



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

Chloe Eudaly, Commissioner
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Date: August 18, 2017

From: Puja Bhutani, Land Use Services
503-823-7226 / Puja.Bhutani@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-109310 DZM
Pre App: PC # 16-281107

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 Puja Bhutani 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: 9/1/2017 – 14 days after the date of this RFR** (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: 9/11/2017**
- **A public hearing before the Design Commission is tentatively scheduled for September 21, 2017 at 1:30 PM**

Applicant: Mike Coyle, Applicant | Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229
503-680-5497 | Mike@Fasterpermits.Com

Samuel Sanderson, Architect | C2K Architecture, Inc
1645 NW Hoyt Street
Portland OR 97209
503-444-2214 | sams@C2karch.Com

Owner: Dave Seeley
Second City Real Estate
1075 West Georgia Street, Suite 2010
Vancouver, BC V6E3C9
Canada
604-806-3351 | Dseeley@Secondcityrealestate.Com

Scre li Eastside LP
1075 West Georgia St #2010
Vancouver, Bc V6e 3c9 Canada

Representative: Mark Desbrow
Green Light, LLC
3050 SE Division Street Suite 235
Portland OR 97202
503-860-5983
Markd@Gl-Dev.Com

Site Address: **1500 NE IRVING STREET**

Legal Description: BLOCK 167&168 TL 1200, HOLLADAYS ADD
Tax Account No.: R396211210
State ID No.: 1N1E35AC 01200
Quarter Section: 3032

Neighborhood: Kerns, contact Elliott Mantell at commonchiro@yahoo.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
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:
Applicant seeks seeking design review approval for a new 5-story, 64' tall, mixed use development in the Central Commercial overlay zone. The proposal with an approximately 69,130 GSF floor area includes 86 residential units (levels 1-5), ground floor retail, and two levels of structured parking with 22 auto parking spaces. The parking access is from NE 15th Avenue and 1 standard B loading space is provided. 132 long term bike parking spaces are proposed, with 88 spaces in a bike room, 42 spaces within residential units, and 2 spaces with the retail area. 35 additional long term bike parking spaces are being provided to reduce the required vehicular parking by 7 spaces. The applicants will pay into the bike parking fund for all required short term bike parking spaces.

The proposed building materials consist of masonry brick veneer in two colors- coal and almond, wood veneer for the soffits, aluminum store front system, and vinyl windows.

The following Modifications are requested:

1. Ground Floor Window Standards (33.130.230): Request to reduce the required glazing length from 50% to 44.8% for the west elevation.
2. Standards for windows allowed to project into public right of way ([OSSC/33/#1](#)) linked here. Request to modify the maximum width of 12 feet for each projecting window element on the east and west elevation.
3. Standards for windows allowed to project into public right of way ([OSSC/33/#1](#)) linked here. Request to waive the required side window requirement for a minimum 10% of side walls the maximum width of 12 feet for each projecting window element for the projections on the east and west elevation

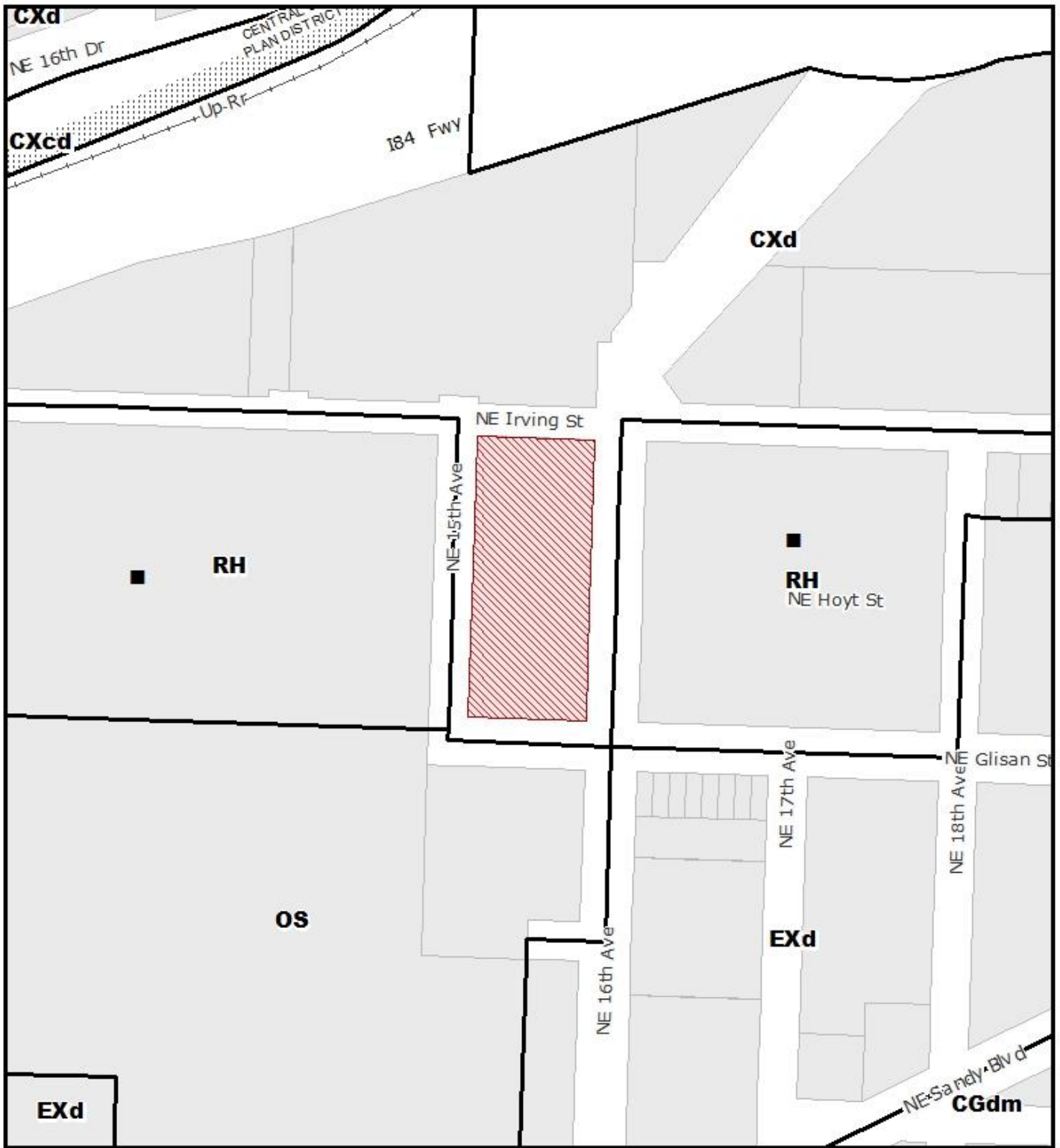
Approval Criteria:

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

- Community Design Guidelines
- 33.825.040, Modifications That Will Better Meet Design Review Requirements

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 January 23, 2017 and determined to be complete on 7/21/2017.

Enclosures: Zoning Map, Site Plan



ZONING

↑ NORTH

-  Site
-  Historic Landmark

File No.	LU 17-109310 DZM
1/4 Section	2932
Scale	1 inch = 200 feet
State ID	1N1E35AC 1200
Exhibit	B Jul 12, 2017

