



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: March 20, 2014
To: Interested Person
From: Rachel Whiteside, Land Use Services
503-823-7605 / Rachel.White@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 10, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-106684 GW AD, in your letter. It also is helpful to address your letter to me, Rachel Whiteside.

CASE FILE NUMBER: LU 14-106684 GW AD

Applicant: Paul Dustrud,
Dustrud Architecture
1699 Pearl St
Eugene OR 97401

Owner: Johns Landing Sustainable Housing LLC
Attn: Dan Neal
1361 Pearl St
Eugene OR 97401

Site Address: 5310 SW MACADAM AVE

Legal Description: TL 600 1.17 ACRES, SECTION 15 1S 1E
Tax Account No.: R991150990
State ID No.: 1S1E15BD 00600
Quarter Section: 3529
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: Macadam
Zoning: CSdg – Storefront Commercial with Design (d) and River General (g) Overlay Zones
Case Type: GW AD, Greenway and Adjustment Reviews
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The Boathouse at Boundary is a proposed 5-story, 133-unit apartment building. Construction type is a wood-frame building over a post-tensioned concrete slab with one-story of at grade and partially below-grade parking. The applicant has proposed to meet the Community Design Standards at the time of building permit review rather than a separate Design Review process.

The project site is a 1.17-acre lot without river frontage that sits along an existing connection to the Greenway Trail. Site enhancements include removing an existing driveway and curb cut along the private section of Boundary Street and replacing it with a new concrete walkway that will meander between new planting islands at the curb's edge and flow-through stormwater planters adjacent to the building.

Greenway Review is required for all new development within the Greenway overlay zones. There are no special use restrictions within the River General overlay zone and the site is well back from the 25-foot greenway setback.

Because the site is adjacent to the R1 zone along the east property line and 113 feet of the north property line, high screen (L3) landscape standards apply. The east property line is the direction of the river views and is adjacent to an unused rail right-of-way. The north 113 feet of the north property line is where there are several existing and proposed utility connections and vaults. For these reasons, the applicant has requested an Adjustment to the L3 landscape requirements. Along the east property line, the applicant proposes low screen (L2) landscaping. For the eastern 30 feet of the north property line a 6-foot high decorative metal screen fence at the new transformers is proposed.

Relevant Approval Criteria:

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

- **33.440.350, Greenway Approval Criteria**
- ***Willamette Greenway Design Guidelines***
- **33.805.040, Adjustment Approval Criteria**

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 January 17, 2014 and determined to be complete on **March 18, 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 Hearings Officer. 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.

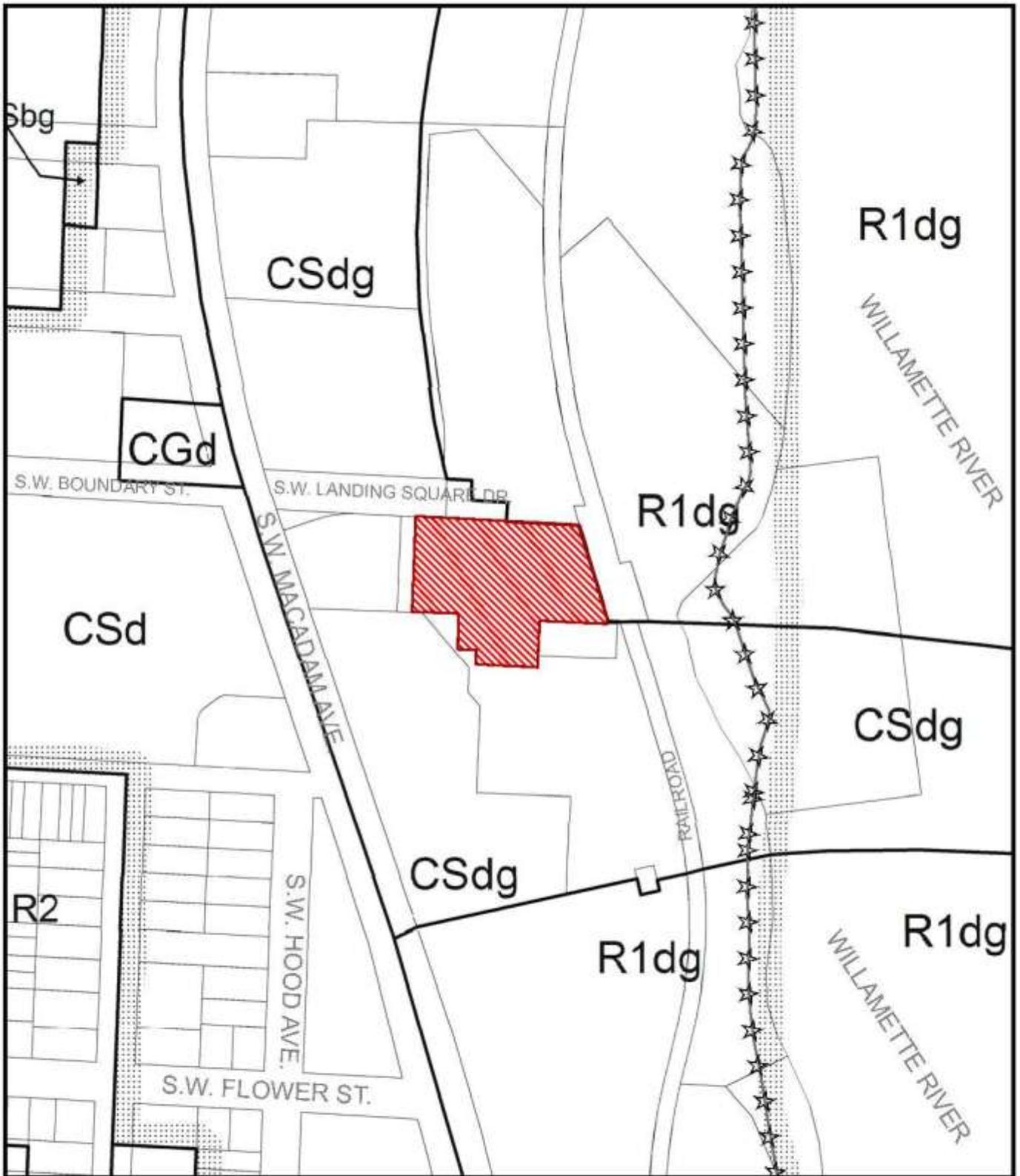
APPEAL OF THE FINAL CITY DECISION

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, Landscape Plan, Elevation Drawings



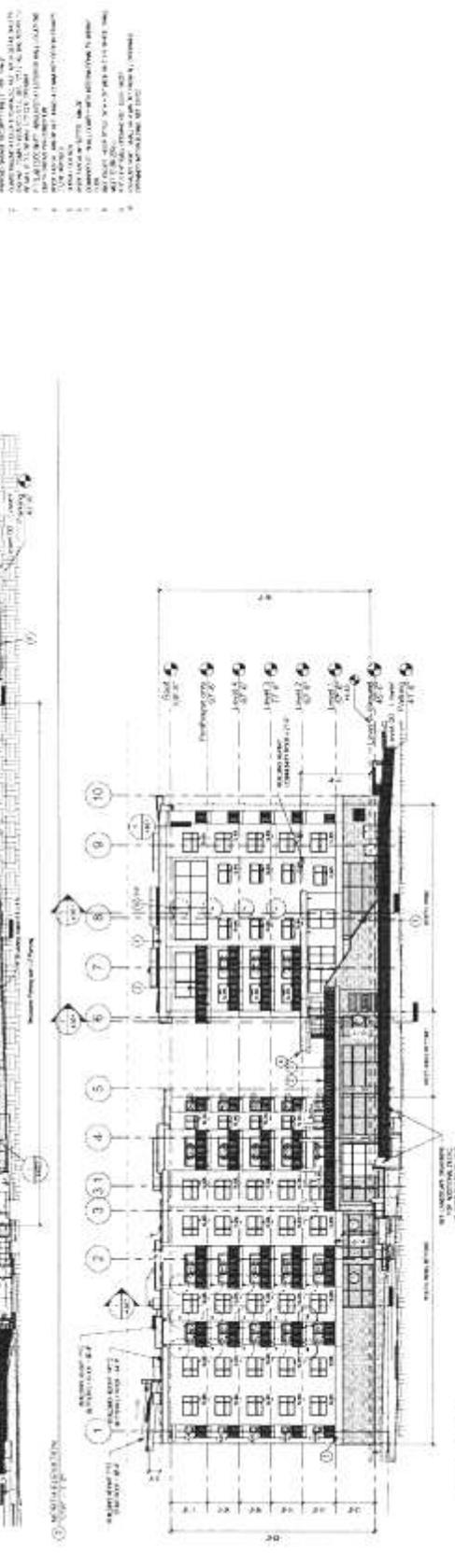
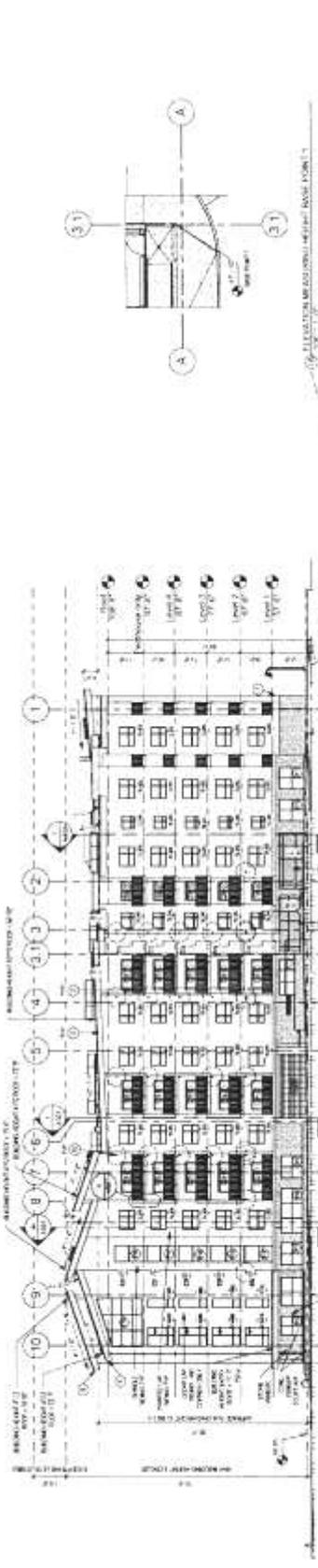
ZONING

-  Site
-  Recreational Trail



This site lies within the:
MACADAM PLAN DISTRICT

File No.	LU 14-106684 GW
1/4 Section	3529
Scale	1 inch = 200 feet
State_Id	1S1E15BD 600
Exhibit	B (Jan 17, 2014)



GENERAL NOTES:

 1. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.

 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

 5. ALL UTILITIES TO BE PROTECTED AND DEEPER THAN SHOWN.

 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

 9. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

REVISIONS:

 1. REVISION 1: CORRECTED WINDOW SIZES AND SPACING.

 2. REVISION 2: ADDED MATERIAL SPECIFICATIONS.

 3. REVISION 3: UPDATED FINISH SCHEDULE.

 4. REVISION 4: CORRECTED GRID LINES.

 5. REVISION 5: ADDED SECTION MARKERS.

 6. REVISION 6: CORRECTED DIMENSIONS.

 7. REVISION 7: ADDED NOTES ON MATERIALS.

 8. REVISION 8: CORRECTED WINDOW TYPES.

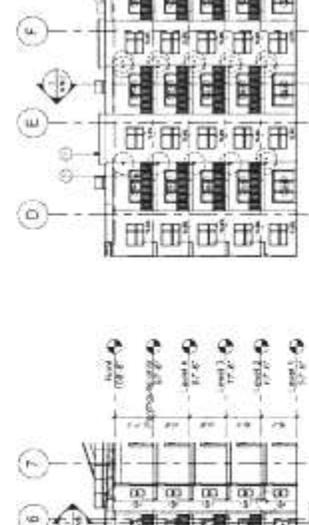
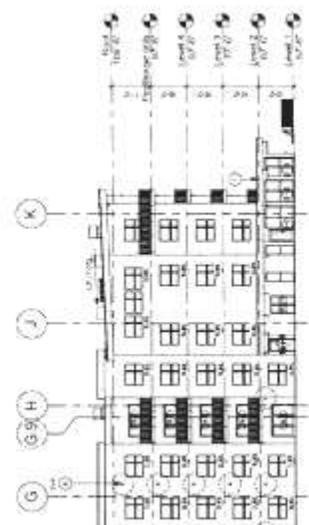
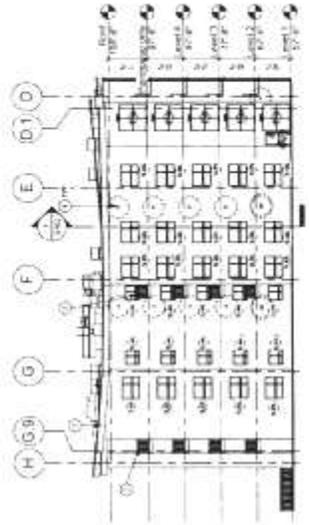
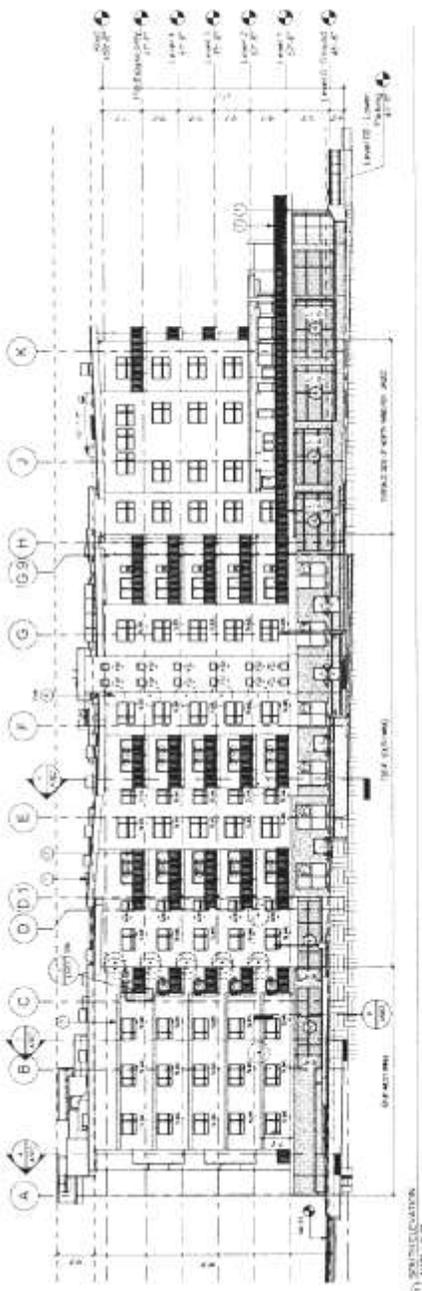
 9. REVISION 9: ADDED NOTES ON FINISHES.

 10. REVISION 10: CORRECTED GRID LINES.

ARCHITECT

EXISTING ARCHITECTURE
 ARCHITECT: [Logo]
 PROJECT: [Logo]
 DATE: [Logo]

REVISIONS
 1. [Description]
 2. [Description]
 3. [Description]
 4. [Description]



The Doathouse
 Landing at Boundary
 Portland, OR

SHEET NO. **A202**
 Exterior Elevations

① North-Terrace Courtyard Elevation
 11/16/2016

② South-Terrace Courtyard Elevation
 11/16/2016

③ East-Terrace Courtyard Elevation
 11/16/2016