



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

Chloe Eudaly, Commissioner
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www.portlandoregon.gov/bds

Date: July 20, 2017

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

REQUEST FOR RESPONSE

Case File: LU 16-283373 DZM
Pre App: PC # 16-201977

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: August 16, 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: August 21, 2017**
- **A public hearing before the Design Commission is tentatively scheduled for August 31, 2017, 1:30pm**

Applicant: Tim Grinstead | GBD Architects, Inc.
1120 NW Couch St., Ste. 300
Portland, OR 97209

Owner rep: Tom Dichiara | Cairn Pacific, LLC
1015 NW 11th Ave. #242
Portland, OR

Site Address: Block 42 & 45 South Waterfront

Legal Description: TL 300 7.68 ACRES, SECTION 10 1S 1E; TL 400 2.15 ACRES, SECTION 10 1S 1E

Tax Account No.: R991100600, R991100610, R991100600

State ID No.: 1S1E10DB 00300, 1S1E10DB 00400, 1S1E10DB 00300

Quarter Section: 3430

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

Business District: South Portland Business Association, contact info@southportlanddba.com.

District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: Central City - South Waterfront

Zoning: CXd, Central Commercial 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:

Block 42 is a seven-story building on a 44,000 SF (buildable area) site and is comprised of 206 market-rate apartments, approximately 156 parking stalls, and 9,000 SF of retail.

Block 45 is a seven-story building on a 68,300 SF site and is comprised of 313 market-rate apartments, approximately 200 parking stalls, and 5,000 SF of retail.

Modifications:

- **33.266.130.F1.a. Tandem Parking.** Request to allow six tandem parking stalls without an attendant.
- **33.266.220.c.3.b. Bicycle Parking Standards.** Request to allow vertical bike parking with 18" on-center 6" staggered spacing.

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

Approval Criteria:

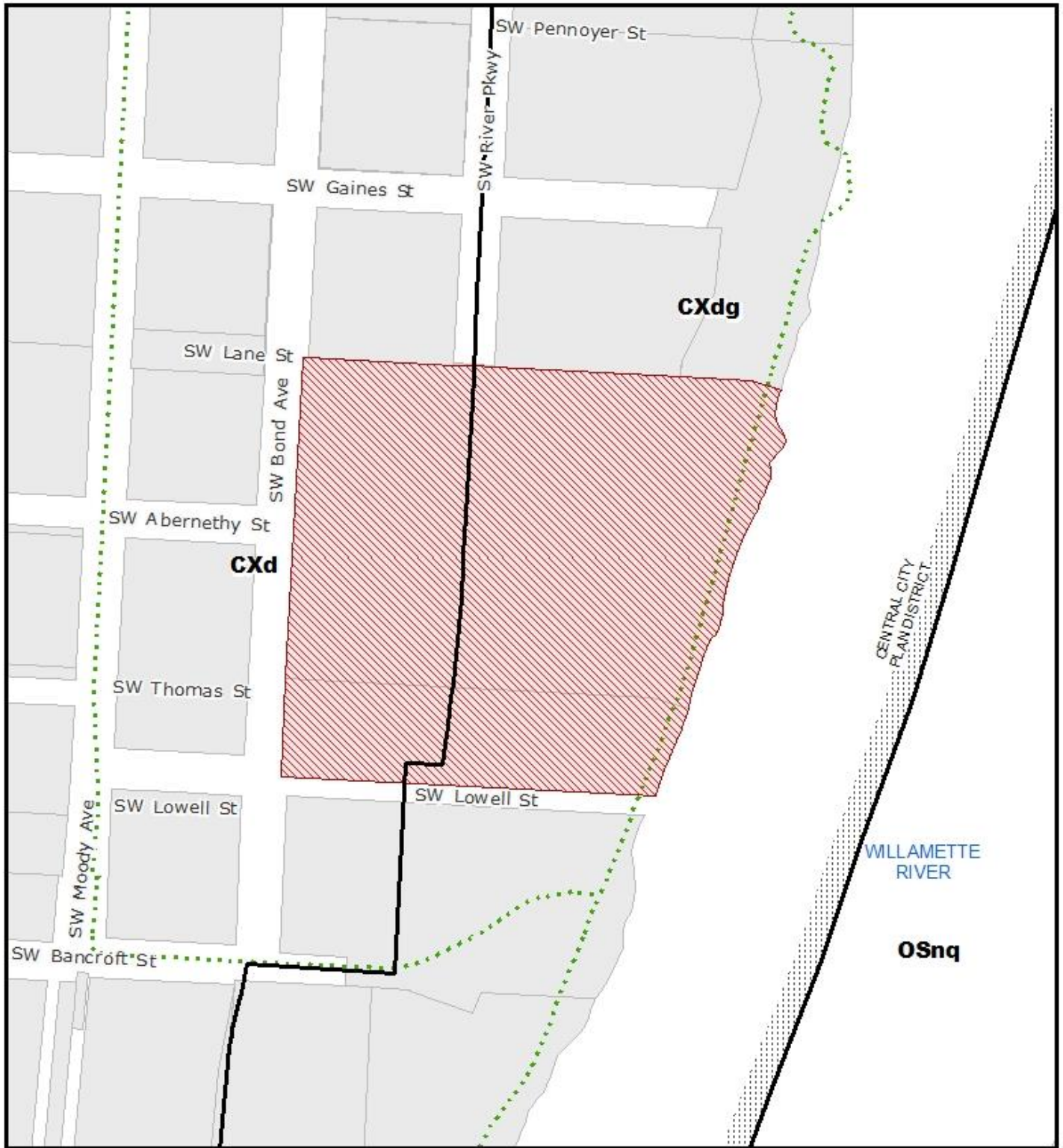
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- South Waterfront 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 7, 2016 and determined to be complete on June 2, 2017.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Design Review Drawing Set



ZONING 
NORTH

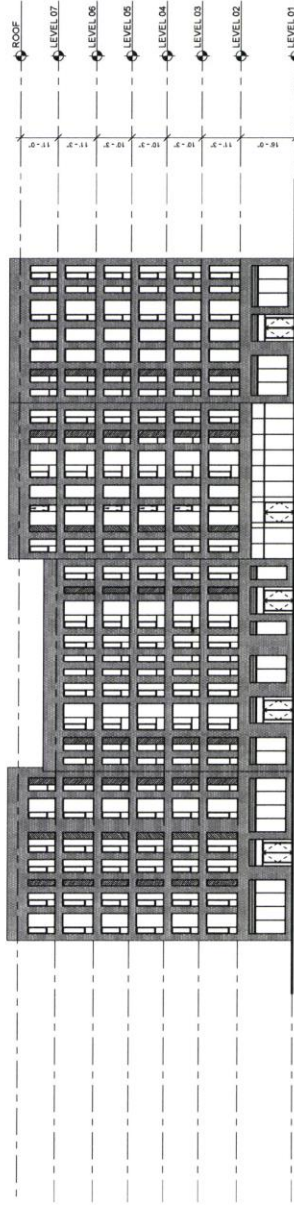
-  Site
-  Recreational Trails

File No.	LU 16-283373 DZM
1/4 Section	3430
Scale	1 inch = 200 feet
State ID	1S1E10DB 300
Exhibit	B Jun 08, 2017



SITE PLAN

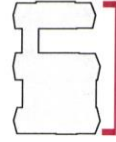
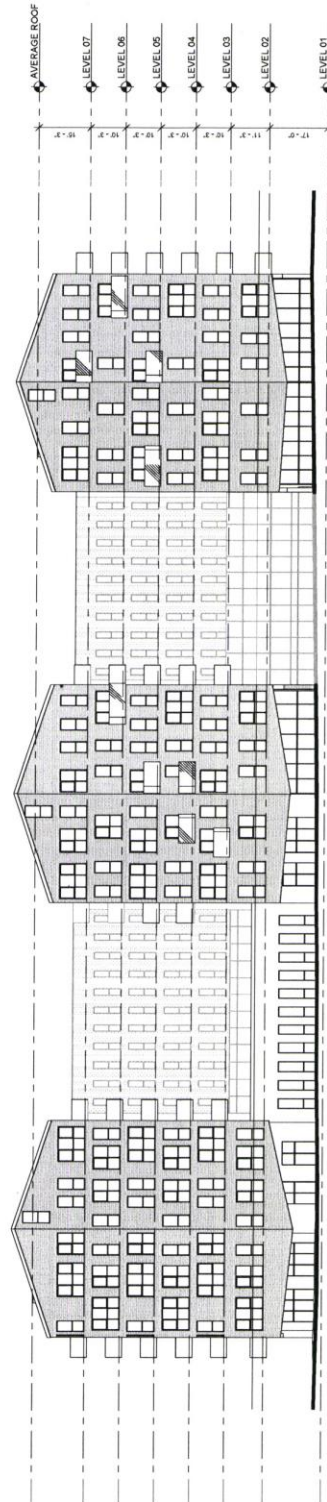




EAST ELEVATION

C.20





EAST ELEVATION

C.44

