



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: March 19, 2014
To: Interested Person
From: Matt Wickstrom, Land Use Services
503-823-6825 / Matt.Wickstrom@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 April 9, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-119424 AD, in your letter. It also is helpful to address your letter to me, Matt Wickstrom.

CASE FILE NUMBER: LU 14-119424 AD

Applicant: Jennifer Kimura Phone: 503-222-4453
Vlmc Consulting Engineers
3933 SW Kelly Avenue
Portland, OR 97239

Representative: Rob Teague
Portland General Electric
121 SW Salmon St 1wtc0802
Portland OR 97204

Site Address: 3100 NW INDUSTRIAL ST

Legal Description: BLOCK 1 LOT 4-7 TL 600, GUILDS ADD
Tax Account No.: R347600340
State ID No.: 1N1E29CA 00600
Quarter Section: 2825
Neighborhood: Northwest Industrial, contact John Savory at 503-241-1921
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-421.
Plan District: Guilds Lake Industrial Sanctuary
Zoning: IH (Heavy Industrial)
Case Type: AD (2 Adjustments)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

Portland General Electric (PGE) recently purchased the 107,000 square foot building located at 3100 NW Industrial Street and is in the process of renovating the facility to accommodate the warehousing/storage of electrical equipment and the securitization of their line of trucks within the facility overnight. The renovation includes a voluntary seismic upgrade and a complete remodel of the existing office.

The use PGE proposes for the site is categorized by the Portland Zoning Code as Industrial Service, whereas the previous uses of the site were categorized as Warehouse and Freight Movement. An Industrial Service use of this size is required to provide 143 parking spaces. Citing the limited number of employees (40 personnel with the largest shift having approximately 25 people) at the site, the applicant requests one Adjustment to reduce the number of required parking spaces to 63.

Significant improvements to a site also trigger nonconforming upgrades – improvements to amenities on a site such as bicycle parking and interior parking lot landscaping. Interior parking lot landscaping is required at a rate of 45 square feet per parking space or 2,835 square feet for the 63 parking spaces proposed. The applicant requests a second Adjustment to reduce the amount of required interior parking lot landscaping from 2,835 square feet to 2,255 square feet or 35 square feet per parking space.

Relevant Approval Criteria:

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

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D.** City-designated scenic resources and historic resources are preserved; *(not applicable)*
- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; *(not applicable)*

The purpose of the zoning standards related to Minimum Required Parking Spaces (33.266.110.A) is:

The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Sites that are located in close proximity to transit, have good street connectivity, and good pedestrian facilities may need little or no off-street parking. Multi-dwelling development that includes a large number of units may require some parking to support existing and future uses in the area and serve residents and guests, especially those with disabilities. Parking requirements should be balanced with an active pedestrian network to minimize pedestrian, bicycle and vehicle conflicts as much as possible. Transit-supportive plazas and bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to broad use categories, not specific uses, in response to this long term emphasis. Provision of carpool parking, and locating it close to the building entrance, will encourage carpool use.

The purpose of the zoning standards related to development standards for parking areas (33.266.130.A) is:

The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians. Vehicle area locations are restricted in some zones to promote the desired character of those zones. Together with the transit street building setback standards in the base zone chapters, the vehicle area restrictions for sites on transit streets and in Pedestrian Districts:

- *Provide a pedestrian access that is protected from auto traffic; and*
- *Create an environment that is inviting to pedestrians and transit users.*
- *The parking area layout standards are intended to promote safe circulation within the parking area, provide for the effective management of stormwater runoff from vehicle areas, and provide for convenient entry and exit of vehicles. The setback and landscaping standards:*
 - *Improve and soften the appearance of parking areas;*
 - *Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;*
 - *Provide flexibility to reduce the visual impacts of small residential parking lots;*
 - *Direct traffic in parking areas;*
 - *Shade and cool parking areas;*
 - *Reduce the amount and rate of stormwater runoff from vehicle areas;*
 - *Reduce pollution and temperature of stormwater runoff from vehicle areas; and*
 - *Decrease airborne and waterborne pollution.*

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 February 21, 2014 and determined to be complete on **March 12, 2014**.

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.

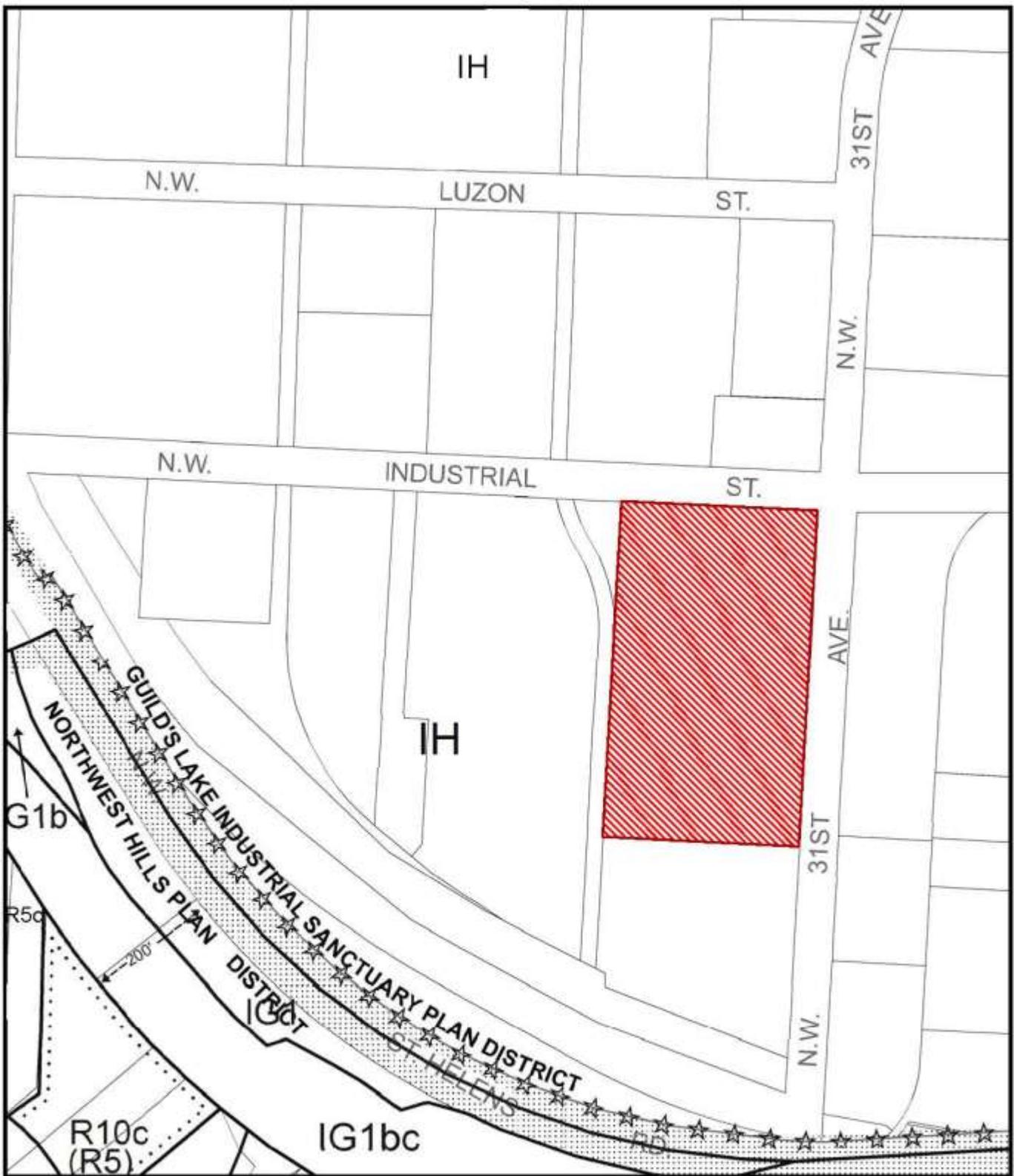
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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



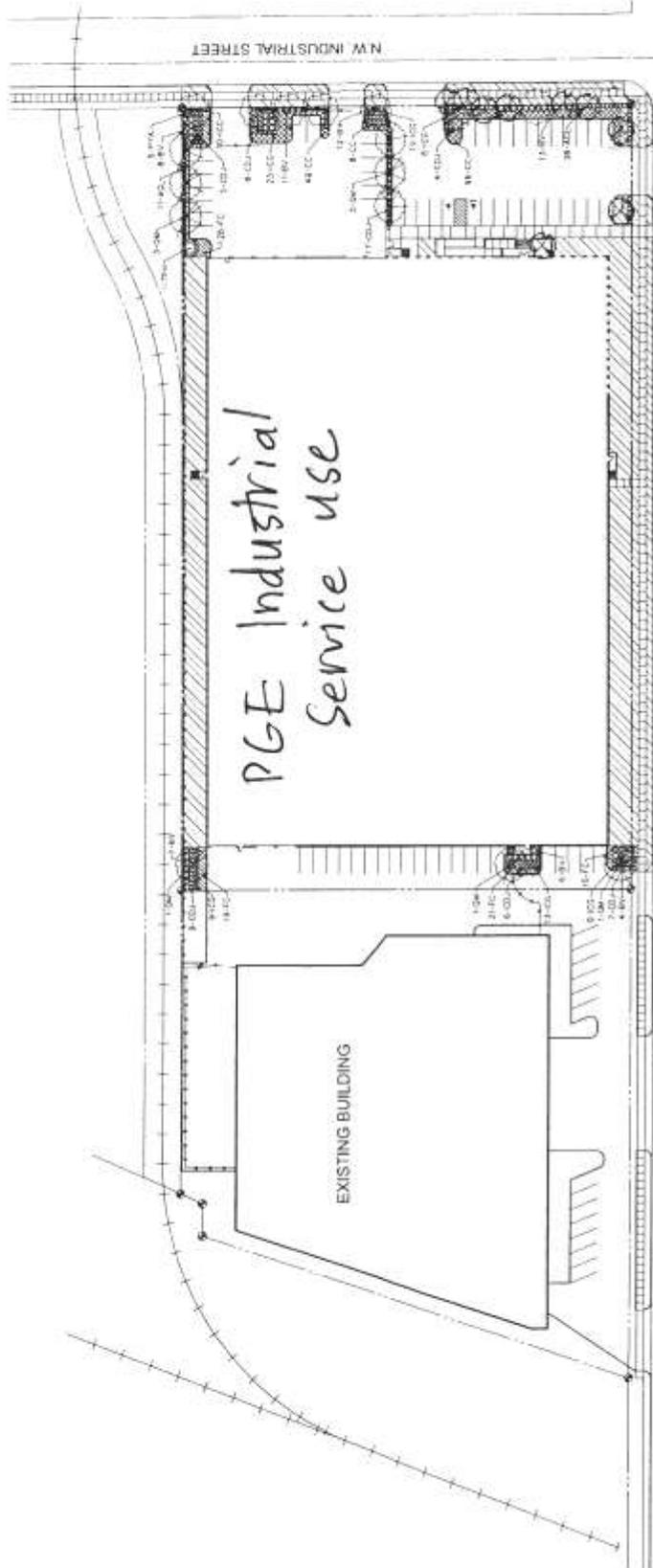
ZONING

-  Site
-  Recreational Trail



This site lies within the:
GUILD'S LAKE INDUSTRIAL SANCTUARY PLAN DISTRICT

File No.	<u>LU 14-119424 AD</u>
1/4 Section	<u>2725.2825</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E29CA 600</u>
Exhibit	<u>B (Feb 25, 2014)</u>



LANDSCAPE PLAN
 SCALE 1" = 30'-0"

PLANT LIST - GENERAL LANDSCAPING

SYM	LANDSCAPE ELEMENT	QTY	SPACING
1	SPRUCE	6'-12" x 12'-0"	48 spaces
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Adjustment request to:
 - Reduce required parking from 143 spaces to 63 spaces
 - Reduce interior parking lot landscaping from 45 \$/space to 35 \$/space.

GENERAL NOTES:
 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ANCHORAGE PLANTING SPECIFICATIONS.
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