



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** July 12, 2018  
**To:** Interested Person  
**From:** David Besley, Land Use Services  
503-823-7282/David.Besley@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 August 2, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-189503 AD, in your letter. It also is helpful to address your letter to me, David Besley. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

### **CASE FILE NUMBER: LU 18-189503 AD**

**Applicant:** Joe Zody  
FFA Architects  
520 SW Yamhill St Suite 900  
Portland, OR 97204  
Email: [jzody@ffadesign.com](mailto:jzody@ffadesign.com)

**Owner:** Ben Hester  
1953 NW Overton Portland LLC  
225 Broadway, Suite 2075  
San Diego, CA 92101

**General Contractor/  
Party of Interest** Nathan Lacquaye  
9965 SW Artic Dr  
Beaverton, OR 97005

**Site Address:** 1953 NW OVERTON ST

**Legal Description:** BLOCK 265 LOT 12&13, COUCHS ADD; BLOCK 265 W 1/2 OF LOT 10  
LOT 11, COUCHS ADD

**Tax Account No.:** R180224130, R180224250

**State ID No.:** 1N1E33AB 09500, 1N1E33AB 10300

**Quarter Section:** 2928

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

**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com)

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

<b>Plan District:</b>	Northwest
<b>Zoning:</b>	CM3d (Commercial/Mixed Use 3, with a Design Overlay Zone)
<b>Case Type:</b>	AD (Adjustment Review)
<b>Procedure:</b>	Type II, an administrative decision with appeal to the Adjustment Committee

**Proposal:**

The applicant is proposing to renovate an existing 6-story apartment building with 123 units. Renovations include ground floor changes to bike parking and fitness areas. The Portland Zoning Code requires that a space 2 feet by 6 feet be provided for each required bicycle parking space (Section 33.266.220.C.3.b). Of the required 136 long-term parking spaces, 86 will be provided in ground floor bike areas and 50 in individual units. The ground floor bike parking spaces include 64 hanging bike racks (Dero Ultra Space Saver Squared model) with a proposed width of 18 inches and 13.5-inch vertically staggering to allow adequate space between bikes and 22 stacked horizontal bike parking racks (Dero Duplex model) with a proposed width of 18 inches and 12-inch vertically staggering. An Adjustment is therefore required to reduce the minimum bicycle parking width from 2 feet to 18 inches for 86 long-term parking spaces.

**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.

**33.805.040 Approval Criteria**

- 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*);
- 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 June 19, 2018 and determined to be complete on July 5, 2018.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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

#### **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.

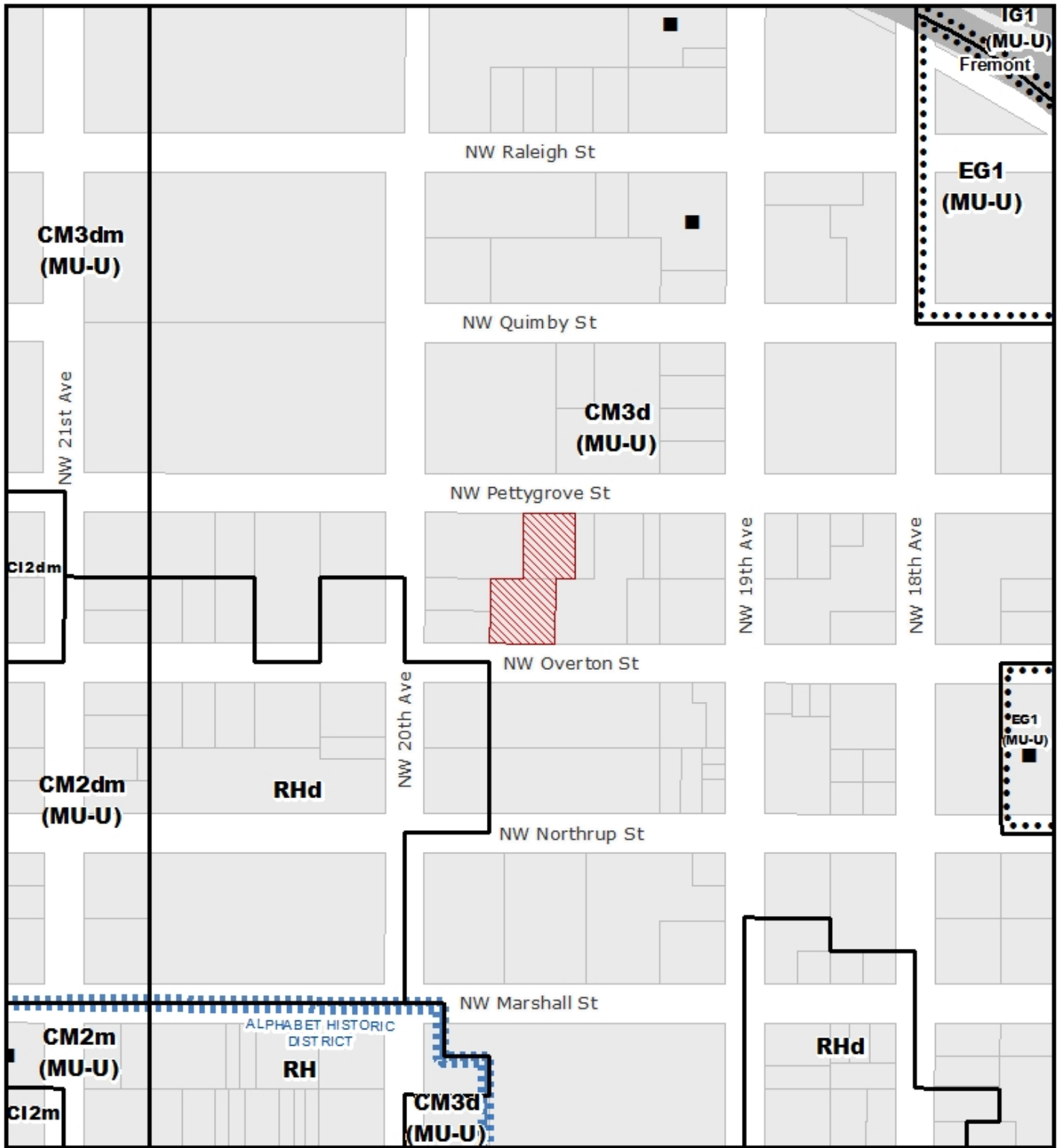
#### **APPEAL OF THE FINAL CITY DECISION**

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  
Bike Rack Details

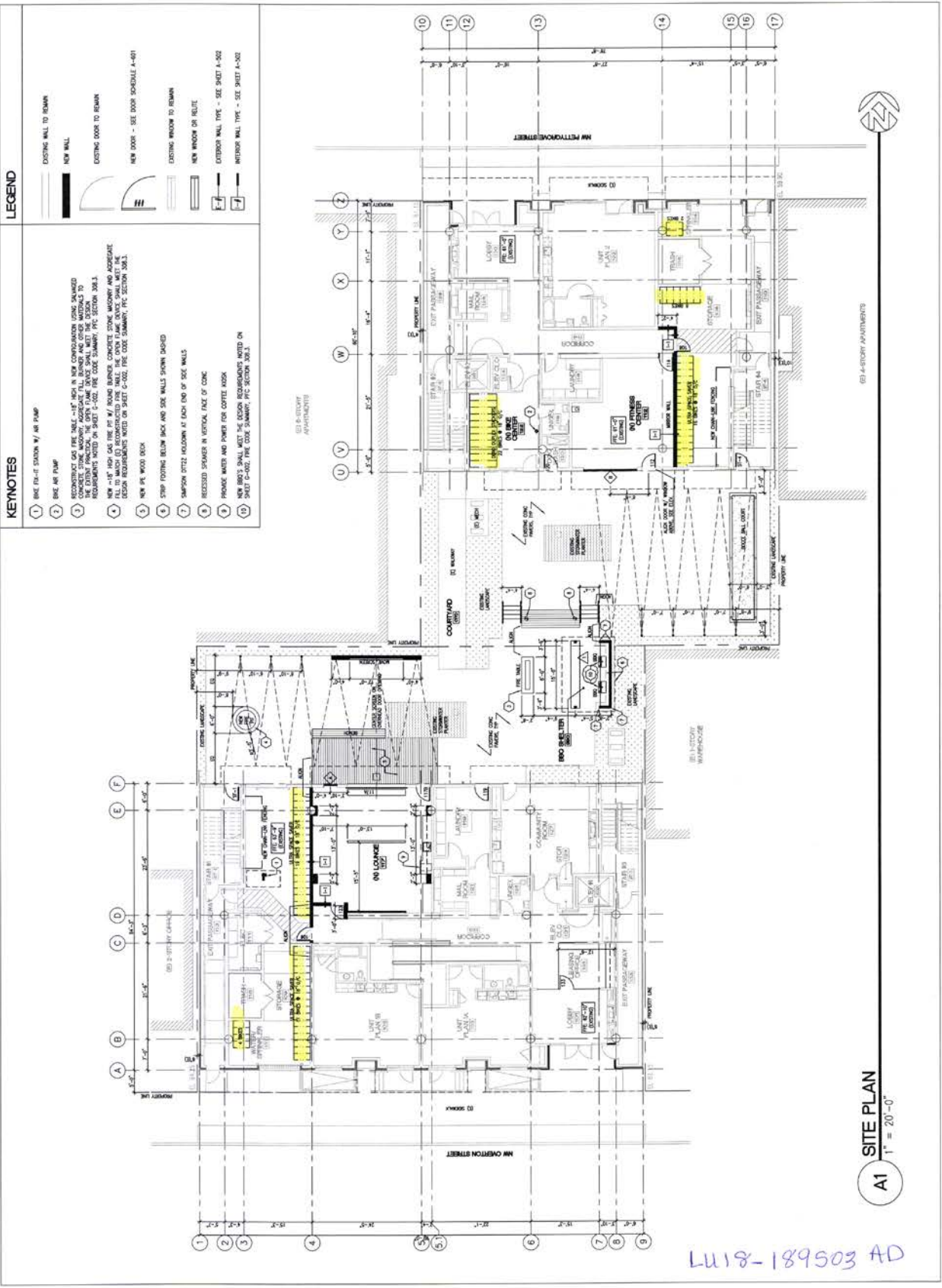


# ZONING

THIS SITE LIES WITHIN THE:  
NORTHWEST PLAN DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 18-189503 AD
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E33AB 9500
Exhibit	B Jun 21, 2018



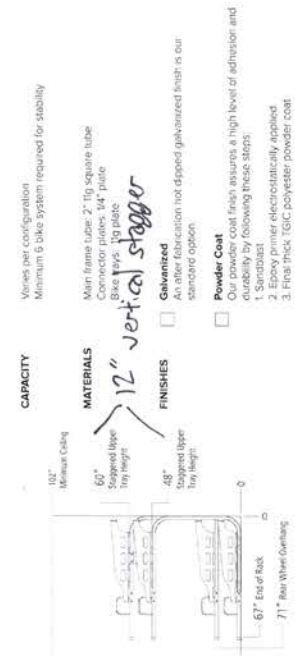


BIKE RACK AT NEW BIKE CENTER ROOM #122  
PROVIDE 18" SPACING, 22 BIKES TOTAL

**DERO DUPLX**  
Submittal Sheet

TYPICAL BIKE RACK  
AT STORAGE ROOMS #108 & #109  
PROVIDE 18" SPACING, 64 BIKES TOTAL

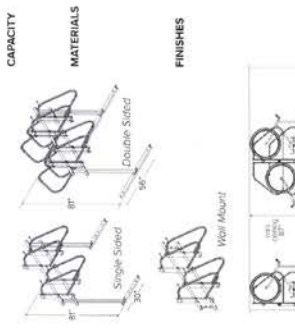
**ULTRA SPACE SAVER SQUARED**  
Submittal Sheet



- CAPACITY**  
Varies per configuration  
Minimum 5 bike system required for stability
- MATERIALS**  
Main frame tube: 2" sq square tube  
Connector plates: 1/4" plate  
Plate type: 1/4 plate  
**12" vertical stagger**
- FINISHES**  
 **Galvanized**  
Galvanization not dipped galvanized finish is our standard option.  
 **Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
- MOUNT OPTIONS**  
 **Surface**  
Each connector plate accepts 3/8" wedge anchors
- SETBACKS**  
See diagrams on following page.



U-lock compatible



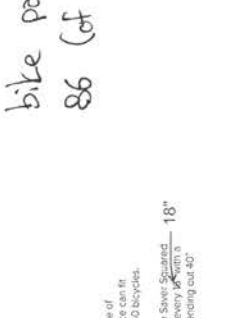
- CAPACITY**  
Modular construction  
1 bike per arm
- MATERIALS**  
Hanger is 1" square tube with steel rider head with tamperproof locking bolts.  
Upright is 2" square tube.  
Feet are 1/32 C x 1/4 galvanized steel channel. Crossbeams are 2" square, 40 galvanized plate.
- FINISHES**  
 **Powder Coat (Interior Use)**  
Our powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:  
1. Sandblast  
2. Final thick TGIC polyester powder coat  
 **Powder Coat (Exterior Use) Additional Cost**  
Our powder coat finish assures a high level of adhesion and durability for outdoor use by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
- MOUNT OPTIONS**  
 **Galvanized**  
Galvanization not dipped galvanized finish is our standard option.  
 **Floor Mount Ultra Space Saver Squared** (has steel channel) feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.  
 **Wall Mount**  
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on steelwork without additional support.
- WHEEL STOPS**  
 Include optional wheel stops



As a general rule of thumb, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared packs one bike every 18" with a typical bike extending out 40" from the wall.

Adjustment requested to reduce the min. bike parking width from 2' to 18" for 86 (of 156 required) long-term spaces.



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LU 18-189503 AD

PROJECT NO:  
040317

DATE: 6/29/2018  
 REVERSED DWG  
 NEW DWG  
DTL/SHT: -/-

The Thornton  
Apartments  
Renovation

1953 NW Overton  
Portland, OR  
97209