



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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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 7, 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 September 28, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-227628 DZM, 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. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-227628 DZM **ARGYLE STREET APARTMENTS**

Applicant: Debbie Cleek | The Bookin Group
1140 SW 11th Avenue #500 | Portland, OR 97205
Tel: 503.241.2423 | cleek@bookingrounp.com

Architect: Diana Moosman | Mwa Architects
70 NW Couch Suite 401 | Portland, Oregon 97209

Owner: Tri-County Metropolitan
4012 SE 17th Avenue | Portland, OR 97202-3940

Party of Interest: Suzanne Zuniga | Portland Housing Bureau
421 SW 6th Avenue Suite 500 | Portland, OR 97204

Party of Interest: Wendy Klein | Reach Community Development, Inc
4150 SW Moody Avenue | Portland, OR 97239

Site Address: **2133 N Argyle Street**

Legal Description: TL 600 0.92 ACRES, SECTION 09 1N 1E; TL 500 0.37 ACRES, SECTION 09 1N 1E; TL 400 0.89 ACRES, SECTION 09 1N 1E

Tax Account No.: R941090180, R941090190, R941090200

State ID No.: 1N1E09AC 00600, 1N1E09AC 00500, 1N1E09AC 00400

Quarter Section: 2128

Neighborhood: Kenton, contact Webly Bowles at knalanduse@gmail.com.

- Business District:** Kenton Business Association, contact Mo Bachmann at info@kentonbusiness.com.
- District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.
- Plan District:** Kenton
- Other Designations:** None
- Zoning:** **CM3 d,m** – Commercial/Mixed-Use 3 with Design Overlay and Centers Main Street Overlay
- Case Type:** **DZM** – Design Review with Modifications
- Procedure:** **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The proposal is for a multi-family residential apartment development providing 189 affordable housing units, 60 surface parking spaces (accessed from N Brandon Ave), public courtyard space and ground-level community space (approximately 5,500 sf).

Design Review is necessary because the proposal is for new construction in a Design Overlay Zone. Modification Review is necessary because the proposal includes zoning code Modifications through Design Review for the following sections: 33.130.215 Setbacks (increased setbacks for public space fronting N Argyle St and N Denver St); 33.130.242 Transit Street Setback (entrance setback fronting public space fronting N Argyle St and N Denver St); 33.130.230 Windows (reduction in ground floor windows fronting public plaza space); 33.266.130 Standards for all other Development (location of interior parking lot landscaping); and, 33.266.200 Bicycle Parking (reduction in parking rack spacing).

Relevant Approval Criteria:

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

- Community 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 August 27, 2018 and determined to be complete on September 4, 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.

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.

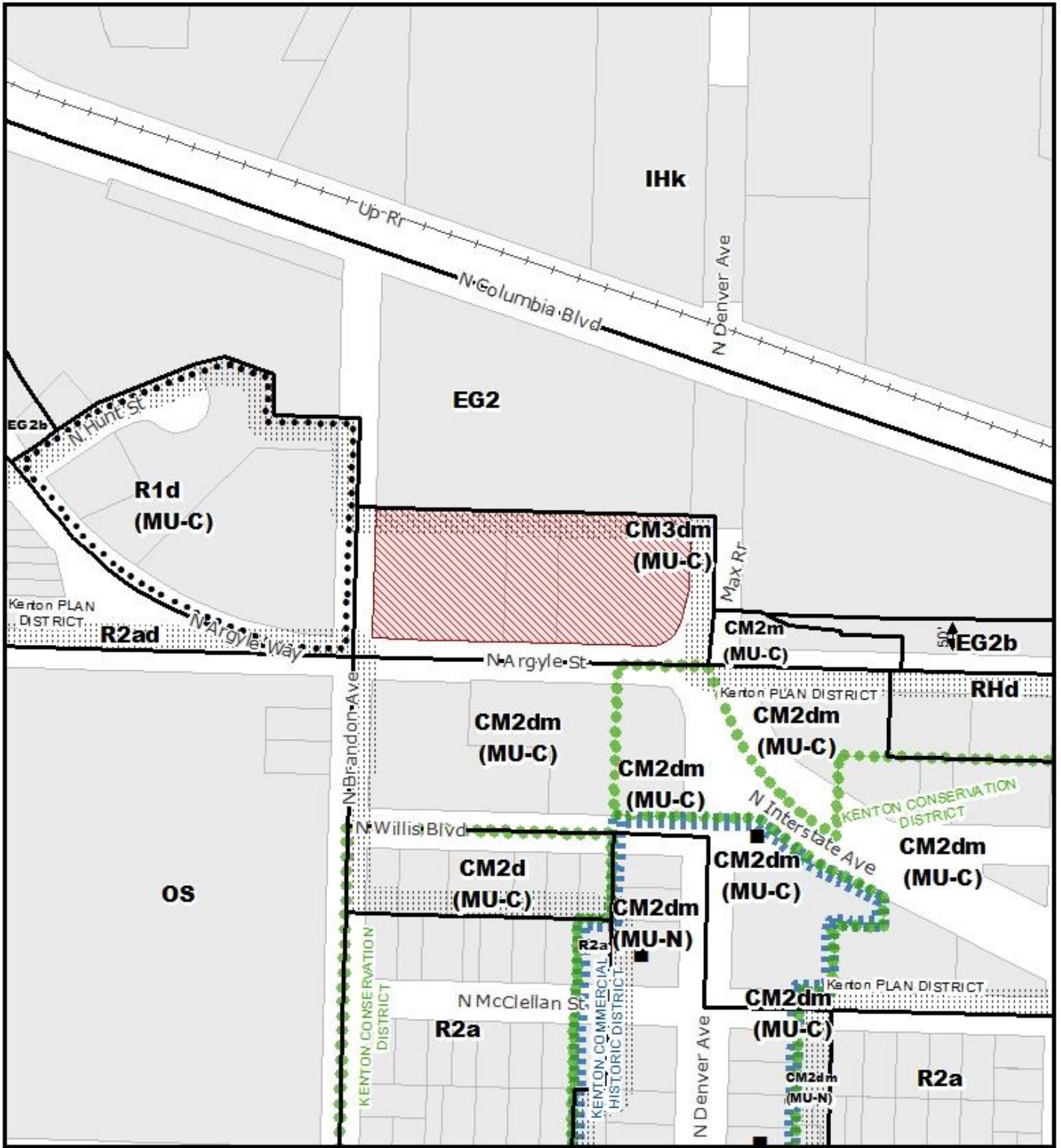
APPEAL OF THE FINAL CITY DECISION

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
Elevation



ZONING



THIS SITE LIES WITHIN THE:
KENTON PLAN DISTRICT

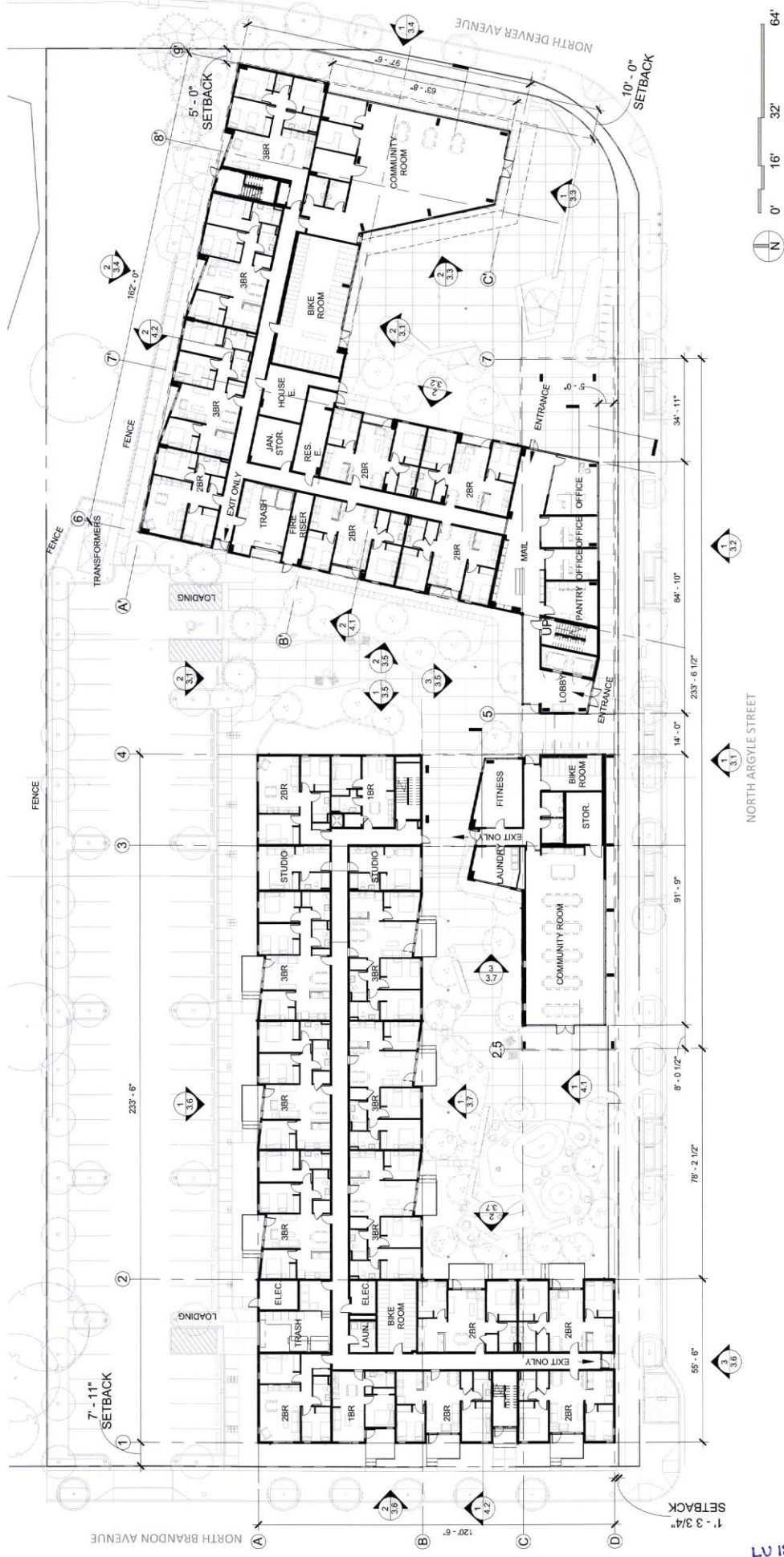


Site



Historic Landmark

File No.	LU 18-227628 DZM
1/4 Section	2128
Scale	1 inch = 200 feet
State ID	1N1E09AC 600
Exhibit	B Aug 30, 2018



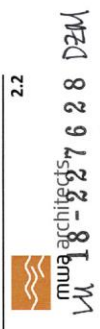
FLOOR PLAN: GROUND FLOOR / SITE PLAN

ARGYLE HOUSING

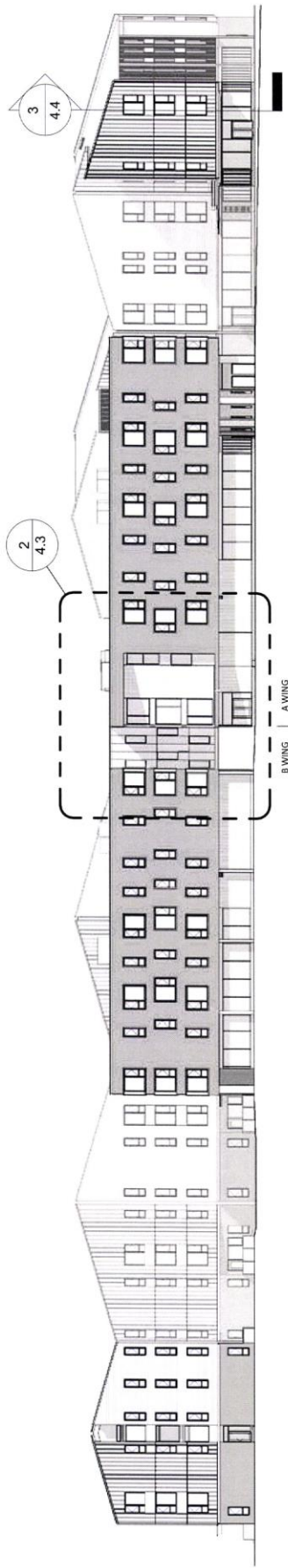
2133 N ARGYLE STREET, PORTLAND, OR 97217

DESIGN REVIEW APPLICATION 8/27/18

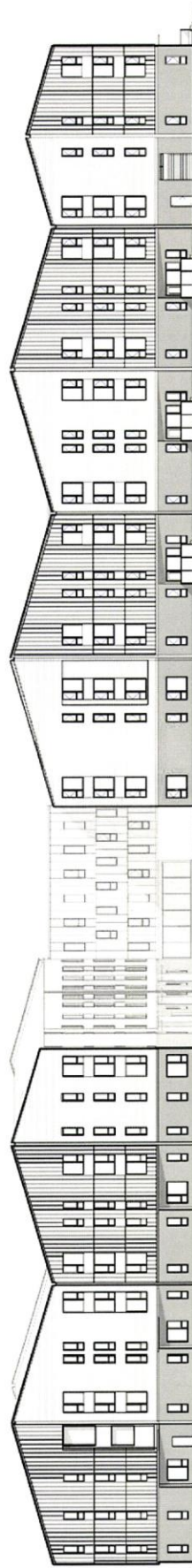
2.2



WZD2829722.18.17



1 SOUTH ELEVATION OVERALL - ARGYLE ST
SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"

OVERALL EXTERIOR ELEVATIONS

ARGYLE HOUSING

2133 N ARGYLE STREET, PORTLAND, OR 97217

DESIGN REVIEW APPLICATION 8/27/18

3.1



mua architects

LU 18 - 227628 DZM

LU18-227628 DZM