



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

FROM CONCEPT TO CONSTRUCTION

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Date: June 2, 2014
To: Interested Person
From: Kara Fioravanti, Land Use Services
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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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 12-170581 DZ - TEMPORARY EXPANSION OF AN EXISTING SURFACE PARKING LOT IN SOUTH WATERFRONT
GENERAL INFORMATION

Applicant: Dennis Allen / ZRZ Realty Company
 3121 SW Moody Avenue / Portland, OR 97239-4500
 3030 Property LLC
 9400 SW Beaverton Hillsdale Hwy / Beaverton, OR 97005-3352

Representative: Ryan Schera, Group Mackenzie
 1515 SE Water Avenue #100 / Portland, OR 97214
 Jordan Ramis PC, Tim Ramis
 Two Centerpointe Drive, 6th Floor / Lake Oswego, OR 97035

Site Address: 3030 & 3121 SW Moody Avenue

Legal Description: TL 300 14.22 ACRES, SECTION 10 1S 1E; TL 400 2.77 ACRES, SECTION 10 1S 1E

Tax Account No.: R327850, R327900

State ID No.: 1S1E10 00300, 1S1E10 00400 **Quarter Section:** 3230

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.

Business District: South Portland Business Assoc, Kevin Countryman at 503-750-2984.

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Central City - South Waterfront

Zoning: CXdg – Central Commercial with design and greenway overlays
 CXd – Central Commercial with design overlay

Case Type: DZ, Design Review

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

Proposal:
 A “Notice of a Type II Proposal in Your Neighborhood” was mailed on September 10, 2012. The proposed development at that time was for new surface parking – one new parking lot at SW Moody Gibbs and Grover (Lot A) and an expansion of an existing parking lot behind the 3030 SW Moody building (Lot B). Since this 2012 proposal, the applicant chose to eliminate the Lot

A request because City staff was unable to support the construction of a new surface parking lot on a development-ready lot.

The current request for Design Review includes the temporary expansion of an existing surface parking lot behind the 3030 SW Moody building. The new parking area is 54,875 SF in area and can accommodate 156 parking spaces.

The proposed 156 spaces are classified as “Residential Parking” associated with a new residential building “The Emery” at SW Moody, Grover and Woods. The Emery includes approximately 118 residential units. The maximum allowed Residential Parking ratio is 1.7 parking spaces per residential unit. Per 33.510.267 E.7.a., “Parking spaces created to serve residential uses may be operated as either accessory or commercial parking.” 33.510.267 E.7.a.(1) allows usage as follows: “The parking spaces may be used by residents of the units the parking was created in conjunction with or may be rented, on a monthly basis only, to residents of the plan district.” The proposal is for the parking to be operated as commercial parking; therefore, the proposed parking will be rented on a monthly basis only, to residents of the plan district.

The South Waterfront Subdistrict regulations include a cap on new surface parking area. Per 33.510.267 F.4.d. states, “No more than 200,000 square feet of new surface parking area may be created in the South Waterfront Subdistrict after January 20, 2003. Per City records there are 3 separate locations created after January 20, 2003, totaling 143,370 SF of surface parking area (see Exhibit A.3 “Exhibit A”, email with 2 attachments.) This would leave 56,630 SF of remaining area to be developed as new surface parking area. The proposal, at 54,875 SF, uses up most all of the remaining balance. Once the proposed surface parking area is constructed, the subdistrict will have 1,755 SF of remaining area allowed to be constructed as surface parking area.

This Design Review proposal also includes the addition of two new rooftop mechanical units located toward the center of the building – one unit will be 37” above the roof surface and one will be 44.5” above the roof surface.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are the Central City Fundamental Design Guidelines and the South Waterfront Design Guidelines.

ANALYSIS

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland’s most urban and intense areas. A broad range of uses is allowed to reflect Portland’s role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which

address special circumstances existing in the Central City area. The site is within the South Waterfront Subdistrict of this plan district.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **September 10, 2012**. The following Bureaus have responded with no issues or concerns:

- Parks Bureau
- Fire Bureau
- Site Development Section of BDS – no objections to the proposal (Exhibit E-7)
- Life Safety Section of BDS – permits are required, ADA parking is required (Exhibit E-8)
- Bureau of Transportation Engineering – no objections to the proposal (Exhibit E-9)

The Bureau of Environmental Services responded with the following comment:

BES completed reviewing the Evaluation of Potential Impacts to Groundwater from Stormwater Infiltration at the ZRZ Realty Company 3030 Moody Avenue Property, Portland, Oregon (prepared by Maul Foster Alongi and received on January 6, 2014). The information was submitted in response to BES’ addendum sent on October 1, 2013, requesting additional analytical data within the footprint of the new proposal being presented in this land use review (and building permit 13-170418-CO).

The information provided for the analysis of Lube-Oil Range Organics and Oil Range Organics are actually compared to Diesel/ Heating Oil RBCs rather than Mineral/ Insulating Oil. Therefore, as referenced in Table 3 and Table 4 of the January 6, 2014 submittal, the Calculated Soil RBC for Protection of Groundwater for Drinking Water (mg/kg) in the South Swale is 41,666mg/kg vs 125,000 mg/kg. Additionally the North swale Calculated Soil RBC for Protection of Groundwater for Drinking Water (mg/kg) is 2,440 mg/kg vs 7,317 mg/kg.

After averaging the calculated RBC and adding in the petroleum results for a TPH comparison, the leachability results are just under the cut-off for TPH. Therefore, ZRZ Realty Company has demonstrated that stormwater infiltration through in-situ soils is protective of groundwater at this location.

BES has no further objection to the proposed design review. Please be aware that additional requirements may apply at the time of permit review. Building plans for this project must include a detailed site utility plan which shows proposed and existing sanitary connections, as well as stormwater management that meets the requirements of the version of the SWMM that is in effect at the time permit applications are submitted.

Exhibits E-1 through E-5.

The Water Bureau of Parks-Forestry Division responded with the following comment:

The Water Bureau has no objections to the requested design review for the proposed two new surface parking lots located at 3030 and 3121 SW Moody Ave, but does have comments which should be incorporated in the BDS Water Bureau portion of their response.

There are no existing water services to 3121 SW Moody Ave. There is water available to this property from the existing 12” DI water main in SW Grover St and City code, title 21.12.010 and 21.12.070 will apply.

There are two existing water services to the property identified as 3030 SW Grover St and they are as follows:

1. 2” metered service – Serial #20072181, Account #2957787300
2. 4” metered fire service – Serial #0220B11, Account #2957787200

The above two listed services are provided water from the existing 16” DI water main in SW Moody Ave. The proposed parking lot at this location is located on a separate tax lot, and cannot

receive water from the above mentioned property/services unless the required tax lot consolidation, per City code, title 21.12.070, is completed.

Also City code, title 21.12.010 will apply in that it will require that any new building construction, or any property and or construction that will need water, to have a water service and meter of appropriate size installed within the public right-of-way and within the specific property boundary/frontage for which it will serve. A Water Bureau review for fixture count will need to be submitted by the applicant at the time of submittal of the building permit to appropriately size the water services and meters for this property location. All applicable costs will be the responsibility of the applicant.

Conditions of Approval: None

Exhibit E-6.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 10, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the 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 a design (d) overlay zone, therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines and the South Waterfront Design Guidelines.

Central City Plan Design Goals

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

South Waterfront Design Goals

The South Waterfront Design Guidelines and the Greenway Design Guidelines for the South Waterfront supplement the Central City Fundamental Design Guidelines. These two sets of guidelines add layers of specificity to the fundamentals, addressing design issues unique to South Waterfront and its greenway.

The South Waterfront Design Guidelines apply to all development proposals in South Waterfront within the design overlay zone, identified on zoning maps with the lowercase letter “d”. These guidelines primarily focus on the design characteristics of buildings in the area, including those along Macadam Avenue, at the western edge, to those facing the greenway and river.

The Greenway Design Guidelines for the South Waterfront apply to development within the greenway overlay zone, identified on zoning maps with a lowercase “g”. These design guidelines focus on the area roughly between the facades of buildings facing the river and the water’s edge.

South Waterfront Design Guidelines and Central City Fundamental Design Guidelines

The Central City Fundamental Design and the South Waterfront Design Guidelines and the Greenway Design Guidelines for South Waterfront focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

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

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

A4-2 Integrate Stormwater Management Systems in Development. Integrate innovative stormwater management systems with the overall site and development designs.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building’s overall design concept.

Findings: There are two key components in allowing surface parking to be constructed in an emerging Central City district that is subject to rigorous design guidelines related to City context and pedestrians, and expected to be a highly pedestrian-focused environment with vibrant street levels, parks and multiple transit opportunities. One component is the fact that the location of the proposed parking is on land where future streets will be constructed, including SW Bond Street, which is expected to be the first street constructed in this central portion of South Waterfront. The construction of SW Bond, Woods and Grover North will render the new parking area mostly or completely ineffective with elimination of more than half of the proposed parking (not to mention the elimination of a good portion of existing spaces). The second component to ensuring the proposed

surface parking will not interfere with the vision of South Waterfront is through a Condition of Approval that requires removal of the surface parking by a specific date (if the parking area isn't already gone due to street construction). This leniency with allowing some surface parking to occur as development strategies are made and negotiations with the City continue is reasonable given ZRZ, the main property owner of this part of the district, just completed their first development project (The Emery), the nearby light rail bridge will be open in September 2015, OHSU's Skourtes Tower 2 blocks to the north will be open in July 2014, and OHSU will be continuing with their campus expansion; these projects and plans will only help entice and possibly expedite future development on this expanded parking lot area. Condition of Approval B will require the parking removal by January 1, 2028, which is the date by which the large OHSU surface parking lot near the Marquam Bridge must be removed.

By locating the proposed parking well away from the pedestrian and transit realm of SW Moody Avenue, which is the only improved public area between north of SW Porter and south of SW Gibbs, this project demonstrates compliance with context-focused and pedestrian-focused design guidelines A3, A7, B1, B2, B3, B7.

The expanded parking area will be constructed to at least meet Zoning Code regulations for landscaping and pedestrian connections through the parking area. Additionally, the existing parking area will receive improvements to its landscaping and pedestrian pathways. For these reasons, the project meets design guidelines A4-2, B1, B2, B3, B7.

With a Condition of Approval, these guidelines are met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The two new mechanical units on the building rooftop will have a negligible impact on views of the building from the street and views of the building from above, for the following reasons: the proposed equipment is centrally located within the north-south spine of the building (which is where existing equipment is consolidated), the small scale of the proposed units, and the generous setbacks of the proposed units.

For these stated design considerations, 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.

Non-conforming Upgrades to existing development are required due to the construction cost of this proposal and other pending proposals not subject to design review. The applicant intends to spend 10% of total construction costs on upgrading existing development to more closely conform to existing standards. Compliance with non-conforming upgrade regulations will occur during all pertinent permit reviews.

The South Waterfront Subdistrict regulations include a cap on new surface parking area. Per 33.510.267 F.4.d. states, "No more than 200,000 square feet of new surface parking area may be created in the South Waterfront Subdistrict after January 20, 2003. Per City records there are 3 separate locations created after January 20, 2003, totaling 143,370 SF of surface

parking area (see Exhibit A.3 "Exhibit A", email with 2 attachments.) This would leave 56,630 SF of remaining area to be developed as new surface parking area. The proposal, at 54,875 SF, uses up most all of the remaining balance. Once the proposed surface parking area is constructed, the subdistrict will have 1,755 SF of remaining area allowed to be constructed as surface parking area.

CONCLUSIONS

The approval criteria are met.

ADMINISTRATIVE DECISION

Approval of Design Review for the temporary expansion of an existing surface parking lot behind the 3030 SW Moody building. The new parking area is 54,875 SF in area and can accommodate 156 parking spaces.

Approval, per the approved plans, Exhibits C-1 through C-17, signed and dated May 28, 2014, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 12-170581 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The proposed 54,875 SF of new surface parking shall close and the parking operations shall be removed by January 1, 2028.
- C. To implement Condition B, the property owner is required to submit, no later than June 1, 2027, a surface parking lot closure/removal plan to the City Engineer for review and approval. This plan shall address physical closure surface parking operations under Condition B of this decision and shall be completed in a manner acceptable to the City Engineer. This review will include oversight by Bureau of Development Services Design Review staff to ensure compliance with any possible applicable zoning code requirements.
- D. No field changes allowed.

Staff Planner: Kara Fioravanti

Decision rendered by: Kimberly Tallant **on May 28, 2014**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 2, 2014

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 August 10, 2012, and was determined to be complete on **August 31, 2012**.

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 August 10, 2012.

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 waived the 120-day review period, as stated with Exhibits G.4, 5., 6., 7., 8., 9., 10., and 11. Unless further extended by the applicant, **the 120 days will expire on: September 25, 2014.**

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 June 16, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 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.

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 **June 17, 2014**.
- 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.

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.

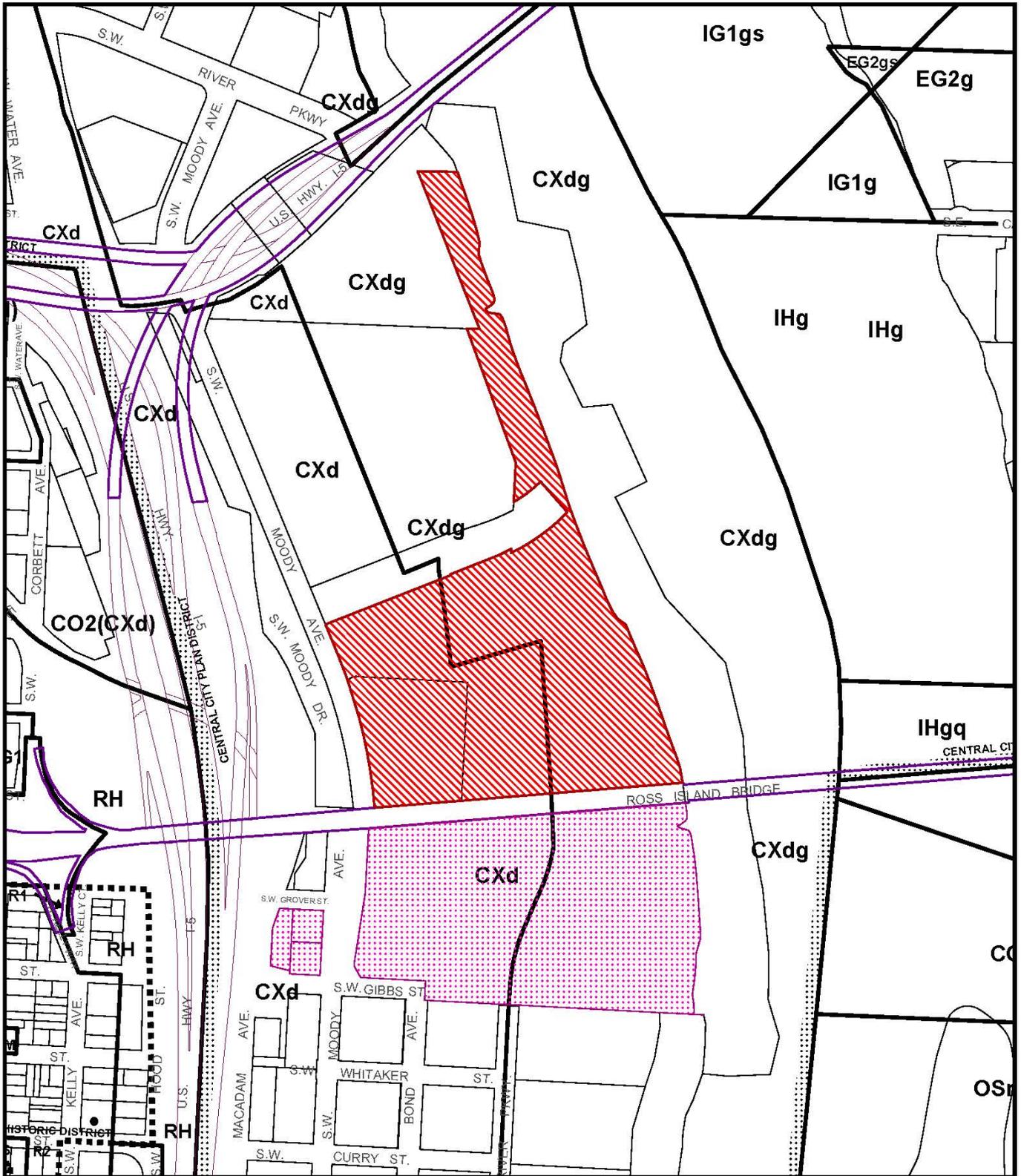
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Original submittal, dated 8-9-12
 2. Response to incomplete letter, dated 8-31-12
 3. Updated narrative, dated 5-22-13
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Context Plan (attached)
 2. Site Plan
 3. Grading Plan
 4. Erosion Plan
 5. Non-conforming upgrades plan
 6. Civil details
 7. Civil details
 8. Civil details
 9. Erosion details
 10. Landscape Plan
 11. Non-conforming upgrades landscape plan

12. Irrigation Details
 13. Planting Details
 14. Aerial view of building showing mechanical equipment location
 15. Roof plan showing mechanical equipment location
 16. Enlarged Roof Plan
 17. Proposed mechanical units
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services, 9-25-12
 2. Bureau of Environmental Services, 6-14-13
 3. Bureau of Environmental Services, 9-30-13
 4. Bureau of Environmental Services, 10-1-13
 5. Bureau of Environmental Services, 1-28-14
 6. Water Bureau
 7. Site Development Review Section of BDS
 8. Bureau of Development Services, Life Safety Division
 9. Bureau of Transportation Engineering and Development Review
- F. Correspondence:
None received
- G. Other:
1. Original LU Application
 2. Incomplete letter, 8-28-12
 3. Email exchange 9-25-12 to 10-3-12
 4. Land Use waiver
 5. Email exchange 9-25-12 to 10-30-12, with Land Use waiver attached
 6. Land Use waiver
 7. Land Use waiver
 8. Email exchange 9-25-12 to 12-20-12
 9. Land Use waiver
 10. Land Use waiver
 11. Land Use waiver
 12. Email exchange 4-26-13 to 5-14-13
 13. Email exchange 3-16-14 to 4-10-14

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).



ZONING

-  Site
-  Also Owned
-  Historic Landmark

This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT



File No. LU 12-170581 DZ
 1/4 Section 3230,3329,3330
 Scale 1 inch = 400 feet
 State_Id 1S1E10 300
 Exhibit B (Jun 28, 2013)



Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.489.9933
www.mackenzie.com

MACKENZIE
REALTY COMPANY



Project:
ZRZ SURFACE PARKING
SOUTH WATERFRONT



DATE: 04/28/2014
CHECKED BY: R.J.H.
DRAWN BY: M.A.G.

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/28/2014	ISSUED FOR PERMIT
2	04/28/2014	ISSUED FOR PERMIT
3	04/28/2014	ISSUED FOR PERMIT
4	04/28/2014	ISSUED FOR PERMIT
5	04/28/2014	ISSUED FOR PERMIT
6	04/28/2014	ISSUED FOR PERMIT
7	04/28/2014	ISSUED FOR PERMIT
8	04/28/2014	ISSUED FOR PERMIT
9	04/28/2014	ISSUED FOR PERMIT
10	04/28/2014	ISSUED FOR PERMIT
11	04/28/2014	ISSUED FOR PERMIT
12	04/28/2014	ISSUED FOR PERMIT
13	04/28/2014	ISSUED FOR PERMIT
14	04/28/2014	ISSUED FOR PERMIT
15	04/28/2014	ISSUED FOR PERMIT
16	04/28/2014	ISSUED FOR PERMIT
17	04/28/2014	ISSUED FOR PERMIT
18	04/28/2014	ISSUED FOR PERMIT
19	04/28/2014	ISSUED FOR PERMIT
20	04/28/2014	ISSUED FOR PERMIT

SHEET TITLE:
COVER SHEET/
OVERALL PLAN

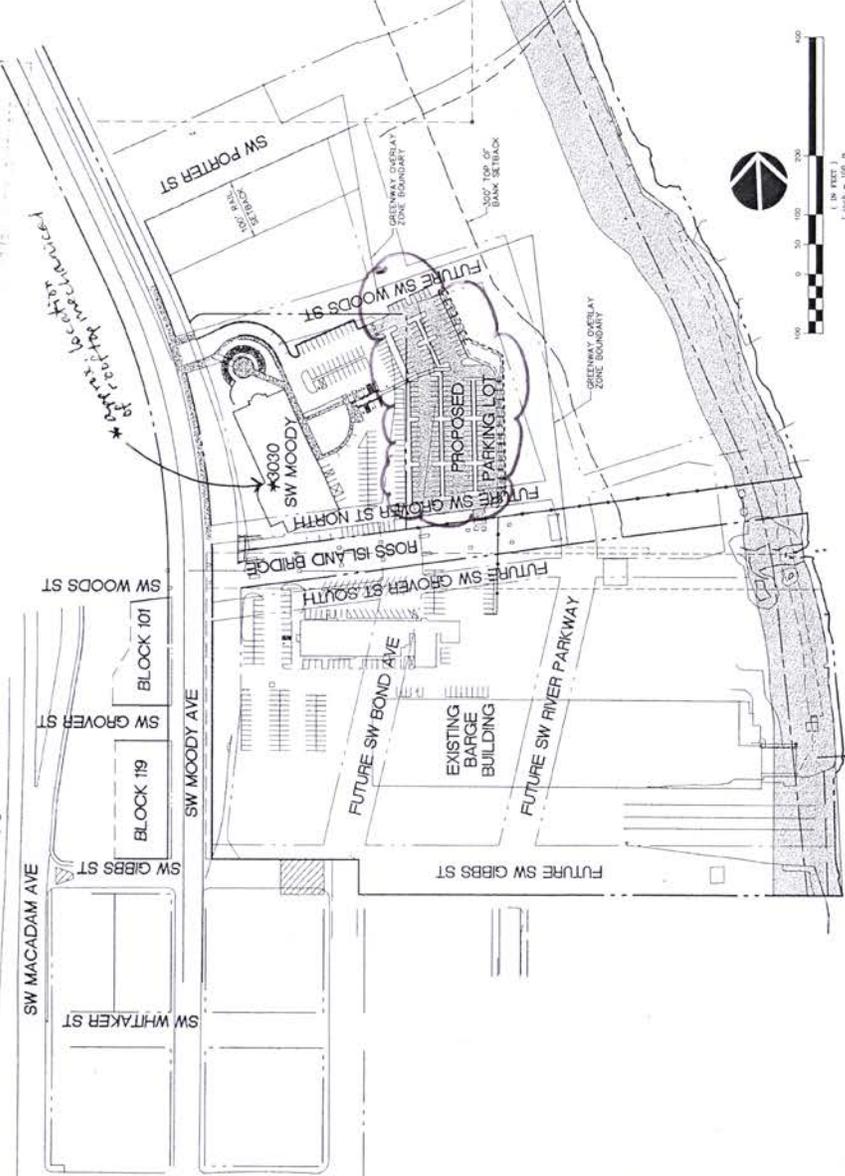
DATE: 04/28/2014
DRAWN BY: M.A.G.
CHECKED BY: R.J.H.
SHEET:

C1.0

JOB NO.: 2100063.08

ZRZ SURFACE PARKING SOUTH WATERFRONT

Approved*
City of Portland
Bureau of Development Services
Planner
5-28-14



OVERALL PARKING DATA

SOUTH WATERFRONT DISTRICT SURFACE PARKING AREAS:

EXISTING SURFACE PARKING LIMIT	24,000 SF
EXISTING SURFACE PARKING	4,871 SF
PROPOSED SURFACE PARKING	1,750 SF
REMAINING SURFACE PARKING	17,379 SF

EXISTING 2020 SW MOODY PARKING LOT:

EXISTING 1000 SW MOODY PARKING STALLS	132
EXISTING 2020 SW MOODY PARKING STALLS TO REMAIN	122
ADDITIONAL PROPOSED HANDICAP PARKING STALLS	4
STALLS RESERVED FOR HANDICAP PARKING	4

RESERVED PARKING LOT:

PROPOSED RESIDENTIAL PARKING (COMMERCIAL PARKING)	15,464 SF
PROPOSED REVENUE AREA	15,464 SF

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L3.0 IRRIGATION DETAILS
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- GENERAL NOTES**
- THE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
 - THE WORKING DRAWINGS ARE GENERALLY DIAGNOMATIC. THEY DO NOT SHOW PROVIDED THEY DO NOT SHOW EVERY DIMENSION, COMPONENT, DETAIL, SECTION, WORK SHALL BE CHECKED AND COMBINED WITH EXISTING CONDITIONS IN THE FIELD. THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO UTILITIES PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH APPROVED BEFORE ANY DISADVANTAGES.
 - EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET CITY OF PORTLAND ACTION AND STAFFAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
 - EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED THROUGH PROPERLY SIZED, PROTECTED AND THE RECEIVING SYSTEM AND THE ADVERSELY IMPACTED AREAS TO BE PROTECTED TO AVOID ANY EFFECTIVE DRAINAGE CONTROL. IMPROVEMENTS TO NEW FINISH GRADES.
 - EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO BE PROPERLY COMPACTED. EXCAVATION SHALL BE PROTECTED AND MAINTAINED FOR PROPER COMPACTED. EXCAVATION SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS UTILITIES SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE. (SEE CALL TO DESIGN 6921-1444). ALL OTHER CALLS 1-800-451-2641.
 - REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
 - ELEVATIONS OF EXISTING GRAVEL CAP AND EXISTING SURFACE PARKING LOT ARE TO BE MAINTAINED AND NOT TO BE CHANGED PRIOR TO START OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL CURB RATES ARE 2.5 UNLESS NOTED OTHERWISE.
 - THE 156 NEW PARKING SPACES ARE TO BE USED BY RESIDENTS OF THE SOUTH WATERFRONT DISTRICT. THE 156 NEW PARKING SPACES ARE TO BE USED BY RESIDENTS OF THE SOUTH WATERFRONT DISTRICT. THE 156 NEW PARKING SPACES ARE TO BE USED BY RESIDENTS OF THE SOUTH WATERFRONT DISTRICT. THE 156 NEW PARKING SPACES ARE TO BE USED BY RESIDENTS OF THE SOUTH WATERFRONT DISTRICT.

1. OVERALL PLAN
C1.0 14-1007

REVISED CITY SUBMITTAL - APRIL 28, 2014

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