



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: May 5, 2017
To: Interested Person
From: Leah Dawkins, Land Use Services
503-823-7830 / Leah.Dawkins@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on June 5, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-155622 LC, in your letter. It also is helpful to address your letter to me, Leah Dawkins. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-155622 LC

Applicant: Michael Fu, Portland Community Reinvestment Initiatives (PCRI)
6329 NE Martin Luther King Jr Blvd / Portland OR 97211
(503) 288-2923 ext. 134

Owner: Siobain Beddow, Representative
City Of Portland, Housing Bureau
421 SW 6th Ave Suite 500 / Portland OR 97204

Site Address: 3368 NE MLK JR BLVD

Legal Description: BLOCK 13 LOT 26-31, ALBINA
Tax Account No.: R009604300
State ID No.: 1N1E26BB 01700
Quarter Section: 2731

Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.
Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: Albina Community
Zoning: RHd- Multi-Dwelling Residential with "d" Design Overlay
Case Type: LC- Lot Consolidation
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to consolidate historic Lots 26-31, Block 13 of Albina into one single parcel. The lot consolidation is in preparation for the construction of a new multi-dwelling development on the site. The multi-dwelling structure is not a part of this review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Lot Consolidation Standards.**

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 April 18, 2017 and determined to be complete on May 3, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

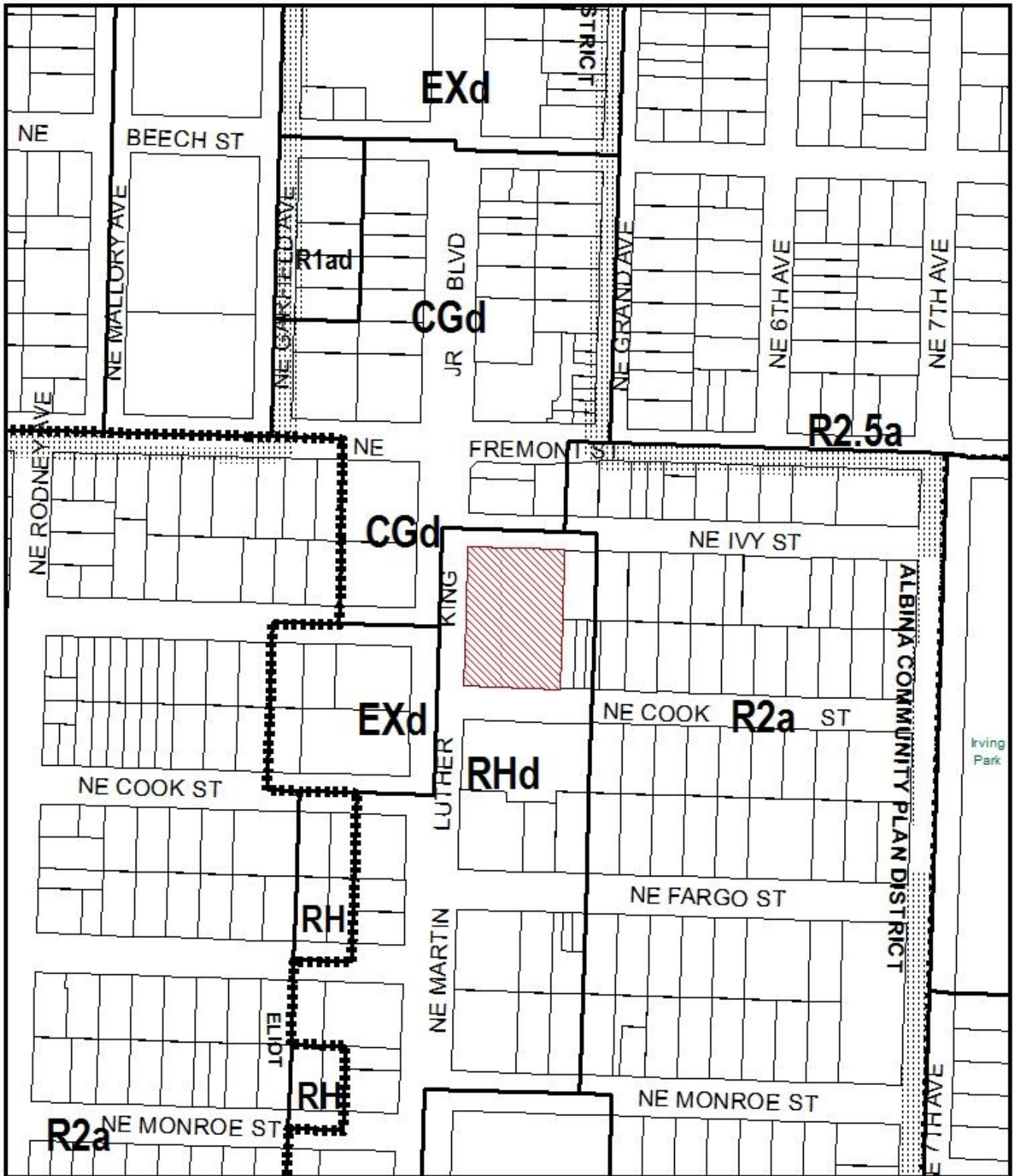
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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



This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

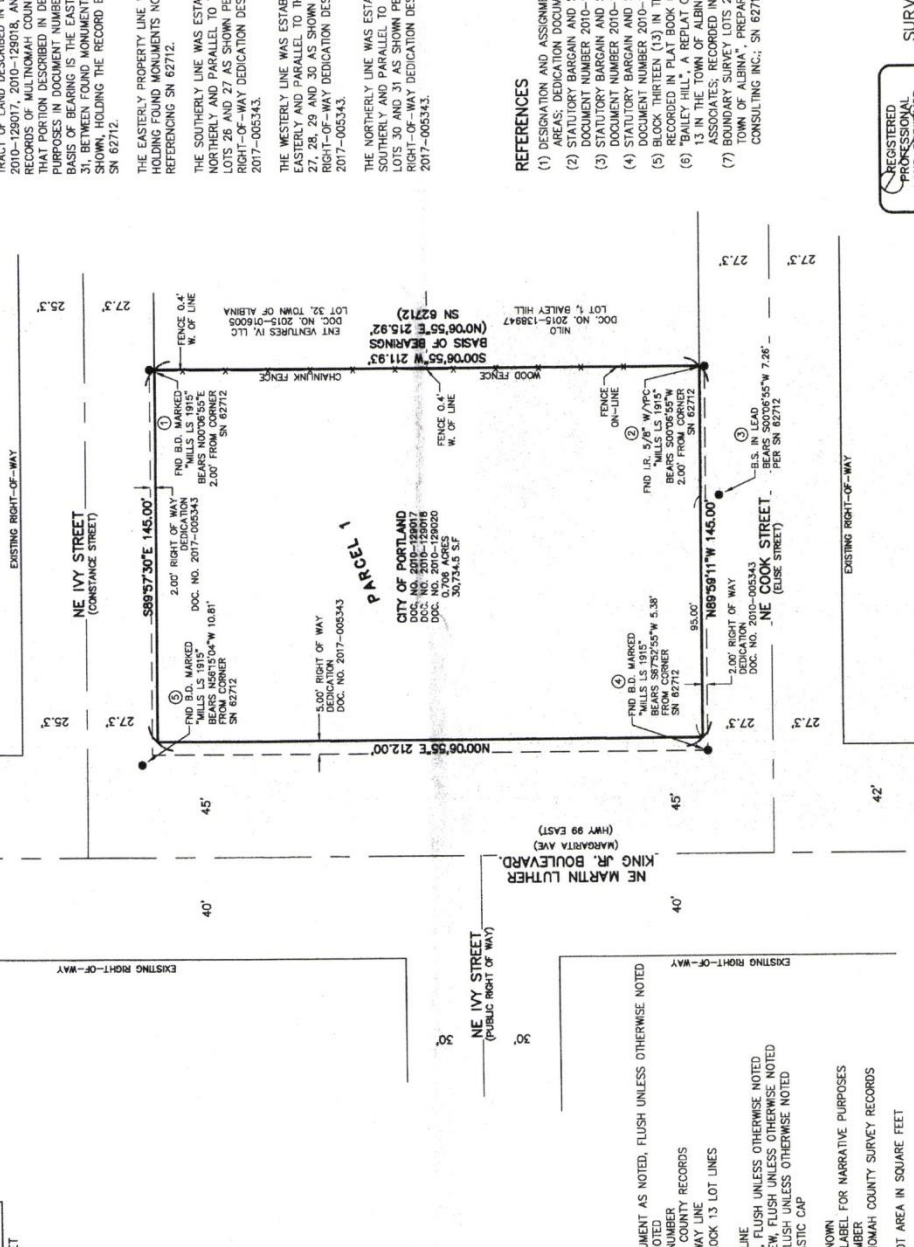
File No.	<u>LU 17-155622 LC</u>
1/4 Section	<u>2731</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26BB 1700</u>
Exhibit	<u>B</u> (Apr 20, 2017)

PARTITION PLAT NO. _____

PARTITION PLAT

A REPLAT OF LOTS 26-31, BLOCK 13, TOWN OF ALBINA
IN THE NW 1/4 OF SECTION 26, T. 1 N., R. 1 E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: MARCH 20, 2017



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBERS 2010-129017, 2010-129018, AND 2010-129020, DEED RECORDS OF MULTNOMAH COUNTY, OREGON, EXCEPTING THAT PORTION DESCRIBED IN DEED OR RIGHT-OF-WAY DOCUMENT NUMBER 2010-129018, TO BE THE BASIS OF BEARING IS THE EASTERLY LINE LOTS 26 AND 31, BETWEEN FOUND MONUMENTS NO. 1 AND 2 AS SHOWN, HOLDING THE RECORD BEARING S00°06'55\"/>

THE EASTERLY PROPERTY LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS NO. 1 AND 2 AS SHOWN REFERENCING SN 62712.

THE SOUTHERLY LINE WAS ESTABLISHED 2.00 FEET NORTHERLY AND PARALLEL TO THE SOUTHERLY LINE OF LOTS 26 AND 27 AS SHOWN PER SN 62712 BY A RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT 2017-005343.

THE WESTERLY LINE WAS ESTABLISHED 5.00 FEET EASTERLY AND PARALLEL TO THE WESTERLY LINE OF LOTS 26 AND 27 AS SHOWN PER SN 62712 BY A RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT 2017-005343.

THE NORTHERLY LINE WAS ESTABLISHED 2.00 FEET SOUTHERLY AND PARALLEL TO THE NORTHERLY LINE OF LOTS 30 AND 31 AS SHOWN PER SN 62712 BY A RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT 2017-005343.

REFERENCES

- (1) DESIGNATION AND ASSIGNMENT OF PUBLIC STREET AREAS; DEDICATION DOCUMENT NUMBER 2017-005343.
- (2) STATUTORY BARGAIN AND SALE OF DEED; DEDICATION DOCUMENT NUMBER 2010-129018.
- (3) STATUTORY BARGAIN AND SALE OF DEED; DEDICATION DOCUMENT NUMBER 2010-129018.
- (4) STATUTORY BARGAIN AND SALE OF DEED; DEDICATION DOCUMENT NUMBER 2010-129020.
- (5) BLOCK THIRTEEN (13) IN THE TOWN OF ALBINA; RECORDED IN PLAT BOOK 0002 PAGE 125.
- (6) "BAILEY HILL", A REPLAT OF LOTS 24 & 25 IN BLOCK 13 IN THE TOWN OF ALBINA, PREPARED BY GARY R. ANDERSON SURVEY, LOTS 24 & 25 BEARING S00°06'55\"/>

SURVEYED FOR:
MLK & COOK APARTMENTS L.P.

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SECURIA PARKWAY, SUITE 150
PORTLAND, OREGON 97224
GARY R. ANDERSON
(503) 684-0652



RENEWAL: 12-31-17 2699-COOP-2016 SHEET 1 OF 2

LEGEND

- FOUND MONUMENT AS NOTED, FLUSH UNLESS OTHERWISE NOTED
- FENCE AS NOTED
- DOCUMENT NUMBER
- MULTNOMAH COUNTY RECORDS
- RIGHT-OF-WAY LINE
- ORIGINAL BLOCK 13 LOT LINES
- CENTERLINE
- CONTRIBUTORY LINE
- B.D. BRASS DISK, FLUSH UNLESS OTHERWISE NOTED
- B.S. BRASS SCREW, FLUSH UNLESS OTHERWISE NOTED
- I.R. IRON ROD, FLUSH UNLESS OTHERWISE NOTED
- Y.P.C. YELLOW PLASTIC CAP
- F.N.D. FOUND
- O.U. ORIGIN UNKNOWN
- SN MONUMENT LABEL FOR NARRATIVE PURPOSES
- MULTNOMAH COUNTY SURVEY RECORDS
- S.F. DENOTES LOT AREA IN SQUARE FEET
- DOC. NO. DEED DOCUMENT NUMBER
- MULTNOMAH COUNTY DEED RECORDS
- BK. PG. DEED BOOK AND PAGE
- MULTNOMAH COUNTY SURVEY RECORDS

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

GARY R. ANDERSON P.L.S. NO. 2434

LU17-155622LC