



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 8, 2018
To: Interested Person
From: Jeffrey Mitchem, Land Use Services
503-823-7011/Jeffrey.Mitchem@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 May 29, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-163208 DZ, in your letter. It also is helpful to address your letter to me, Jeffrey Mitchem. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-163208 DZ
BLOCK 40 SOWA FOLLOW-UP REVIEW
LANE ST ACCESSWAY IMPROVEMENTS

Applicant: Jeancarlo Saenz
Hensley Lamkin Rachel Architects
14881 Quorum Drive, Suite 550
Dallas, TX 752554

Applicant: Wade Johns
Alamo Manhattan Properties, LLC
3012 Fairmont St Ste 100
Dallas, TX 75201

Owner: FAVA LLC
1650 NW Naito Pkwy #302
Portland, OR 97209

Site Address: 3714 SW MACADAM AVE

Legal Description: INC PT VAC ST BLOCK 159 LAND & IMPS SEE R129244 (R140914961) FOR BILLBOARD, CARUTHERS ADD; INC PT VAC ST BLOCK 159 BILLBOARD SEE R129243 (R140914960) FOR LAND & IMPS, CARUTHERS ADD; INC PT VAC ST N OF & ACCR BLOCK 172, CARUTHERS ADD

Tax Account No.: R140914960, R140914961, R140916080
State ID No.: 1S1E10CA 00300, 1S1E10CA 00300A1, 1S1E10CA 00400
Quarter Section: 3429

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact info@southportlanddba.com.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Plan District: Central City - South Waterfront
Zoning: CXd, Central Employment with a Design Overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The proposal is for the design of the Lane Street Accessway on private property between two previously approved buildings pursuant to Land Use Review LU7-110666 DZM and conditions of approval therein. Primary improvements include storm water planters, street trees, bench seating, retail spill-out areas, landscaped berm and a dog park.

Design Review is necessary because the proposal is for new construction in a Design Overlay zone.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- South Waterfront Design Guidelines

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 May 1, 2018 and determined to be complete on May 3, 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.

APPEAL PROCESS

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

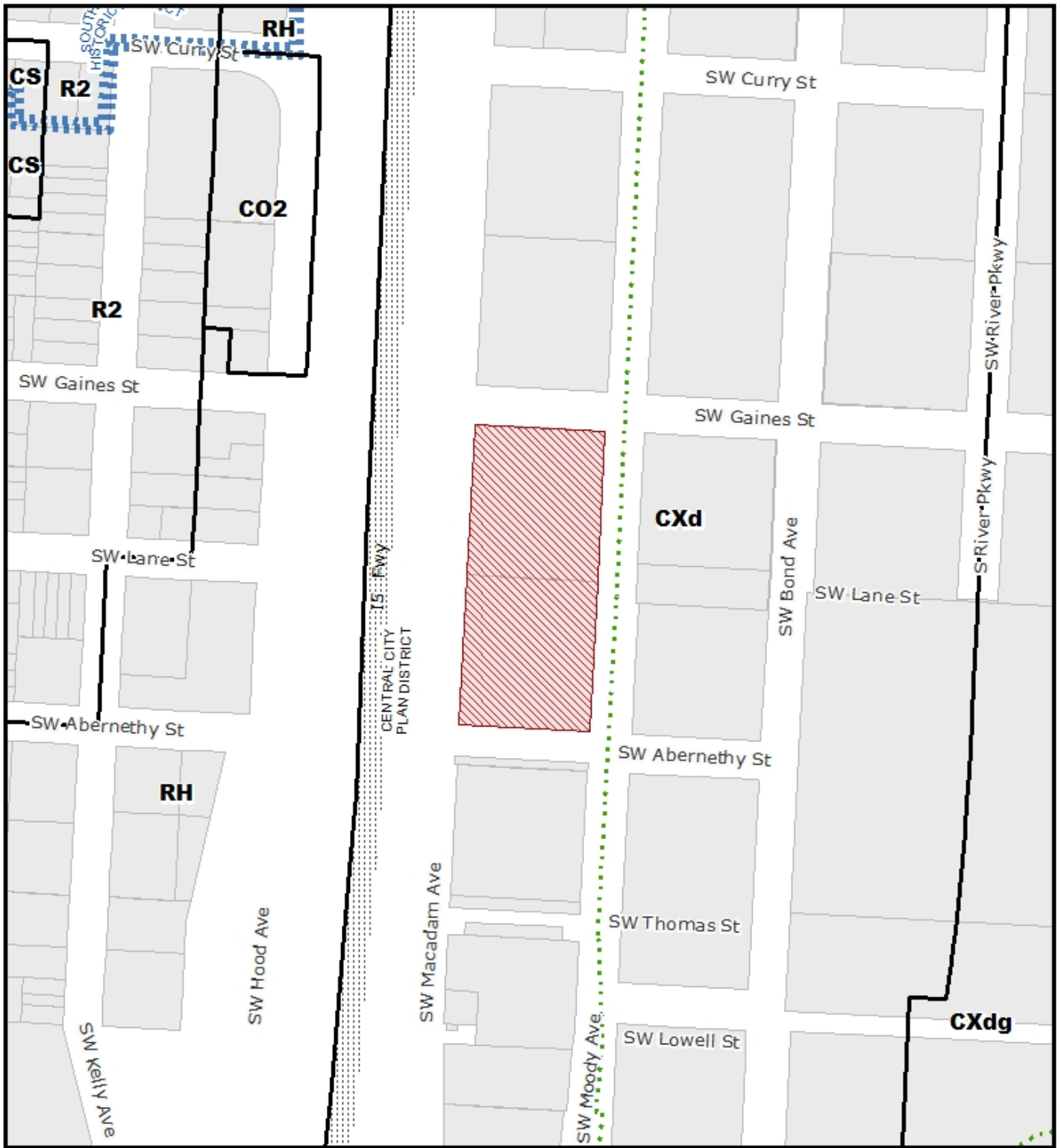
APPEAL OF THE FINAL CITY DECISION

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



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT SUBDISTRICT

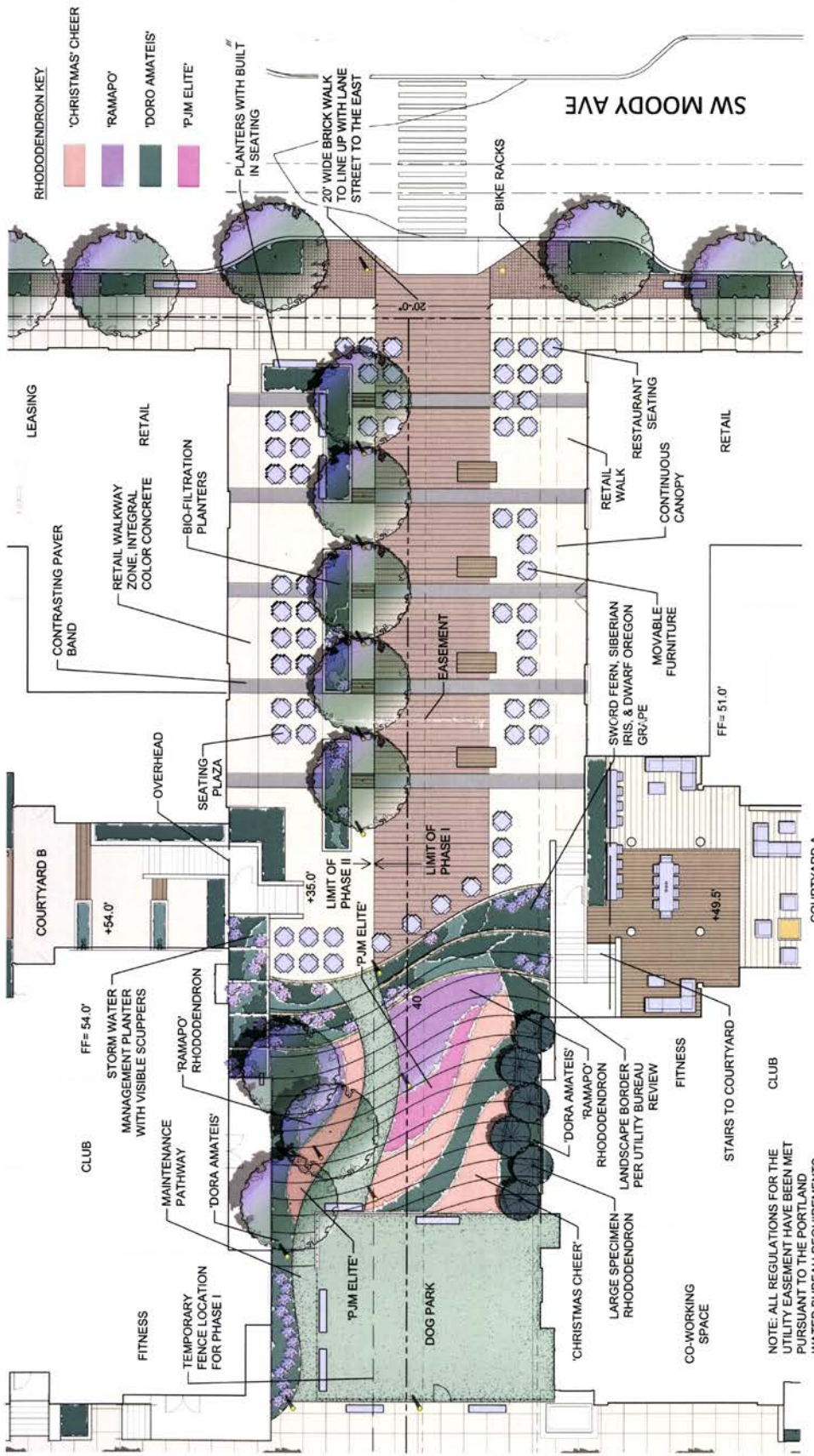


Site



Recreational Trails

File No.	LU 18-163208 DZ
1/4 Section	3429
Scale	1 inch = 200 feet
State ID	1S1E10CA 300
Exhibit	B May 03, 2018



E2/LANE STREET PLAZA PLAN
 DATE: 03-26-18
 SCALE: 1/8"=1'-0"
 C.14

ALAMO MANHATTAN — E2 PORTLAND, OREGON

NOTE: ALL REGULATIONS FOR THE UTILITY EASEMENT HAVE BEEN MET PURSUANT TO THE PORTLAND WATER BUREAU REQUIREMENTS



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