



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 15, 2017

From: Jeffrey Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 16-280148 DZM
Pre App: PC # 16-211430

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Jeffrey Mitchem at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: June 7, 2017** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: June 9, 2017**
- **A public hearing before the Design Commission is tentatively scheduled for June 15, 2017, 1:30 pm**

Applicant: Kurt Schultz | SERA Architects
338 NW 5th Avenue
Portland, OR 97209

Owner: Peter Skei | Specht Development, Inc.
10260 SW Greenburg Rd. Ste 170
Portland OR 97223

Site Address: 306 SE 8TH AVE

Legal Description: BLOCK 183 LOT 1-3&6-8 TL 10400 LAND & IMPS SEE R150358 (R226511642) FOR BILLBOARD & R646210 (R226511643) FOR MACH & EQUIP, EAST PORTLAND

Tax Account No.: R226511640
State ID No.: 1N1E35CC 10400
Quarter Section: 3031

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: Central City - Central Eastside
Zoning: EXd, Central Employment with a Design Overlay
Case Type: DZM, Design Review with Modifications
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The proposal is for a new 7-story market rate apartment (123 units) building with ground floor retail and below-grade parking behind retail on a 17,000 square foot site. The following Modifications to Zoning Code Standards are requested: (1) 33.266.130F; Table 266-4 Parking Standards: Applicant requests approval to have concrete columns 16" wide x 24" long located between some parking stalls (8.5' x 16' with 20' wide aisles) that would protrude 8" into the 8.5' clear width of the individually-assigned stall on each side. (2) 33.266.220.C3 Long Term Bicycle Parking: Applicant proposes to provide 185 bicycle parking spaces in a wall rack system that stores bicycles 18" apart in a high and low rack, with the lowest rack allowing bikes to rest on the floor.

Design Review is necessary because the proposal is for new construction within a Design Overlay Zone.

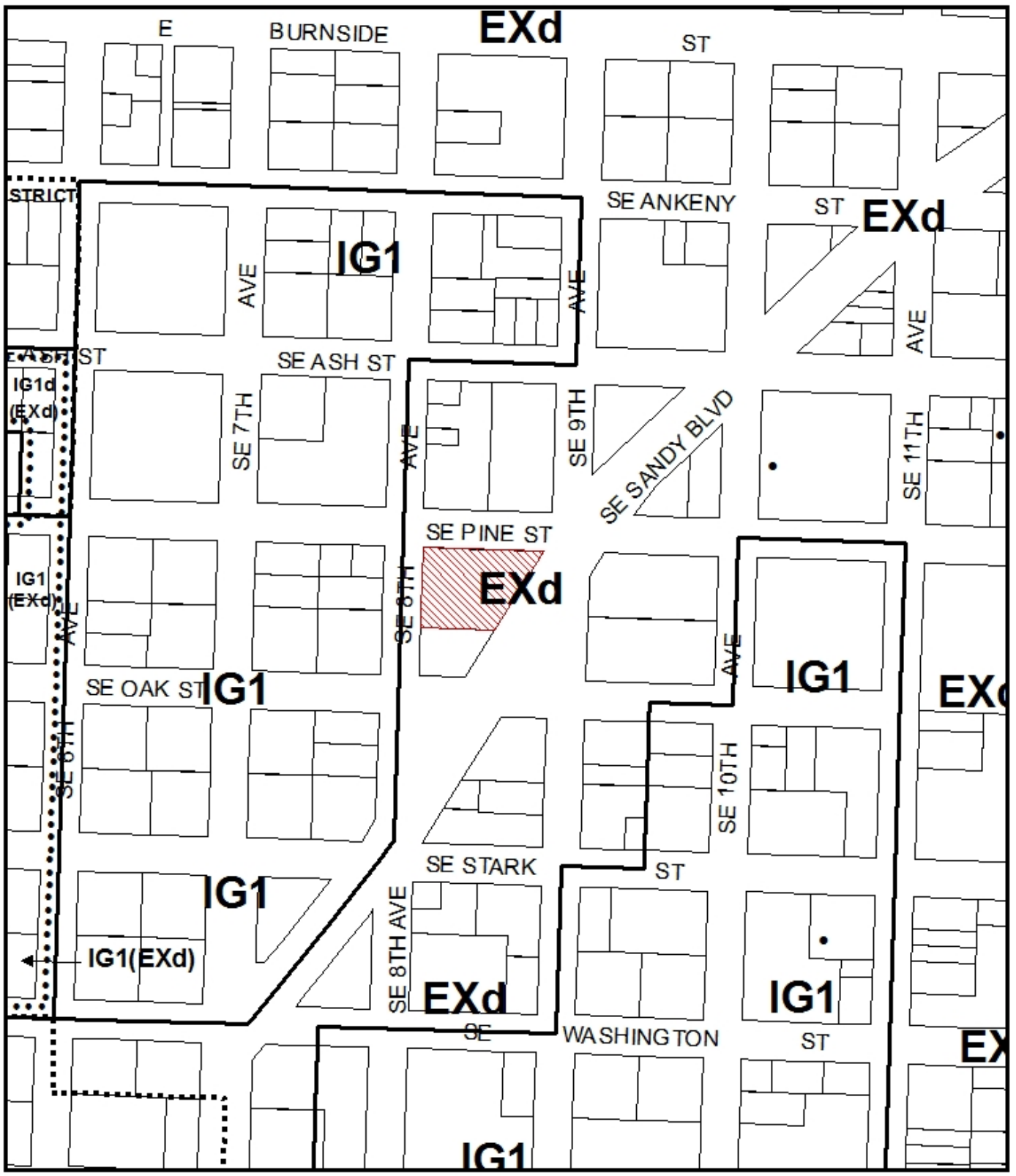
Approval Criteria:

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

- 33.825 Design Review
- Modification Criteria (33.825.040)
- Central City Fundamental Design Guidelines
- Central Eastside 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on December 1, 2016 and determined to be complete on April 24, 2017.

Enclosures: Zoning Map, Site Plan, Elevation



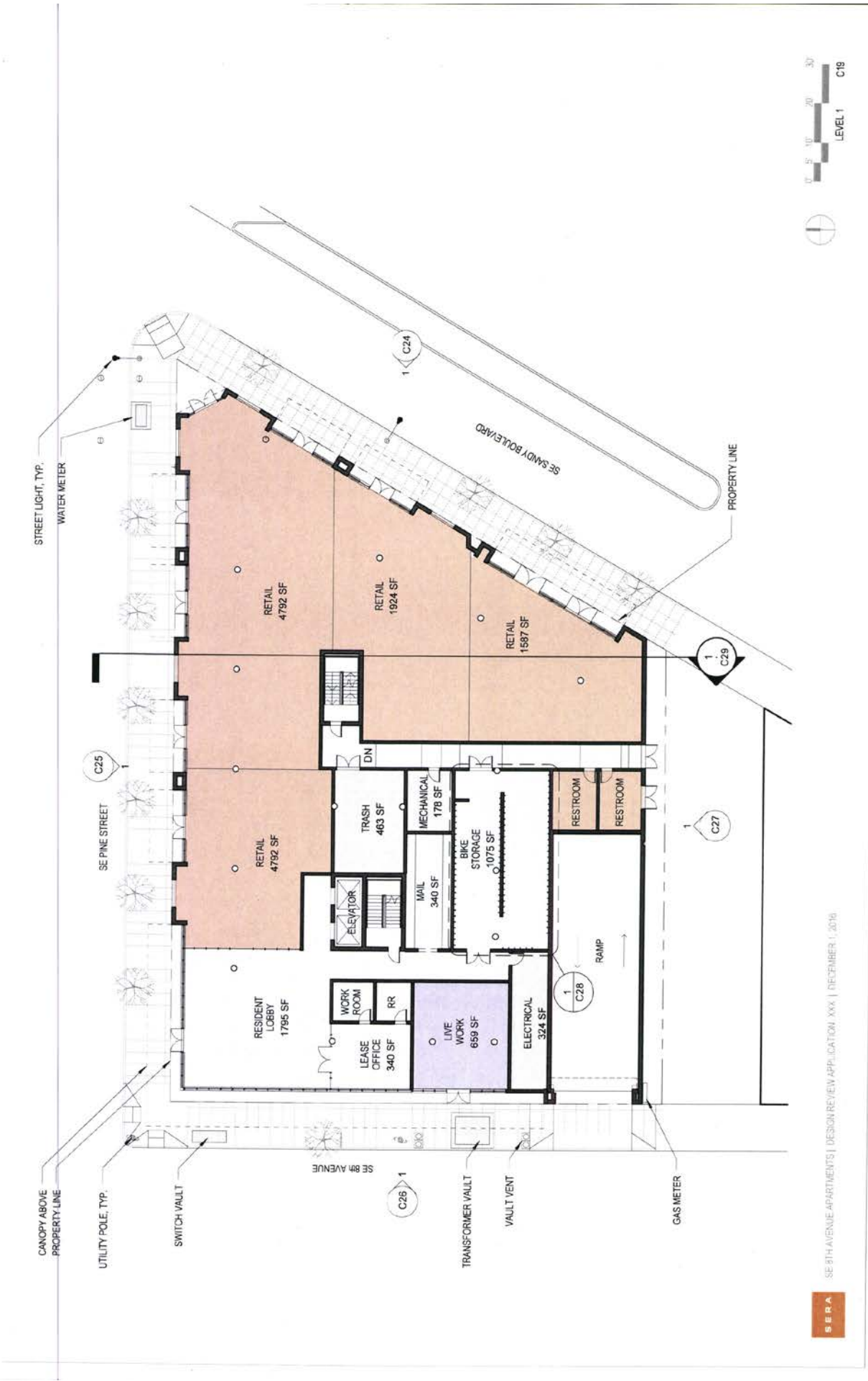
ZONING



This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

- Site
- Historic Landmark

File No.	<u>LU 16-280148 DZM</u>
1/4 Section	<u>3031</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N1E35CC 10400</u>
Exhibit	<u>B</u> (Dec 07, 2016)

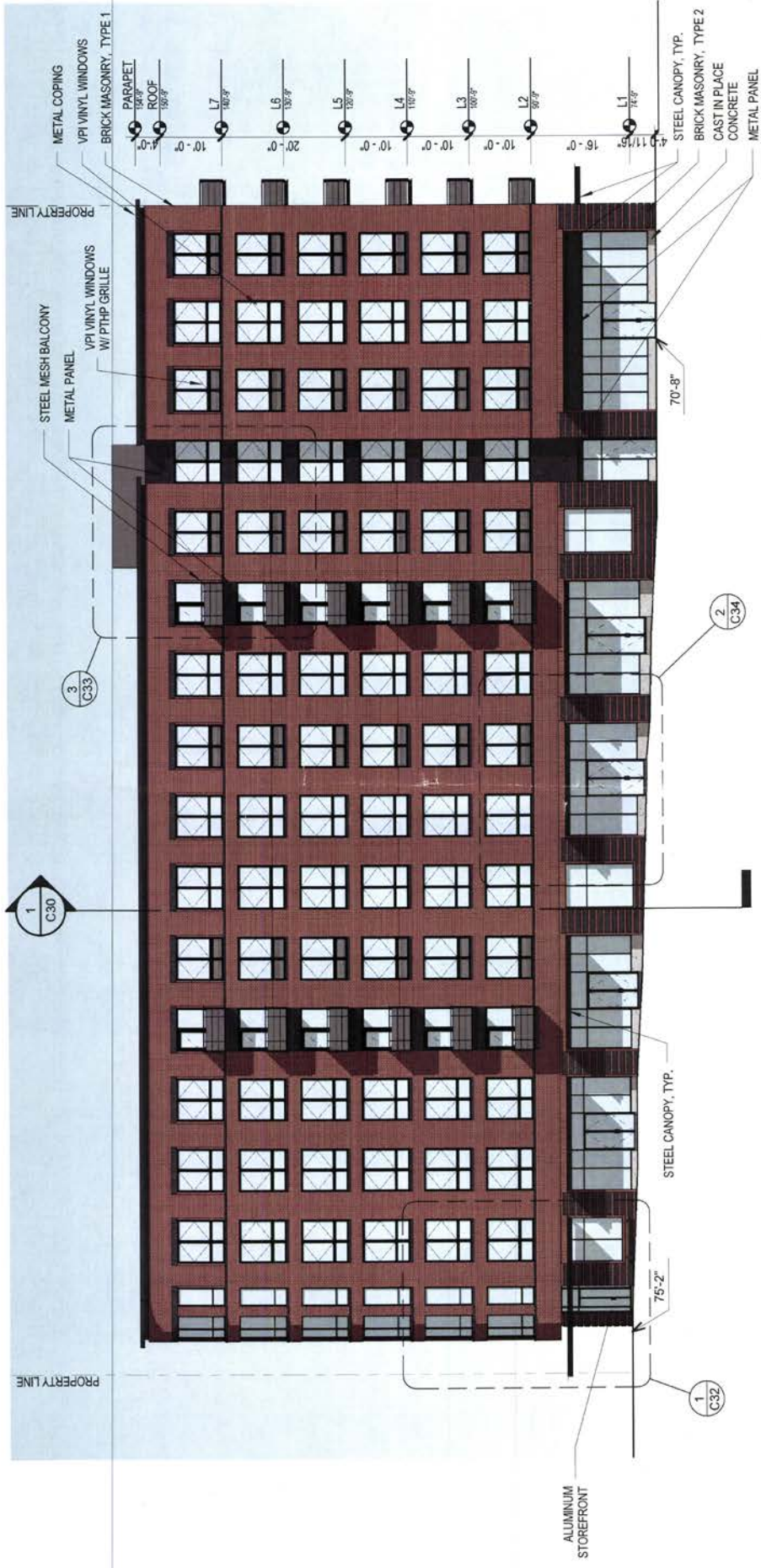


SE 5TH AVENUE APARTMENTS | DESIGN REVIEW APPLICATION XXX | DECEMBER 1, 2016



LW 16-28014802W

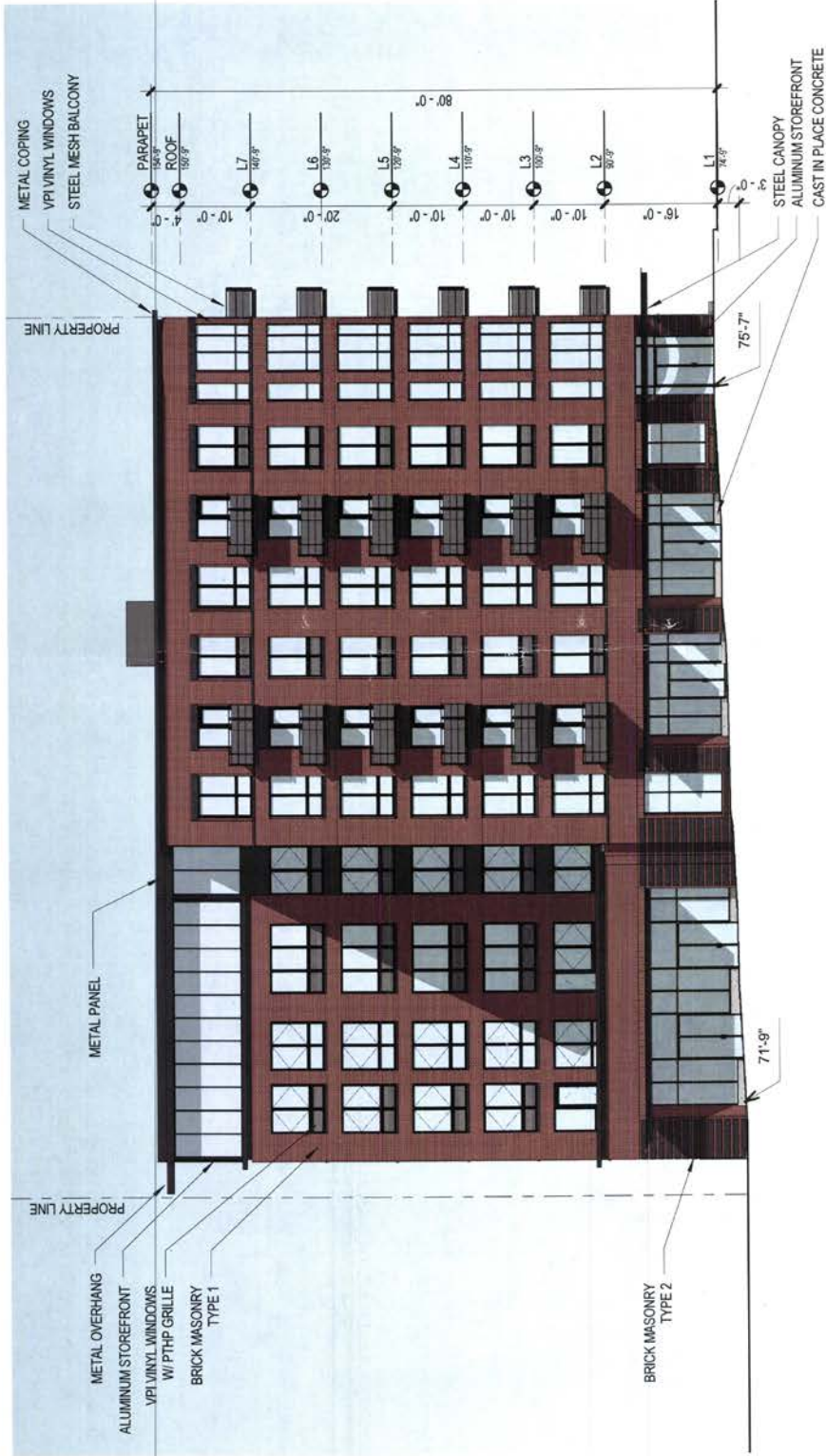




0' 4' 8' 16' 24'

NORTHELEVATION C28





EAST ELEVATION C25

