



**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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Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 6, 2018  
**To:** Interested Person  
**From:** Lauren Russell, Land Use Services  
503-823-7817/Lauren.Russell@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 March 27, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-107509 AD, in your letter. It also is helpful to address your letter to me, Lauren Russell. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 18-107509 AD**

**Applicant:** Michael Bonn | Ankrom Moisan Architects Inc  
38 NW Davis St #300 | Portland, OR 97209 / (503) 231-0682

**Owner:** Tri-County Metropolitan Transportation District of Oregon  
4012 SE 17th Ave | Portland, OR 97202

**Developer:** Wendy Klein | Reach Community Development, Inc.  
4150 SW Moody Ave | Portland, OR 97239

**Site Address:** SWC/124<sup>th</sup> & SE Ash St

**Legal Description:** TL 5500 1.37 ACRES, SECTION 35 1N 2E  
**Tax Account No.:** R942351510  
**State ID No.:** 1N2E35CC 05500  
**Quarter Section:** 3043  
**Neighborhood:** Hazelwood, contact Arlene Kimura at 503-252-9429.  
**Business District:** Gateway Area Business Association, contact Paul Wild at paul.wild@mhcc.edu  
**District Coalition:** East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.  
**Plan District:** East Corridor, 122<sup>nd</sup> Avenue Subdistrict  
**Zoning:** CXd – Central Commercial, Design Overlay Zone  
**Case Type:** AD – Adjustment Review  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant proposes to construct a new four-story, 175-unit affordable apartment building on the site of an existing Tri-Met surface parking lot. The project will include community space, courtyard, two offices for support staff, and a 43-space surface parking lot. Per Zoning Code Section 33.266.310.C.1.c, two loading spaces meeting Standard B are required when there are more than 100 dwelling units in the building. Standard B loading spaces must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet (Zoning Code Section 33.266.310.D.b). The applicant intends to locate the two Standard B loading spaces within two surface parking lot spaces that are 16 feet long, 8'-6" wide, and have a clearance of 10 feet. Because the proposed loading spaces would not meet the Standard B loading space dimensions, the applicant requests an Adjustment to reduce the size of the two Standard B loading spaces from 18 feet long and 9 feet wide to 16 feet long and 8'-6" wide.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33.805.040.

**33.805.040 Approval Criteria**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below 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; **(not applicable)** and
- D.** City-designated scenic resources and historic resources are preserved; **(not applicable)** and
- 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 January 16, 2018 and determined to be complete on February 27, 2018.

**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](http://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.

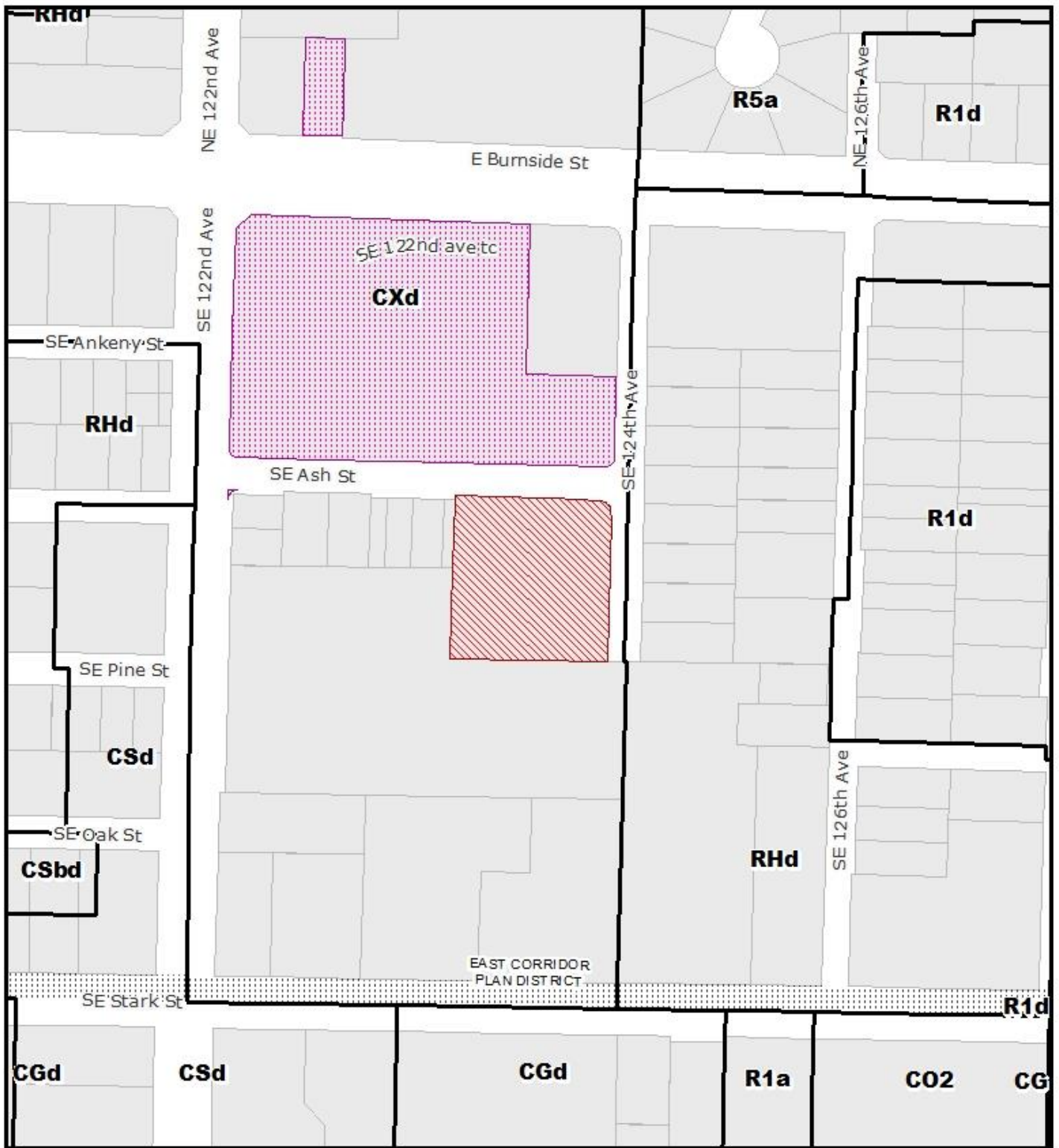
**APPEAL OF THE FINAL CITY DECISION**


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:  
 EAST CORRIDOR PLAN DISTRICT  
 122ND AVENUE SUBDISTRICT

-  Site
-  Also Owned Parcels

File No.	LU 18-107509 AD
1/4 Section	3043
Scale	1 inch = 200 feet
State ID	1N2E35CC 5500
Exhibit	B Jan 19, 2018



NOT FOR CONSTRUCTION



ANSTROM MOISAN  
38 NORTH STREET SUITE 300  
PORTLAND, OREGON 97208  
503.241.1200  
WWW.ANSTROMMOISAN.COM  
11.15.2018

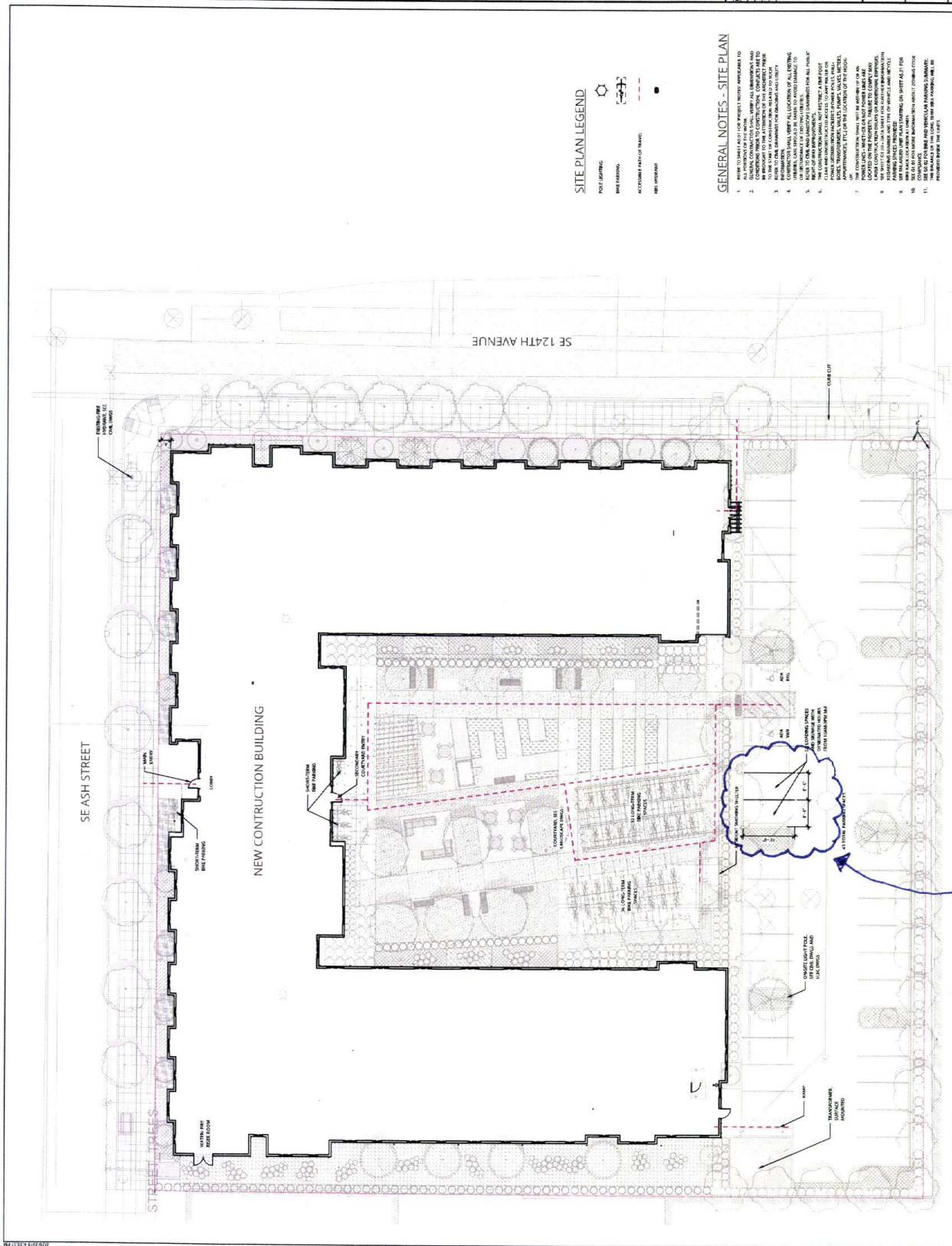
REACH Community Development  
124TH STREET AND ASH AVENUE  
PORTLAND, OREGON

REVISION	DATE	REASON FOR REVISION

SITE PLAN

PROGRESS SET

PROJECT NUMBER: 102232018  
DATE: 11/15/2018  
SCALE: A1.01



- GENERAL NOTES - SITE PLAN**
1. REFER TO SHEET A1.01 FOR PROJECT SITE PLAN AND ALL INFORMATION ON THIS SHEET.
  2. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND'S ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
  3. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND'S ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
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ADJUSTMENT REQUEST TO REDUCE THE SIZE OF THE B STANDBY B LOADING SPACES FROM 18 FEET LONG AND 9 FEET WIDE TO 16 FEET LONG AND 8'-6" WIDE.

LU 18-107509 AD

1 SITE PLAN