



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 16, 2017
To: Interested Person
From: Brandon Rogers, Land Use Services
503-823-7597 / Brandon.Rogers@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 17-103572 LDP

GENERAL INFORMATION

Applicant/Owner: Scott Collins/Bridgetown Equity Construction Inc.
PO Box 33408
Portland OR, 97292
SCOTT@BRIDGETOWNEQUITY.COM
503-519-7066

Site Address: 2618 N ROSA PARKS WAY
Legal Description: LOT 3, PARTITION PLAT 2016-37
Tax Account No.: R649671470
State ID No.: 1N1E16CA 01803
Quarter Section: 2427
Neighborhood: Arbor Lodge, contact landuse@arborlodgeneighborhood.com.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: Residential 1,000 (R1)
Case Type: Land Division Partition (LDP)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a land division of a 2,372 square-foot site into two 1,186 square-foot parcels for development of attached houses (townhouses). Water and sanitary sewer will be provided by existing utilities located in N Rosa Parks Way. Driveway access is proposed from N Rosa Parks Way. Stormwater disposal is proposed to be managed with on-site drywells. A duplex is currently under construction, which is propose to be converted to townhouses on separate lots.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or

services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.

FACTS

Site and Vicinity: The corner lot site is characterized by flat topography and is developed with a duplex. The surrounding neighborhood is developed with a mix of commercial, multiple and single family development. The block is developed with separated sidewalks. The neighborhood is characterized by a series of 560 by 200 foot blocks repeated along N Rosa Parks Way.

Infrastructure:

- **Streets** – The site has approximately 50 feet of frontage on N Rosa Parks Way. There are two driveways at the site, sharing a single driveway connection, serving the existing duplex on the site. At this location, the City’s Transportation System Plan classifies N Rosa Parks Way as a Neighborhood Collector, Transit Access street, City Bikeway, City Walkway and a Community Corridor. N Rosa Parks Way is improved with 60-ft of paving width and an 8-6-6 sidewalk corridor within a 100-ft wide right of way.
- **Water Service** – There is an existing 16-inch water main in N Rosa Parks Way.
- **Sanitary Service** - There is an existing 27-inch public combination sewer line in N Rosa Parks Way Avenue.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: The R1 designation is one of the City’s multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing.

Land Use History: The site is subject to a previous Land Use Review, LU 15-179577 LDP which approved a partition creating three lots. Further division of this parcel does not violate any conditions of approval or create density conflicts.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 30, 2017**. No response was received from the Arbor Lodge Neighborhood Association or neighbors in response to the proposal.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 *The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.*

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are **not** applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630 – Tree Preservation	No trees in excess of 6 inches in diameter are located fully or partially on the site, or the trees are nuisance species or exempt due to poor condition.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	Not applicable. These standards only apply to land divisions in the RF through R2.5 zones.
F	33.634 - Recreation Area	Not applicable. The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	The proposed development is for something other than single-dwelling detached homes.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site.
L	33.654.110.B.2 - Dead end streets	No dead-end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required
	33.654.120.D - Common Greens	No common greens are proposed or required
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared Courts	No shared courts are proposed or required
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing two parcels for attached houses.

Single-dwelling development is proposed for the site. Therefore, at the time of preliminary plan review the applicant must demonstrate how the proposed lots meet the minimum density and do not exceed the maximum density stated in Table 120-3.

Minimum density in the R1 zone for sites less than 10,000 square feet in area is calculated at one unit per 2,000 square feet and the maximum density is calculated at one unit per 1,000 square feet. The total site area shown on the applicant's survey is 2,372 square feet.

Therefore, the site has a minimum required density of 1 unit and a maximum density of 2 units. The site is currently developed with a duplex, which will become townhouses once the partition is completed and the final plat has been recorded. Therefore, minimum density is met and maximum density has not been exceeded. The required and proposed lot dimensions are shown in the following table:

R1	Minimum lot area (square feet)	Minimum lot width (feet)	Minimum lot depth (feet)	Minimum front lot line (feet)
Attached Houses	none	15	none	15
Parcel 1	1,186	25	47.47	25
Parcel 2	1,186	25	47.47	25

* Width is measured from the midpoints of opposite lot lines.

The findings above show that the applicable density and lot dimension standards are met. Therefore this criterion is met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings:

Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat. In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. The site has recently been developed with a duplex, which will remain at the site and be converted to townhouses. In addition, there are no trees required to be preserved at the site. This criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues. The site has been recently developed with a duplex which will be converted to townhouses. This criterion is met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

Findings: The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts: the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes. Mitigation may be necessary to reduce impacts. The Development Review Section of the Portland Bureau of Transportation (PBOT) has reviewed the application against the evaluation factors and has provided the following findings (see Exhibit E.2):

The applicant provided a Transportation Impact Analysis (Exhibit A.2) (TIA) that was completed by Lancaster Engineering (dated September 2, 2015) for a three-lot land division proposed in 2015 (15-179577). The TIA addresses the development of a duplex, which is expected to generate the same approximate number of trips as the attached dwelling proposed.

Based on the application materials provided, the proposed development of two attached dwellings will be located on a parcel that is currently vacant. Therefore, the proposed development will increase the number of dwellings on the subject parcel by two.

According the TIS provided, the proposed development will generate approximately twenty four trips per day, including two additional trips during the morning peak hour and two

additional trip during the evening peak hour. Based on that information, the proposed development will not significantly impact street capacity or level-of-service.

An application for a residential Building Permit (16-141356) was submitted by the applicant that PBOT reviewed in April 2016. A Minor Improvement Permit (MIP 88345) was approved of by PBOT on May 14, 2016, in association with the proposed dwellings, that approved of an 18-ft shared driveway. The TIS provided by the applicant documents that sufficient site-distance is provided for the driveway. PBOT reviewed and approved of a Driveway Design Exception (17-206617) to locate a driveway on N. Rosa Parks Way, a neighborhood collector. The shared driveway proposed and approved of by PBOT in 2016 preserves the on-street parking and loading at this location. A parking lane is provided in existing right of way on N. Rosa Parks at this location, in which loading activities may occur.

The proposed curbside vehicle access and loading area will be sufficient to accommodate vehicle access and loading for the proposed and existing development. According to Google maps, bus stops for the #35 and #44 buses are less than 500 ft from the proposed development, and stops for bus #72 and #72 and the MAX light rail yellow line are 0.5 - 0.6 miles from the proposed development. Therefore, the proposed development is well-served by transit service and facilities. The proposed development will not negatively impact transit service or safety for any mode. The transportation system is capable of safely supporting the proposed development in addition to existing uses in the area.

PBOT has reviewed and concurs with the information supplied and the methodology, assumptions and conclusions made by the applicant's traffic consultant. No mitigation is necessary for the transportation system to be capable of safely supporting the proposed development in addition to the existing uses in the area. These criteria are met.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.
33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.
33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1
No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods. Stormwater from Parcels 1 and 2 will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells. The stormwater management criteria and standards of 33.653.020 and .030 have been verified.
33.654.110.B.1 Through streets and pedestrian connections
Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart.
The block on which the subject property is located is approximately 200 feet by 560 feet in dimension, and therefore does not meet the noted spacing requirements.

The site is not located in a position on the block to provide a through street or pedestrian connection. So, although the optimum spacing criteria would indicate the need for an east-west through street or pedestrian connection on this block, there is no practicable opportunity to provide them in this land division. In addition, the site is not within an area that has an adopted Master Street Plan, so criterion d. does not apply. For the reasons described above, this criterion is met.

33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment

In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than the existing dwellings can be safely served by this existing street without having any significant impact on the level of service provided. This criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time, no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but must be met at the time that each of the proposed lots is developed.

Existing development that will remain after the land division. The existing duplex development on the site will remain and be located on Parcels 1 and 2 and will be converted to townhouses. The division of the property may not cause the existing structure to move out of conformance or further out of conformance to any development standard applicable in the R1 zone. Per 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the zoning code, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see section on Other Technical Standards for Building Code standards.) In this case, a Zoning Code standard relates to existing development on the site:

- Minimum Setbacks – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new lot lines. The existing house will be 0 feet from the new property line, since the duplex will become attached houses on separate lots. To ensure this standard is met at the final plat stage, the final plat must be accompanied by a supplemental survey showing the location of the existing building relative to the adjacent new lot lines.
- The site is developed with an existing duplex, which will be converted to townhouses on separate lots once the land division is complete. Therefore, the existing development must meet the standards of Subsection 33.120.270.C *Attached Houses* prior to approval of the final plat. Additionally, a building permit is required to convert the structure from a duplex to townhouses.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not

considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 11 – Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The existing building was permitted as a duplex (16-141356 RS), which is a multi-family development with common walls between units intended for one lot. However, when the final plat is recorded and the new lot lines are created, the development will be converted to attached houses on individual lots with a common property line along a common wall. A Maintenance Agreement is required for townhouses for all of the common building elements that will be shared between the units. This Agreement must be recorded with the Final Plat to facilitate the division of the units. The Maintenance Agreement must be submitted and approved by BDS prior to approval of the final plat. In addition, the Final Plat must reference the agreement with a recording block substantially similar to the following example:

“A Maintenance Agreement for Common Building Elements has been recorded as document no. _____, Multnomah County Deed Records.”

- The existing building was permitted as a duplex. However, when the final plat is recorded and the new lot lines are created, the development type will change to attached houses on individual lots with common property lines along a common wall, or townhouses. Therefore, the applicant must meet building code requirements of the Oregon Structural Specialty Code, The Oregon Mechanical Specialty Code and Oregon Residential Specialty Code as applicable. Two separate building permits, one for each townhouse, are required to be submitted and an approved final inspection and certificate of occupancy issued for each townhouse prior to approval of the final plat.
- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements; ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a two-parcel partition as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this

proposal are: duplex to townhouse permit conversion prior to approval of the final plat. With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a two-parcel partition that will result in two single dwelling lots, for attached houses as illustrated with Exhibit C.1, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval by the Land Use Review section of BDS. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. A recording block for a Maintenance Agreement legal document as required by Condition C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Maintenance Agreement for Common Building Elements has been recorded as document no. _____, Multnomah County Deed Records."

C. The following must occur prior to Final Plat approval:

Existing Development

1. Prior to final plat approval, the applicant must finalize building permits to convert the existing duplex to townhouses. Two separate building permits, one for each townhouse, are required to be submitted to BDS and an approved final inspection and certificate of occupancy issued for each townhouse prior to approval of the final plat.
2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

Required Legal Documents

3. A Maintenance Agreement shall be executed for the for Common Building Elements described in Condition B.1 above. The agreement shall include provisions assigning maintenance responsibilities for the common building elements and any shared facilities within that area, and all applicable City Code standards. The agreement must be reviewed and approved by the Life Safety section of BDS and the Land Use Services section of Bureau of Development Services, and approved as to form, prior to final plat approval.


Other requirements

D. The following conditions are applicable to site preparation and the development of individual lots:

1. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from

the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Staff Planner: Brandon Rogers

Decision rendered by:  **on August 14, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed August 16, 2017

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on January 9, 2017, and was determined to be complete on May 23, 2017.

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. Therefore, this application was reviewed against the Zoning Code in effect on January 9, 2017.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: September 20, 2017.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

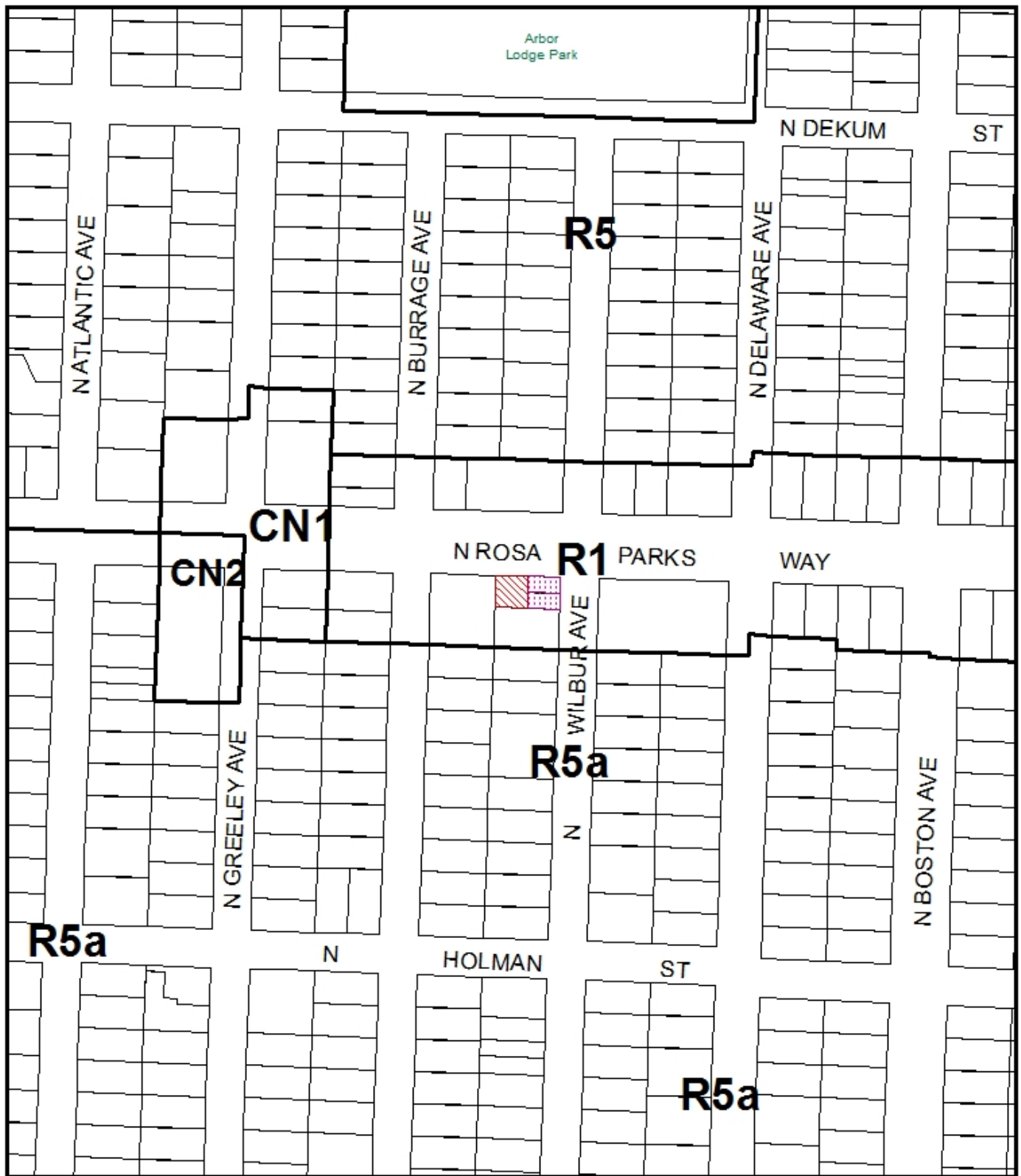
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicant's Statement
 - 2. Applicant's Revised Statement and Traffic Impact Analysis (05/23/2017)
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Preliminary Plan, Existing Conditions Plan, Utility Plan (attached)
 - 2. Preliminary Street Tree Planting Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application and Expedited Land Division Acknowledgement
 - 2. Completeness Letter



ZONING

-  Site
-  Also Owned Parcels



File No.	<u>LU 17-103572 LDP</u>
1/4 Section	<u>2427</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E16CA 1803</u>
Exhibit	<u>B (Jan 16, 2017)</u>



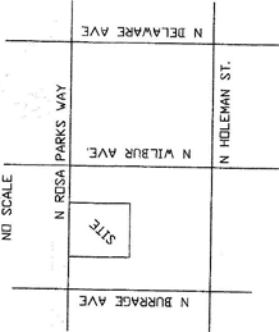
SCALE
1" = 10'



- LEGEND**
- - INDICATES MONUMENT FOUND AS NOTED
 - ⊕ - POWER POLE
 - ⊕ - WATER VALVE
 - ⊕ - GAS VALVE
 - ⊕ - MANHOLE
 - ⊕ - CATCH BASIN
 - ⊕ - FIRE HYDRANT
 - ⊕ - WATER LINE
 - ⊕ - GAS LINE
 - ⊕ - CABLE
 - ⊕ - TELEPHONE MANHOLE
 - ⊕ - DECIDUOUS TREE
 - PW - PROPOSED WATER SERVICE
 - PS - PROPOSED SEWER SERVICE

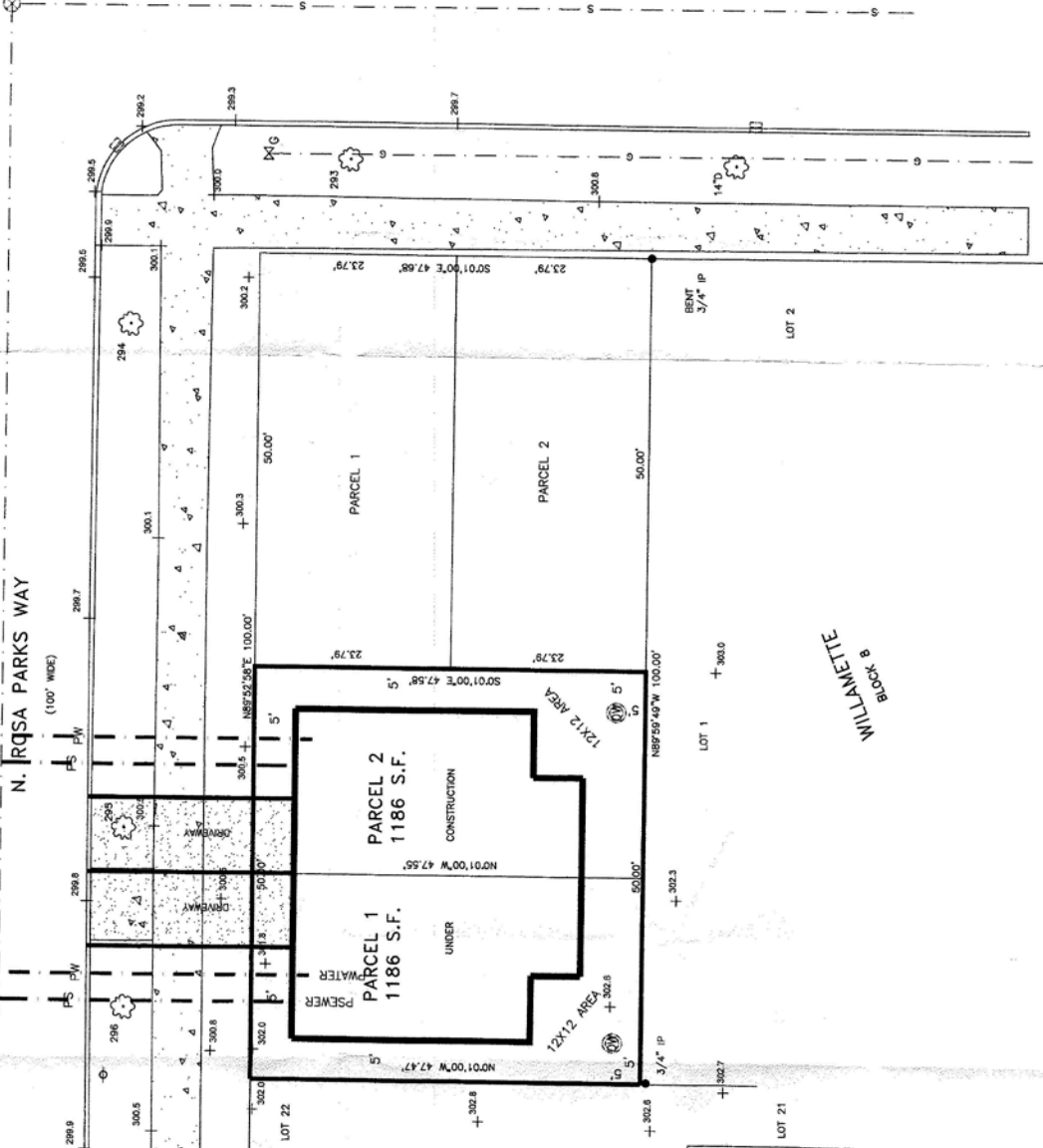
ELEVATION DATUM IS ASSUMED

VICINITY MAP
NO SCALE



N. RISA PARKS WAY
(100' WIDE)

N. WILBUR AVENUE
(60' WIDE)



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Joe H. Ferguson

OREGON
JULY 24, 1980
JOE H. FERGUSON
RENEWAL DATE 12/31/15

Ferguson Land Surveying, Inc.

646 SE 106TH AVE. PORTLAND, OR 97216
Phone (503) 408-0601 Fax (503) 408-0602

SITE MAP

PARCEL 3, PARTITION PLAT 2016-XXX
IN THE SW 1/4, SECTION 16, T.1N., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT: BRIDGETOWN
SCOTT COLLINS
347 NE 92ND AVE
PORTLAND OR. 97220

DATE: NOVEMBER 9, 2016

JOB NO. 14-139
DRAFTED 11.9.16

REVISED
REVISED
REVISED

SHEET 1 OF 1

REVISED 5/10/17

CASE NO. 2017-108592 LOP
EXHIBIT C-1