



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 3, 2014
To: Interested Person
From: Rachel Whiteside, Land Use Services
503-823-7605 / Rachel.Whiteaside@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 September 24, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-184450 GW, in your letter. It also is helpful to address your letter to me, Rachel Whiteside. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 14-184450 GW

Applicant: Keith Fugate,
Sera Architects
338 SW 5th Ave
Portland, OR 97209

Owner/Developer: Lee Novak,
Fore Property Company
1741 Village Center Circle
Las Vegas, NV 89134

Site Address: 4850 SW MACADAM AVE

Legal Description: TL 500 1.20 ACRES, SECTION 15 1S 1E; TL 400 0.08 ACRES,
SECTION 15 1S 1E; LOT 2, PARTITION PLAT 2003-77

Tax Account No.: R991150940, R991150950, R649833060

State ID No.: 1S1E15BA 00500, 1S1E15BA 00400, 1S1E15BA 00602

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

Other Designations: 100-Year Floodplain

Zoning: CSdg – Storefront Commercial with Design (d) and River General Greenway (g) Overlay Zones

Case Type: Greenway (GW)
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The proposed development consists of two buildings on a site that is bisected by rail right-of-way. Building A is approximately 116,000 square feet and will contain 108 apartments and 167 vehicle parking spaces for the tenants of both buildings. The garage entry will be access from the north side of the lot and will include mechanical parking stalls that allow three or four vehicles to utilize each stall (one at-grade, one below-grade, and one- or two elevated). The ground floor, level with landing drive, will include a lobby, leasing offices, and an outdoor amenity space above the parking garage. At the rear (east) of the building this amenity space will be at the second level due to the slope of the site. Building B is located on the portion of the site that is east of the rail line, with river frontage. The building will be approximately 68,500 square feet in area and contain 76 apartments. The ground floor will include a lobby, supplemental bicycle parking, and kayak storage. Both buildings are proposed to be six stories tall, though due to grade change under Building A it will also have a daylight basement. 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 regional Greenway Trail currently crosses through the site along the eastern portion of the site, between the rail line and the foundation of previous development. The applicant proposes to keep this direct north-south route through the site for bicycle and faster commuter traffic. This bicycle route would be 16-20 feet wide and connect to the existing Greenway Trail at the north and south ends of the site. A 6-8 foot wide asphalt trail is proposed to follow the riverbank within the greenway setback to serve pedestrians. An overlook with seating is proposed at the northeast corner of the site.

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. The only development proposed within the greenway setback is the Greenway Trail and associated overlook.

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***

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 July 16, 2014 and determined to be complete on August 29, 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.

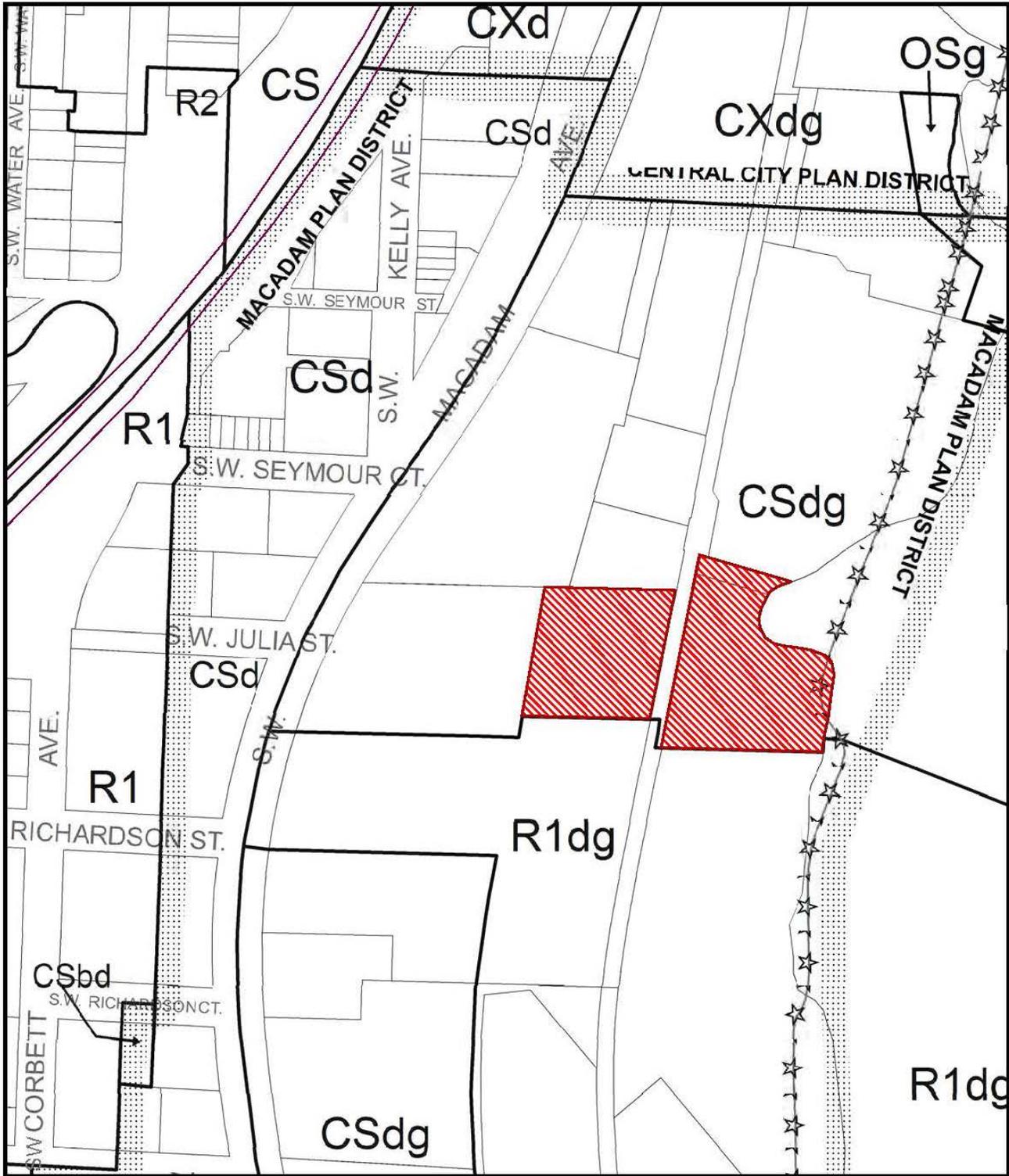
APPEAL OF THE FINAL CITY DECISION

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
Landscape Plan
Building Elevation



ZONING



Site



Recreational Trail



This site lies within the:
MACADAM PLAN DISTRICT

| | |
|-------------|--------------------------|
| File No. | <u>LU 14-184450 GW</u> |
| 1/4 Section | <u>3529</u> |
| Scale | <u>1 inch = 200 feet</u> |
| State_Id | <u>1S1E15BA 602</u> |
| Exhibit | <u>B (July 17, 2014)</u> |

MACADAM APARTMENTS - GREENWAY PERMIT

8.28.2014

4650 SW MACADAM AVENUE
 PORTLAND, OREGON
 CASE FILE EA 14-14156
 PROPERTY ID: R22812, R22813, R54654



ARCHITECTURE
 URBAN DESIGN & PLANNING
 INTERIOR DESIGN
 1000 NE 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

PROJECT DIRECTORY

OWNER

1000 SW 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

ARCHITECT

1000 NE 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

ENGINEER

1000 NE 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

LANDSCAPE ARCHITECT

1000 NE 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

CONTRACTOR

1000 NE 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

PERMITS

1000 NE 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

PHOTOGRAPHER

1000 NE 10TH AVENUE, SUITE 200
 PORTLAND, OREGON 97232
 TEL: 503.255.1000
 WWW.SERAARCHITECTS.COM

PAINTER

1000 NE 10TH AVENUE, SUITE 200
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PLUMBER

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MECHANICAL

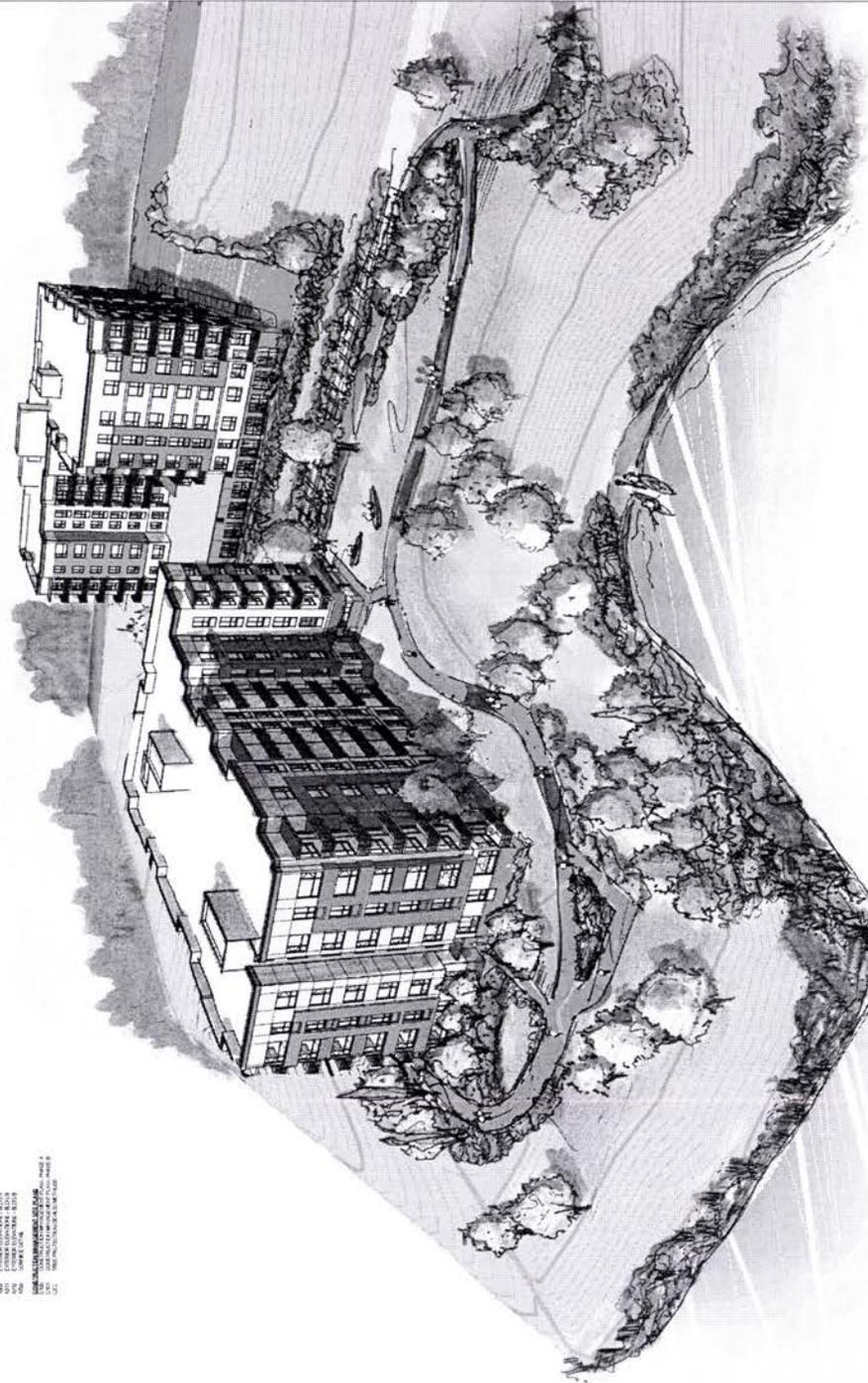
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