



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: November 19, 2008
To: Interested Person
From: Abigail Fowle, Land Use Services
503-823-0624 / FowleA@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-167629 DZ
RUSSELLVILLE PEDESTRIAN IMPROVEMENTS AT SE 103RD AVE

GENERAL INFORMATION

Applicant: Russellville III LLC, Listed Owner
c/o Rembold Companies, Kali Bader
1022 SE Salmon Street, Suite 450
Portland, OR 97205

Representative: Tim Strand, Contact 503-222-5612
GreenWorks, PC
24 NW 2nd Avenue, Suite 100
Portland, OR 97211

Site Address: RUSSELLVILLE III – SE 103rd Ave & E Burnside St

Legal Description: LOT 1 NEW PLAT-1998 (4/98) POTENTIAL ADDITIONAL TAX, NEW RUSSELLVILLE; LOT 2 NEW PLAT-1998 (4/98) POTENTIAL ADDITIONAL TAX, NEW RUSSELLVILLE

Tax Account No.: R600700050, R600700100, R451000900

State ID No.: 1N2E34CC 00704, 1N2E34CC 00702, 1N2E34CC 01000

Quarter Section: 3041

Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.

Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Gateway

Zoning: Central Residential with design overlay (RXd) and High Density Residential with design overlay (RHd)

Case Type: Design Review (DZ)

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for non-standard improvements in the right-of-way along SE 103rd Avenue near the intersection at E Burnside Street, as well as other pedestrian improvements on the Russellville II site. The proposal includes two scored concrete crosswalks spanning SE 103rd Avenue. One crosswalk connects the public sidewalks on the south side of E Burnside Street at SE 103rd Avenue. The second crosswalk is a raised walkway on SE 103rd Avenue that connects entrances of the Russellville II development (on the east side of SE 103rd) and the Russellville III development (on the west side of SE 103rd Avenue), a senior retirement and assisted living facility that is currently under construction (LU 07-124589 DZM). The crosswalk connecting the Russellville entrances would be bordered on the east and west by pre-cast detectable warning strips and illuminated bollards. The applicant is also proposing changes to the configuration of the exit driveway apron at the Russellville II parking lot in order to facilitate southbound exits onto SE 103rd.

Exterior alterations to a property located within a Design Overlay Zone and non-standard improvements in the right-of-way require Design Review.

Relevant Approval Criteria:

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

- 33.825 Design Review
- *Gateway Regional Center Design Guidelines*

ANALYSIS

Site and Vicinity: The full-block site is bounded by East Burnside Street to the north, SE Ankeny Street to the south, SE 102nd Avenue to the west, and SE 103rd Avenue to the east. Phase III of the Russellville development, a senior retirement and assisted living facility, is currently under construction (LU 07-1245589 DZM).

The site is located within the Gateway Plan District and specifically in Subarea 3, *102nd and Burnside*. Gateway is Portland's only designated regional center and the area is envisioned to redevelop into a highly-urbanized, pedestrian-oriented center. The surrounding neighborhood has a mix of commercial, employment and multi-dwelling residential zoning. South of the subject site is Phase I of the development, an apartment complex, and to the east of the site is Phase II of the development, which contains senior living units.

Portland's *Transportation System Plan* classifies East Burnside as a Neighborhood Collector Street, Regional Transitway/Major Transit Priority Street, City Bikeway, and Community Main Street. SE Ankeny Street is a Local Service Bikeway. SE 102nd is a District Collector Street, Major Transit Priority Street, City Bikeway, and Community Main Street. The site is within the Gateway Pedestrian District.

Zoning: The High Density Residential (RH) zone is a high-density multi-dwelling residential zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartment and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

The Central Residential (RX) zone is a high-density multi-dwelling zone that allows the highest density of dwelling units of the residential zones. The maximum size of buildings and intensity of use are regulated by floor area ratio limits and other site development standards. The major

types of new housing development will be medium- and high-rise apartments and condominiums, often with allowed retail, institutional, or other service-oriented uses.

The design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- LUR 97-014634 SU (reference file #97-00588): Approval of a 4-lot Subdivision.
- LUR 97-014693 DZ (reference file #97-06471): Approval of a multi-family residential neighborhood with 283 rental units—townhouses, flats, and apartments—on three newly created city blocks. Improvements also include new streets and sidewalks, a mid-block pedestrian spine, a public green, and a recreation center for tenant use.
- LUR 97-014718 EN (reference file #97-00672): Approval of an Excavation and Fill Review.
- LUR 99-017117 DZ (reference file #99-00712): Approval of a proposal to erect an aluminum sculpture where the primary east-west pedestrian walkway in the Russellville development meets the pedestrian right of way along SE 102nd Street. The sculpture is to sit on a concrete pedestal. Two benches will be placed north of and south of the sculpture. There is both ground and pole-mounted lighting proposed to illuminate the sculpture at night
- LUR 99-017301 AD (reference file #99-00896): Approval of temporary Russellville daycare. Adjustments to reduce required building coverage, building setback, modify ground floor window requirements, and change main entrance requirement.
- LUR 00-007178 AD (reference file #00-00623): Approval to waive the standard of one tree for every 30 lineal feet of landscaped area between the existing building and the north property line; approval to waive the requirement for one tree for every 30 lineal feet of landscape area between the parking area and the south property line adjacent to SE Ankeny Street and between the parking area and the north property line adjacent to the residential zone; and approval to waive the requirement for one tree for every 800 square feet of area between the building and SE 102nd Avenue and between the building and SE Ankeny Street, and to waive the requirement for ground cover.
- LUR 01-008162 CU (reference file #01-00765): Approval of a proposal to construct a child daycare facility of about 5,600 square feet in an RH zone.
- LUR 01-008172 DZM (reference file #01-00775): Approval of a new 5-story senior housing building, with additional uses including parking and child daycare. Dedication and improvement of an extension of NE 103rd Avenue, and additional dedication of street frontage along E Burnside to create a full 15-foot pedestrian corridor, are also approved.
- LU 02-124525 MP: Approval of a 3-lot Minor Partition.
- LU 05-111669 MS: Approval of Phase 1 of the Gateway Transit Center Master Plan development with Conditions and conceptual approval of Phases 2, 3 and 4 the Gateway Transit Center Master Plan phased development package with conditions.
- LU 07-124589 DZM: Approval of the Russellville Phase III development. The project includes 122 independent and assisted-living senior housing residential units, 17 memory care units, ground-floor commercial space, and various accessory facilities such as dining hall and fitness center, with the uses arranged around a central internal courtyard. A single level of below-grade parking will provide 127 parking spaces. The following Modifications through Design Review are approved: Minimum Landscaping in the RH zone; Forward-motion loading spaces; Ground Floor Windows on Ankeny; and Enhanced Pedestrian Street Standards on SE 102nd.
- LU 07-126348 CU: Approval of the location of a below-grade parking level entry on SE Ankeny Street. Commercial uses (17 parking spaces below grade) are accessed through the RH zoned area of the site, so this access is required to be approved through Conditional Use.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on **October 20, 2008**. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Portland Water Bureau;
- Urban Forestry Division of Portland Parks & Recreation.

The Life Safety (Building Code) Section of the Bureau of Development Services responded with the following comment:

“Based on the information provided, there appears to be no conflicts between this proposal and applicable building codes for the purpose of obtaining an LU approval.

A separate Building Permit is required for each separate building if the work proposed is within the private property and affect: 1) Landings of access/exit doors to the buildings. 2) Where parking spaces are affected. 3) Where private sidewalks connect to public sidewalks.

Where a building permit has already been obtained and construction is underway, and if changes within this proposed design are not reflected on the approved plans, a Revision will be required.

When involving the public right of way, a building permit is only required if there are any alterations made to the store fronts of buildings, or if there are alterations made to existing doors and/or windows that swing or open over the public right of way, regardless if they have been previously approved to do so. The work must then be designed to meet all applicable building codes and ordinances.

PDOT is otherwise the authority for all work performed in the public right of way.”
Please see Exhibit E.1 for additional details.

The Site Development Section of the Bureau of Development Services responded in TRACS with the following comment:

“If the proposed improvements will result in changes to stormwater facilities reviewed by the Bureau of Development Services, then Site Development will require additional information to evaluate this Design Review.”

Please see Exhibit E.2 for additional details.

Staff Note: The proposed improvements do not include any changes to the stormwater facilities.

The Bureau of Environmental Services responded with the following comment:

“Summary Response: *BES has no objections to the proposed improvements associated with the design review. Further review of improvements to the public right-of-way will be required to be reviewed through the Public Works Process.*

Sanitary Services

There is a 12-inch CSP public sanitary sewer in E Burnside. The proposal does not appear to impact the public sanitary system.

Stormwater Management & Water Resources

General Information/Requirements: The stormwater runoff generated from the proposed development must meet the requirements of the City of Portland’s Stormwater Management Manual (SWMM) that is current at the time of building plan review. The SWMM has been revised and a new version was officially adopted August 1, 2008. Beginning October 1, 2008, the 2008 SWMM will be required for all new permit applications. The 2008 version of the

SWMM can be found online at www.portlandonline.com/bes. Follow the links to Publications, then Stormwater Management Manual.

The 2008 SWMM requires all development projects to comply with the SWMM's Infiltration and Discharge requirements, summarized in the Stormwater Hierarchy (Exhibit 1-2). Projects that develop or redevelop more than 500 square feet of impervious surface are required to comply with the Flow Control and Pollution Reduction requirements. Generally, the Stormwater Hierarchy requires vegetated facilities to manage stormwater runoff from development sites. Where complete on-site infiltration via a vegetated surface facility (Category 1) is not feasible, surface infiltration facilities must be used to the maximum degree feasible with overflow to a subsurface infiltration facility (Category 2). Categories 3 and 4 allow off-site discharge of stormwater, after vegetated facilities have been used to meet Flow Control and Pollution Reduction requirements. The Site Development Section of BDS must approve infiltration on private property. BES must approve infiltration in the public right-of-way and off-site stormwater discharge points.

Information specific to the submitted proposal is included below:

1. There is an existing sump with a sedimentation manhole at the intersection of E Burnside and SE 103rd Avenue (refer to BES as-built #7329, sheets 5 and 8).
2. The proposal includes new public stormwater planters to manage runoff from the right-of-way. The specific design of these facilities does not fall under this design review, as standard specifications for public stormwater facilities can be found in the Stormwater Management Manual. However, the applicant is advised that a Public Works Permit will be required for the public street improvements. Contact Chris Wier at 503-823-7227 for more information and to begin the process.

Conditions of Approval

BES has no recommended conditions of approval.”
Please see Exhibit E.3 for additional details.

The Bureau of Transportation Engineering & Development Review responded with the following comments:

“Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

PDOT has reviewed the proposed mid-block crosswalk and changes to the crosswalk at Burnside and SE 103rd Avenue. The technical changes will be reviewed under the current street job permit. The only non-standard item proposed in the right-of-way is the stamped concrete surface within the crosswalks. The curb radii, stormwater planters, and curb to curb width meet City standards. PDOT has no objection to the stamped concrete.

Transportation System Development Charges (Chapter 17.15)

System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of building permits by contacting Rich Eisenhauer at 503-823-7080.

Driveways and Curb Cuts (Section 17.28)

Curb cuts and driveway construction must meet the requirements in Title 17. The Title 17 driveway requirements will be enforced during the review of building permits.

RECOMMENDATION

No objection to approval.”
Please see Exhibit E.4 for additional details.

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **October 20, 2008**. A letter was received from the Hazelwood Neighborhood Association Land Use Committee on November 10, 2008 (Exhibit F.1) in response to the proposal. The letter states that the committee “has not heard from any neighbors on this proposal.”

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Gateway Regional Center Design Guidelines.

Gateway Regional Center Design Guidelines

The Gateway Regional Center is the City of Portland’s only designated regional center. The area is envisioned to redevelop into a highly urbanized, pedestrian-oriented center, with an overall built size and scale second only to Portland’s Central City.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

Gateway Regional Center Design Goals

Ten goals for design review in the Gateway Regional Center have been established to enhance the area’s design quality, support its livability, and guide its transition to a pedestrian-oriented, active, urban regional center. They are:

1. Encourage urban design excellence.
2. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Gateway Regional Center as a whole.
3. Provide for a pleasant, rich, and diverse experience for pedestrians.
4. Assist in creating a regional center that emphasizes a mix of active uses and experiences and is safe, lively, and prosperous.
5. Provide for the humanization of the Gateway Regional Center through the promotion of parks, plazas, open spaces, public art, and trees.
6. Integrate and honor the diversity and history of Gateway.
7. Integrate sustainable principles into the development process.
8. Encourage the development of a distinctive character for subdistricts within the regional center, and link them.
9. Encourage and incorporate transit orientation and usage.
10. Enhance the physical and visual linkages between the Gateway Regional Center and adjacent neighborhoods.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

- A1. Strengthen Relationships Between Buildings and the Street.** Integrate building setback areas with adjacent streets.
- A2. Enhance Visual and Physical Connections.** Enhance visual and physical connections between buildings and adjacent sidewalks. Orient semi-public building spaces to the sidewalk and street.

Findings: The proposal will significantly enhance the pedestrian environment at this area along SE 103rd Avenue. Two new crosswalks will span SE 103rd Avenue. One will connect the public sidewalk on the south side of East Burnside at SE 103rd Avenue and the second crosswalk is a raised walkway on SE 103rd Avenue that connects entrances of the Russellville II and the Russellville III developments. Both walkways will consist of stamped concrete. The concrete material and patterning of the raised walkway will fully span between the two main entrances of the Russellville developments. This crosswalk will be also bordered by pre-cast detectable warning strips and illuminated bollards. Therefore, the proposed changes to the right-of-way and entrance areas at SE 103rd will both strengthen relationships between the buildings and the abutting sidewalk areas, as well as further clarify the pedestrian environment in this area. Furthermore, the consistent use of stamped concrete for the new pathways will provide continuity between the semi-public and public spaces on the sites, enhancing the pedestrian environment of both developments and creating transitional space for pedestrian activities. The raised crosswalk between the two developments will also clearly define a safe pedestrian path across SE 103rd Avenue and establish a strong connection between the two developments. *Therefore, these guidelines are met.*

- B1. Convey Design Quality and Building Permanence.** Use design principles and building materials that convey quality and permanence.
- B2. Integrate Ground-Level Building Elements.** Integrate the different ground-level building elements with the building's architecture.
- B4. Integrate Encroachments.** Size and place encroachments to enhance the pedestrian environment. Where permitted, integrate skybridges that are visually level and transparent toward the middle of the block, where they will be most unobtrusive.

Findings for B1, B3 and B4: The proposal utilizes high-quality materials to create a durable and flexible streetscape at this area along 103rd Avenue. The hardscaping materials proposed for the new pedestrian areas consist of stamped concrete, pre-cast detectable warning strips, and illuminated bollards (aluminum construction with stainless steel hardware and powder coated finish). These elements will greatly improve the pedestrian environment and safety at this portion of SE 103rd Avenue. Furthermore, the proposal will create a more cohesive streetscape, as well as strengthen the physical connection between the two sites. In addition, the proposal will establish a successful transition space for pedestrians to stop and socialize within the main entrance areas.

The reconfiguration of the exit driveway apron at the Russellville II parking lot includes simply angling the exit driveway to the south, helping to direct exiting traffic south on SE 103rd Avenue. This subtle shift of the driveway and surrounding landscape planters will reduce the amount of traffic traveling north on SE 103rd Ave and crossing the new concrete walkways. Thus, this reduction in vehicles along the northern portion of SE 103rd Avenue will improve the pedestrian environment. *Therefore, these guidelines are met.*

- C3. Support Open Spaces with New Development.** Develop buildings that are oriented to adjacent open spaces.

Findings: The stamped concrete surface of the raised walkway will extend across SE 103rd Avenue and to each building entrance, creating small plaza-like spaces near the entries. The orientation of the buildings' main entrances toward these small spaces

creates successful transition areas for pedestrians to stop and socialize and also improves surveillance of the sidewalk environment. *Therefore, this guideline is met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed alterations to the Russellville II and III entry areas and non-standard improvements to the abutting right-of-way will greatly enhance the pedestrian environment along SE 103rd Avenue and improve the physical connection between the developments. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of non-standard improvements in the right-of-way along SE 103rd Avenue, which include two new stamped concrete pedestrian walkways, and alterations to the configuration of the exit driveway apron at the Russellville II parking lot, per the approved plans, Exhibits C.1 through C.7, signed and dated November 17, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-167629 DZ. No field changes allowed."

Decision rendered by:  **on November 17, 2008.**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 19, 2008

Staff Planner: Abigail Fowle

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on October 3, 2008, and was determined to be complete on **October 16, 2008.**

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. Therefore this application was reviewed against the Zoning Code in effect on October 3, 2008.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on December 3, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **December 4, 2008 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

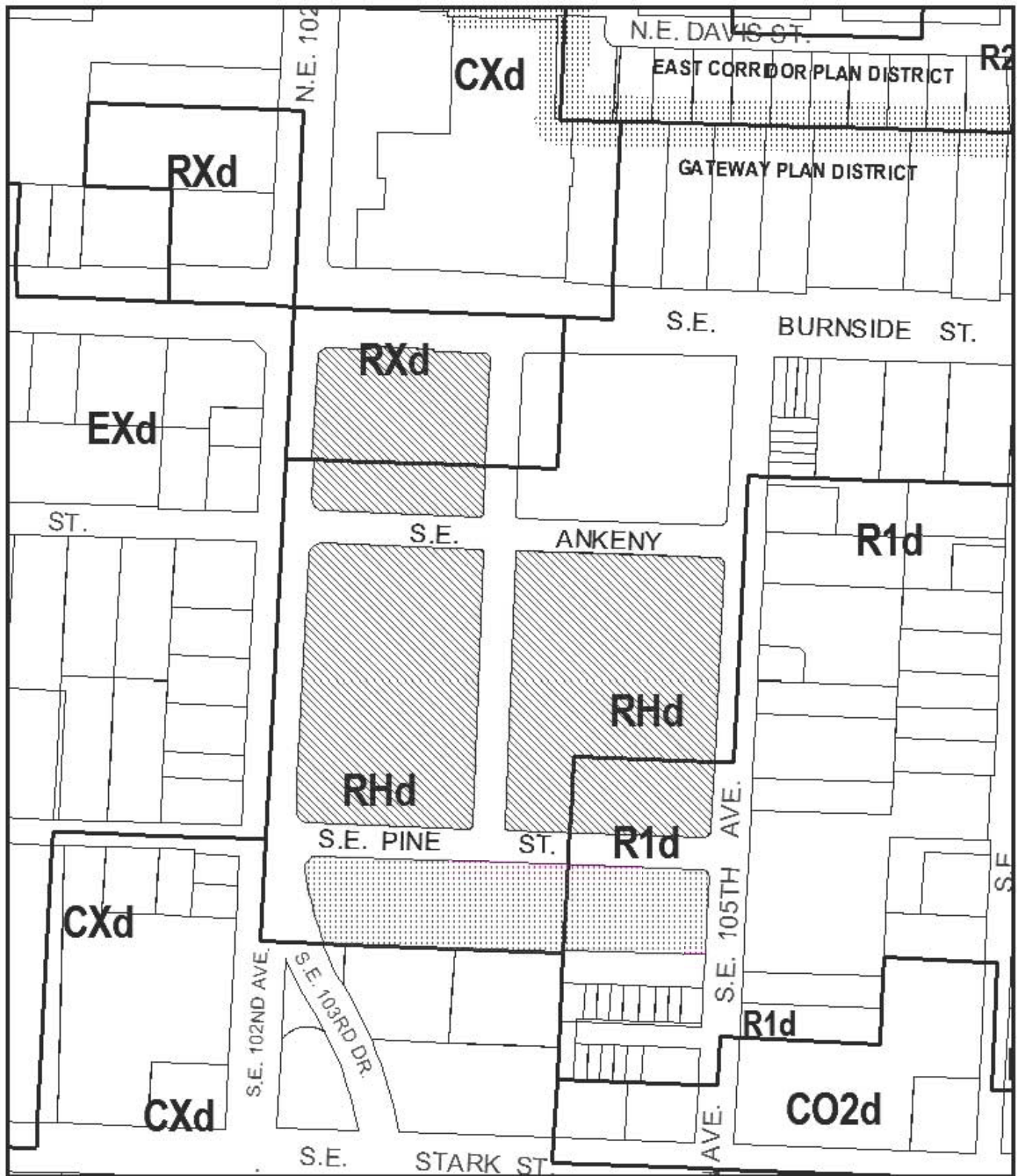
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Landscape Plan (attached)
 3. Enlarged Plan (attached)
 4. Elevations

5. Elevations (attached)
 6. Utility Plan
 7. Lighting Cutsheet
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Life Safety Section, BDS
 2. Site Development Review Section of BDS
 3. Bureau of Environmental Services
 4. Bureau of Transportation Engineering and Development Review
- F. Correspondence:
1. Hazelwood Neighborhood Association Land Use Committee, November 10, 2008, no neighbors responded to the proposal.
- G. Other:
1. Original LU Application
 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

-  Site
-  Also Owned



This site lies within the:
GATEWAY PLAN DISTRICT

File No.	LU 08-167629 DZ
1/4 Section	3041
Scale	1 inch = 200 feet
State_Id	1N2E34CC 702
Exhibit	B (Oct 06, 2008)

Revision	Date	Drawn by	Checked by



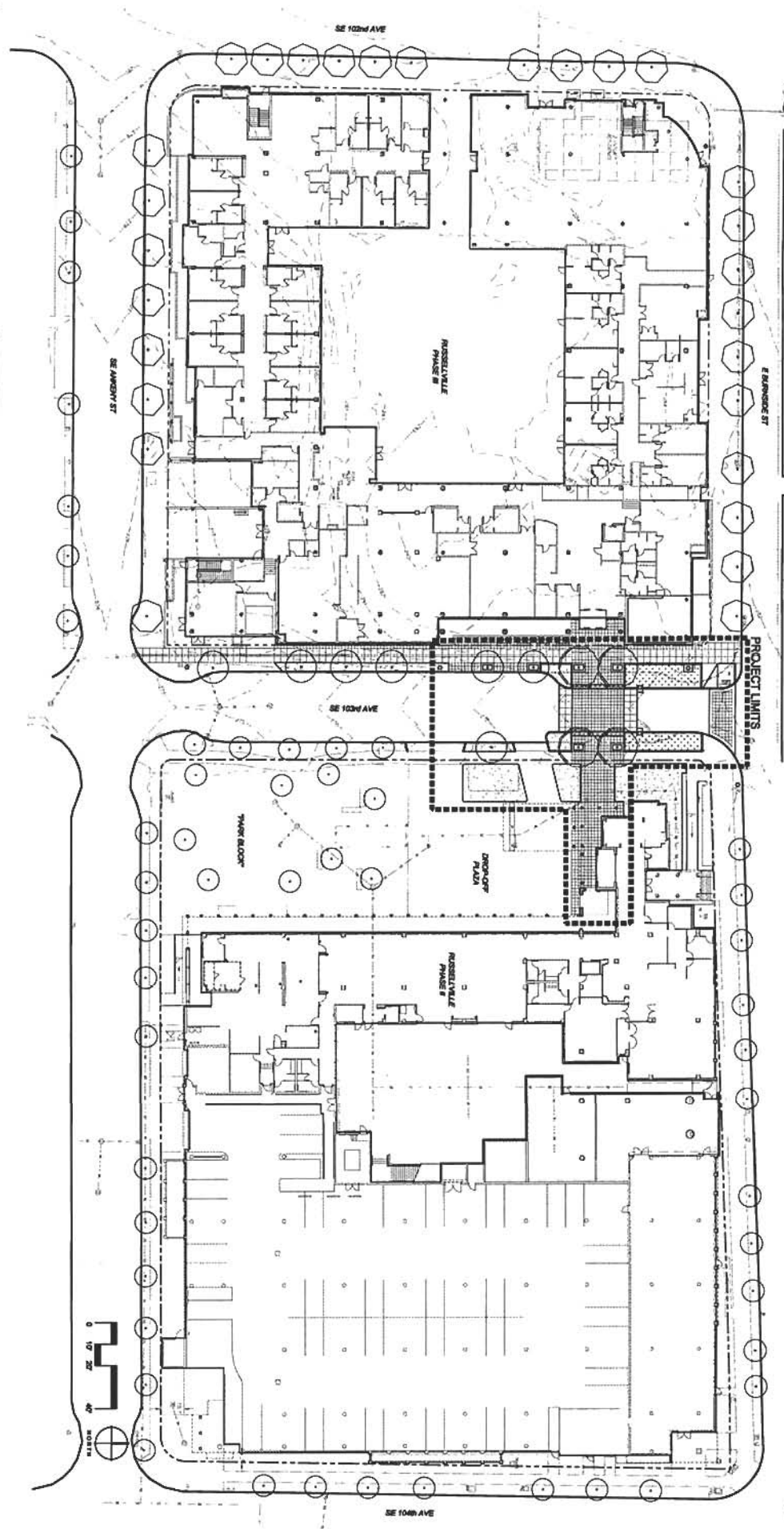
SE 103rd Avenue Streetscape Improvements
Design Review

RUSSELLVILLE PHASE III
SE 103rd Avenue Streetscape Improvements
Design Review

DATE	10/08/08
PROJECT NO.	1000002
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	

FOR REVIEW ONLY

DATE: 10/17/08
PROJECT NO.: LU08 167629DZ
SHEET NO.: 1 OF 1
SITE PLAN



Approved
City of Portland - Bureau of Development Services
Planner: *Aggel T. P.* Date: 11/17/08
* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

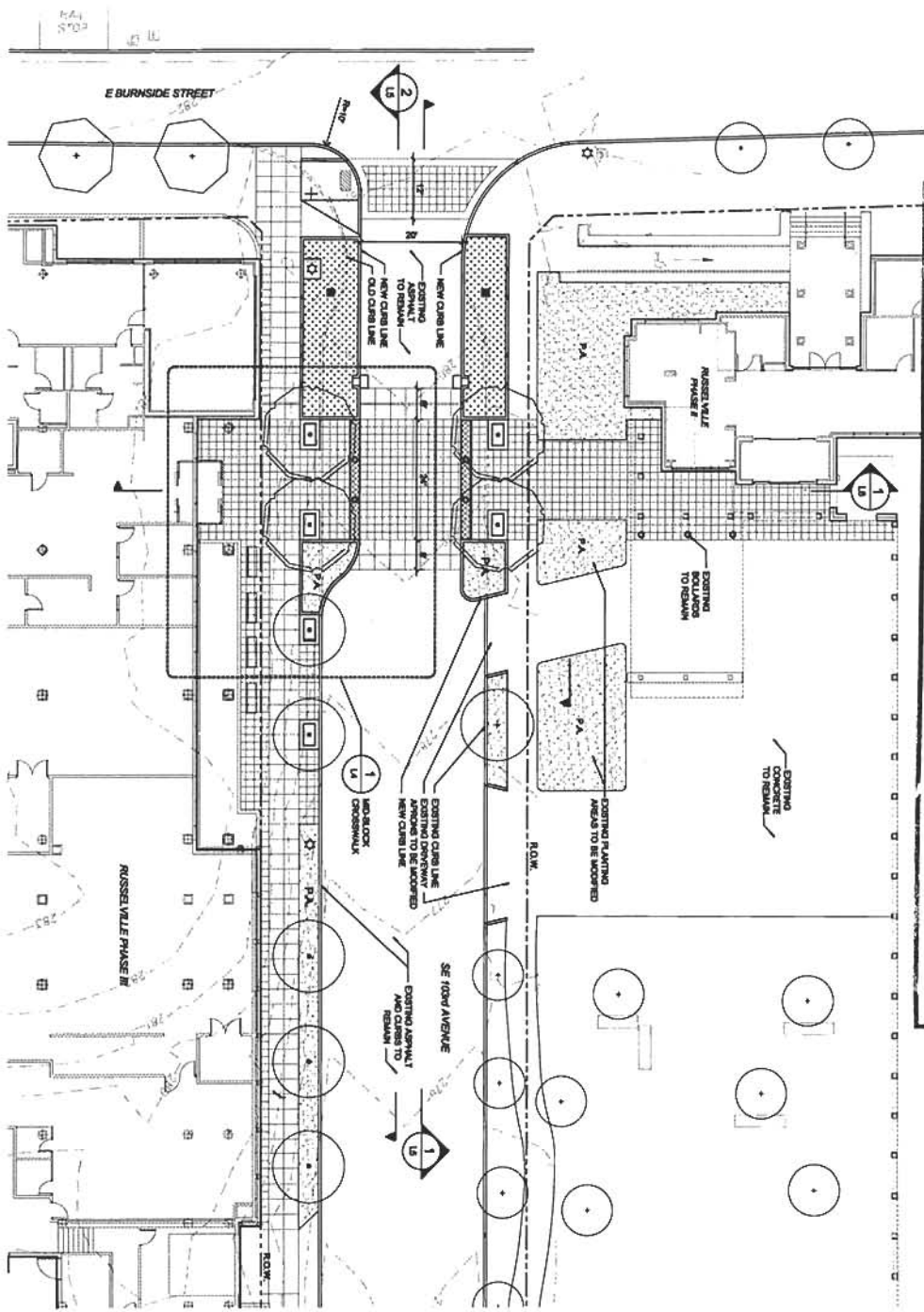
LU08 167629DZ

EXH C.1

EXH. C.2

LU08 167629 D2

Approved
 City of Portland - Bureau of Development Services
 Planner *Spiegel, T. P.* Date *11/17/08*
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



LEGEND

	EXISTING STREET LIGHT
	EXISTING TREE TO REMAIN
	ELIMINATED BOLLARD
	REPLANTION PLANTER
	NEW OR RECONFIGURED PLANTING AREA
	OVERFLOW DRAIN TO CITY STREET
	STORM INLET
	CONCRETE SCORING PATTERN
	PRECAST CONCRETE DETECTABLE WARNING PAVEMENT - CHARCOAL
	DETECTABLE WARNING STRIP - YELLOW
	BIOMIM WITH BACK
	4" X 8" SPECIES TREE LIGHT
	ASER REBURN VAPORPROOF - APERTURING MARK 3" O.D. WELL SPACED
	QUARTER TROUSERS W/POLE - 3" O.D. WELL SPACED
	EXISTING TREE TO REMAIN
	TREE TREES TO BE INSTALLED AS PART OF PHASE III STREET CONSTRUCTION

Author	Date	Drawn By	Checked By



RUSSELLVILLE PHASE III
 SE 103rd Avenue Streetscape Improvements
 Design Review

DATE	10/20/08
DESIGNER	TONY Z
CHECKER	THS
APPROVER	ME

FOR REVIEW ONLY

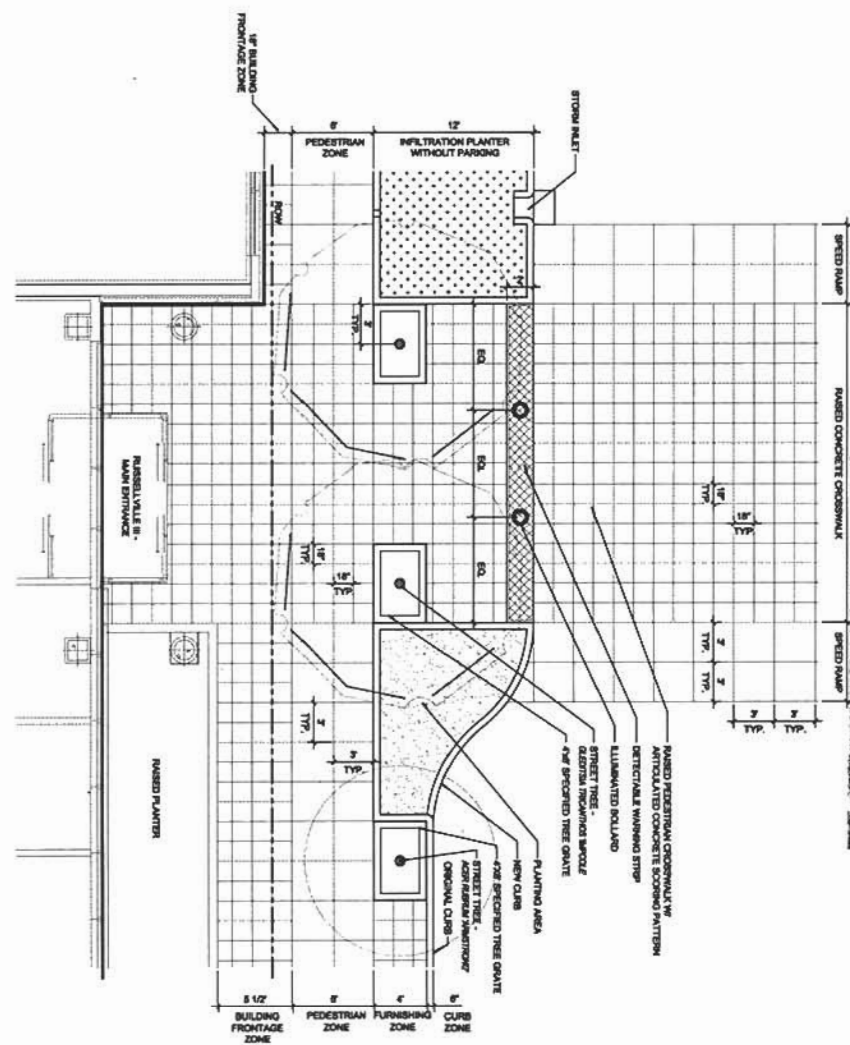
LANDSCAPE PLAN

DATE: 11/17/08
 SHEET NO. 2 OF 5
 PROJECT NO. LU08 167629 D2

EPH.C.3

LU 08 16 29 22 02

Approved*
 City of Portland - Bureau of Development Services
 Planner *Sogant, F.* Date 11/17/08
 * This approval applies only to the reviews requested and its subject's conditions of approval. Additional zoning requirements may apply.



1 MID-BLOCK CROSSWALK

0' 2' 4'

Revised	Date	Drawn By	Checked



RUSSELLVILLE PHASE III
 SE 103rd Avenue Streetscape Improvements
 Design Review
 E. Leland Cummings
 Principal, LEED AP BD+C

Date	1/10/2008
Drawn By	1/10/2007 Z
Checked By	1/10/07
Approved	

FOR REVIEW ONLY

Schedule: TYPE 1 DESIGN REVIEW
 Sheet Title: **PLAN ENLARGEMENT**
 © 2007 PRUETT & WOODS, INC. All Rights Reserved. No part of this document may be reproduced without written permission of PRUETT & WOODS, INC.

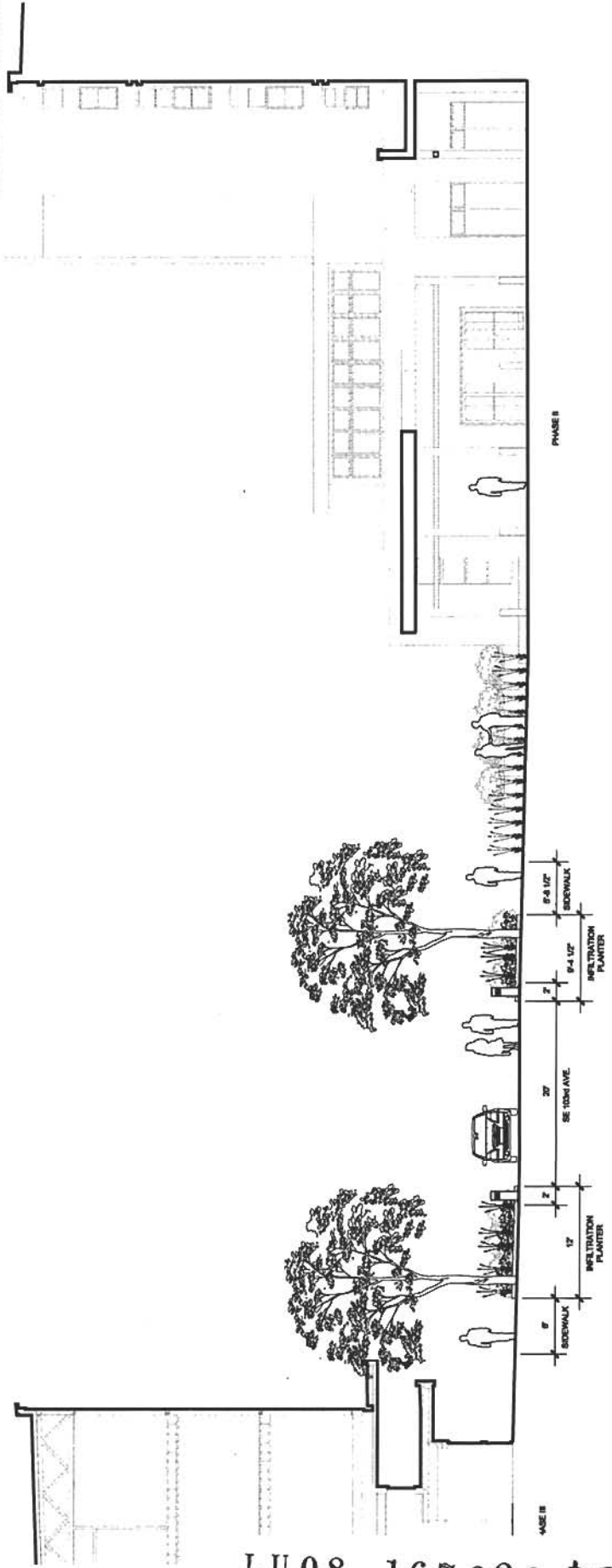
Sheet No. **L3**

* Approved *

City of Portland - Bureau of Development Services

Planner: *Agri-T-R* Date: *11/17/08*

* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



LU08 167629 DZ

1 CROSSWALK
8' SIDEWALK

No.	Drawn By	Description

GREENWORKS
 Consulting, P.C.
 1000 NE Oregon Street
 Portland, OR 97232
 Phone: 503.255.1111
 Fax: 503.255.1112

RUSSELLVILLE PHASE III
SE 103rd Avenue Streetscape Improvements
 Design Review
 Project Designer: *[Name]*
 Project Manager: *[Name]*

Date	Version	Drawn By	Checked By	Approved

FOR REVIEW ONLY

Submitted: TYPE II DESIGN REVIEW
 sheet title: **ELEVATIONS**

© 2008 City of Portland, Bureau of Development Services. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage and retrieval system, without permission in writing from the City of Portland, Bureau of Development Services.