



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

Chloe Eudaly, Commissioner
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www.portlandoregon.gov/bds

Date: 7/18/2018

From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 18-144978 DZM - 815 W Burnside St
Pre App: PC # 18-101718

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 Tanya Paglia 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 Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

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: August 10, 2018** (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: August 13, 2018**
- **A public hearing before the Design Commission is tentatively scheduled for: August 23, 2018 at 1:30 pm**

Applicant: Bronson Graff and Isaac Johnson | Ankrom Moisan Architects, Inc.
38 NW Davis #300 | Portland, OR 97209
bronsong@ankrommoisan.com

**Owner/
Representative:** Brad Reisinger | LMC Burnside Holdings LLC
1325 4th Ave Ste 1300 | Seattle, WA 98101

Site Address: **815 W BURNSIDE ST**

Legal Description: BLOCK 56 LOT 1-4, COUCHS ADD
Tax Account No.: R180204890
State ID No.: 1N1E34CB 10600
Quarter Section: 3029

Neighborhood: Pearl District, contact planning@pearldistrict.org.
Business District: Downtown Retail Council, contact Lisa Frisch at lfrisch@portlandalliance.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District
Other Designations: None

Zoning: **CXd**, Central Commercial with Design Overlay
Case Type: **DZM**, Design Review with Modifications

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

Proposal:

The proposal is for a new seven-story mixed-use residential and commercial development on a half block site located on W Burnside between NW Park Ave and NW 9th Ave in the River District Subdistrict of the Central City Plan District. The proposed building will be approximately 143,148 SF and include approximately 144 housing units, 9,623 SF of ground-floor commercial space, 51 below-grade parking spaces, and a rooftop deck. The residential lobby entrance will be located on Park Ave, and parking and loading access will be from NW 9th Ave. The parcel is currently occupied by a single-story retail tire sales and service business. Modifications to the Loading and Bicycle Parking standards are requested, as well as an Exception to the Oriel Window standards.

Design review is required because the proposal is for exterior alterations in the Central City Plan District.

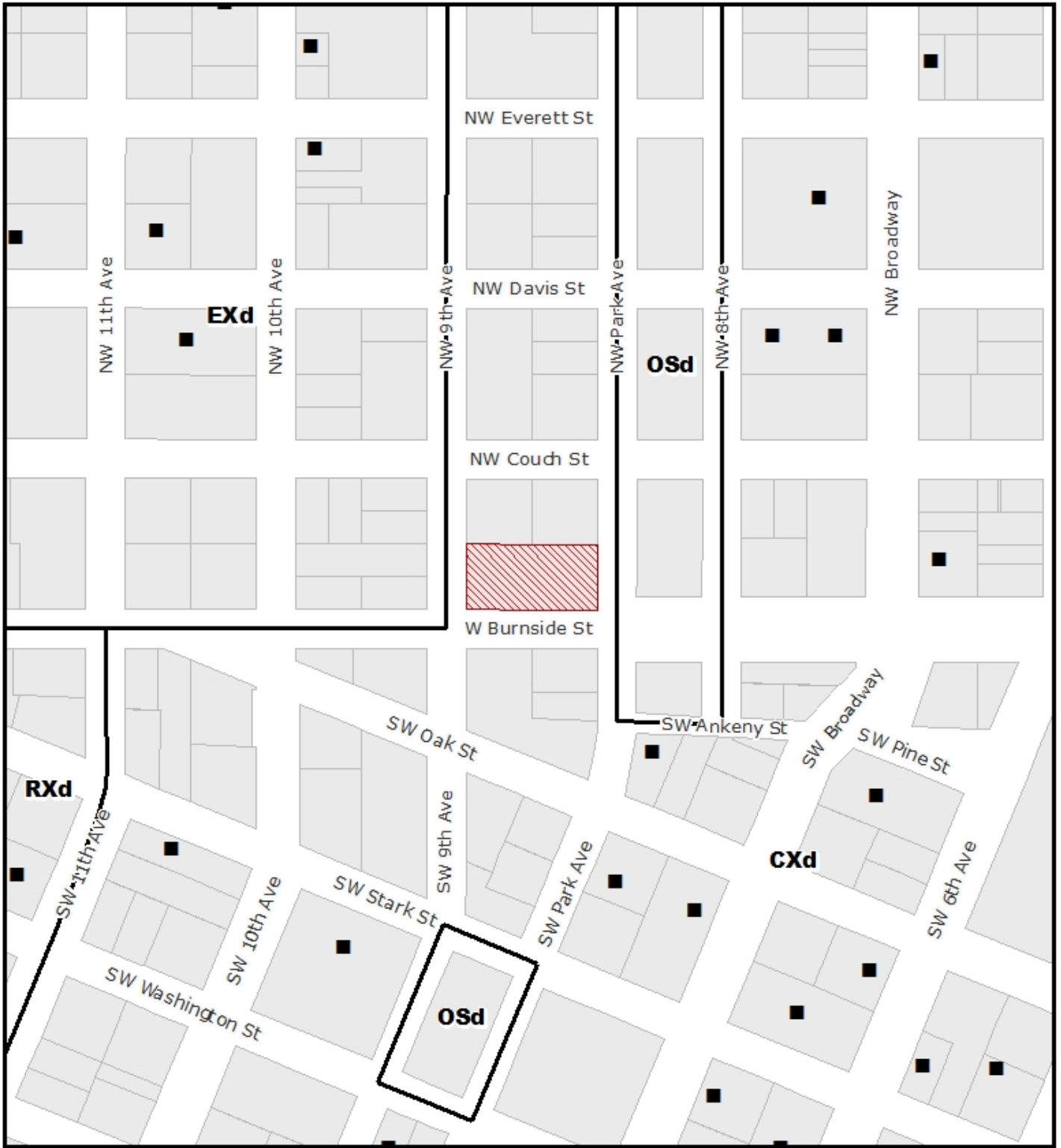
Approval Criteria:

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

- River District Design Guidelines
- Central City Fundamental Design Guidelines
- 33.825.040 Modification Criteria

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 April 3, 2018 and determined to be complete on July 6, 2018.

Enclosures: Zoning Map, Site Plan, Elevations: South, East, and West



ZONING

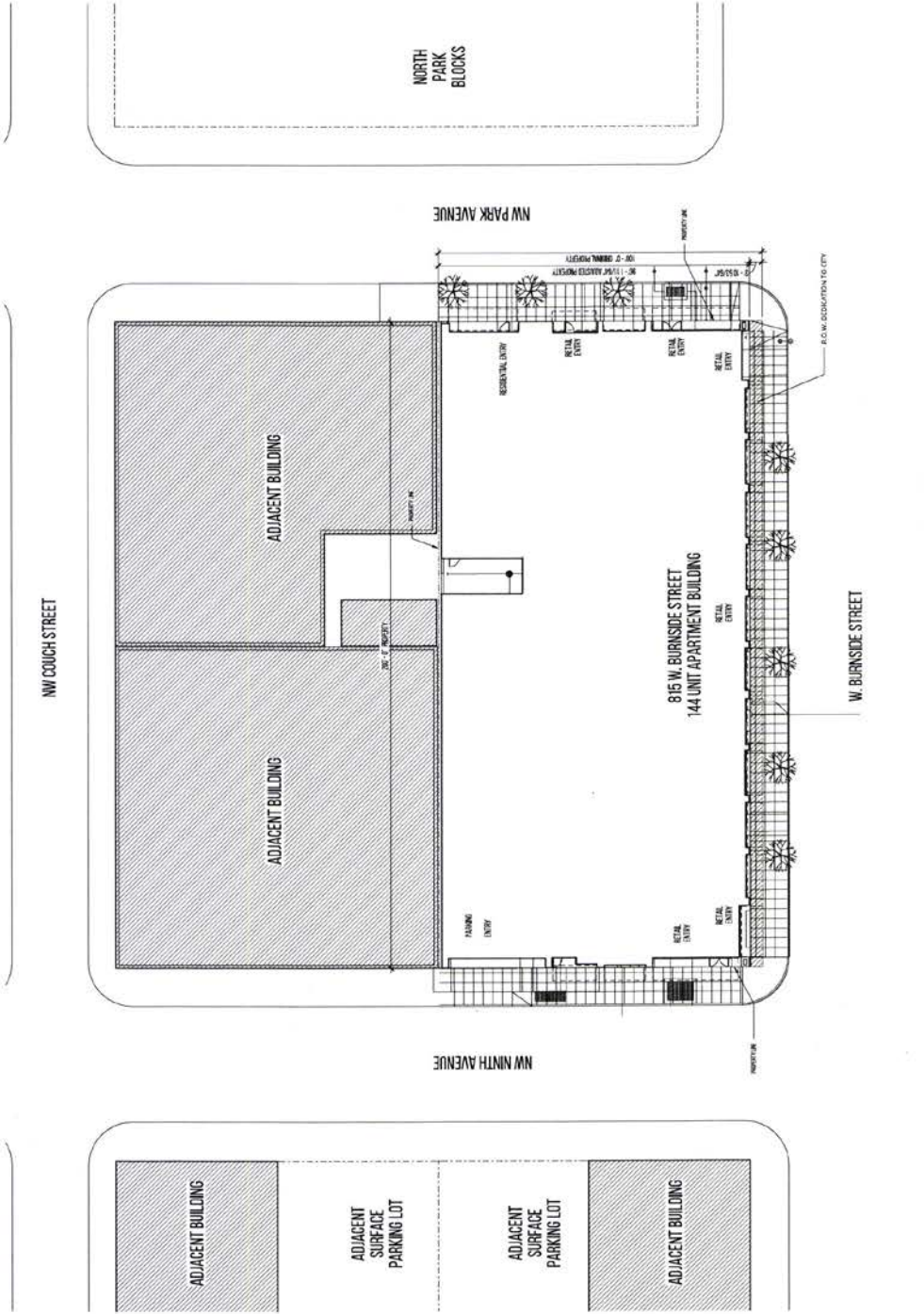
 NORTH

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-144978 DZM
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CB 10600
Exhibit	B Apr 06, 2018

SITE PLAN



BUILDING ELEVATION - SOUTH



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BUILDING ELEVATION - EAST



BUILDING ELEVATION - WEST



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