



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: September 5, 2017
To: Interested Person
From: David Besley, Land Use Services
503-823-7282/David.Besley@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 September 26, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-194764 AD, in your letter. It also is helpful to address your letter to me, David Besley. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-194764 AD

Applicant: Juliette Grummon-Beale | FFA Architecture and Interiors, Inc
520 SW Yamhill St #900
Portland, OR 97204
503-327-0328 | Jgbeale@Ffadesign.Com

Christine Rumi | FFA Architecture and Interiors, Inc
520 SW Yamhill St #900
Portland, OR 97204
503-327-0328 | Crumi@Ffadesign.Com

Owner: Portland General Electric
121 SW Salmon St
Portland, OR 97204-2901

Owner Contact: Josh Fromm | Portland General Electric
3100 NW Industrial St
Portland, OR 97210
503-396-6753 | Josh.Fromm@Pgn.Com

Site Address: 3500 SE 17TH AVE

Legal Description: BLOCK 19 LOT 1&4&5&8 EXC PT IN ST LOT 2&3&6&7 DEPT OF REVENUE, FEURERS ADD; BLOCK 20 LOT 1-4 TL 400 DEPT OF REVENUE, FEURERS ADD

Tax Account No.: R276901870, R276901950, R276901950

State ID No.: 1S1E11DB 00500, 1S1E11DB 00400, 1S1E11DB 00400

Quarter Section: 3432

Neighborhood: Brooklyn Action Corps, Hotline at 503-241-4540
Business District: Greater Brooklyn, contact David Weislogel at 503-872-9320
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010

Zoning: IG1 (General Industrial 1)

Case Type: AD (Adjustment Review)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

Portland General Electric (PGE) owns a site which consists of three parcels – one parcel which contains the PGE ‘Portland Service Center’ to the south of SE Lafayette Street and two parcels directly to the north of SE Lafayette Street which are used for exterior storage. PGE has submitted plans to replace a maintenance garage on the southern ‘Portland Service Center’ parcel (17-193912 CO). When improvements are made to sites, the Portland Zoning Code requires that certain elements of existing (nonconforming) development be upgraded to meet current standards (Section 33.258.070). PGE intends to address the code required nonconforming upgrades on much of the site, with a few exceptions. Currently, the two parcels north of SE Lafayette Street do not meet the standard for exterior storage landscape setbacks and screening. Where exterior storage abuts a street lot line, The Zoning Code requires a 5 foot-wide setback that must have high-screen landscaping (L3 standard) *or* low-screen landscaping (L2 standard) with a fully sight-obscuring fence (F2 standard) (Section 33.140.245 – Table 140-6). The parcels abut SE Rhine Street to the north, SE Lafayette Street to the south, SE 17th Avenue to the west, and are separated from one another by SE 18th Avenue. The applicant is proposing the following Adjustments and alternatives:

East Storage Yard:

1. Along SE Lafayette Street, SE Rhine Street, and SE 18th Avenue, waive the setback requirement and waive the landscaping and fully sight-obscuring fence requirement. Allow only an 8-foot tall chain link fence with vertical slats to provide screening.

West Storage Yard:

2. Along SE Lafayette Street, waive the setback requirement and waive the landscaping and fully sight-obscuring fence requirement. Allow only an 8-foot tall chain link fence with vertical slats for 120 feet – 6 inches of length at the eastern portion of the lot line and a 6 foot wide arborvitae buffer and an 8-foot tall chain link fence with vertical slats to screen the western portion for 18 feet – 8 inches of length up to the corner of 17th Avenue to provide screening.
3. Along SE Rhine Street, waive the setback requirement and waive the landscaping and fully sight-obscuring fence requirement. Allow only an 8-foot tall chain link fence with vertical slats for 90 feet – 5 inches of length at the eastern portion of this lot line and an existing 6-foot wide arborvitae buffer and an 8-foot tall chain link fence with vertical slats to screen the western portion for 39 feet in length up to the corner of SE 17th Avenue to provide screening.
4. Along SE 18th Avenue, waive the setback requirement and waive the landscaping and fully sight-obscuring fence requirement. Allow only an 8-foot tall chain link fence with vertical slats to provide screening.
5. Along SE 17th Avenue, waive the setback and fully sight-obscuring fence requirements and modify the landscaping requirement. Allow an existing 6-foot wide arborvitae buffer and an existing 8-foot tall chain link fence with vertical slats fence – installed as part of the 2013 TriMet Lightrail Expansion Project – to provide screening.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.040 Approval Criteria

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D.** City-designated scenic resources and historic resources are preserved; *(not applicable)*
- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; *(not applicable)*

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 June 28, 2017 and determined to be complete on August 31, 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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. 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.

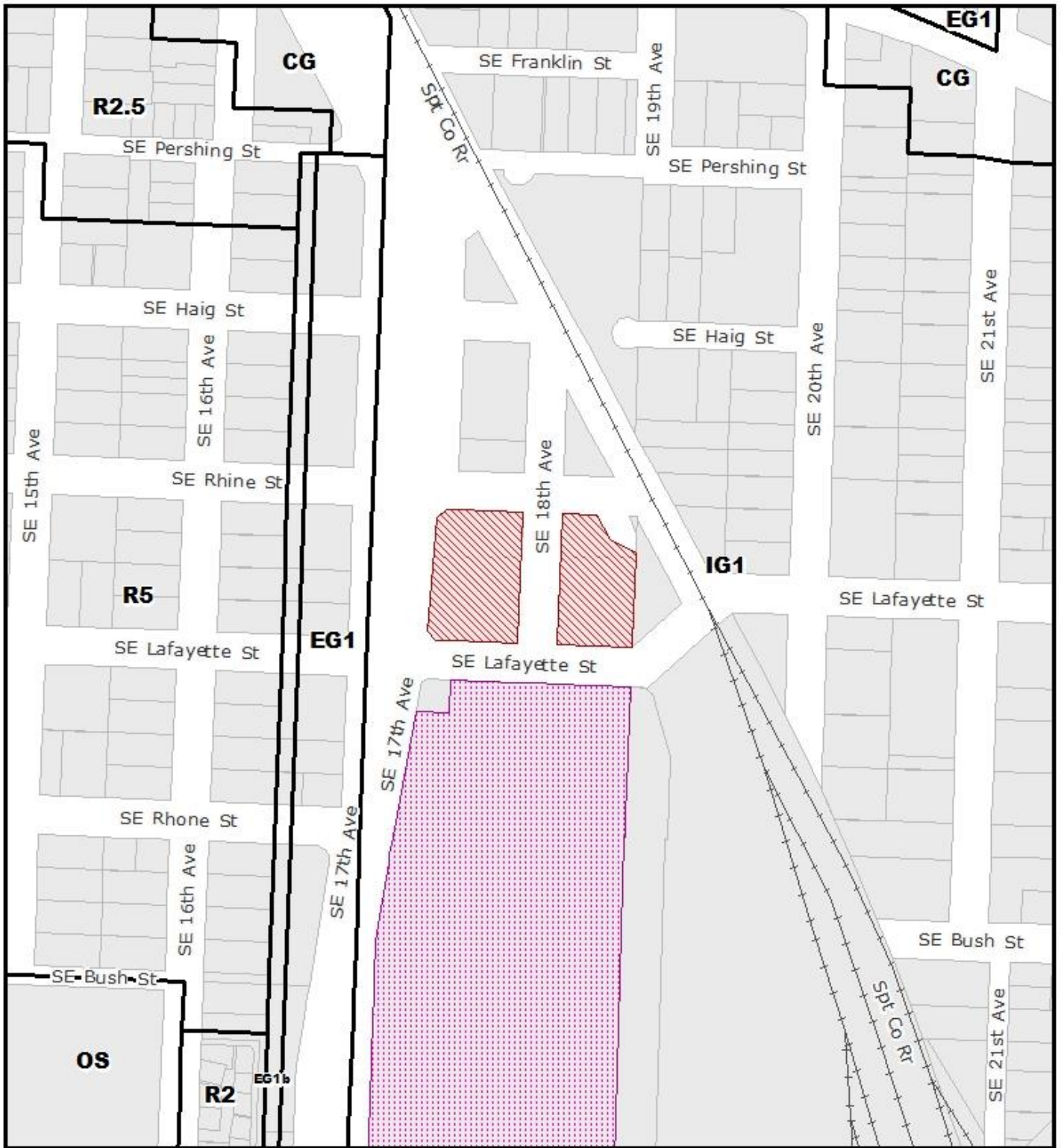
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan – context

Site Plan – Adjustment proposal



ZONING  NORTH

-  Site
-  Also Owned Parcels

File No.	LU 17-194764 AD
1/4 Section	3432
Scale	1 inch = 200 feet
State ID	1S1E11DB 500
Exhibit	B Jun 28, 2017



DESCRIPTION	DATE
2 PERMIT REV 1	08-08-17

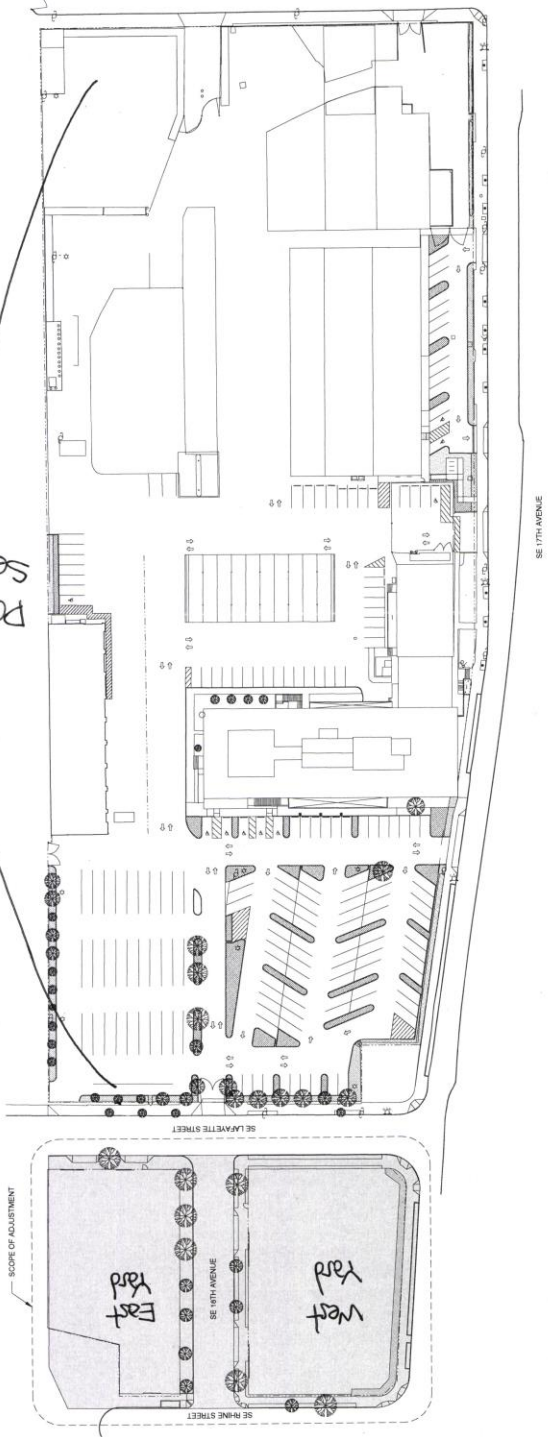
**PGE PSC-New
Maintenance
Garage**
3200 SE 17th Avenue
Portland, OR 97202

APPROVED:	Author
DRWING:	Author
DATE:	08-20-17
PROJECT NUMBER:	07019

MASTER SITE PLAN
A-0
100% CD SET



PGE Portland
Service Center



A1 MASTER SITE PLAN
11-20-17



DESCRIPTION	DATE
2. PERMIT REV 1	08-08-17

**PGE PSC-New
Maintenance
Garage**

1920 Main Street
Portland, ME 04201

APPROVED	Author
DRAWN	08-08-17
DATE	PROJECT NUMBER
	P0116

SITE PLAN

AS-101
100% CD SET



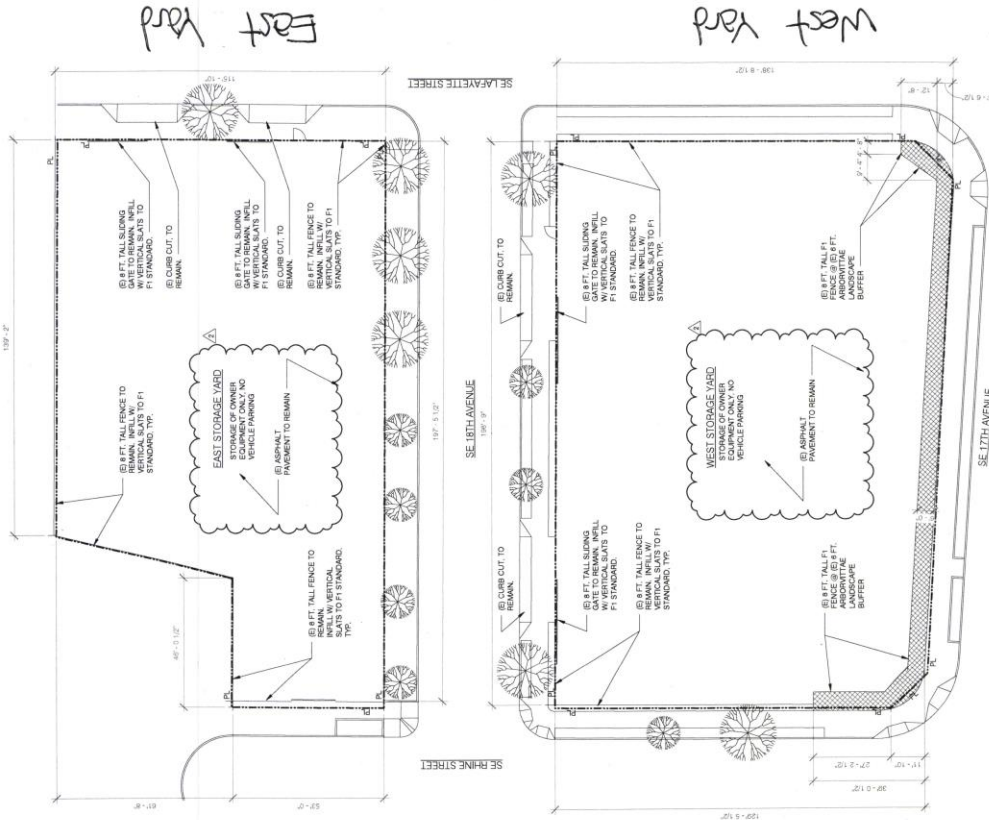
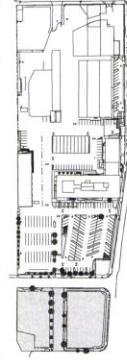
SHEET NOTES

1. OWNER TO PROVIDE ALL MECHANICAL, ELECTRICAL, AND PLUMBING FOR ADDITIONAL SITE WORK.
2. ZONING CODE PARKING AND EXTERIOR STORAGE INFORMATION IS SUBJECT TO PERMITS AND APPROVED UNDER LU15-11817 AD.
3. AREA OF WORK SHOWN PER BOUNDARY LINE - SEE LEGEND. ALL OTHER SITE INFORMATION IS EXISTING.
4. EXISTING DIMENSIONS SHOULD BE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS.

LEGEND

- - - AREA OF WORK BOUNDARY
- _____ PROPERTY LINE
- [Pattern] 8' FT. INTERIOR PARKING LANDSCAPING
- [Pattern] 8' FT. LANDSCAPE SCREENING PER 2013 TREE/LIGHT RAIL EXPANSION PROJECT
- [Pattern] 8' FT. LANDSCAPE SCREENING
- [Pattern] 10' FT. PERMETER PARKING LANDSCAPE SCREENING

SITE PLAN LEGEND



(A) SITE PLAN
1" = 20' 0"