



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Date: November 9, 2016
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@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 November 30, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-247927 DZM, in your letter. It also is helpful to address your letter to me, Jeff Mitchem. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-247927 DZM **4018 N WILLIAMS APARTMENTS**

Applicant: Vic Remmers, VWR Development LLC
3330 NW Yeon Avenue, Suite 100
Portland, OR 97210

Michael Perso, William Kaven Architecture
4080 N Williams Avenue, Studio 100
Portland, OR 97227

TEL Industry LLC
4080 N Williams Avenue, #100
Portland, OR 9722

Site Address: 4018 N WILLIAMS AVE

Legal Description: BLOCK 22 LOT 9&10, ALBINA HMSTD; BLOCK 22 LOT 11, ALBINA HMSTD

Tax Account No.: R010504650, R010504680

State ID No.: 1N1E22DA 20300, 1N1E22DA 20400

Quarter Section: 2630

Neighborhood: Boise, contact boiselanduse@gmail.com

Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Zoning: EXd, Central Employment with design overlay

Case Type: DZM, Design Review with Modification
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The proposed project is a new five-story (59' high) market rate apartment (66 units) housing building with ground-level retail (3,419 square feet), tuck-under parking (18 spaces) and long-term bicycle parking (81 spaces). A rooftop terrace oriented to the southeast is proposed on level five. Exterior cladding materials are proposed to be concrete and aluminum storefront at the ground-level, Norman brick veneer with metal panel accents at levels 2-5. Modifications to standards are necessary for minimum bike rack space dimension (33.266.220), and forward exit from a loading space (33.266.310).

Design Review is necessary because the proposal is for new construction in a design overlay zone.

Relevant Approval Criteria:

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

- Community Design Guidelines
- 33.825 Design Review

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 **September 23, 2016** and determined to be incomplete on October 3, 2016. Additional information was submitted by the Applicant and the application was determined complete on **November 7, 2016**.

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 Design Commission. 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.

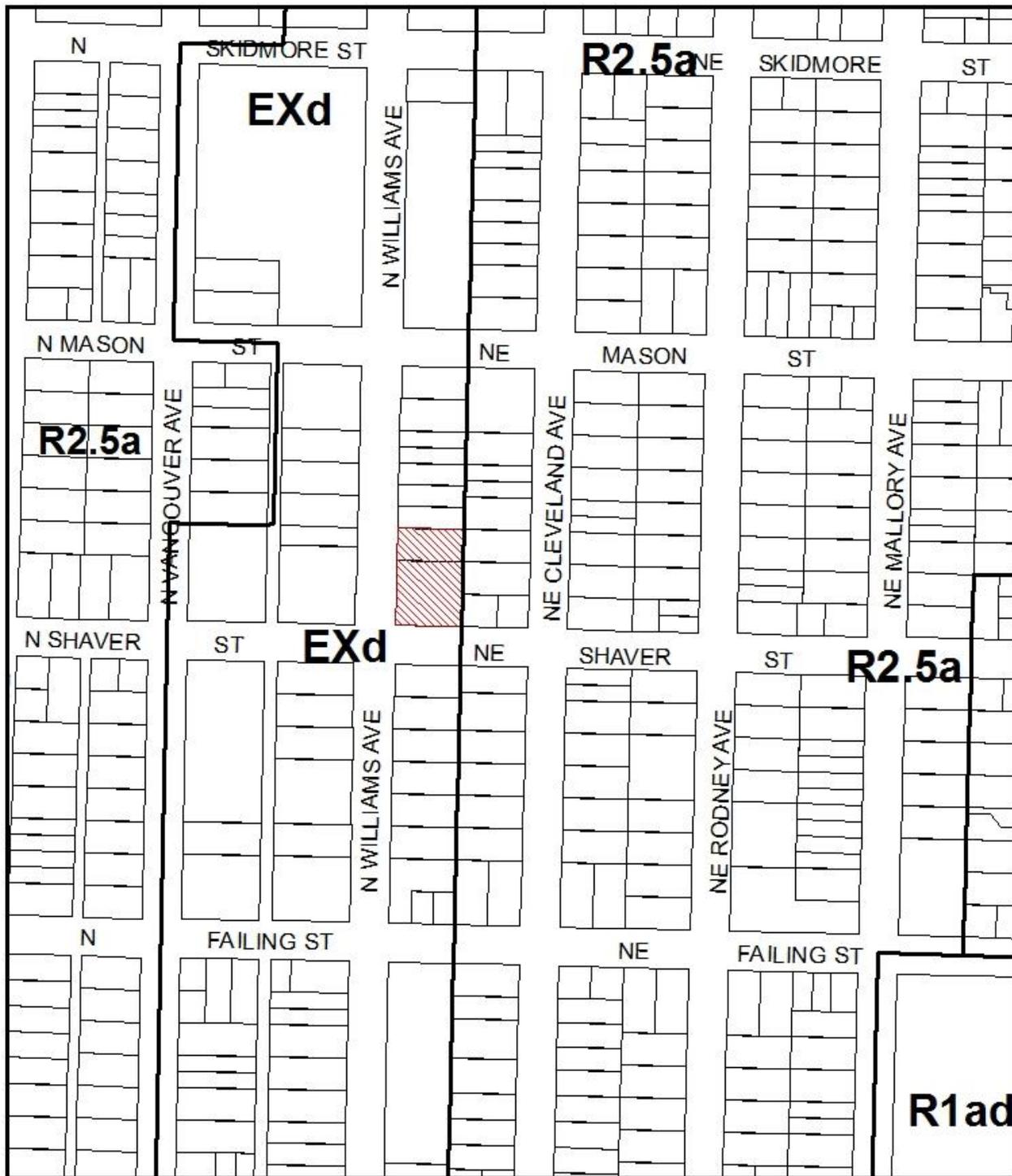
APPEAL OF THE FINAL CITY DECISION

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
Elevations



ZONING



 Site

File No.	<u>LU 16-247927 DZM</u>
1/4 Section	<u>2630</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E22DA 20300</u>
Exhibit	<u>B</u> (Sep 27, 2016)

