



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
www.portlandoregon.gov/bds

Date: August 9, 2017

From: Hannah Bryant, Land Use Services  
503-823-5353 / Hannah.Bryant@portlandoregon.gov

## **REQUEST FOR RESPONSE**

**Case File: LU 17-195442 DZM AD**  
**Pre App: PC # 17-108623**

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 Hannah Bryant 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: September 3, 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: September 11, 2017**
- **A public hearing before the Design Commission is tentatively scheduled for September 21, 2017, 1:30pm**

**Applicant:** Joshua Lupkin | SERA Design & Architecture, Inc  
338 NW 5th Avenue  
Portland, OR 97209  
503-445-7346 | [joshual@seradesign.com](mailto:joshual@seradesign.com)

**Owner:** David Garnand | Housing Northwest, Inc.  
1604 SW Clay St  
Portland, OR 97201  
503-345-4110 | [dgarnand@chnw.org](mailto:dgarnand@chnw.org)

**Site Address:** **1110 SW CLAY STREET**

**Legal Description:** BLOCK 266 LOT 1 N 10' OF LOT 2, PORTLAND; BLOCK 266 S 40' OF LOT 2, PORTLAND

**Tax Account No.:** R667729560, R667729580, R667729580

**State ID No.:** 1S1E04AD 04800, 1S1E04AD 05000, 1S1E04AD 05000

**Quarter Section:** 3128

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.

**Business District:** None

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - West End

**Zoning:** RXd – Central Residential with a design overlay

**Case Type:** DZM AD – Design review with Modifications and Adjustment

**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 current proposal is for a 250-unit, sixteen-story student group housing building, to include 252 units of group housing with 5 common kitchens, 3 one bedroom units, and 3 two bedroom units. At the street level, the proposal includes two standard B loading spaces, a commercial tenant space at the corner, a residential lobby, service, and bike storage. There is no proposed car parking. Design Review is required because the proposal is for new construction in a Design Overlay zone.

The following Modifications to Zoning Code Standards are requested:

1. 33.266.220.C.3 – Bike Parking Spacing - reduced spacing for long-term bike racks from 24” on center to 18” on center.

The following Adjustment is requested:

1. 33.510.263.G.6, Map 510-9 – Parking Access Restricted Street – to access loading from SW 11<sup>th</sup>, a parking access restricted street. PBOT has indicated that it will only support access from this street, as SW Clay is often congested with queuing traffic accessing the highway.

PBOT: Site Utility Plan included in Drawing Set, p. 14

BES: Site Utility Plan included in Drawing Set, p. 14, Stormwater Report will be uploaded to TRACs and a hard copy delivered when completed. Roof plan, p.21

Site Development: Site Plan included in Drawing Set, p.14

***A full digital submission has been uploaded to TRACs.***

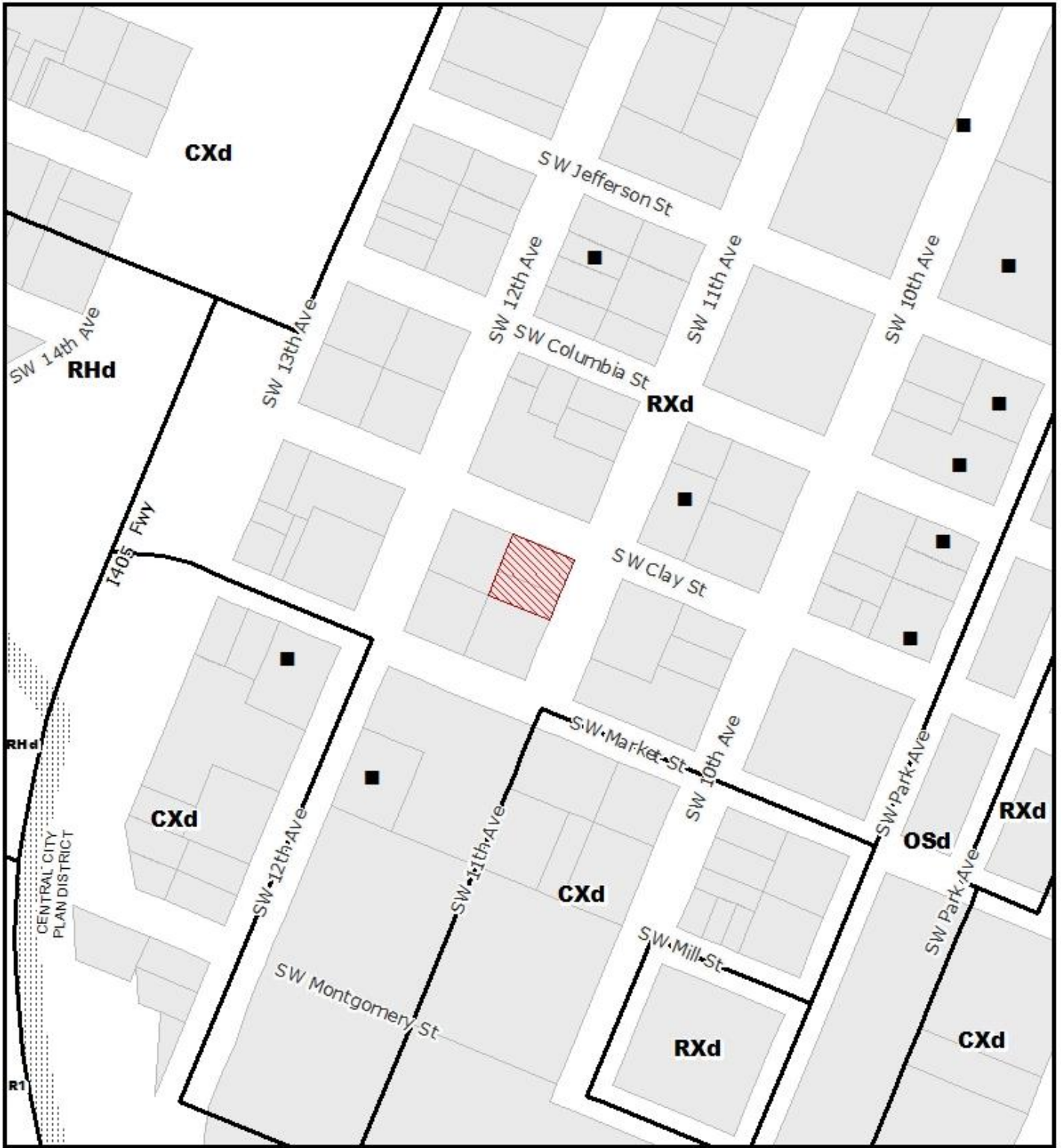
**Approval Criteria:**


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

- *33.120 - Multi-Dwelling Zones*
- *Central City Fundamental Design Guidelines*
- *33.825.040 Modification Criteria*
- *33.805.040 Adjustment Criteria*

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 June 29, 2017 and determined to be complete on July 26, 2017.

*Enclosures: Zoning Map, Site Plan*

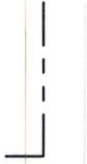


**ZONING**   
 NORTH

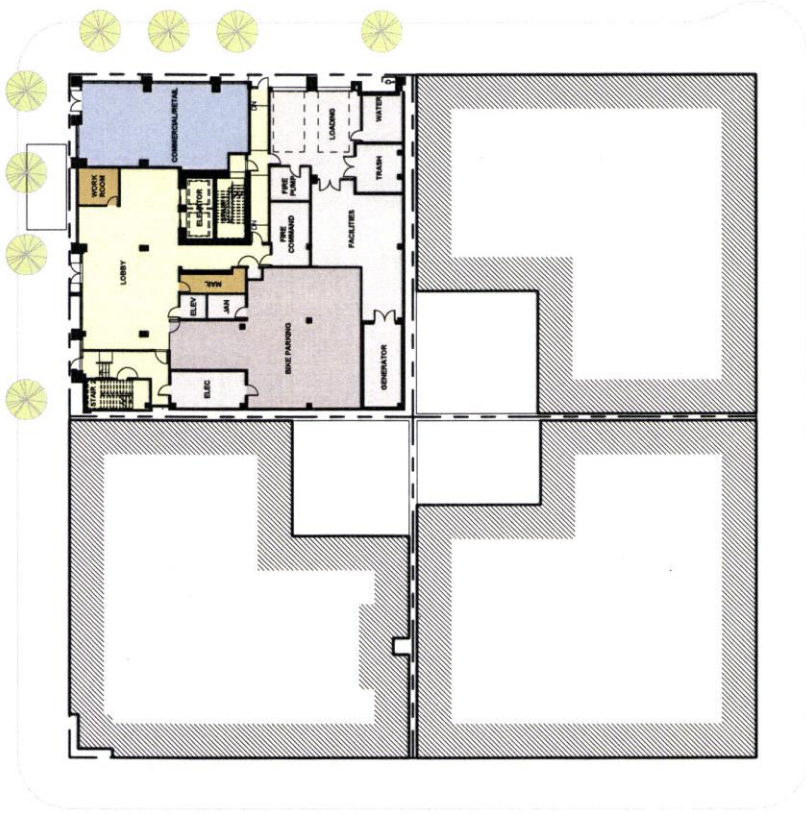
THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 WEST END SUBAREA

 Site  
 Historic Landmark

File No.	LU 17-195442 DZM, AD
1/4 Section	3128
Scale	1 inch = 200 feet
State ID	1S1E04AD 4800
Exhibit	B Jul 26, 2017



SW CLAY STREET



SW 11TH AVENUE

SW 12TH AVENUE

SW MARKET STREET

