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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 9, 2013

From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: **LU 13-211599 DZM**
Lower Burnside Lofts
Pre App: **PC # 13-169941**

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 Dave Skilton 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 Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

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: January 8, 2014 – 30 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: January 13, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for January 23, 2014, at 1:30 p.m.**

Applicant:	Randy Boehm Urban Resources Inc. 3707 NE 24th Avenue Portland, OR 97212 Tim O'Brien Lower Burnside Lofts LLC 1028 SE Water Avenue, Suite 270 Portland, OR 97214
Representative:	John Maier 503-228-0311 Vallaster Corl Architects 711 SW Alder Street, Penthouse Portland, OR 97205
Site Address:	30 SE 10th Avenue
Legal Description:	BLOCK 226 LOT 3&4, EAST PORTLAND
Tax Account No.:	R226514640
State ID No.:	1N1E35CD 01200
Quarter Section:	3031
Neighborhood:	Buckman, contact Matthew Kirkpatrick at 503-236-6350.
Business District:	Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.
District Coalition:	Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District:	Central City - Central Eastside
Zoning:	EXd, Central Employment with Design Overlay
Case Type:	DZM, Design Review with Modifications
Procedure:	Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:
The applicant is seeking Design Review approval for a new six story mixed-use building, with ground floor retail, lobby, and parking areas; and five floors of rental housing above. Modifications are sought to loading, parking, and ground floor window standards. Design Review is required because the site is within the Central City Plan District – Central Eastside Subarea, and has Design Overlay zoning.

Modifications: The applicant is seeking modification of the following Zoning Code standards:

- 33.266.310 C 1 a, for non-standard loading area;
- 33.266.130 F 1 a, for parking area where moving a vehicle to allow exiting may be required, and part of drive aisle may sometimes be obstructed;
- 33.266.130 F 2, for some parking spaces narrowed by building columns; and
- 33.140.230, for less than standard ground floor windows on one facade.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Zoning Code (Title 33 of the Portland City Code). The approval criteria are:

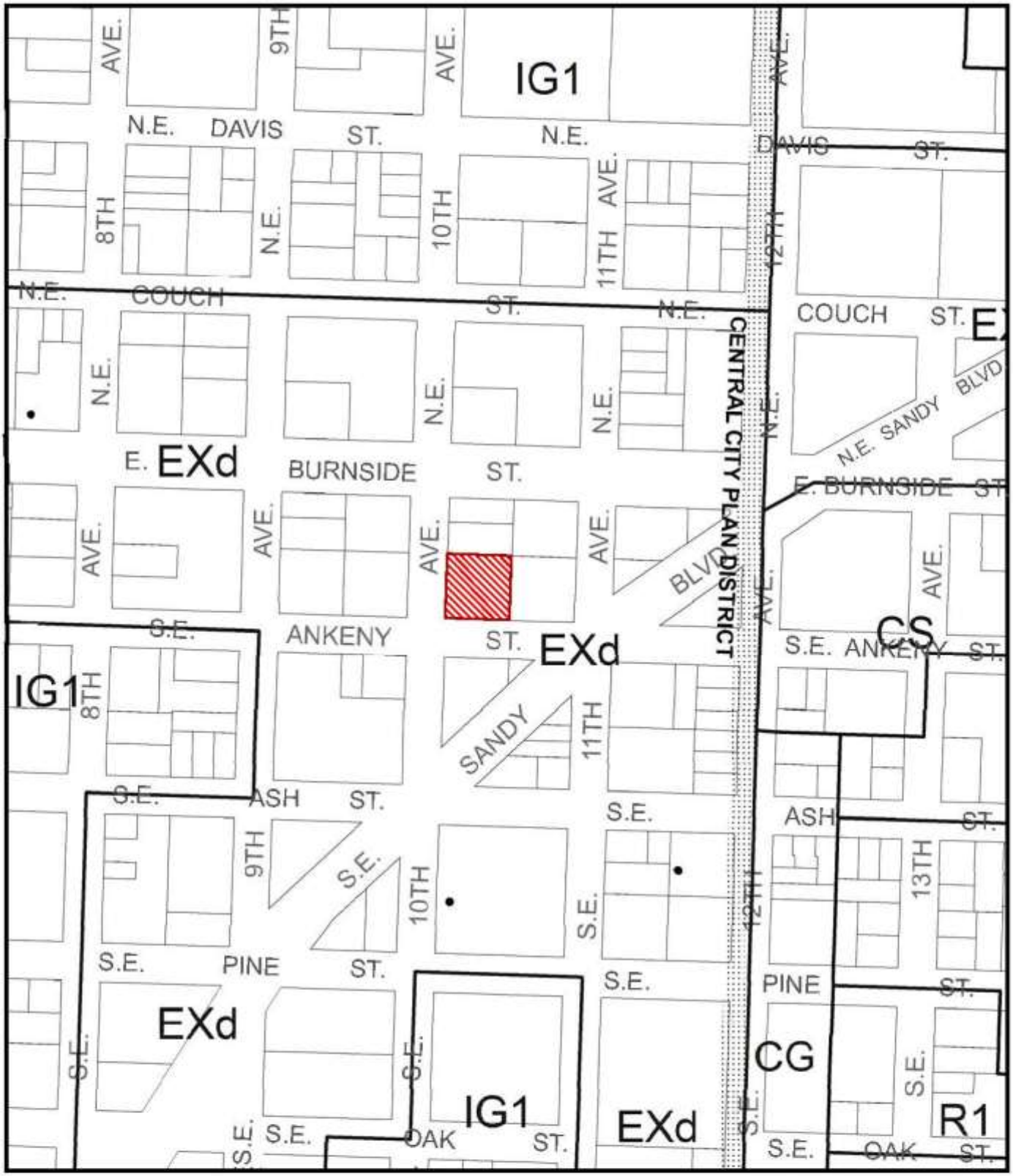
- Central City Fundamental Design Guidelines – Central Eastside Subarea
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

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 1, 2013 and determined to be complete on December 4, 2013.

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

Enclosures: Zoning Map, Site Plan, Perspectives from Southwest, Northwest, and Southeast



ZONING

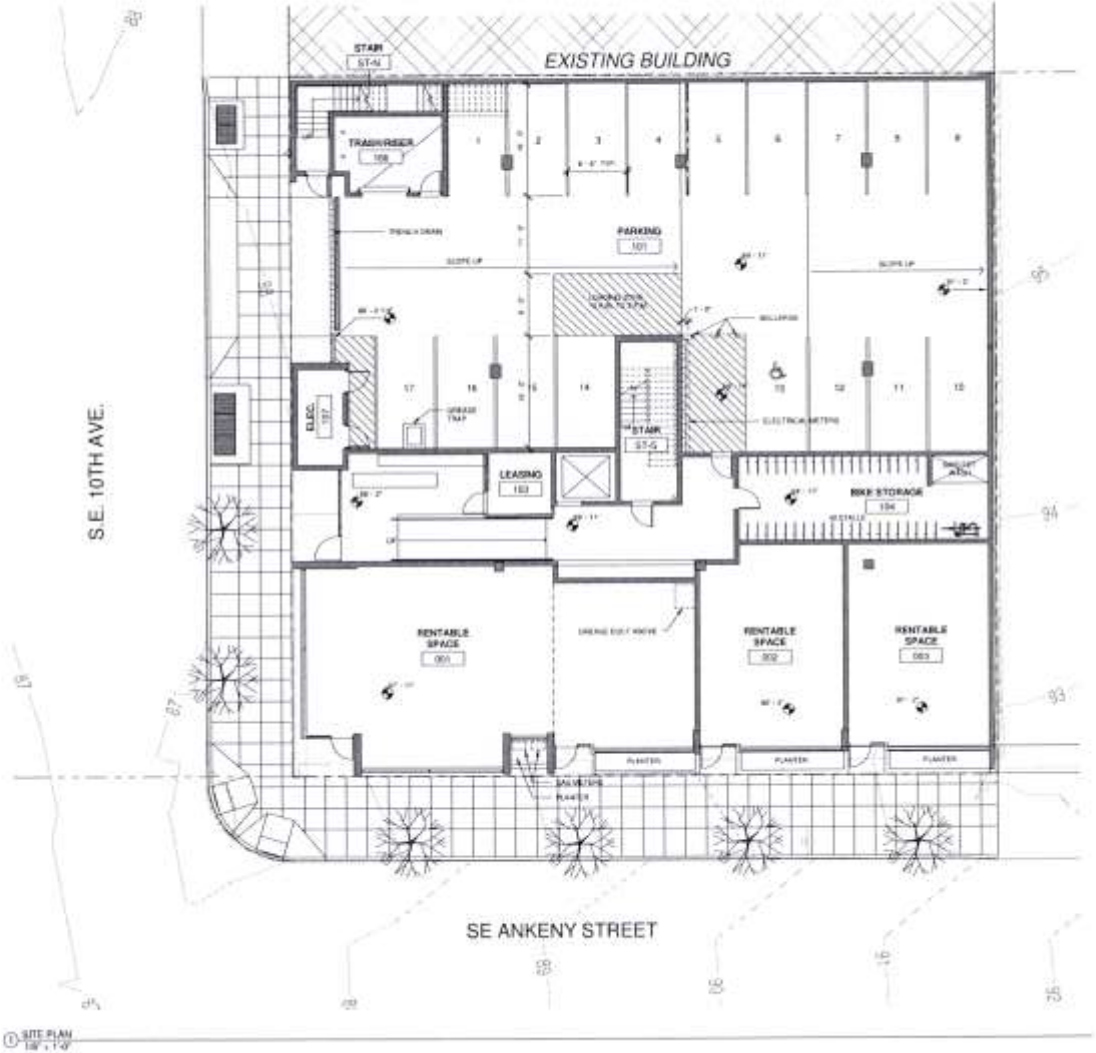
Site

Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No. LU 13-211599 DZM
1/4 Section 3031
Scale 1 inch = 200 feet
State_Id 1N1E35CD 1200
Exhibit B (Oct 03,2013)



1 SITE PLAN
1/8" = 1'-0"

VC

SELLWOOD CORL ARCHITECTS, PC

OWNER

LOWER BURNSIDE LOFTS LLC

PROJECT NAME

LOWER BURNSIDE LOFTS

REVISIONS

ISSUE DATES

JOB NO. 1808
DRAWN Author
CHECKED Checker
STATE COORDINATE: SCSW

SITE PLAN

C3

ORIGINAL SHEET SIZE 22"x34"

V|C

WALLACE CORL ARCHITECTS, PC

OWNER

LOWER BURNSIDE LOFTS LLC

PROJECT NAME

LOWER BURNSIDE LOFTS

REVISIONS

ISSUE DATES

JOB NO. 1302
DRAWN Author
CHECKED Checker
STEPLOCHEMATE DESIGN

PERSPECTIVE - SW

C34

© ORIGINAL SHEET SIZE: 22"X34"

V|C

VALLASTER CORL ARCHITECTS, PC

OWNER:

PROJECT NAME

LOWER BURNSIDE LOFTS

REVISIONS

ISSUE DATES

JOB NO.

DRAWN

CHECKED

PERSPECTIVE - NW

C35

V|C

WALLASTER CORL ARCHITECTS, PC

LOWER BURNSIDE LOFTS

PERSPECTIVE - SE

C37