



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 30, 2016
To: Interested Person
From: David Besley, Land Use Services
503-823-7282 / David.Besley@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 October 21, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-164843 AD, in your letter. It also is helpful to address your letter to me, David Besley. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-164843 AD

Applicant: Gene Bolante Phone: 503.221.2900
Studio 3 Architecture
222 Commercial St NE
Salem, OR 97301

Owner: Mark Madden
Redwood PDX LLC
2330 NW 31st Ave
Portland, OR 97210

Site Address: 233 NW 16TH AVE

Legal Description: BLOCK 151 LOT 5&8, COUCHS ADD
Tax Account No.: R180213000
State ID No.: 1N1E33DB 04100
Quarter Section: 3028

Neighborhood: Northwest District, contact John Bradley at 503-313-7574
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com. Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Plan District: Northwest

Zoning: EXd (Central Employment with a Design Overlay Zone)

Case Type: AD (Adjustment Review)

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

PROPOSAL:

The applicant is proposing a new 5 story, 50-unit apartment building with ground floor commercial and residential uses. The Portland Zoning Code requires one “Standard B” on-site loading space for buildings with any amount of net building area in Household Living and with less than 20,000 square feet of floor area in uses other than Household Living (Section 33.266.310.C). The “Standard B” loading space dimensional requirements are a minimum of 18 feet long, 9 feet wide, and have a clearance of 10 feet. Due to space limitations on the site, the applicant is requesting an Adjustment to reduce the minimum requirement of a “Standard B” on-site loading space from one space to zero spaces for this project.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.040 Approval Criteria

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone (*not applicable*); and
- D. City-designated scenic resources and historic resources are preserved (*not applicable*);
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable (*not applicable*)

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 May 2, 2016 and determined to be complete on September 26, 2016.

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.

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.

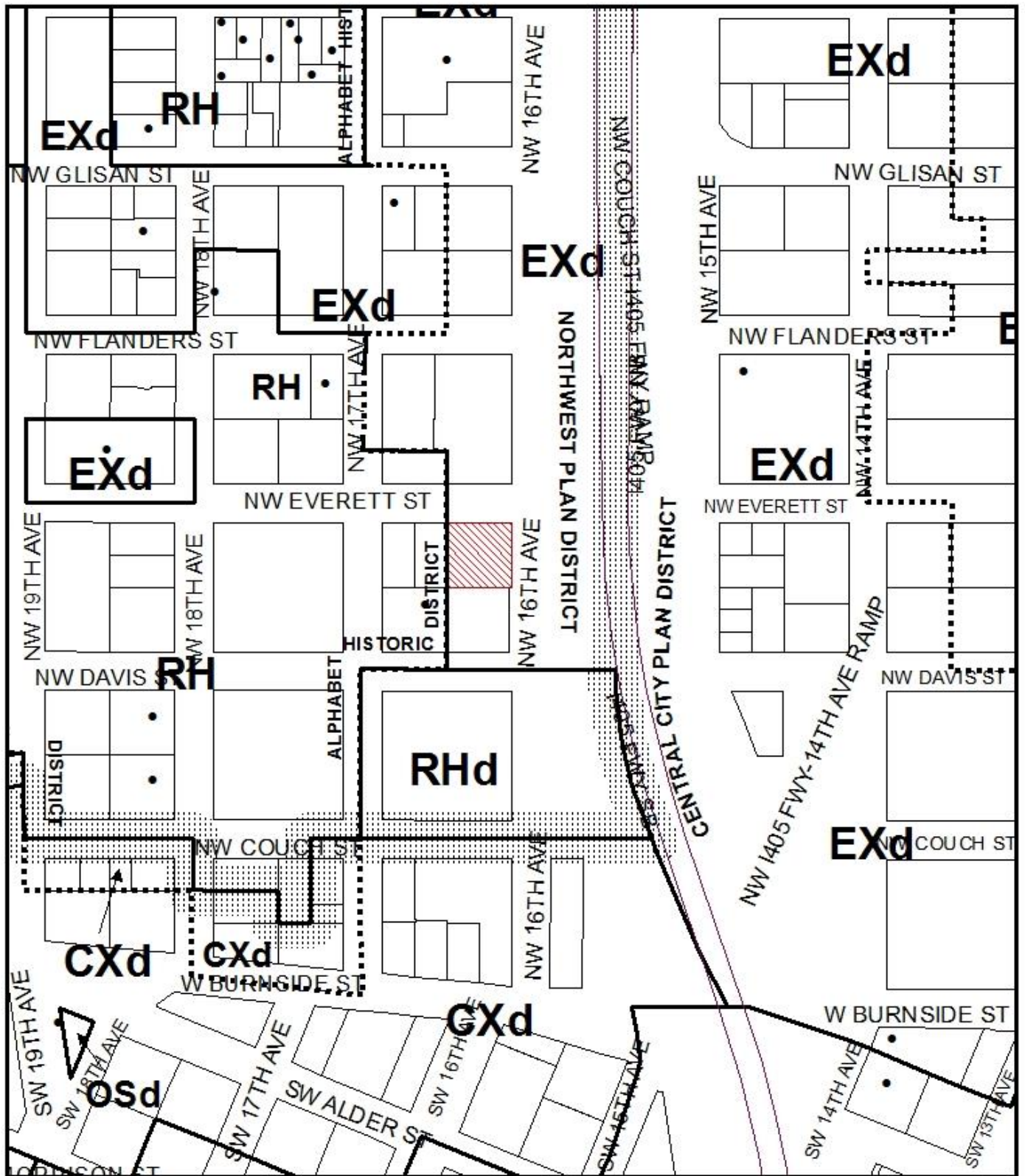
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

North Elevation Drawing



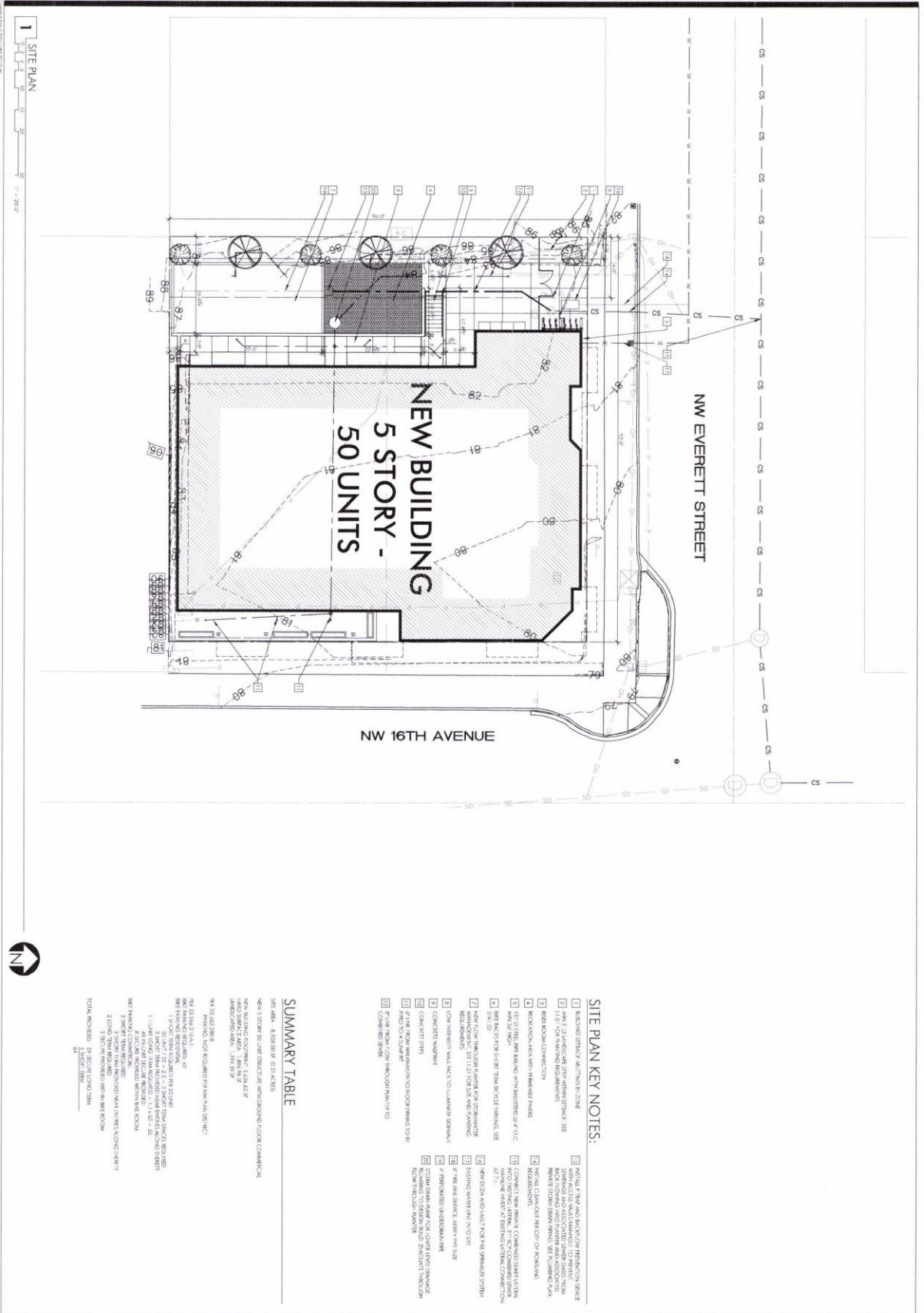
ZONING

-  Site
-  Historic Landmark

This site lies within the:
NORTHWEST PLAN DISTRICT



File No.	LU 16-164843 AD
1/4 Section	3028
Scale	1 inch = 200 feet
State_Id	1N1E33DB 4100
Exhibit	B (May 02, 2016)



1 SITE PLAN
1" = 20'

NW EVERETT STREET

NW 16TH AVENUE

NEW BUILDING
50 UNITS

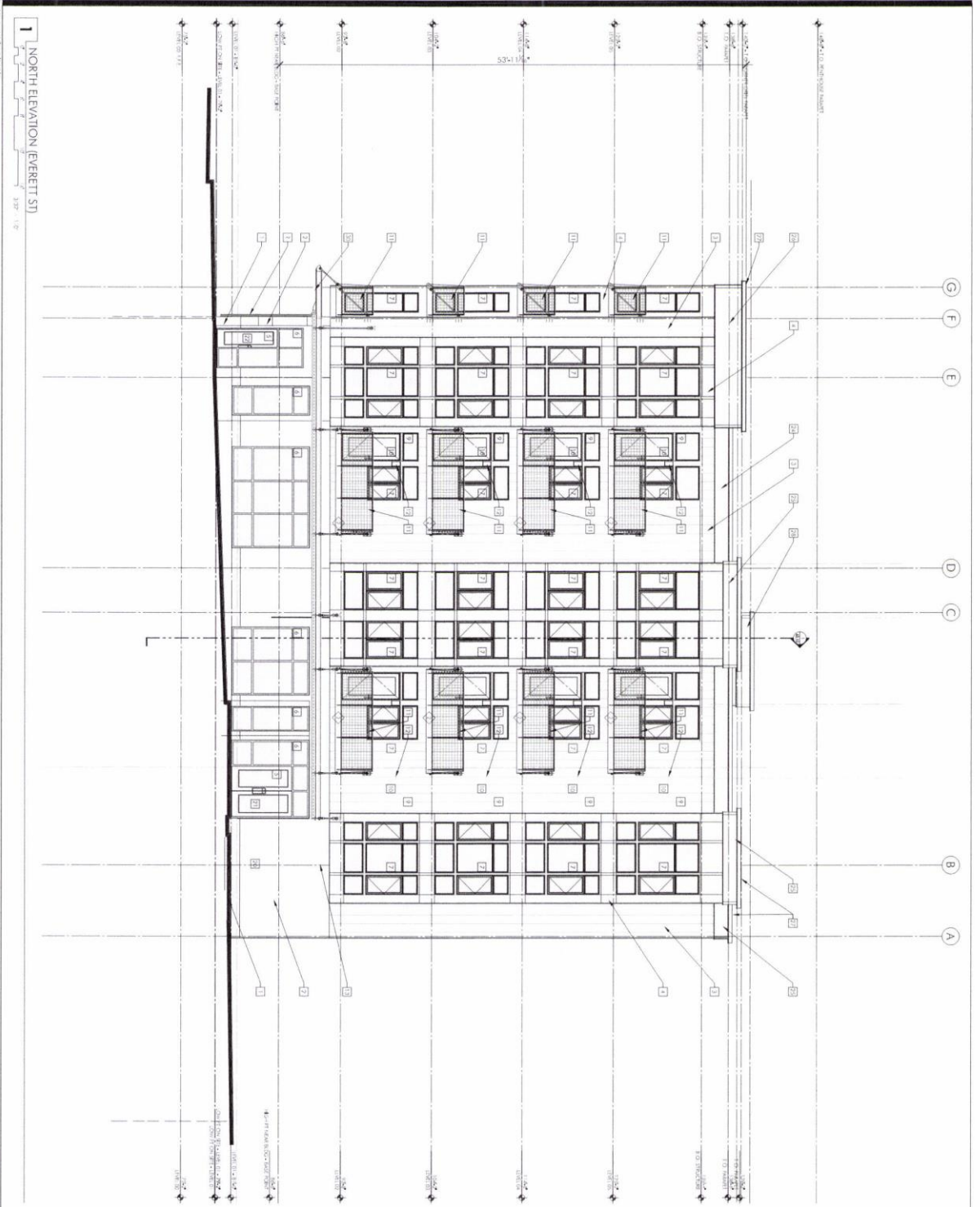
SITE PLAN KEY NOTES:

- 1) BUILDING SETBACK AS SHOWN IN ZONE
- 2) SEE 1) FOR LANDSCAPE AND SITEWORK. SEE 1) FOR LANDSCAPE AND SITEWORK.
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SUMMARY TABLE

NO.	DESCRIPTION	AMOUNT
1	NEW BUILDING	50 UNITS
2	PARKING SPACES	50 SPACES
3	LANDSCAPE	AS SHOWN
4	CONCRETE	AS SHOWN
5	STEEL	AS SHOWN
6	MECHANICAL	AS SHOWN
7	ELECTRICAL	AS SHOWN
8	PLUMBING	AS SHOWN
9	PAINT	AS SHOWN
10	FINISHES	AS SHOWN
11	FIXTURES	AS SHOWN
12	APPLIANCES	AS SHOWN
13	LANDSCAPE	AS SHOWN
14	CONCRETE	AS SHOWN
15	STEEL	AS SHOWN
16	MECHANICAL	AS SHOWN
17	ELECTRICAL	AS SHOWN
18	PLUMBING	AS SHOWN
19	PAINT	AS SHOWN
20	FINISHES	AS SHOWN
21	FIXTURES	AS SHOWN
22	APPLIANCES	AS SHOWN

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NEW MIXED USE BUILDING

REDWOOD APARTMENTS

NW 16TH AVENUE & NW EVERETT ST
PORTLAND, OREGON

STUDIO 3
ARCHITECTURE
1700 NE 15TH AVENUE
SUITE 300
PORTLAND, OREGON 97232-4412
503.255.1111
www.studio3arch.com

REGISTERED ARCHITECT
STATE OF OREGON
MAY 2016

PROJECT # 201600
DATE 04/18/2016
REVISIONS

SHEET
A2.12

LU16-164843AD