



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

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

Date: September 28, 2017
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010/Andrew.Gulizia@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 October 19, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-237836 AD, in your letter. Please address your letter to me, Andrew Gulizia. You can also e-mail your comments to me at Andrew.Gulizia@portlandoregon.gov.

CASE FILE NUMBER: LU 17-237836 AD

Applicant: Chris DesLauriers | WDY Engineers
6443 SW Beaverton-Hillsdale Hwy, Ste. 210
Portland, OR 97221
(503) 203-8111 | chris@wdyi.com

Property Owner: NW Wilson 26&27 LLC
1211 SW 5th Ave. #2230
Portland, OR 97204

Site Address: 2638 NW Wilson St.

Legal Description: BLOCK 16 N 60' OF LOT 10-13 LOT 14, NORTH PORTLAND; BLOCK 16 LOT 15-18, NORTH PORTLAND

Tax Account No.: R612702230, R612702280

State ID No.: 1N1E29DD 00700, 1N1E29DD 00600

Quarter Section: 2826

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

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

Plan District: Guilds Lake Industrial Sanctuary

Zoning: EG1 – General Employment 1

Case Type: AD – Adjustment Review

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

A building permit application is currently under review to convert the warehouses on this site into office space (permit # 17-210863 CO). A new "Standard A" (10' x 35') loading space is

proposed on the west side of the building, to be accessed from NW 27th Avenue. Zoning Code Section 33.266.310.F.1 requires that loading spaces outside the Central City plan district are designed for vehicles to exit the site in a forward motion. The applicant is requesting an Adjustment to waive the forward motion requirement for this new loading space.

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:

- 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 *(not applicable)*
- D. City-designated scenic resources and historic resources are preserved; and *(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 September 8, 2017, and determined to be complete on September 26, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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.

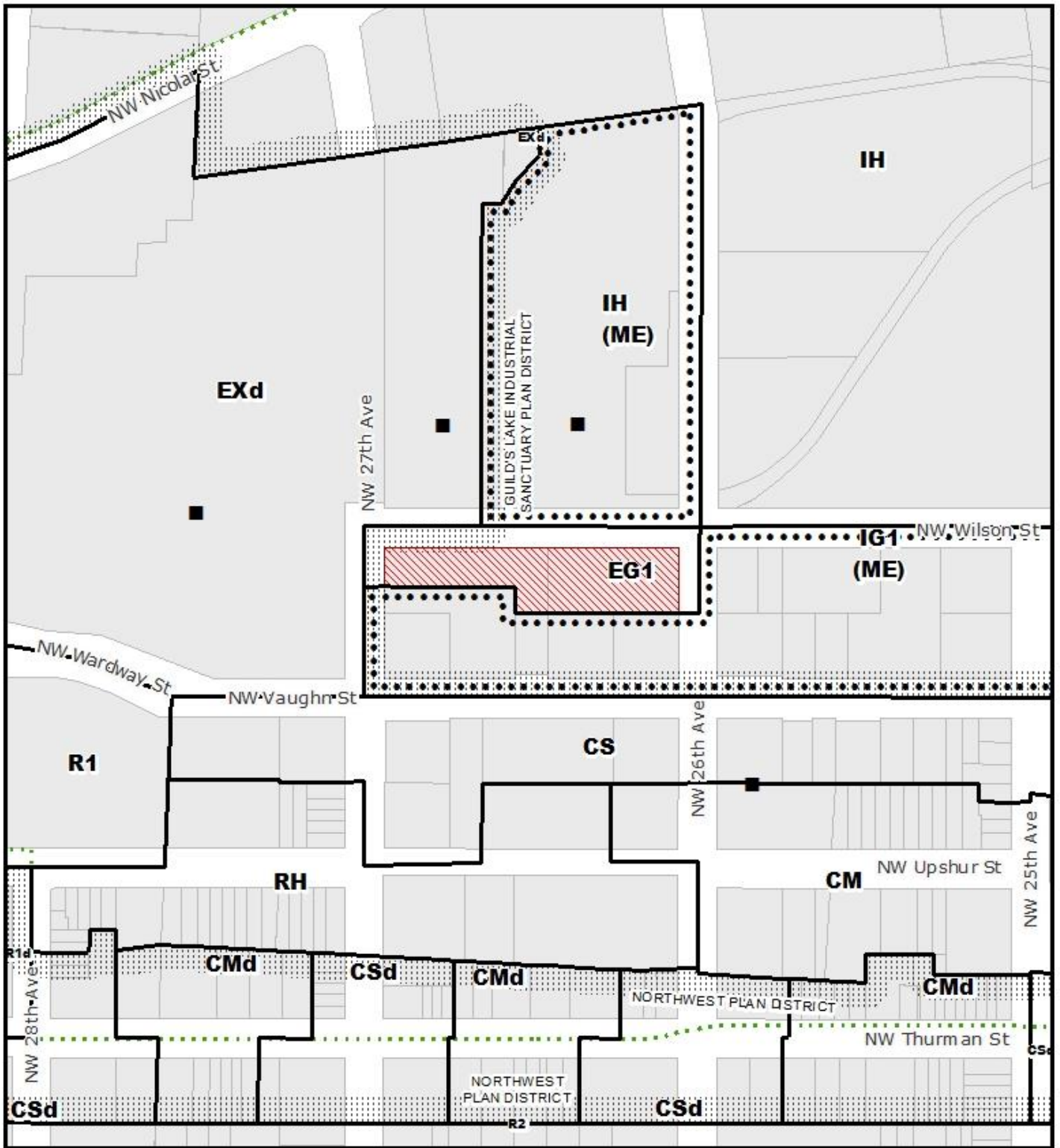
APPEAL OF THE FINAL CITY DECISION

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



ZONING

NORTH ↑

THIS SITE LIES WITHIN THE:
 GUILD'S LAKE INDUSTRIAL SANCTUARY
 PLAN DISTRICT
 SUBDISTRICT B SUBDISTRICT

-  Site
-  Historic Landmark
-  Recreational Trails

File No.	LU 17-237836 AD
1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29DD 600
Exhibit	B Sep 18, 2017

RED FOX COMMONS
 2638 NW WILSON STREET,
 PORTLAND, OR 97201

LEVER ARCHITECTURE
 473 N. Ashby Avenue, 5th Floor
 Portland, OR 97227
 503.255.8660
 www.leverarch.com

OWDY CONSULTANT
 1000 NE Oregon Street, Suite 310, Portland, OR 97232
 503.255.8111, 503.255.8152, www.owdy.com

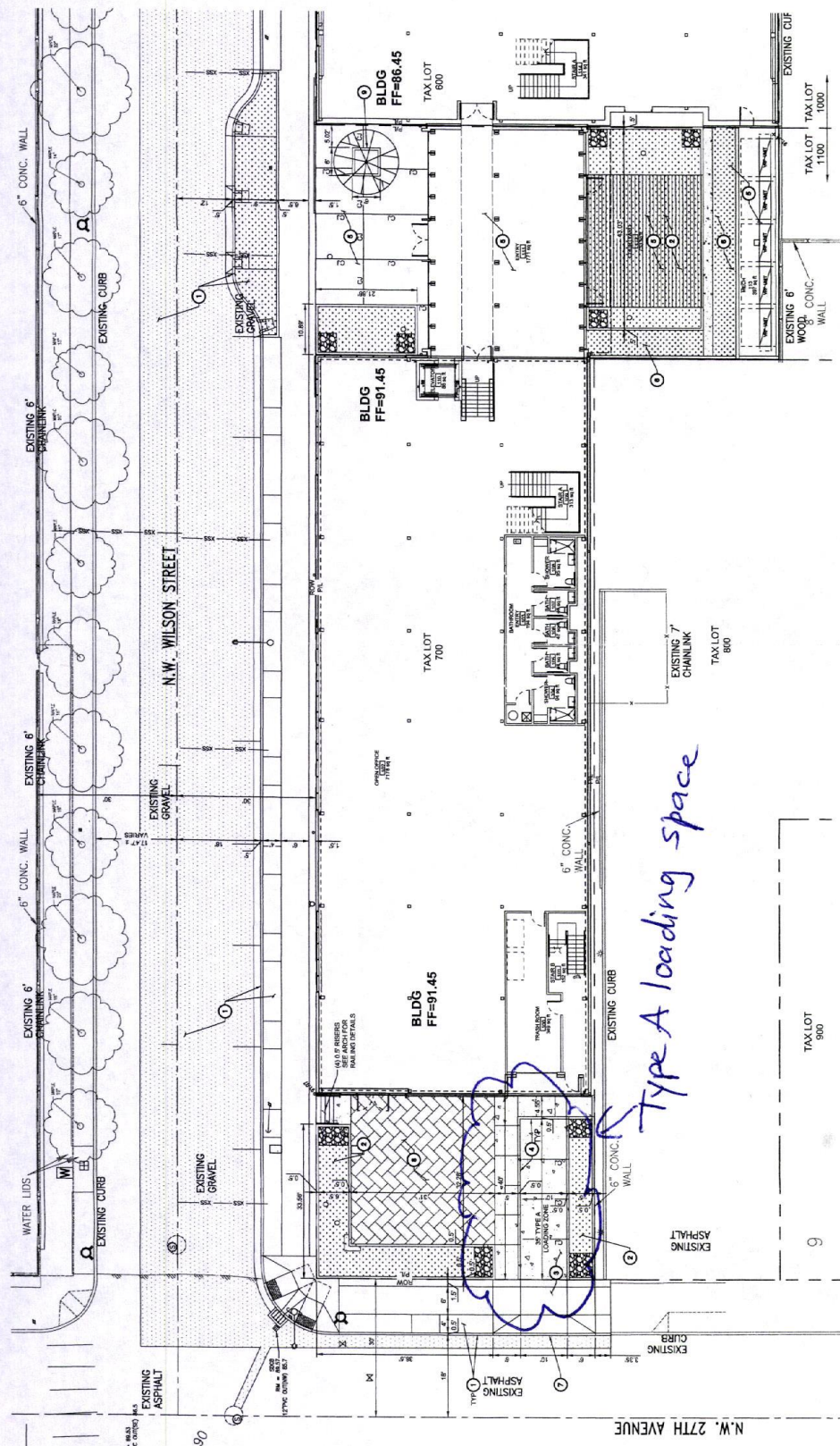


DATE: 07/19/2017
 DRAWING TITLE / REVISIONS:
 NO. REVISIONS: 1
 PERMIT SET: 1
 SCALE: 1" = 10'-0"

PERMIT SET: 1
 DATE: JAN 19, 2017
 JOB NUMBER: 171
 SCALE: 1" = 10'-0"

ONSITE WEST BUILDING
 DIMENSIONED SITE PLAN

C101



1 ONSITE WEST BUILDING DIMENSIONED SITE PLAN
 SCALE: 1" = 10'-0"

MARK - DESCRIPTION

- SEE PUBLIC IMPROVEMENT DRAWINGS FOR WORK IN RIGHT-OF-WAY (TYPICAL).
- SEE PUBLIC IMPROVEMENT DRAWINGS FOR GRADING AND UTILITY PLANS. SEE NEW FLOOR THROUGH PLANTER, SEE GRADING AND UTILITY PLANS. SEE NEW CONCRETE LOADING ZONE AND DRIVEWAY APRON. SEE GRADING PLAN.
- SEE ALL CURB AT LOADING ZONE. SEE GRADING PLAN FOR MORE DETAILS.
- VERIFY AND COORDINATE ALL INTERSECTION DIMENSIONS WITH ARCH DRAWINGS (TYPICAL).
- SEE LANDSCAPE PLANS FOR INTERSECTION LANDSCAPING.
- SEE LANDSCAPE PLANS FOR PLAZA PERIMETER DETAILS (TYPICAL).
- SEE LANDSCAPE PLANS FOR PLAZA PERIMETER DETAILS (TYPICAL).
- VERIFY DIMENSIONS AT NEW TREE WELL. VERIFY WIDTH FOR EXACT DIMENSIONS AND LOCATION.

W17 - 237836 AP