



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
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Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** May 12, 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 June 2, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-129884 DZM, in your letter. It also is helpful to address your letter to me, Hillary Adam. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 14-129884 DZM – NEW 4-STORY APARTMENT BUILDING**

**Applicant:** Steve Fosler, Architect  
Fosler Portland Architecture LLC  
1930 NW Lovejoy Street  
Portland, OR 97209

**Owner:** Mark R Madden  
1355 NW 13th Ave  
Portland, OR 97209-3284

**Site Address:** 1423 SW COLUMBIA ST

**Legal Description:** S 81' OF W 92' OF E 194' OF BLOCK S 1/2 W, PORTLAND  
**Tax Account No.:** R667740080  
**State ID No.:** 1S1E04AB 03700  
**Quarter Section:** 3128

**Neighborhood:** Goose Hollow, contact Greg Wimmer at 503-222-7173.  
**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Goose Hollow  
**Zoning:** CXd – Central Commercial with Design overlay  
**Case Type:** DZM – Design Review with Modification requests  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant proposes a new 4-story apartment building with 23 residential units and one unit designed for retail use. Long-term bicycle parking is provided for 36 bicycles at the ground level with 14 additional spaces provided in units. Four short-term bicycle parking spaces are also provided. Exterior materials include stucco, metal panel, cedar siding, fiberglass windows and doors, and wood windows and doors. No automobile parking is proposed.

Modifications are requested to the following standards:

- 33.130.240 Pedestrian Standards – to reduce the required width for the pedestrian circulation system from 6'-0" to 4'0" at the southwest corner of the proposed building and to 5'-0" near the northwest corner of the proposed building; and
- 33.266.220 Bicycle Parking Standards – to reduce the required width from 2'-0" to 1'-6" for all 36 required long-term bicycle parking spaces.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- Goose Hollow District 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 March 21, 2014 and determined to be complete on May 2, 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 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.

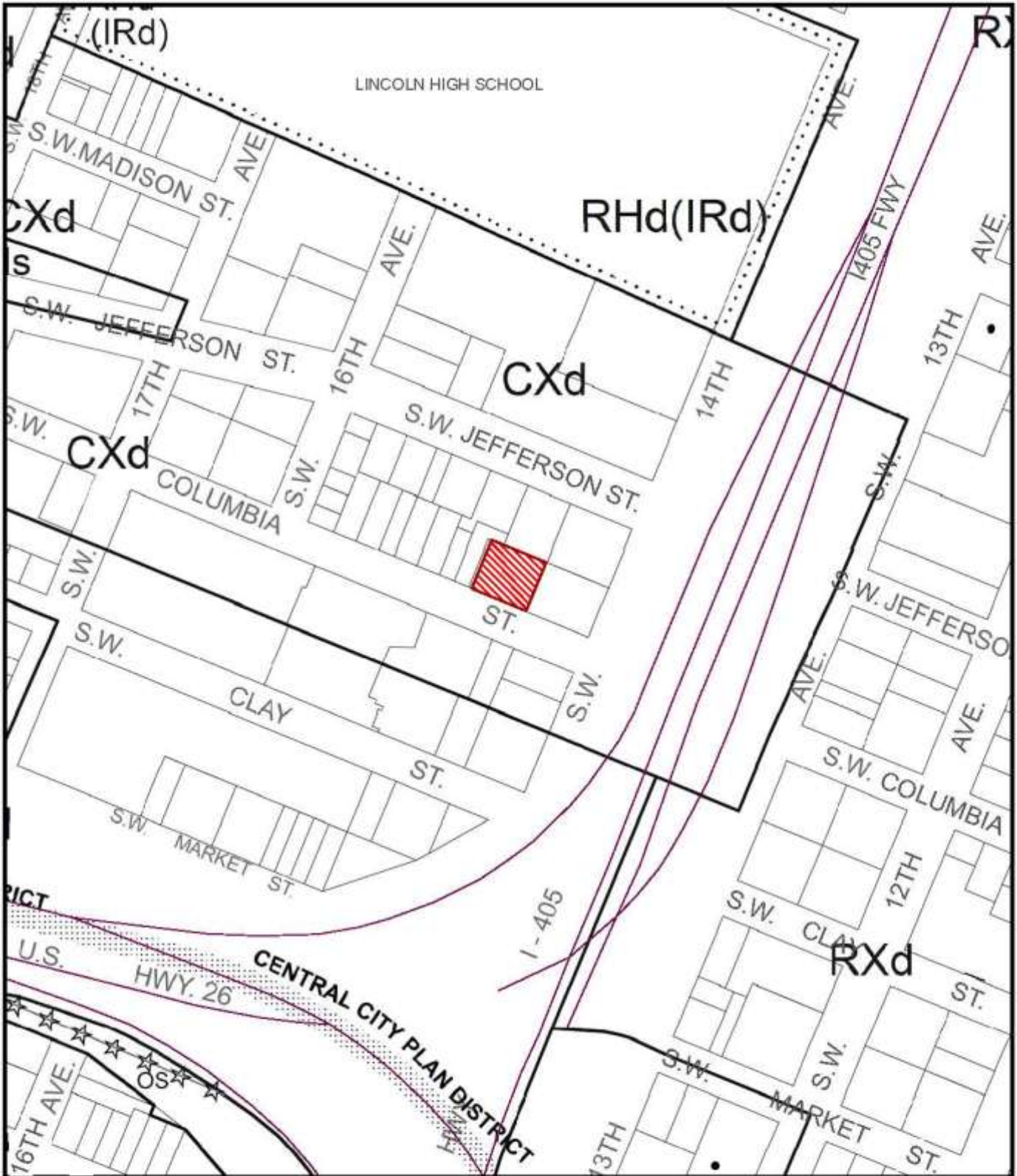
**APPEAL OF THE FINAL CITY DECISION**

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
- South Elevation
- West Elevation
- North Elevation
- East Elevation



# ZONING



Site



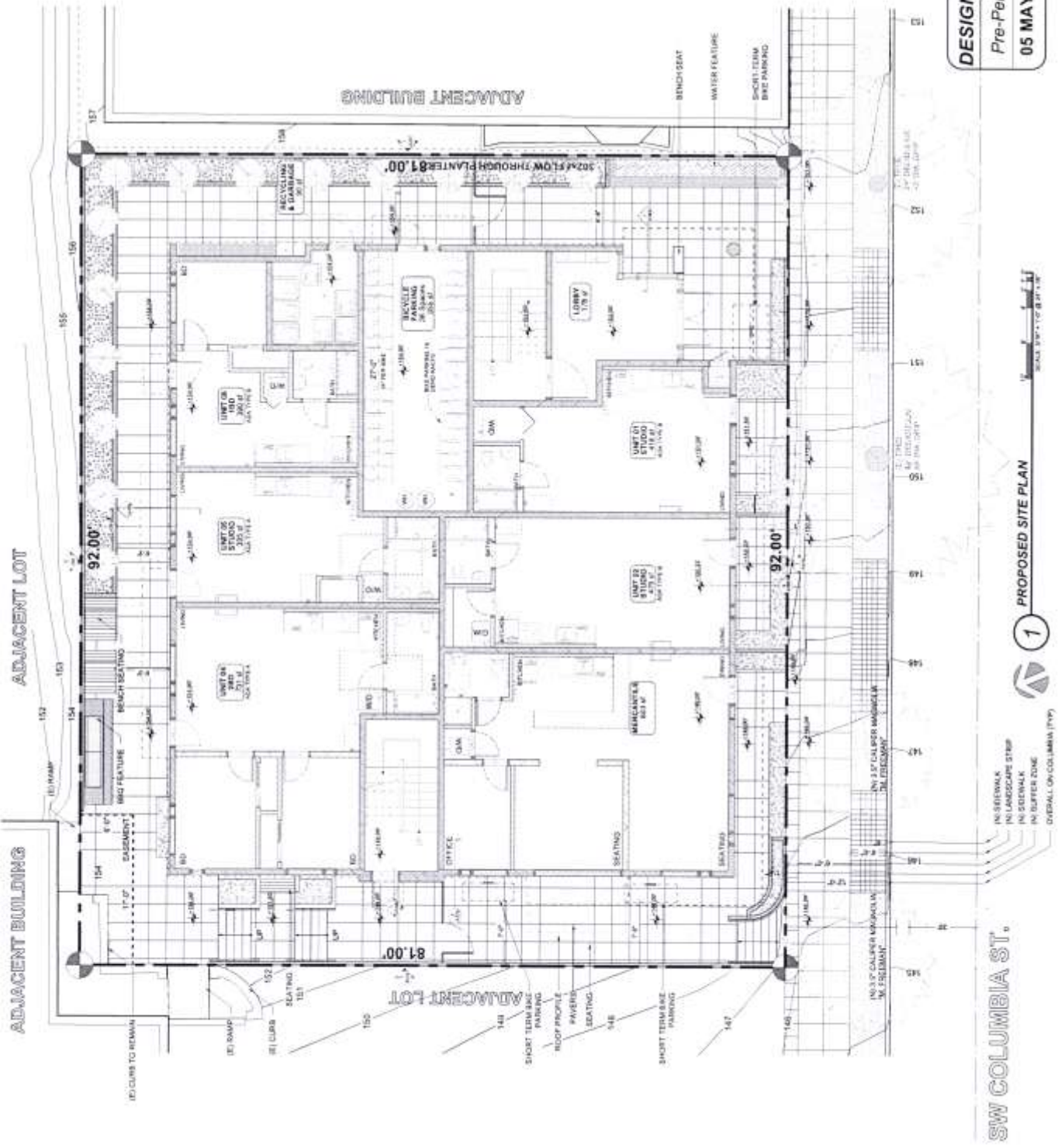
Historic Landmark



NORTH

This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**GOOSE HOLLOW SUBDISTRICT**

File No.	LU 14-129884 DZM
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AB 3700
Exhibit	B (Mar 26, 2014)



**DESIGN DEVELOPMENT**  
 Pre-Permit Application Set  
 05 MAY 2014

SW COLUMBIA ST.

- (N) SIDEWALK
- (NL) LANDSCAPE STRIP
- (NS) SIDEWALK
- (N) BUFFER ZONE
- OVERALL ON COLUMBIA (TYP)

1 PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

A013.00

PROPOSED  
 SITE PLAN

<b>FOSLER</b> ARCHITECTS 1700 NW LOVEJOY STREET PORTLAND, OREGON 97209 503.247.8888	<b>COLUMBIA APARTMENTS</b> 1423 SW COLUMBIA STREET PORTLAND, OR	<b>COL</b> DESIGN DEVELOPMENT SET 18 APR 2014 81 00 M M M Y Y Y Y	18 PROPOSED SITE PLAN
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<b>POSLER</b> <i>architect</i> <b>architecture</b> 1800 NW LOWLAND STREET PORTLAND, OREGON 97209 503.241.5228	<b>COLUMBIA APARTMENTS</b> 1423 SW COLUMBIA STREET PORTLAND, OR	<b>COL</b>	DESIGN REVISION	01 MAY 2014	BY DD MM/YY	<b>DR200</b>	SOUTH ELEVATION
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**DESIGN DEVELOPMENT**  
 Pre-Permit Application Set  
 29 APR 2014

**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"




**DESIGN DEVELOPMENT**  
 Pre-Permit Application Set  
 29 APR 2014

SCALE 1/8" = 1'-0"

1 WEST ELEVATION

<p>FOSLER ARCHITECTURE        1830 NW LOVEJOY STREET        PORTLAND, OREGON 97209        503.241.8208</p>	<p>1423 SW COLUMBIA STREET  <b>COLUMBIA APARTMENTS</b>        Portland, OR</p>	<p>COL</p>	<p>DESIGN REVIEW</p>	<p>01 MAY 2014</p>	<p>RT DO MMM YYYY</p>	<p>DR201</p>	<p>WEST ELEVATION</p>
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 FOSTER ARCHITECTS PORTLAND, OREGON 97214 503.251.8888	<b>COLUMBIA APARTMENTS</b> 1423 SW COLUMBIA STREET PORTLAND, OR		
	COL	DESIGN REVIEW	
	DWG	01 MAY 2014	
	8120 S.W. 14TH AVE. PORTLAND, OR 97219		
DR202	NORTH ELEVATION		



**DESIGN DEVELOPMENT**

SCALE 1/8" = 1'-0"

**1 NORTH ELEVATION**



**FOSLER**  
**ARCHITECTURE**  
 1425 NW LOVEJOY STREET  
 PORTLAND, OREGON 97208  
 503.241.8038

**COLUMBIA APARTMENTS**  
 1423 SW COLUMBIA STREET  
 PORTLAND, OR

COL	DESIGN REVIEW
DATE	01 MAY 2014
PROJECT	R1 DO MMM YYYY

**DR201**  
 EAST ELEVATION

**DESIGN DEVELOPMENT**  
 Pre-Permit Application Set  
 29 APR 2014



**1 EAST ELEVATION**