



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: December 26, 2017

From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-270894 ZC
Pre App: PC # 17-200935

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 Amanda Rhoads 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 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: January 25, 2018 – 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: February 2, 2018**
- **A public hearing before the Hearings Officer is tentatively scheduled for Monday, February 12, 1:30 pm**

Applicant: Peter F Fry
303 NW Upton Terrace #1b | Portland, OR 97210

Owner: Brandon Brown | Southern Mississippi LLC
1409 NE 17th Ave | Portland, OR 97232

Site Address: 919 N COOK ST

Legal Description: BLOCK 12 LOT 1 EXC PT IN ST LOT 2, COOKS ADD
Tax Account No.: R176602110
State ID No.: 1N1E27BA 04500
Quarter Section: 2729
Neighborhood: Boise, contact boiselanduse@gmail.com
Business District: Soul District Business Association, contact at outreach@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: Albina Community
Existing Zoning: IG1 – General Industrial 1
Proposed Zoning: EXd – Central Employment with “d” Design Overlay Zone
Case Type: ZC – Zoning Map Amendment in Compliance with the Comprehensive Plan Map

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

This site is currently zoned IG1 (General Industrial 1), but has an EX (Central Employment) designation in the City’s Comprehensive Plan. The applicant is requesting approval of a Zoning Map Amendment to re-zone the site to EXd (Central Employment with “d” Design Overlay Zone), which would correspond with the site’s Comprehensive Plan designation. The applicant is proposing to retain the existing new building on the site.

Approval Criteria:

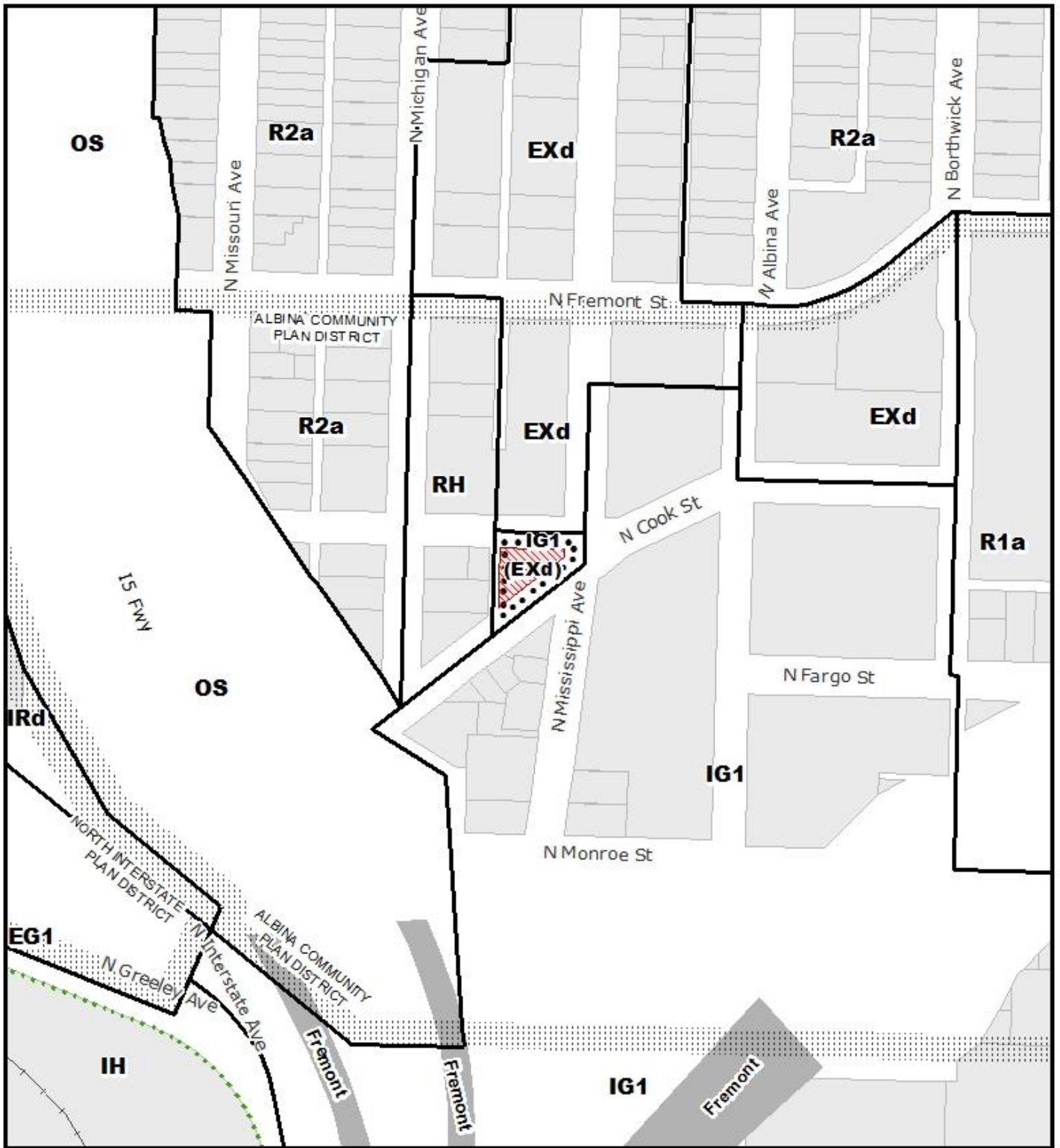
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are as follows:

- Zoning Code Section 33.855.050.A-D, Approval Criteria for Base Zone Changes; and
- Zoning Code Section 33.855.060.A-C, Approval Criteria for Other 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 November 16, 2017 and determined to be complete on December 20, 2017.

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: Existing Zoning Map, Proposed Zoning Map, Site Plan



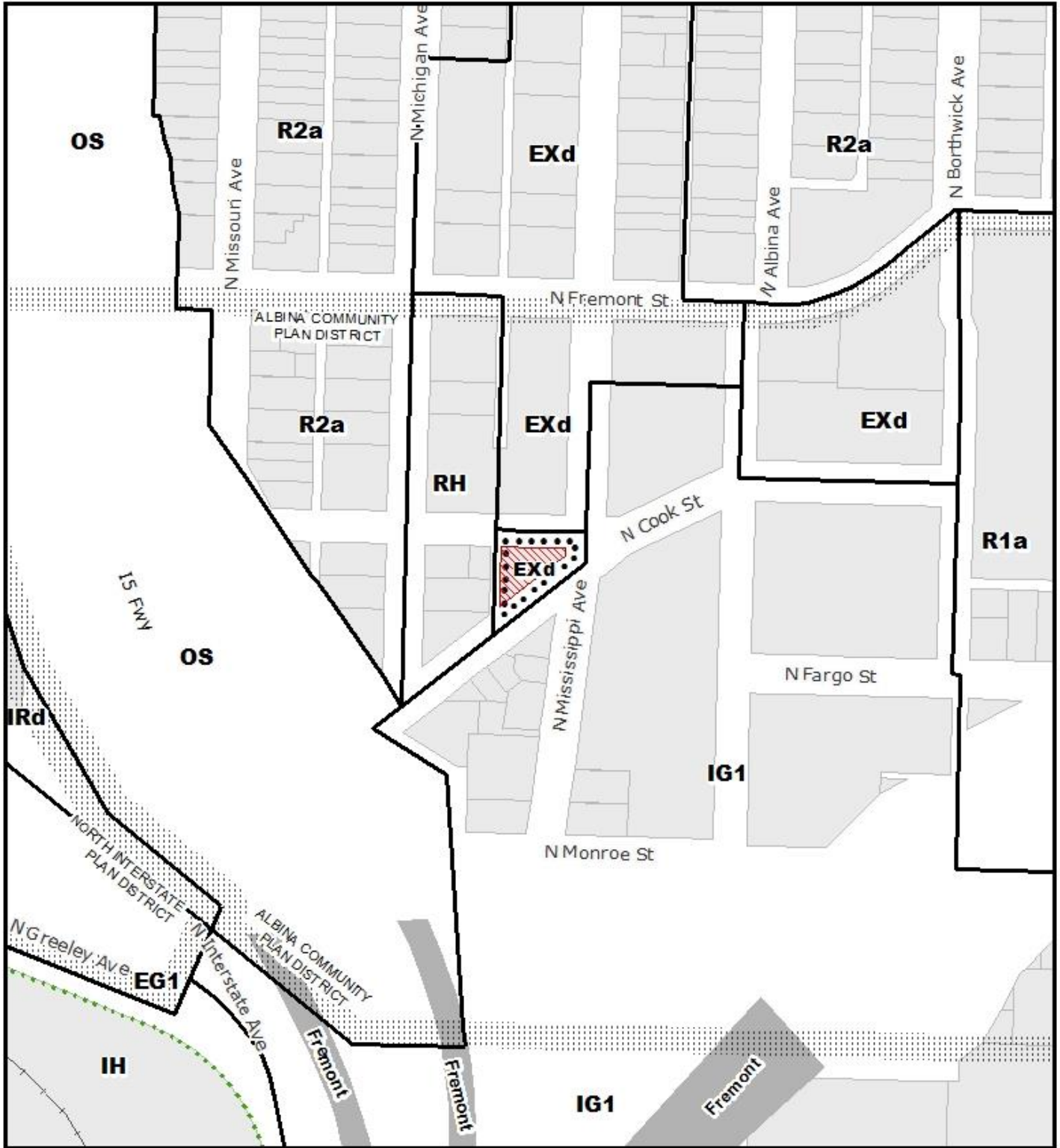
ZONING EXISTING

↑
NORTH

- Site
- Bridge
- Recreational Trails

File No.	LU 17-270894 ZC
1/4 Section	2729
Scale	1 inch = 200 feet
State ID	1N1E27BA 4500
Exhibit	B.1 Nov 20, 2017

THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT



ZONING PROPOSED



-  Site
-  Bridge
-  Recreational Trails

File No.	LU 17-270894 ZC
1/4 Section	2729
Scale	1 inch = 200 feet
State ID	1N1E27BA 4500
Exhibit	B.2 Nov 20, 2017

THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT

SITE LOCATION / VICINITY MAP



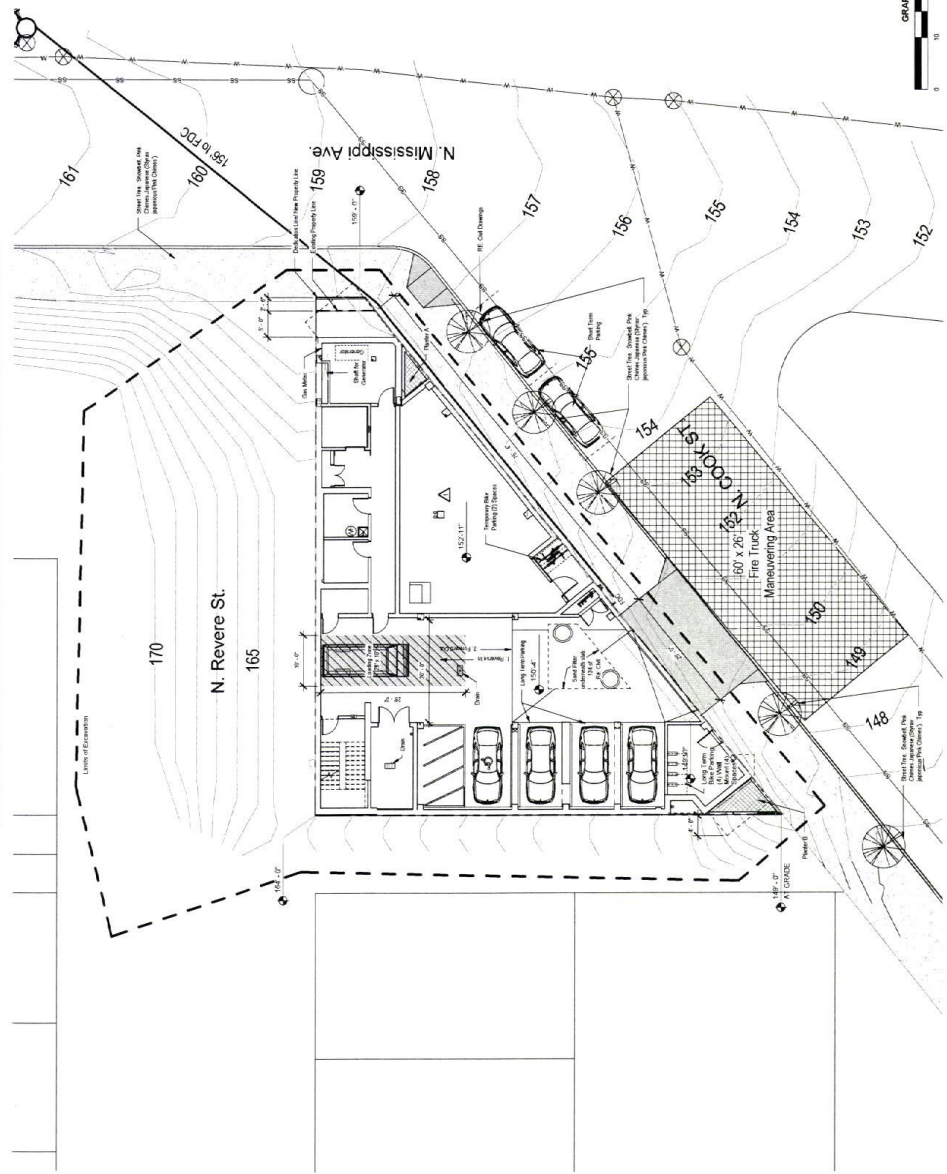
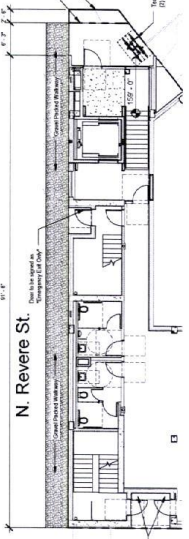
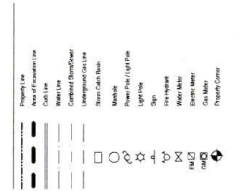
PROPERTY INFORMATION

100% CD # 17
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NOTES: SITE PLAN

1. Construction Utility (C.U.) Locations (Not to Construct): T.P.
2. Reference the site plan for all other locations.
3. All dimensions are given in feet and inches.
4. The site plan is subject to all applicable codes and regulations.

LEGEND: SITE PLAN SYMBOLS



TRUE NORTH

01 - CD Set - Proposed Site Plan

Scale Indicated
 Proposed
 Architecture Site Plan -

90.11

LU 17-270847C

WPA
 works partnership architecture LLC
 811 First Street Suite 210 Portland, OR 97214
 503.294.9635
 503.294.9635
 works@wpa.net

PDX Flatiron
 PDX Flatiron, 1000 1st Ave., Suite 200
 Portland, OR 97227
 WPA number: 1157

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Revision
 No. Date Description
 1 09.27.2017 Conform Set

01.30.2017