



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: February 18, 2014

From: Matt Wickstrom, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 14-104931 CP ZC
Pre App: PC # 13-164455

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 Matt Wickstrom 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 10, 2014** (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, 2014**
- **A public hearing before the Hearings Officer is tentatively scheduled for March 31, 2014 at 1:30 PM**

Applicant: Rich Attridge
City Of Portland, Office of Finance and Management
1120 SW 5th Ave Room 1204
Portland, OR 97204

Representative: Beverly Bookin
The Bookin Group LLC
813 SW Alder St Ste 320
Portland, OR 97205

Site Address: 2730 SW MULTNOMAH BLVD

Legal Description: BLOCK 6&7&9 TL 6900, RYAN PL
Tax Account No.: R734301810
State ID No.: 1S1E20DA 06900
Quarter Section: 3826

Neighborhood: Multnomah, contact Susan Rudloff at 503-358-2316
Business District: Multnomah Village, contact Michele Cassinelli at 503-244-1821
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592

Existing Zoning: R1 (Residential 1,000)

Case Type: CP ZC (Comprehensive Plan Map and Zoning Map Amendment)
Procedure: Type III, with two hearings. The first public hearing is before the Hearings Officer. A recommendation of the Hearings Officer will be presented in a second public hearing to City Council. Council will make the final decision.

Proposal:

The applicant requests to change the Comprehensive Plan Map and Zoning Map designations for the now-vacant SFC Jerome F. Sears US Army Reserve Center site from R1 (Residential 1,000) to EG2 (General Employment 2). In 2012, the City of Portland acquired the site for use as an Auxiliary Emergency Operations Center on Portland's west side to augment the City's primary emergency management facility in southeast Portland. Emergency management services are classified by the Portland Zoning Code as a Basic Utility, an allowed use in the EG2 zone. The City has completed a four-phase master plan to show how emergency services can begin to occupy the property. This involves first phasing in simple upgrades such as meeting the Americans with Disabilities Act (ADA) standard, then adding roadway de-icing and fueling facilities, and finally large-scale building upgrades to meet "Essential Facility" seismic requirements. Analysis of impacts was based on the four-phase master plan, although some elements of the master plan may be subject to change based on availability of funding and other considerations.

Attached to this notice are two zoning maps depicting the existing and proposed zoning and a site plan that identifies the four phase redevelopment of the site.

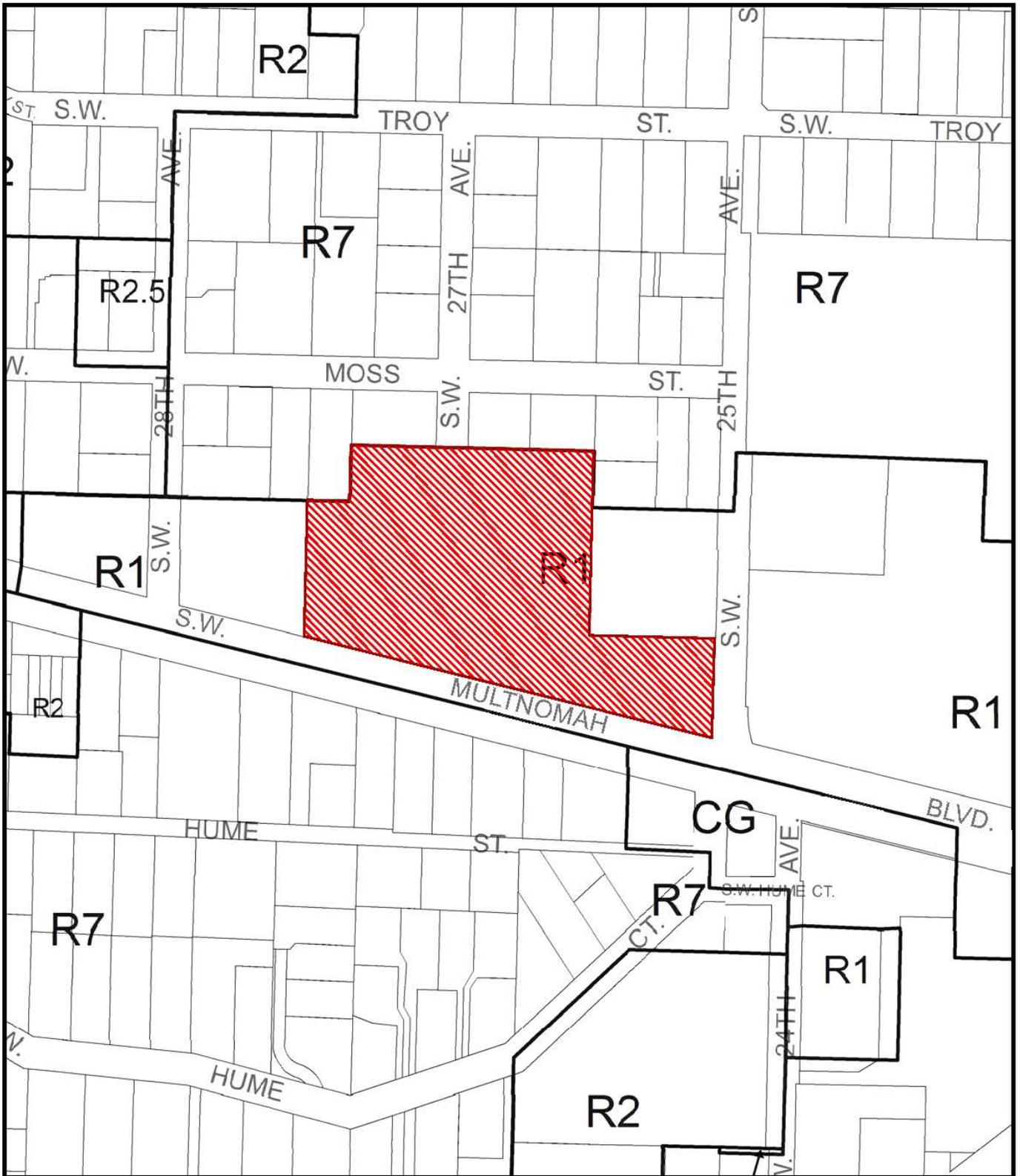
Approval Criteria:

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 Amendment

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 14, 2014 and determined to be complete on January 31, 2014.

Enclosures: Zoning Map – Existing and Proposed
 Site Plan – Full Build-Out Plan for AEOC Master Plan

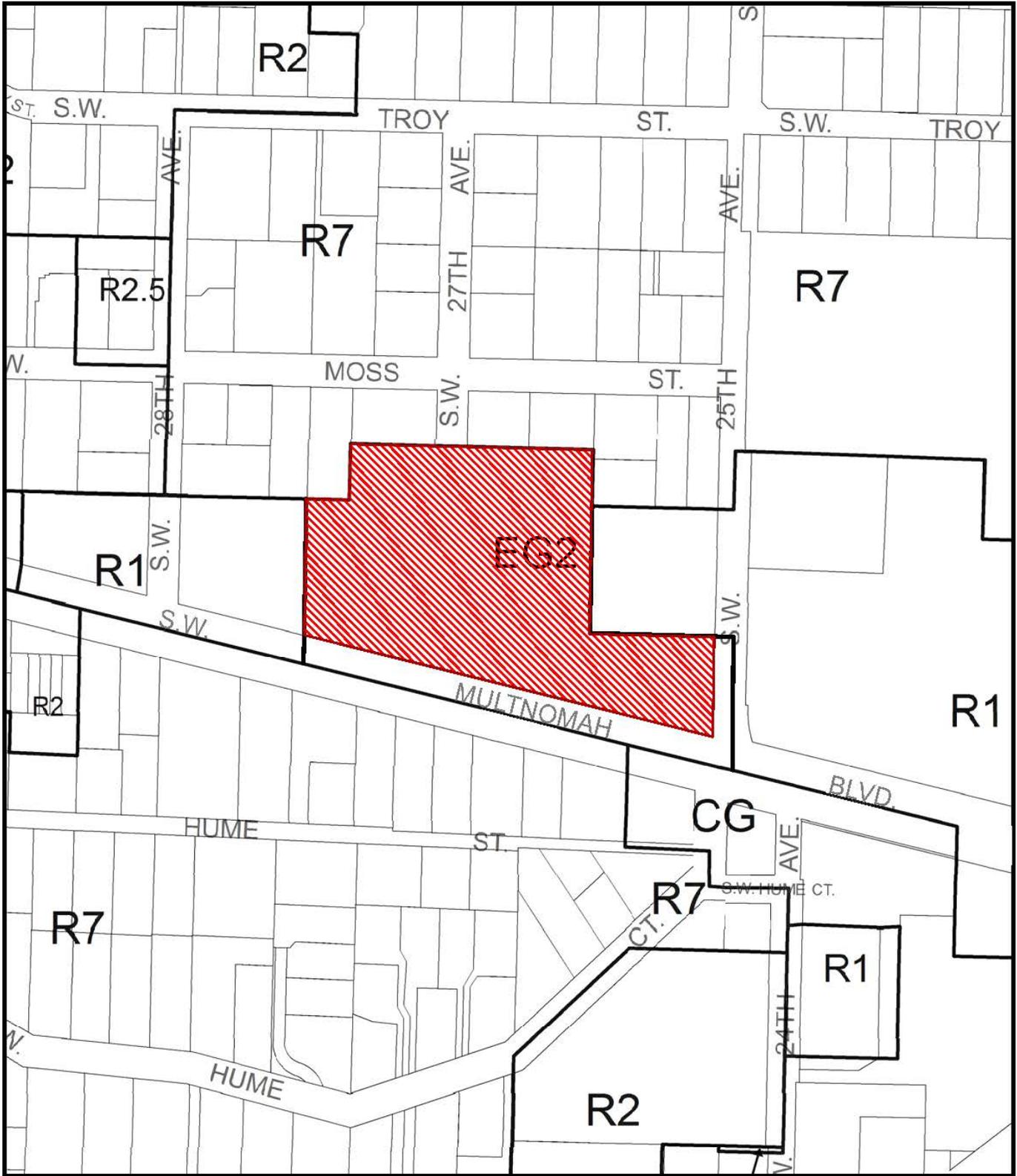


ZONING EXISTING

 Site



File No. LU 14-104931 CP,ZC
 1/4 Section 3826
 Scale 1 inch = 200 feet
 State_Id 1S1E20DA 6900
 Exhibit B.1 (Jan 15, 2014)



ZONING PROPOSED



Site



File No. LU 14-104931 CP,ZC
 1/4 Section 3826
 Scale 1 inch = 200 feet
 State_Id 1S1E20DA 6900
 Exhibit B.2 (Jan 15,2014)

Full Build-Out Plan for AEOC Master Plan

