



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

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Date: November 7, 2017

From: Leah Dawkins, Land Use Services  
503-823-7830 / [Leah.Dawkins@portlandoregon.gov](mailto:Leah.Dawkins@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 17-199218 ZC PD**  
**Pre App: PC # 16-270528**

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 Leah Dawkins at 1900 SW Fourth Ave., Suite 5000, 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 Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

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: December 7, 2017 – 30 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: December 29, 2017**
- **A public hearing before the Hearings Officer is tentatively scheduled for January 10, 2018 at 9:00 am**

**Applicant:** Terry Amundson, Koble Creative Architecture LLC  
2117 NE Oregon #701 / Portland OR 97232

(503) 539-4300 / terry@koblecreative.com

**Owner:** Paul Delvecchio, Ethos Development LLC  
2225 NE 45th Ave / Portland, OR 97213

**Site Address:** 4250 NE PORTLAND HWY

**Legal Description:** TL 12200 0.11 ACRES, SECTION 18 1N 2E; TL 11700 0.39 ACRES, SECTION 18 1N 2E; TL 11800 0.19 ACRES, SECTION 18 1N 2E; TL 11000 0.23 ACRES, SECTION 18 1N 2E; TL 11600 0.05 ACRES, SECTION 18 1N 2E; TL 11500 0.06 ACRES, SECTION 18 1N 2E

**Tax Account No.:** R942180940, R942182690, R942182760, R942183140, R942183850, R942183860  
**State ID No.:** 1N2E18CB 12200, 1N2E18CB 11700, 1N2E18CB 11800, 1N2E18CB 11000, 1N2E18CB 11600, 1N2E18CB 11500, 1N2E18CB 12200

**Quarter Section:** 2435

**Neighborhood:** Cully, contact David Sweet at 503-493-9434.  
**Business District:** Forty-Second Avenue, contact Clarence Larkins at 503-736-8111.  
**District Coalition:** Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

**Zoning:** R2- Multi-Dwelling Residential Zone (2000);  
R10(R5)h- Single Dwelling Residential Zone (10,000) with Comprehensive Plan Map designation of R5- Single Dwelling Residential (5,000);  
"h" Aircraft Land Zone Overlay

**Case Type:** ZC PD- Planned Development Review (PD) with a Zone Map Amendment (ZC)  
**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Proposal:**

The applicant is proposing a 19-unit Planned Development on a 44,960 square foot split-zoned site. The Planned Development review is in conjunction with a Zone Map Amendment request to bring the with site in conformance with the Comprehensive Plan by changing a portion of the site from Residential 10,000 (R10h) to Residential 5,000 (R5h). The purpose of the Planned Development review is to allow transfer of development rights across zoning lines within the site; and to allow multi-dwelling residential development within a single dwelling zone.

The applicant is proposing the following modifications to site-related development standards as part of the Planned Development Review:

- A modification to the 20-foot maximum front setback from transit streets to allow a greater setback from NE Portland Highway (33.120.220.C). A setback of 70 feet from NE Portland Highway is proposed.
- A modification to allow vehicle area between the proposed buildings and the transit street NE Portland Highway (33.266.130.C.1). A parking lot is proposed between NE Portland Highway and the residential structures.
- A modification to allow more than 50% of the frontage along NE Portland Highway to be used as vehicle area (33.266.130.C.3). The entire frontage along NE Portland Highway is proposed to be used as vehicle area.
- A modification to allow increased building coverage within the single-dwelling zoned portion of the site (33.110.225). The maximum allowed building coverage for this portion of the site is 3,002 square feet. The proposed building coverage is 4,117 square feet.

The applicant is proposing to retain and renovate an existing single dwelling structure on the site. The new units are proposed to consist of a mix of townhouse and apartment style development. A parking lot with 22

parking spaces is proposed. Proposed amenities include community garden space, recreational area, short-term covered loading spaces, and short-term bicycle parking. The site will be accessed from NE 42<sup>nd</sup> Avenue via a private driveway. Public street improvements are proposed along NE 42<sup>nd</sup> Avenue and along the frontage of NE Portland Highway in coordination with the Oregon Department of Transportation through a Public Works permit.

**Approval Criteria:**

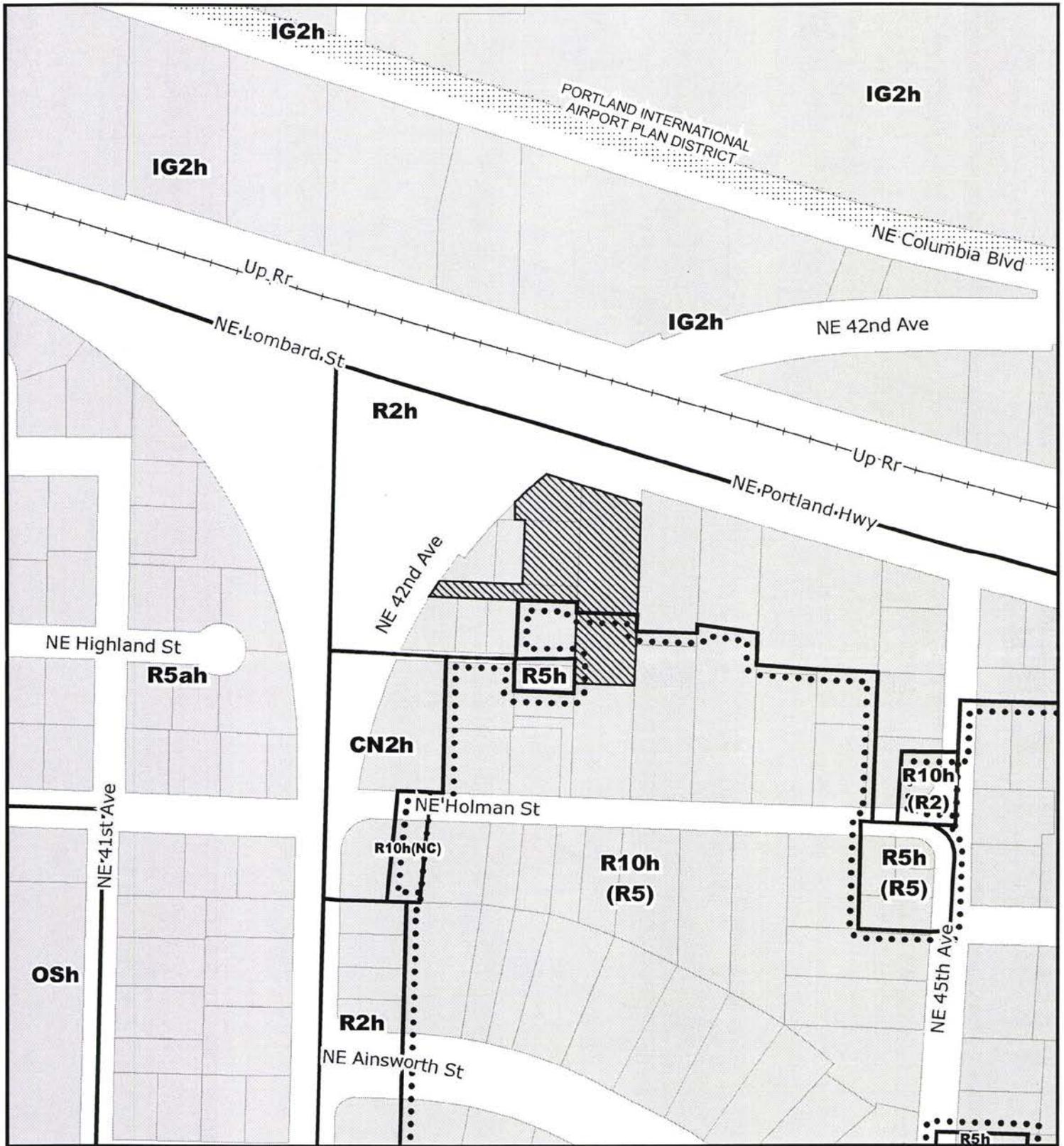
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- **33.665.310, Approval Criteria for Planned Developments in All Zones**
- **33.665.320, Approval Criteria for Modification of Site-Related Development Standards**
- **33.855.050, Approval Criteria for Base Zone Changes**

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 July 6, 2017 and determined to be complete on date.

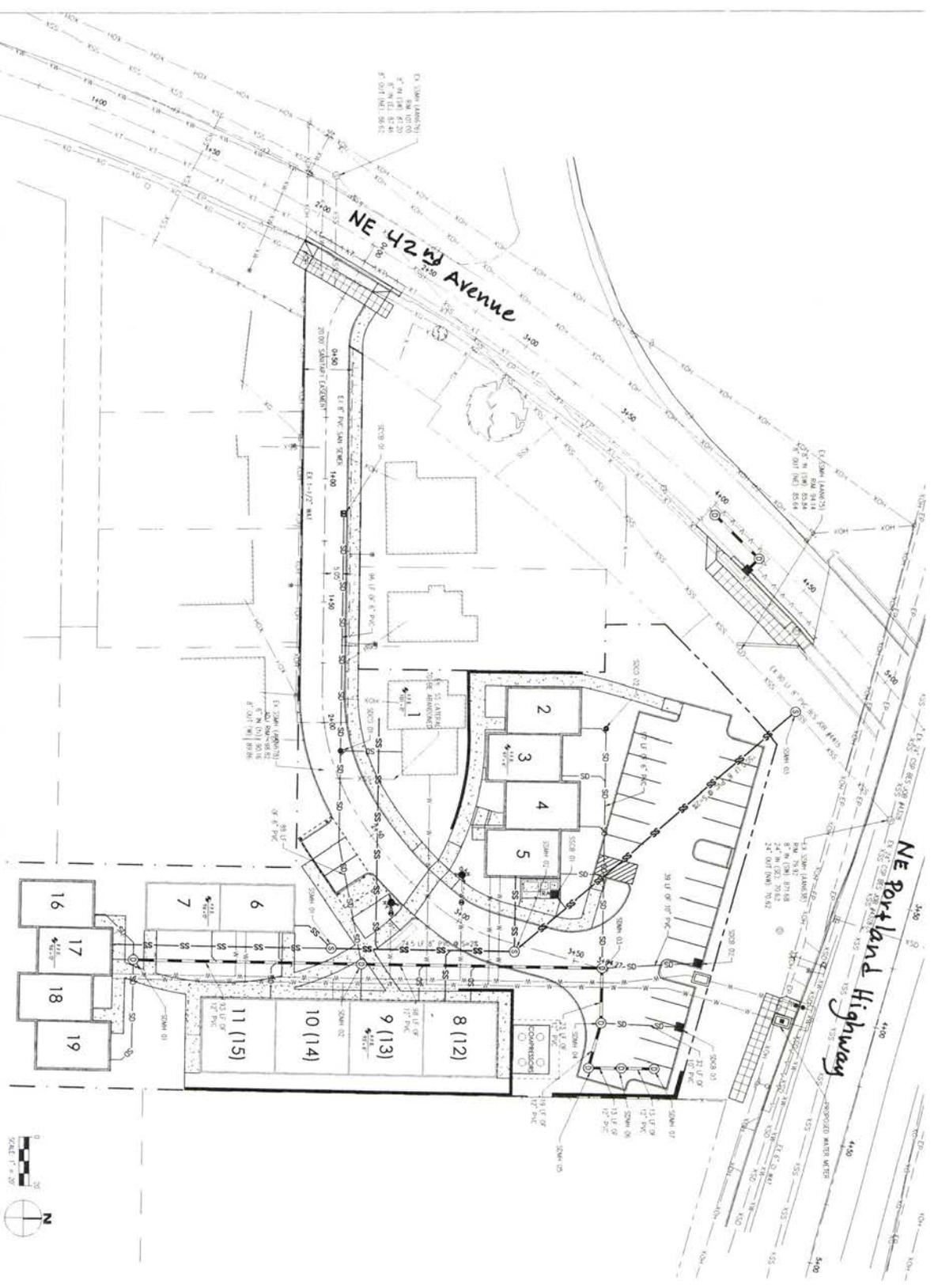
It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan



# EXISTING ZONING

File No.	LU 17-199218 ZC, PD
1/4 Section	2435
Scale	1 inch = 200 feet
State ID	1N2E18CB 11700
Exhibit	B Jul 25, 2017



STORM MANHOLE TABLE	
SMH 01 (48" DIA)	6' 0" (ELEV. 90.15)
SMH 02 (48" DIA)	12' 0" (ELEV. 88.85)
SMH 03 (48" DIA)	6' 0" (ELEV. 89.20)
SMH 04 (48" DIA)	10' 0" (ELEV. 88.10)
SMH 05 (48" DIA)	12' 0" (ELEV. 89.00)
SMH 06 (48" DIA)	12' 0" (ELEV. 87.80)
SMH 07 (48" DIA)	6' 0" (ELEV. 88.22)
SMH 08 (48" DIA)	6' 0" (ELEV. 88.20)
SMH 09 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 10 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 11 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 12 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 13 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 14 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 15 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 16 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 17 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 18 (48" DIA)	12' 0" (ELEV. 89.90)
SMH 19 (48" DIA)	12' 0" (ELEV. 89.90)

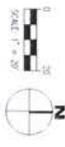
CATCH BASIN TABLE	
CB 01	6' 0" (ELEV. 89.15)
CB 02	6' 0" (ELEV. 89.15)
CB 03	6' 0" (ELEV. 89.15)
CB 04	6' 0" (ELEV. 89.15)
CB 05	6' 0" (ELEV. 89.15)
CB 06	6' 0" (ELEV. 89.15)
CB 07	6' 0" (ELEV. 89.15)
CB 08	6' 0" (ELEV. 89.15)
CB 09	6' 0" (ELEV. 89.15)
CB 10	6' 0" (ELEV. 89.15)
CB 11	6' 0" (ELEV. 89.15)
CB 12	6' 0" (ELEV. 89.15)
CB 13	6' 0" (ELEV. 89.15)
CB 14	6' 0" (ELEV. 89.15)
CB 15	6' 0" (ELEV. 89.15)
CB 16	6' 0" (ELEV. 89.15)
CB 17	6' 0" (ELEV. 89.15)
CB 18	6' 0" (ELEV. 89.15)
CB 19	6' 0" (ELEV. 89.15)

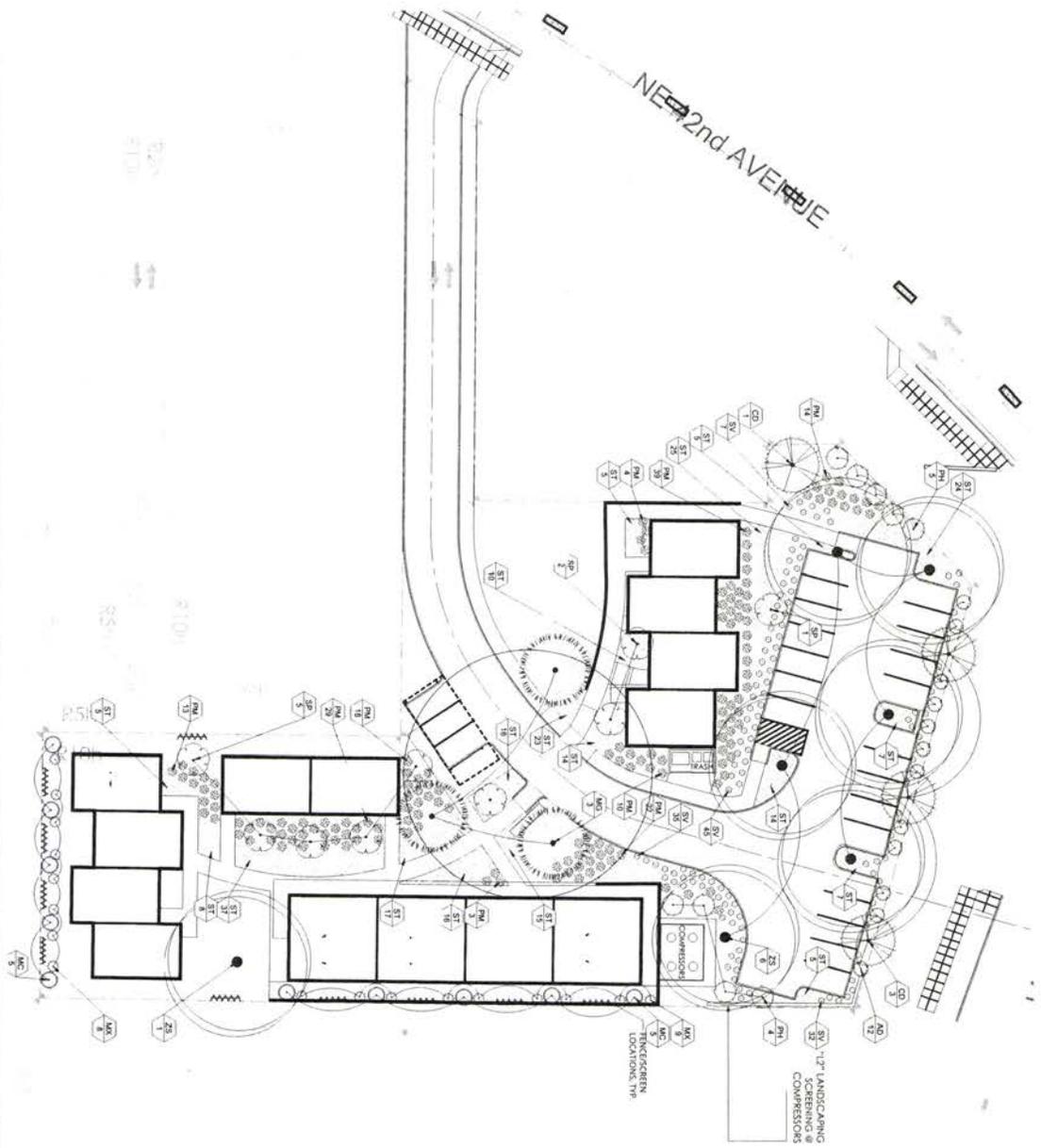
CLEANOUT TABLE	
CO 01	6' 0" (ELEV. 89.15)
CO 02	6' 0" (ELEV. 89.15)
CO 03	6' 0" (ELEV. 89.15)
CO 04	6' 0" (ELEV. 89.15)
CO 05	6' 0" (ELEV. 89.15)
CO 06	6' 0" (ELEV. 89.15)
CO 07	6' 0" (ELEV. 89.15)
CO 08	6' 0" (ELEV. 89.15)
CO 09	6' 0" (ELEV. 89.15)
CO 10	6' 0" (ELEV. 89.15)
CO 11	6' 0" (ELEV. 89.15)
CO 12	6' 0" (ELEV. 89.15)
CO 13	6' 0" (ELEV. 89.15)
CO 14	6' 0" (ELEV. 89.15)
CO 15	6' 0" (ELEV. 89.15)
CO 16	6' 0" (ELEV. 89.15)
CO 17	6' 0" (ELEV. 89.15)
CO 18	6' 0" (ELEV. 89.15)
CO 19	6' 0" (ELEV. 89.15)

SANITARY MANHOLE TABLE	
SMH 20 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 21 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 22 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 23 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 24 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 25 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 26 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 27 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 28 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 29 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 30 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 31 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 32 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 33 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 34 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 35 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 36 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 37 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 38 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 39 (48" DIA)	6' 0" (ELEV. 89.15)
SMH 40 (48" DIA)	6' 0" (ELEV. 89.15)



FERNHILL CROSSING  
 REVISED COMPOSITE UTILITY PLAN  
 NE 42nd & NE Portland Hwy.  
 Portland, OR 97218



**PLANT SCHEDULE**

PLANT	QTY	COMMON NAME	PLANT	QTY	COMMON NAME
1	1	ROSE	1	1	ROSE
2	1	ROSE	2	2	ROSE
3	1	ROSE	3	3	ROSE
4	1	ROSE	4	4	ROSE
5	1	ROSE	5	5	ROSE
6	1	ROSE	6	6	ROSE
7	1	ROSE	7	7	ROSE
8	1	ROSE	8	8	ROSE
9	1	ROSE	9	9	ROSE
10	1	ROSE	10	10	ROSE
11	1	ROSE	11	11	ROSE
12	1	ROSE	12	12	ROSE
13	1	ROSE	13	13	ROSE
14	1	ROSE	14	14	ROSE
15	1	ROSE	15	15	ROSE
16	1	ROSE	16	16	ROSE
17	1	ROSE	17	17	ROSE
18	1	ROSE	18	18	ROSE
19	1	ROSE	19	19	ROSE
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70	1	ROSE	70	70	ROSE
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94	1	ROSE	94	94	ROSE
95	1	ROSE	95	95	ROSE
96	1	ROSE	96	96	ROSE
97	1	ROSE	97	97	ROSE
98	1	ROSE	98	98	ROSE
99	1	ROSE	99	99	ROSE
100	1	ROSE	100	100	ROSE

Total Site Area: 45,119 sq ft  
 20% Tree Cover Required per Title 11.9.152-010  
 Tree Cover Provided:  
 7,000 sq ft  
 1,000 sq ft  
 500 sq ft  
 200 sq ft  
 Total Canopy Provided: 12,700 sq ft

Internal Parking Landscaping  
 Parking Spots: 22  
 200 sq ft per stall  
 1,220 sq ft  
 Internal Parking Landscaping Provided

