



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** May 18, 2017  
**To:** Interested Person  
**From:** Jeff Mitchem, Land Use Services  
503-823-7011/Jeffrey.Mitchem@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 8, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-202471 DZ, in your letter. It also is helpful to address your letter to me, Jeff Mitchem. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 16-202471 DZ**

**Owner:** Houndstooth Development LLC  
1540 SW Davenport St  
Portland, OR 97201-2230

**Representative:** David Kennedy  
David Kennedy Architect  
9555 Young Dr  
Beverly Hills, CA 90212

**Site Address:** 3525 NE Garfield Ave

**Legal Description:** BLOCK 5 LOT 11, ALBINA HMSTD  
**Tax Account No.:** R010501640  
**State ID No.:** 1N1E22DD 15400  
**Quarter Section:** 2630  
**Neighborhood:** Boise, contact [boiselanduse@gmail.com](mailto:boiselanduse@gmail.com)  
**Business District:** North-Northeast Business Assoc, contact at [chair@nnebaportland.org](mailto:chair@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

**Plan District:** Albina Community  
**Zoning:** CGd, General Commercial with a Design Overlay  
**Case Type:** DZ, Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**  
The proposal is for new construction of a four-story (approximately 45') apartment building consisting of 28 units with ground level private amenity space.

Design Review is necessary because the proposal is for new construction in a design overlay zone.

**Relevant Approval Criteria:**

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

- Community Design Guidelines
- 33.825 Design Review

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 July 8, 2016 and determined to be complete on January 4, 2017.

**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**

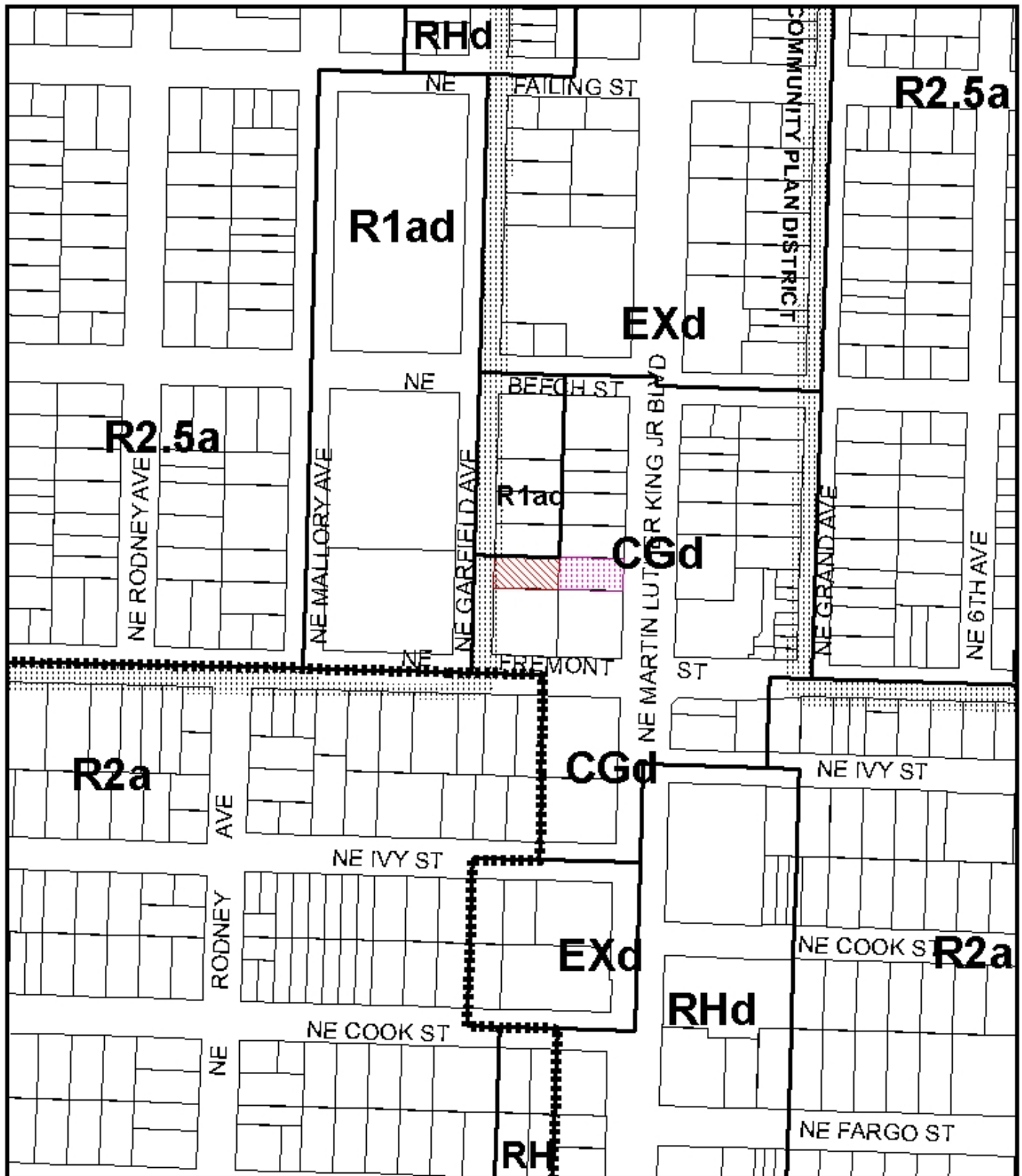
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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  
Elevation



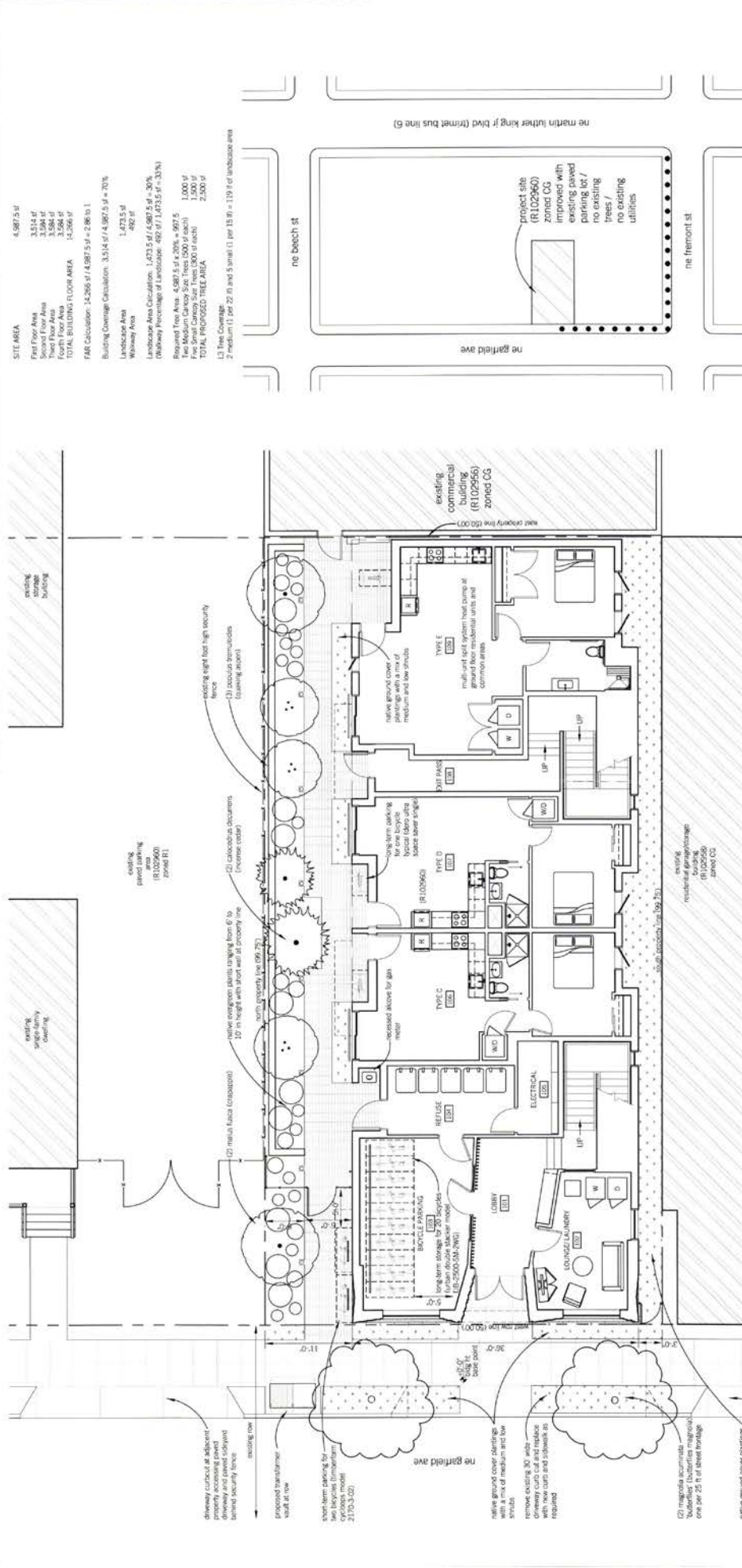
# ZONING

NORTH

This site lies within the:  
ALBINA COMMUNITY PLAN DISTRICT

-  Site
-  Also Owned Parcels

File No.	LU 16-202471 DZ
1/4 Section	2630
Scale	1 inch = 200 feet
State_Id	1N1E22DD 15400
Exhibit	B (Jul 12, 2016)



**SITE AREA**  
 First Floor Area 4,987.5 sf  
 Second Floor Area 3,514 sf  
 Third Floor Area 3,594 sf  
 Fourth Floor Area 3,594 sf  
 TOTAL BUILDING FLOOR AREA 15,690 sf

FAR Calculation:  $14,286 \text{ sf} / 4,987.5 \text{ sf} = 2.86$  to 1

Building Coverage Calculation:  $3,514 \text{ sf} / 4,987.5 \text{ sf} = 70\%$

Landscaping Area 1,072.5 sf  
 Stormwater Area 642 sf

Landscaping Area Calculation:  $1,072.5 \text{ sf} / 4,987.5 \text{ sf} = 21\%$   
 (Ratio Percentage of Landscaping:  $465 \text{ sf} / 2,170.5 \text{ sf} = 21\%$ )

Required Tree Area:  $4,987.5 \text{ sf} \times 4.20\% = 209.7 \text{ sf}$   
 (Ratio Percentage of Landscaping:  $1,072.5 \text{ sf} / 5,197.2 \text{ sf} = 20\%$ )

Five Small Canopy Size Trees (3000 SF each) 1,500 sf  
 TOTAL PROPOSED TREE AREA 2,000 sf

L3 Tree Coverage  
 2 medium (1 per 22 ft) and 8 small (1 per 15 ft) = 119 ft of landscaped area

**vicinity plan**  
 1" = 500'-0"

Unit Type	Count	Residential Units
Type A (Micro-Apartment)	6 units	TOTAL RESIDENTIAL UNITS 21 UNITS
Type B (One Bedroom)	3 units	
Type C (One Bedroom)	1 unit	
Type D (One Bedroom)	1 unit	
Type E (Two Bedroom)	3 units	
Type F (Two Bedroom)	3 units	
Type G (Two Bedroom)	3 units	

Required Long-Term Bicycle Parking:  
 21 units x 1.1 long-term bike/park = 23 Long-Term Bicycle Spaces

**site development plan**  
 1/8" = 1'-0"

**OVERALL GROUND FLOOR AREA** 3,514 sf

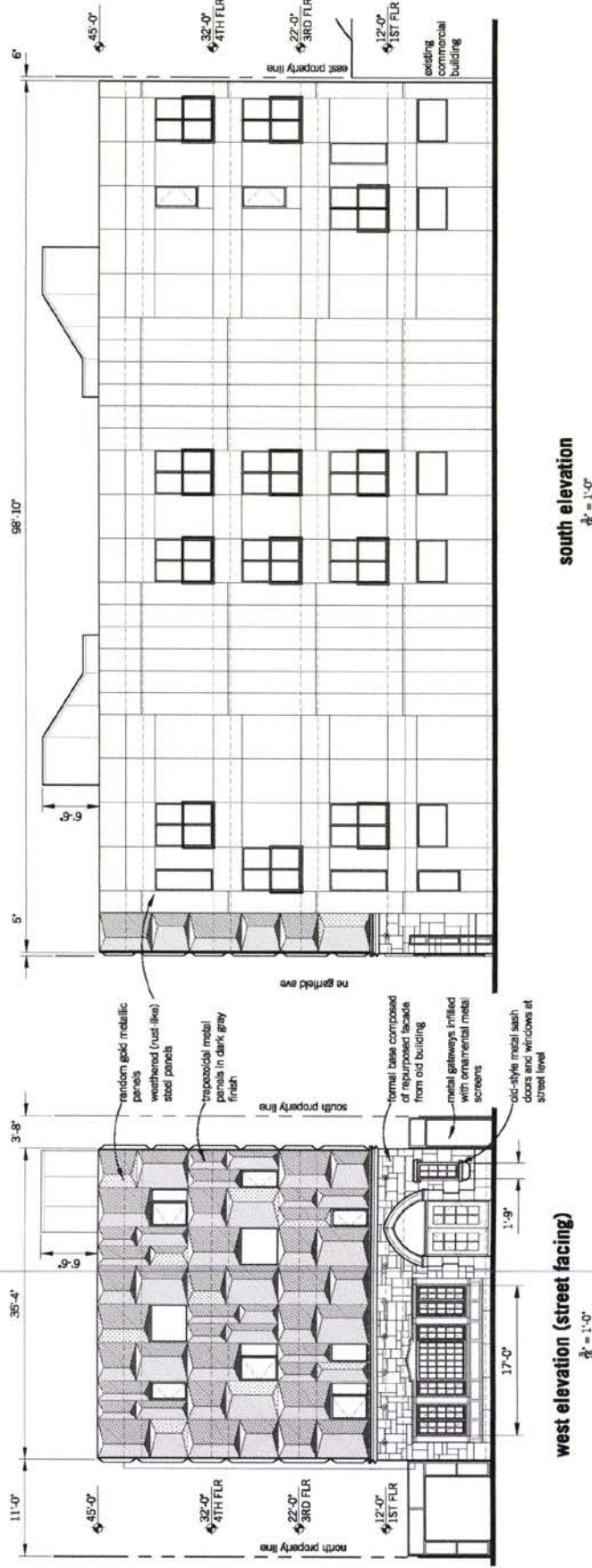
Unit Type	Area (sf)	Count
Type A (Micro-Apartment)	240 sf	6
Type B (One Bedroom)	515 sf	3
Type C (One Bedroom)	1,072.5 sf	1
Type D (One Bedroom)	528 sf	1
Type E (Two Bedroom)	806 sf	3
Type F (Two Bedroom)	728 sf	3
Type G (Two Bedroom)	684 sf	3
<b>TOTAL UNIT AREA</b>	<b>6,064 sf</b>	<b>21</b>
<b>Common Area</b>	<b>1,603 sf</b>	

**gemini apartment building - 3524 ne garfield avenue**

**david kennedy architect** 9955 Young Drive ☎ 503 764 2398 ☒  
 Beverly Hills CA 90212 503 914 1828 ☒

**DK**

**HOUNDSTOOTH + DEVELOPMENT**  
 RESIDENTIAL + COMMERCIAL



07.08.16

**priory apartment building - 3525 ne garfield avenue**

**DK**

*Lu16-202471 D2*



9555 Young Drive # 503 764 2888  
 Beverly Hills CA 90212 503 914 1828

**david kennedy architects**