610, R105500630, R276000700
State ID No.:	1N1E25CD 11300, 1N1E25CD 11400, 1N1E25CD 11500, 1N1E25CD 11600, 1N1E25CD 11700, 1N1E25CD 11800, 1N1E25CD 12000, 1N1E25CD 12100, 1N1E25CD 11900
Quarter Section:	2833
Neighborhood:	Sullivans 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 Shoshana Cohen at 503-388-5004.
Plan District:	None
Zoning:	None for the proposed area of work RXd & CSd – Central Residential and Commercial Storefront with design review for the non right-of-way property associated with this proposal.
Case Type:	Unassigned Review
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 seeks approval for a new traffic signal and lane changes in place of Condition of Approval "A. Construct mitigation as required by the City Engineer to prohibit left-hand turns from NE 32nd Avenue to NE Broadway" as required in LU 00-00672 CP, ZC, an earlier Comprehensive Plan Map Amendment and Zone Change for the former Albina Fuels site. This Condition of Approval was required to be completed prior to the issuance of the first building permit for development on the site. Condition of Approval A was applied to any future development of the site because of potential traffic impacts along NE Weidler. At that time, the applicant suggested constructing left-turn prohibitions at the intersection of NE 32nd Avenue and NE Broadway Street and this was accepted by the Bureau of Transportation Engineering and Development as Condition of Approval A. After the map amendment and zone change, the property sat undeveloped for more than a decade.

Recently, Design Review approval LU 12-186554 DZM, AD was issued for a mixed-use commercial and residential project on a portion of the originally reviewed site and the developer has now submitted for building permits. The applicant for this current case, LU 12-189581, is proposing to install a new traffic signal and do traffic lane adjustments at the intersection of NE Broadway Street and NE 32nd Avenue that would allow signalized left turns. The proposal was vetted with the Portland Bureau of Transportation (PBOT) prior to the application being submitted and received support from PBOT as a method of traffic mitigation that could be used in place of constructing prohibitions against left turns. All of the work will be done in public rights-of-way. None of the associated property approved for development through Design Review case LU 12-186554 DZM, AD will be affected by the new traffic signal or roadway lane adjustments.

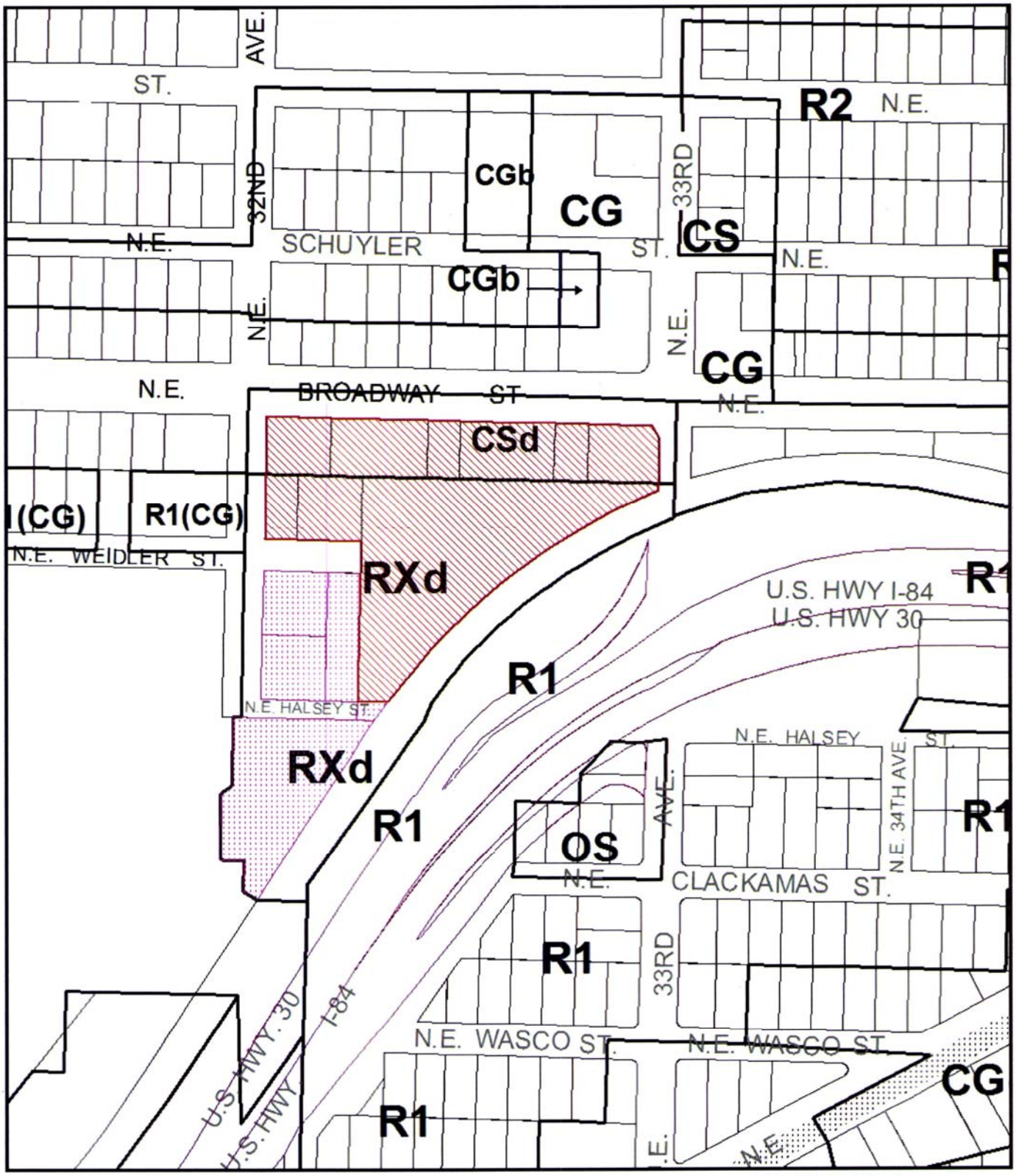
In order to modify conditions, the request must be reviewed through the original Zoning Map Amendment Review process.

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: **33.855.050.A, B. and D., Approval Criteria for Base Zone Changes**

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 October 2, 2012 and determined to be complete on **May 28, 2013**.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zone Map, Site Plan, Intersection Plan



ZONING

Site

Also Owned

NORTH

File No. LU 12-189581

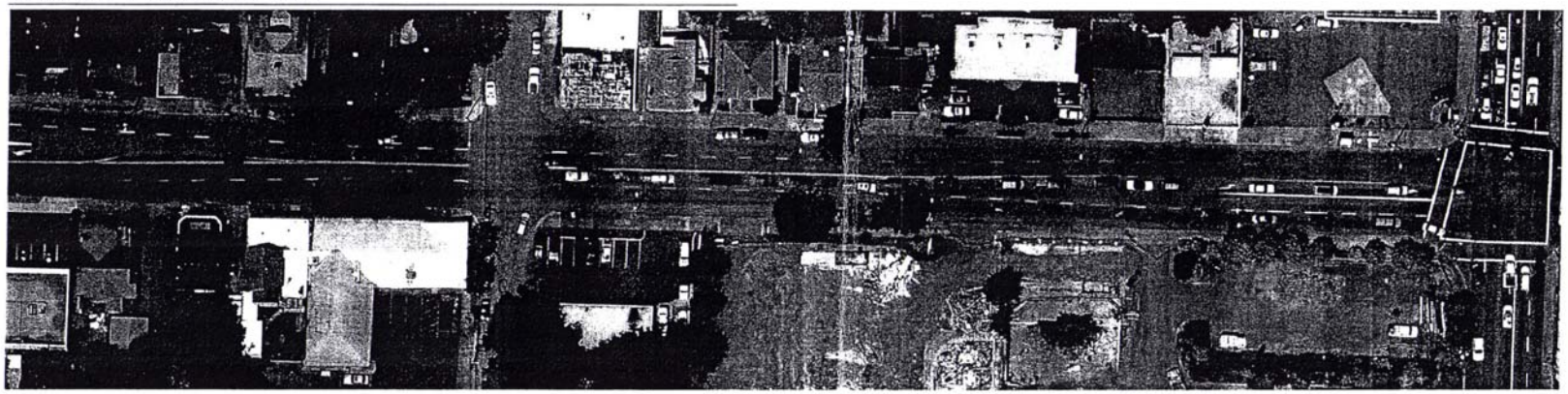
1/4 Section 2833,2933

Scale 1 inch = 200 feet

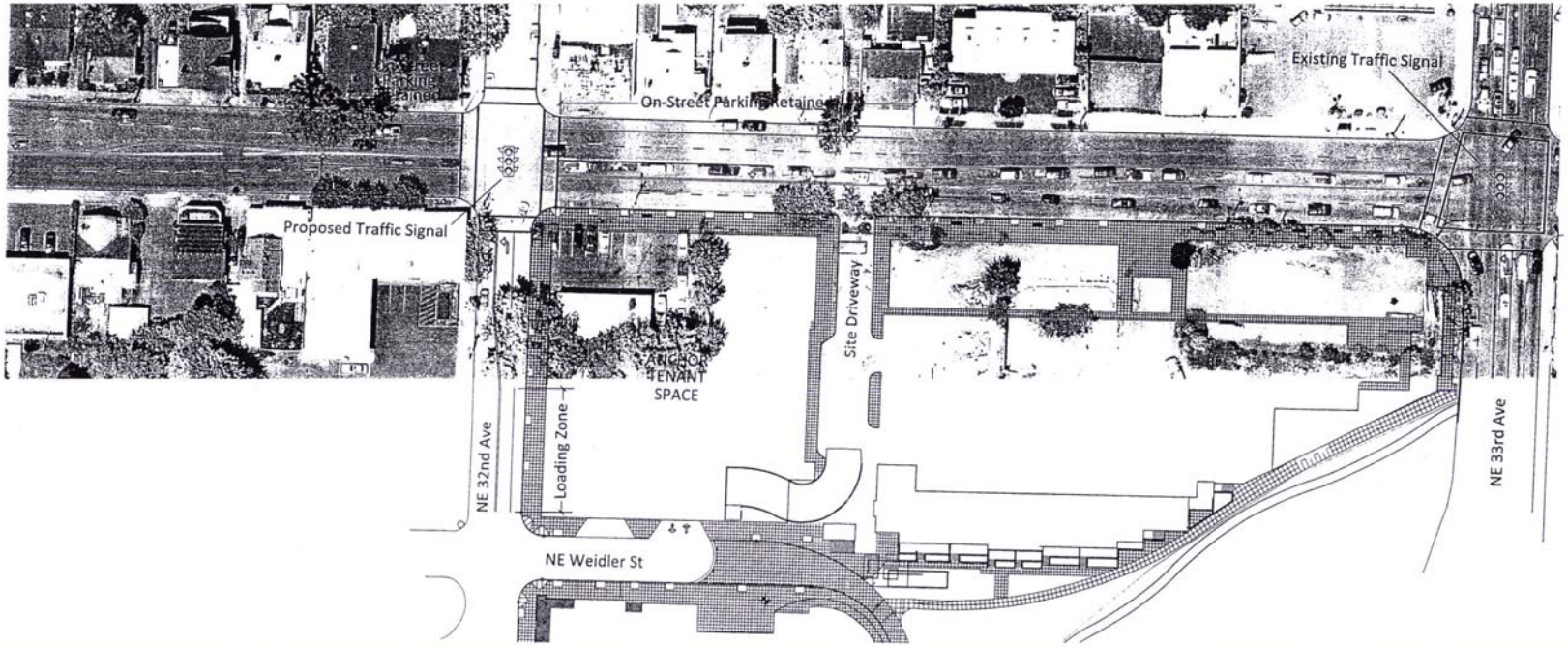
State_Id 1N1E25CD 11900

Exhibit B (Oct 03,2012)

EXISTING CONFIGURATION



PROPOSED CONFIGURATION & SITE PLAN



DRAFT

REVISIONS

REV	BY	DESCRIPTION

GRANT PARK VILLAGE

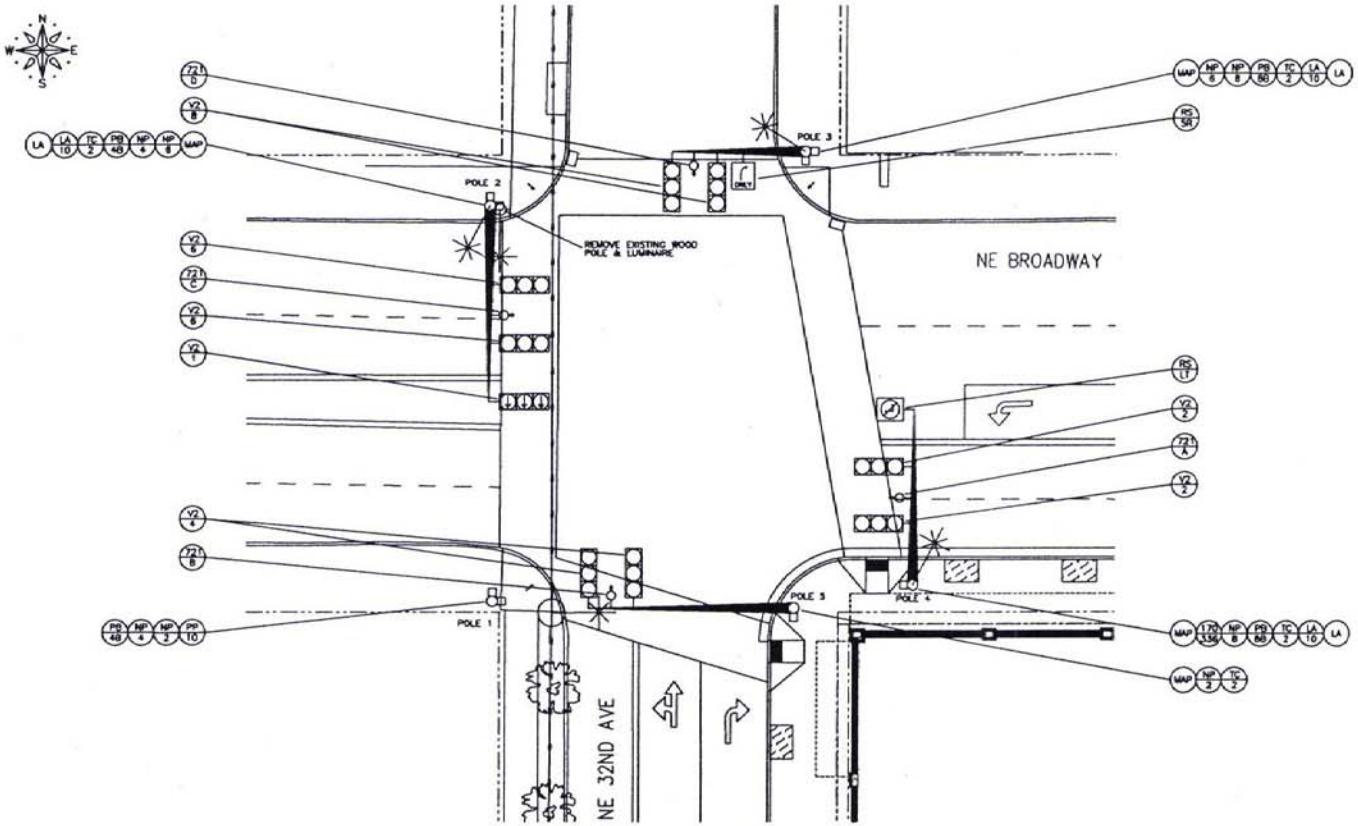
CONCEPTUAL DESIGN - NE BROADWAY
ROADWAY & INTERSECTION CONFIGURATION

LANCASTER ENGINEERING

JOB No.	-
DESIGNED BY:	TEM
DRAWN BY:	TEM
CHECKED BY:	MA
FILE:	GPV Concept
DATE:	9/28/2012

SHEET T1 OF 1

012-189851



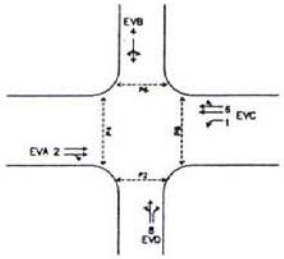
SIGNALIZATION PLAN

SCALE : 10 0 10 20 30

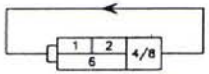
TRAFFIC SIGNAL LEGEND CODE

- US — INSTALL 120 VAC UNMETERED SERVICE CABINET AND EQUIPMENT
- MAP — INSTALL MAST ARM POLE
- MA (L) — INSTALL (L) FEET MAST ARM
- LA — INSTALL XXX LUMINAIRE, WITH PHOTOSWITCH
- LA (L) — INSTALL (L) FEET LUMINAIRE STREET LIGHT ARM
- PP (L) — INSTALL (L) FEET PIPE POST ON PEDESTAL BASE
- PB (PH) — INSTALL PEDESTRIAN PUSHBUTTON FOR PHASE (PH)
- V2 (PH) — INSTALL PHASE (PH) VEHICLE SIGNAL 12R-12Y-12G
- 721 (CH) — INSTALL OPTICOM MODEL 721 OPTICAL DETECTOR FOR EMERGENCY VEHICLE PREEMPT CHANNEL (CH)
- TC (N) — INSTALL SIZE (N) OVERHEAD TERMINAL CABINET
- NP (PH) — INSTALL PHASE (PH) MODULAR LED PEDESTRIAN SIGNAL
- 170 (XXX) — INSTALL TYPE 170 CONTROLLER IN TYPE (XXX) CABINET
- RS SR — INSTALL 30 IN. X 36 IN. RIGHT TURN ARROW "ONLY" SIGN
- RS LT — INSTALL 36 IN. X 36 IN. NO LEFT TURN SYMBOL SIGN MUTCD R3-2

(G) = GAUGE SHOWN
(L) = LENGTH SHOWN
(N) = NUMBER SHOWN
(S) = SIZE SHOWN
(T) = TYPE SHOWN
(X) = NUMBER CONDUCTOR SHOWN
(CH) = CHANNEL SHOWN
(PH) = PHASE SHOWN



PHASE DIAGRAM



PHASE ROTATION

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-332-2344

30% DESIGN PLANS - NOT FOR CONSTRUCTION

REVISIONS				FINAL MAP DATA				APPROVALS:	BUREAU OF ENVIRONMENTAL SERVICES	BUREAU OF TRANSPORTATION	LANCASTER ENGINEERING	PRELIMINARY NOT FOR CONSTRUCTION	PUBLIC IMPROVEMENTS GRANT PARK VILLAGE SIGNALIZATION PLAN	TD5243 T01 #02
NO.	DATE	DESCRIPTION	APPR.	CONSTRUCTED BY	DESIGNED BY	DATE APPROVED		BCS CHIEF ENGINEER REG. PROF. ENGR.	DAN SALTZMAN COMMISSIONER	CHARLES HALES MAYOR	321 SW 4th Avenue, Suite 400 Portland, OR 97204 Phone 503.248.0313 Fax 503.248.9251 www.lancasterengineering.com			
				PROJECT COMPLETED	CHK BY	SECTION ENGR		PROF PRINCIPAL ENGINEER REG. PROF. ENGR.	WILLIAM F. RYAN, P.E. CHIEF ENGINEER	STEVE TOWNSEND, P.E. CITY ENGINEER				
				MAP CORRECTED BY	CHECKED BY	BCS PROJECT		PROJ CITY ENGINEER REG. PROF. ENGR.						
				CHECKED BY		PROJ REVISION								

PLO: BROADWAY-32ND-SIGNAL-1.DWG Signal Plan 4/26/2013 12:19:34 PM - ######