



**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](http://www.portlandoregon.gov/bds)

**Date:** March 21, 2014  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@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 11, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-126828 AD, in your letter. It also is helpful to address your letter to me, Hillary Adam.

## **CASE FILE NUMBER: LU 14-126828 AD – LONG-TERM BICYCLE PARKING DIMENSIONS**

**Applicant:** Leslie Cliffe, Applicant/Boora Architects  
720 SW Washington St., Suite 800/Portland, OR 97205  
  
Hoyt Street Properties LLC, Owner  
1022 NW Marshall St #270/Portland, OR 97209-2989

**Site Address:** Full block bound by NW 10<sup>th</sup> avenue, NW Overton Street, NW 11<sup>th</sup> Avenue, and NW Northrup Street

**Legal Description:** LOT 17, HOYT STREET YARDS NO 2; LOT 18, HOYT STREET YARDS NO 2; LOT 19, HOYT STREET YARDS NO 2; LOT 20, HOYT STREET YARDS NO 2

**Tax Account No.:** R405840900, R405840950, R405841000, R405841050, R405841050, R405840950

**State ID No.:** 1N1E34BB 02620, 1N1E34BB 02621, 1N1E34BB 02622, 1N1E34BB 02623, 1N1E34BB 02623, 1N1E34BB 02621

**Quarter Section:** 2929

**Neighborhood:** Pearl District, contact Patricia Gardner at 503-243-2628.  
**Business District:** Pearl District Business Association, contact Adele Nofield at 503-223-0070.

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - River District

**Zoning:** EXd – Central Employment with Design overlay

**Case Type:** AD – Adjustment Review  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant requests an Adjustment to 33.266.220.C *Standards for all bicycle parking* to reduce the width of 199 of the 225 required long-term bicycle parking spaces from 24 inches to 18 inches. In total, the applicant proposes 349 long-term bicycle parking spaces, 150 of which will meet the Code-required dimensions. This Adjustment request is a follow-up review to the previously approved Design Review (LU 13-139762 DZM AD) for a 150-unit mixed-use tower.

Adjustment Review is required because the proposal seeks to reduce the standard dimensions for bicycle parking as required by the Portland Zoning Code.

**Relevant Approval Criteria:**

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

- 33.805.040 *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 March 13, 2014 and determined to be complete on March 19, 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](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. 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**

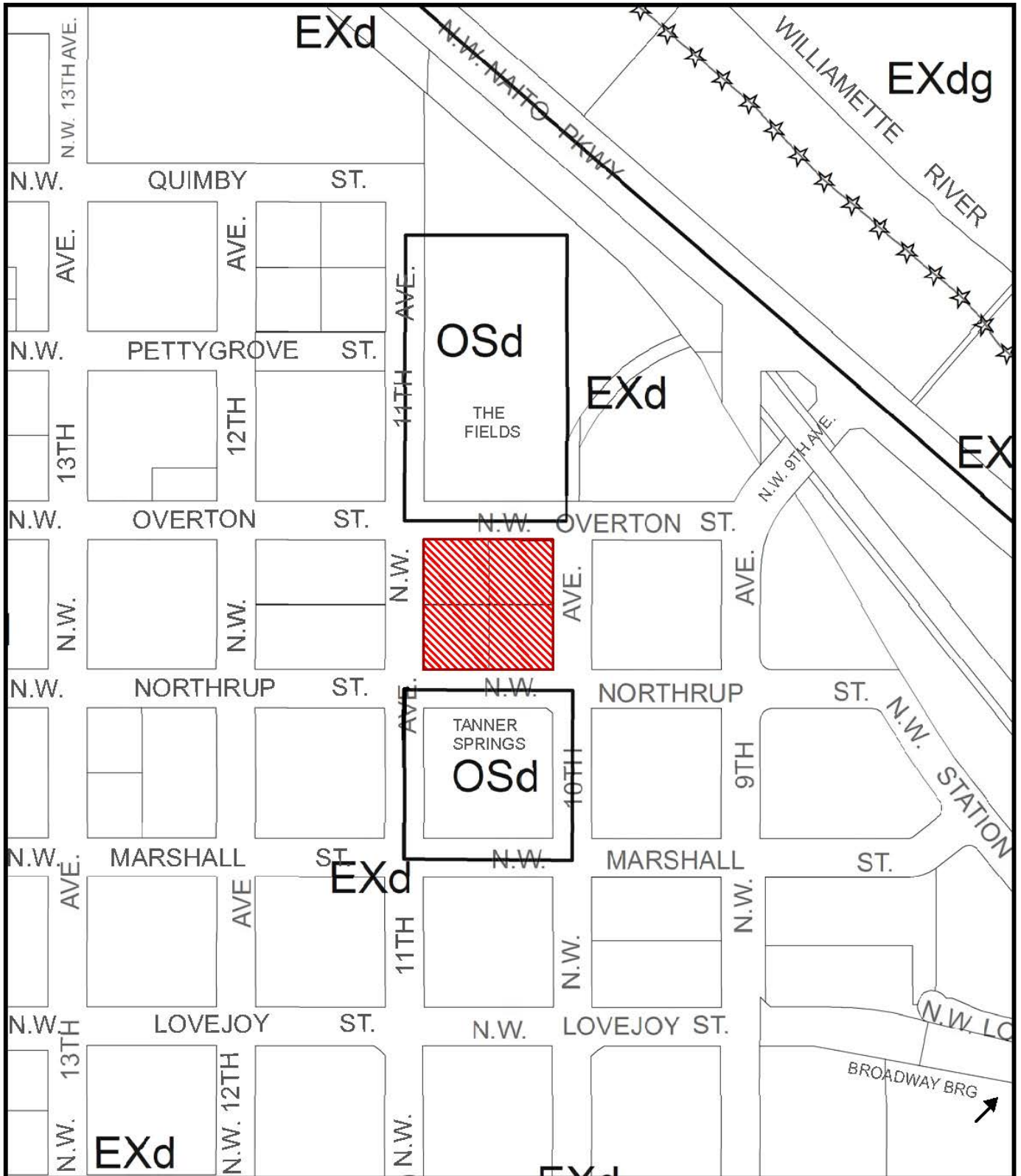
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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



# ZONING



Site



NORTH

This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**RIVER DISTRICT - NORTH PEARL**

File No. LU 14-126828 AD  
 1/4 Section 2928,2929  
 Scale 1 inch = 200 feet  
 State\_Id NONE  
 Exhibit B (Mar 17,2014)

**HOYT. BLOCK 15**  
boora

**ADJUSTMENTS:**

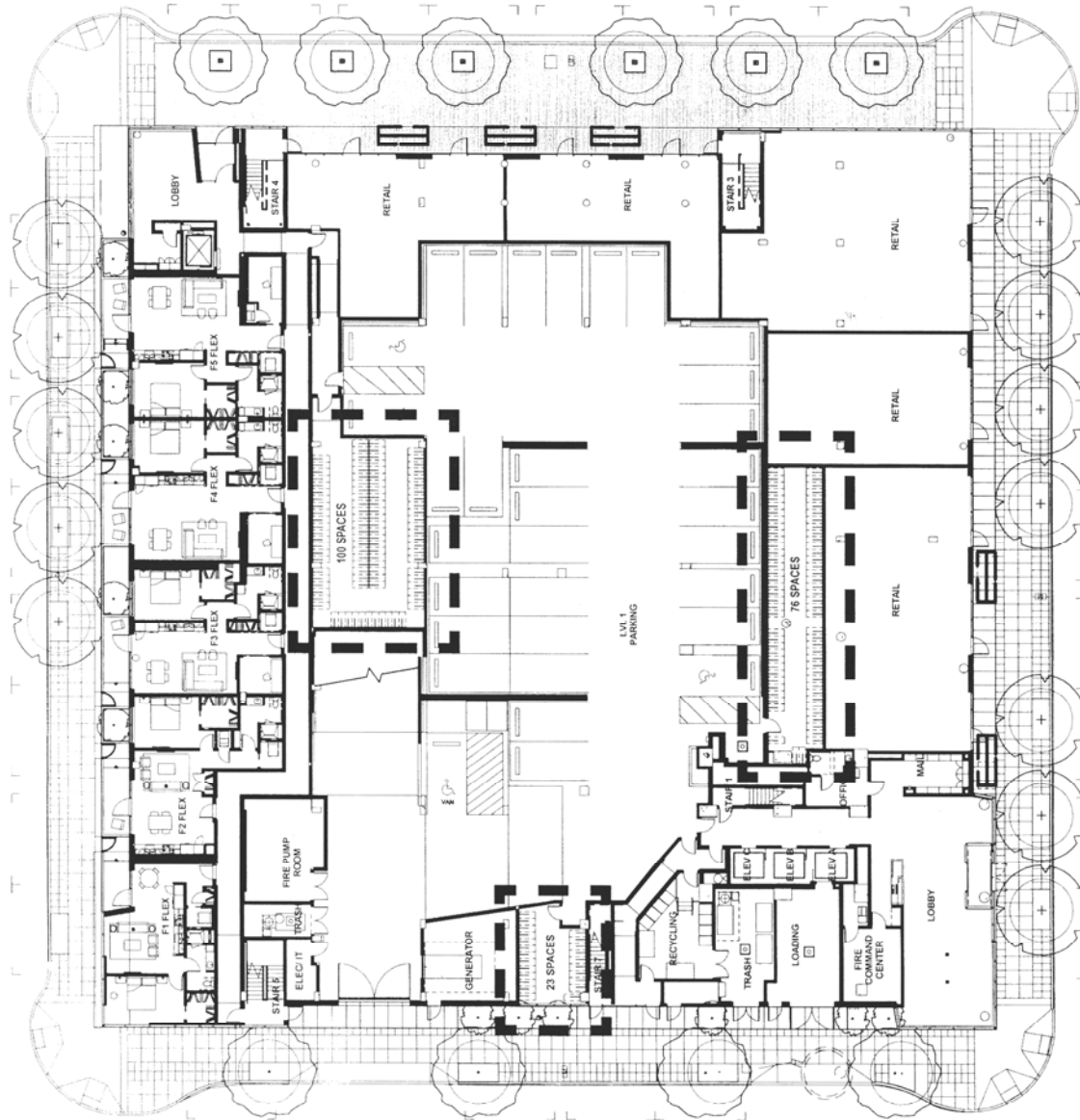
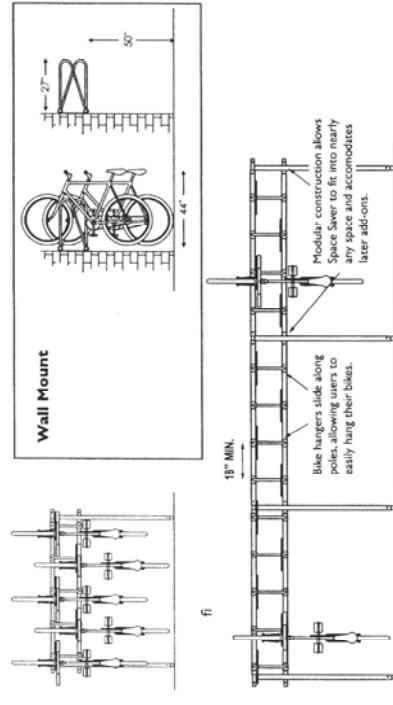
33,266,220 C Standards for Bicycle Parking:  
An area 2'-0" by 6'-0" must be provided for each required bicycle parking space.

150 units x 1.5 spaces per unit  
Total Required Bicycle Parking Spaces: 225

Spaces Provided in Garage Bike Parking Rooms: 199  
+ Spaces provided in Storage Lockers: 150 (26 req'd)

Total Bicycle Parking Spaces Provided: 349

Dero Bike Rack system will be installed which allows residents to vertically hang and lock their bicycles, with staggered clearances to adjacent bikes. The specified bike rack system is spaced 18" on center min. and staggered vertically 6" min. A 5'-0" minimum aisle is provided behind each bicycle rack for ease of storage and removal.



Bike Storage - Level 1

Adjustments / Modifications

FILE # LU 13-139762 DAM AD  
June 21, 2013

Revised March 6, 2014

exhibit **C.96A**

LU 14-126828 AD