



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 23, 2016

From: Mark Moffett, City Planner
503-823-7806 / Mark.Moffett@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 16-186417 CP_ZC - Under Armour Zone Change
Pre App: PC # 16-185068

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 Mark Moffett at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. 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: Wed. January 18th, 2017** (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: Monday January 23rd, 2017**
- **A public hearing before the Hearings Officer is tentatively scheduled for Thursday February 2nd, 2017 @ 9:00 AM**

Applicant: Greg Winterowd (503) 827-4422
 Winterbrook Planning
 310 SW 4th Ave., #1100
 Portland, OR 97204

Property Owner: Run Our Dream LLC
 Attn.: Rob Brewster
 1157 Federal Ave. E.
 Seattle, WA 98102-4314

Architect: Leslie Cliff
 Bora Architects
 720 SW Washington St., Suite 800
 Portland, OR 97205

Site Address: 2815 SW BARBUR BLVD

Legal Description: BLOCK 74&75 TL 2300, CARUTHERS ADD
Tax Account No.: R140907550
State ID No.: 1S1E09AA 02300
Quarter Section: 3328

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 Sylvia Bogert at 503-823-4592.

Existing Zoning: **CN2d** (Neighborhood Commercial 2 base zone with Design overlay zone),
R1d (Residential 1,000 base zone with Design overlay zone)
Proposed Zoning: **CSd** (Storefront Commercial base zone with Design overlay zone)

Case Type: **CP ZC** (Comprehensive Plan Map and Zoning Map Amendments)
Procedure: **Type III**, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal: The applicant is in the process of converting the former Metro Family YMCA into office space. Recent Design Review procedures at the site have approved Phases I and II of the proposed site renovations, but the Phase II work, including a new upper floor for the building, requires a change in zoning. The floor area and height limits for the proposed Phase II work cannot be approved without an “up-zone” to the Storefront Commercial (CS) zone. The recent Phase II Design Review, recently approved by Design Commission (LU 16-185068 DZM), has a condition of approval that prevents the Phase II vertical expansion of the building from going forward prior to obtaining a zone change to CS on the site.

The proposal requires changes to both the Comprehensive Plan Map and Zoning Map Designations. The existing site has Neighborhood Commercial and Medium Density Multi-Dwelling Comprehensive Plan Map designations, with the corresponding CN2 (Neighborhood Commercial 2) and R1 (Residential 1,000) Zoning Map designations. The proposal would convert the entire site to an Urban Commercial Comprehensive Plan Map designation, with a corresponding CS (Storefront Commercial) Zoning Map designation. Both the existing and proposed designations will retain the Design overlay zone, as the property lies within the Terwilliger Parkway Design District.

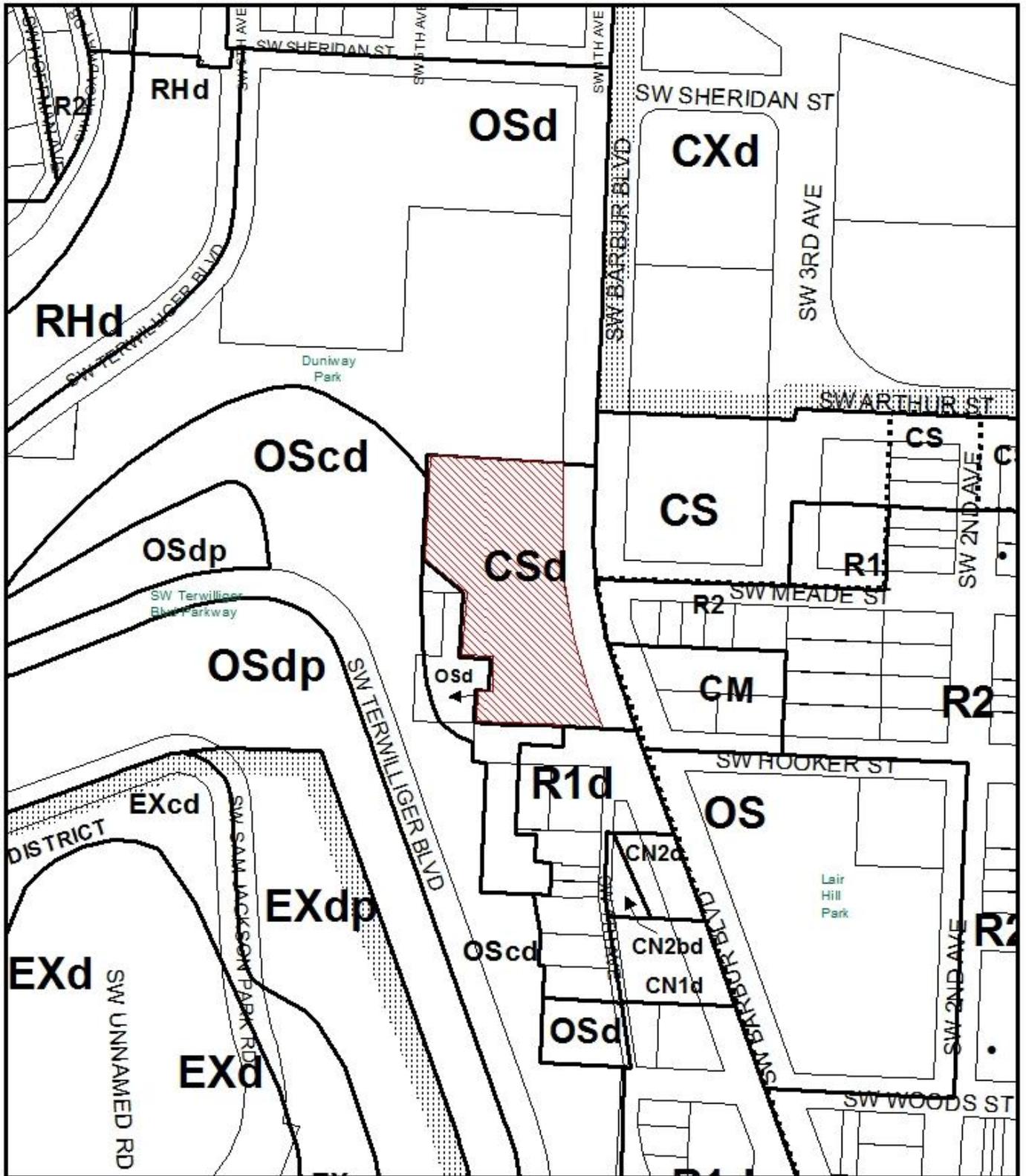
Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- **33.810.050.A-B**, Approval Criteria for Comprehensive Plan Map Amendments; and
- **33.855.050.A-D**, Zoning Map Amendment 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on June 10, 2016 and made complete in an e-mail request on December 2, 2016.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

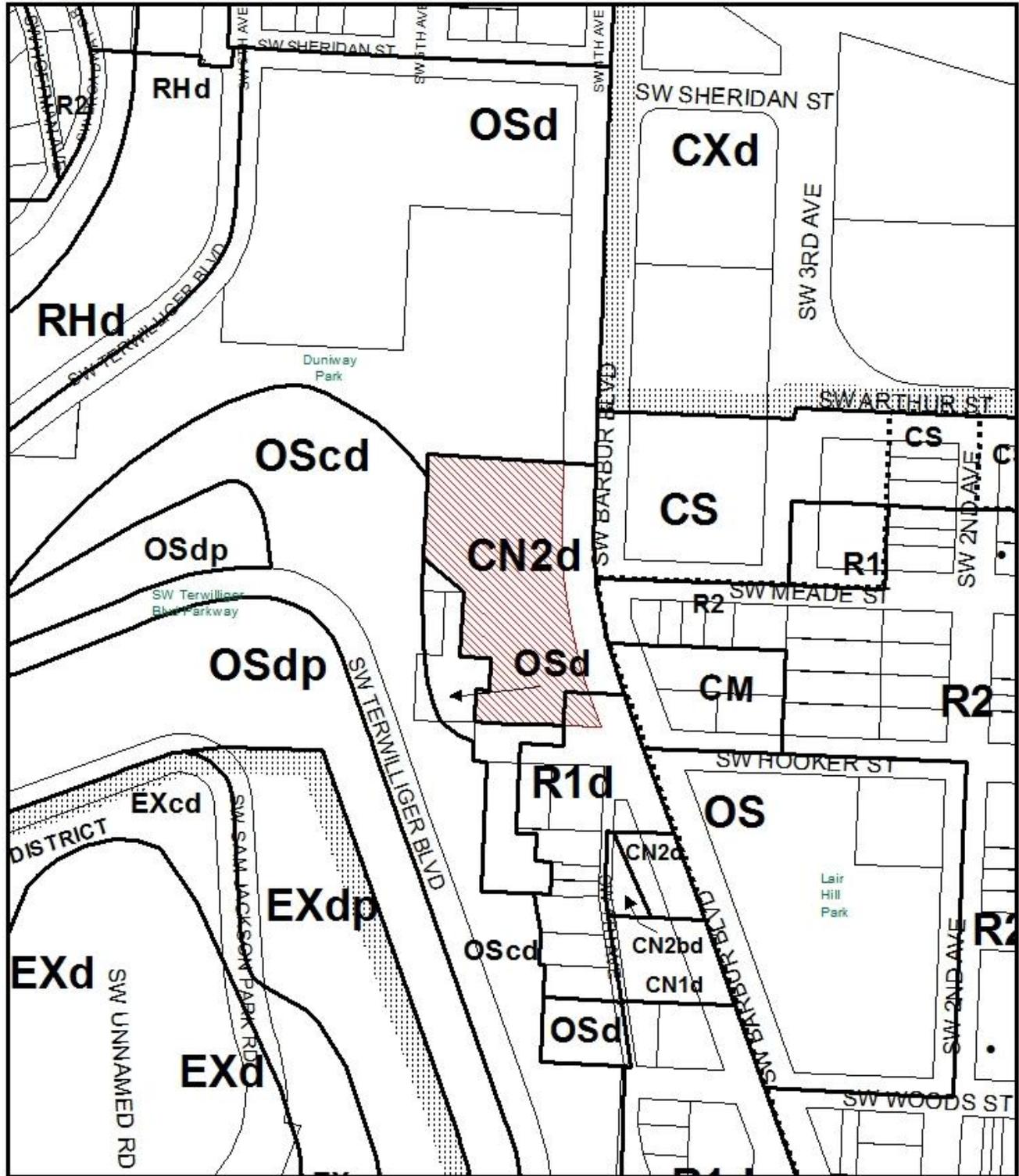
Enclosures: Existing Zoning Map, Proposed Zoning Map, Site Plan, Utility Plan



ZONING PROPOSED

-  Site
-  Historic Landmark
-  NORTH

File No.	LU 16-186417 CP ZC
1/4 Section	3328
Scale	1 inch = 200 feet
State_Id	1S1E09AA 2300
Exhibit	B.2 (Jun 14, 2016)

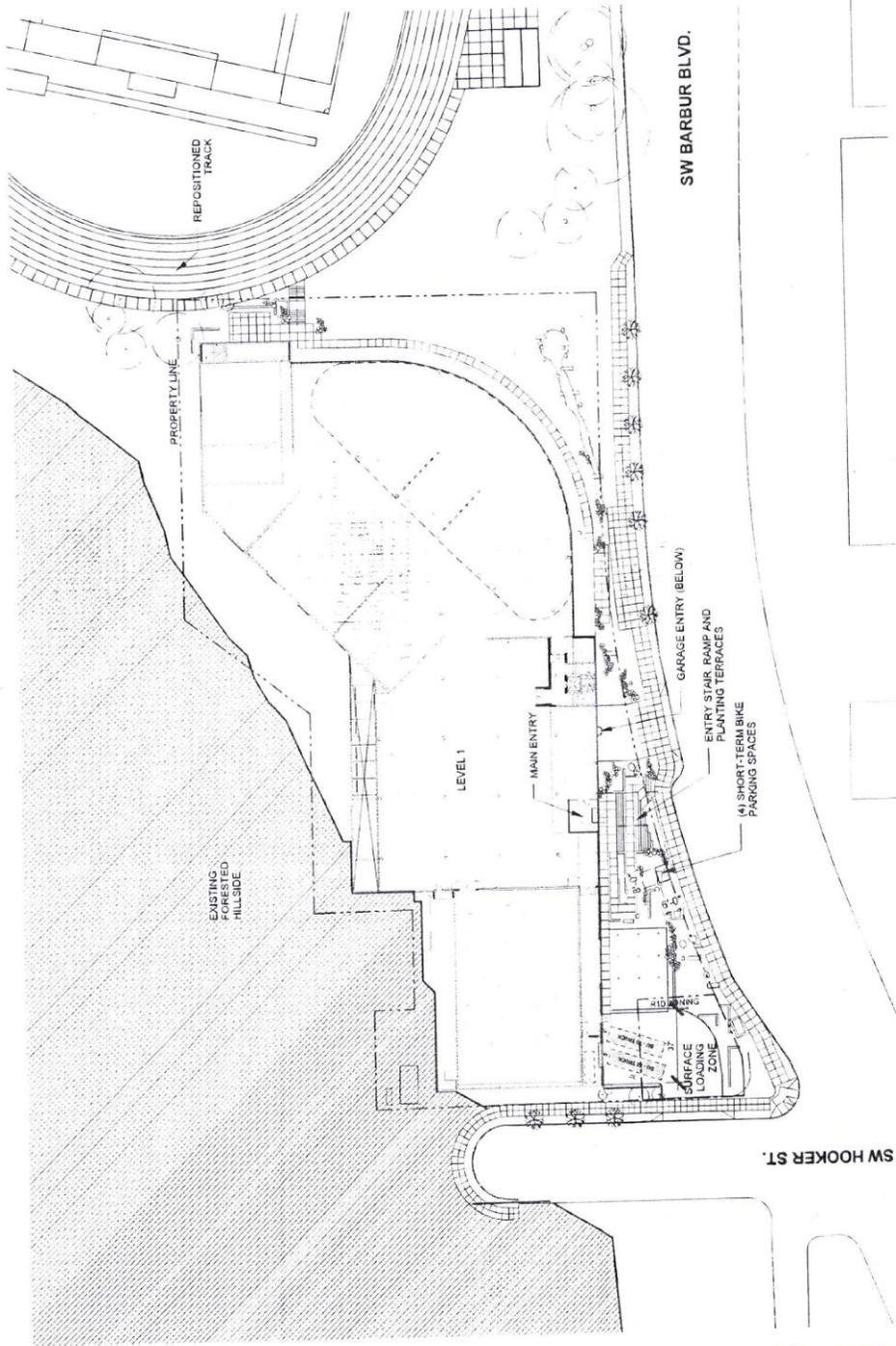


ZONING EXISTING

-  Site
-  Historic Landmark
-  NORTH

File No.	LU 16-186417 CP ZC
1/4 Section	3328
Scale	1 inch = 200 feet
State_Id	1S1E09AA 2300
Exhibit	B.1 (Jun 13, 2016)

RUN OUR DREAM, LLC.
Bora



APPROVED UNDER
LAND USE REVIEW
#LU 15-20150 DZM
NOVEMBER 16TH, 2015

Scale: N.T.S.
FILE #16-143500-000-00-4A
June 6, 2016
exhibit C.13

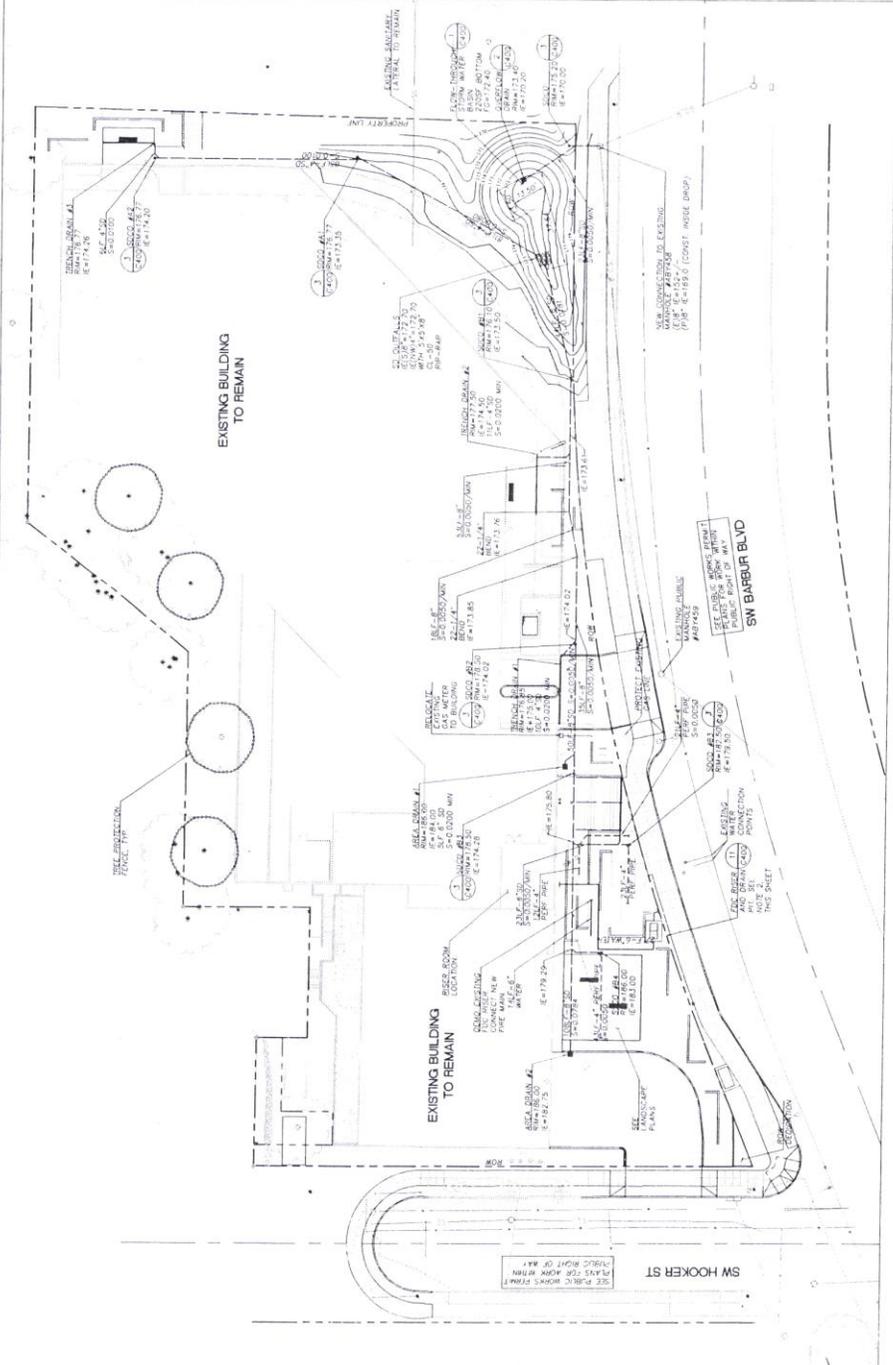
Site Plan
The Site

W16-186417 CP 2C

W16-186417 CP, 2C

SHEET LEGEND	
.....	FENCE PROTECTION FENCE

SHEET NOTES	
1.	ALL UTILITIES SHOWN ARE FOR INFORMATION ONLY IN THE PUBLIC RIGHT OF WAY. FOR FURTHER INFORMATION, CONTACT THE UTILITY OWNERS OR THE CITY ENGINEER'S OFFICE. THE ADDRESS OF BUILDING BEING SERVED, PER 92C 721.1.



GRAPHIC SCALE
1 Inch = 20 ft.

OVERALL UTILITY PLAN
1"=20'



Humber Design Group, Inc.
1000 NE Oregon Street
Portland, OR 97232
503.255.1111

UTILITY PLAN
C300

LU 16-186 4/17 RP, ZC