



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 29, 2018
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676/Emily.Hays@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 November 19, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-253149 DZM, in your letter. It also is helpful to address your letter to me, Emily Hays. 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 18-253149 DZM – *LOW INCOME SINGLE ADULT HOUSING (LISAH)*

Applicant: Dave Otte and Ben Ott | Holst Architecture
110 SE 8th Avenue | Portland OR 97214
dotte@hostarc.com

Owner: City of Portland (PDC)
222 NW 5th Avenue | Portland, OR 97209-3812

Owner's Representative: Jennifer Sharp | Housing Development Center
847 NE 19th Avenue #150 | Portland, OR 97232

Contract Purchaser: George Devendorf | Transition Projects, Inc
665 NW Hoyt Street | Portland, OR 97209

Site Address: **2310 N Hunt Street**

Legal Description: BLOCK 1&2 TL 901, NATIONAL ADD
Tax Account No.: R598300450
State ID No.: 1N1E09AC 00901
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: **R1d** – Residential 1,000 with Design Overlay
Case Type: **DZM** – Design Review with Modifications
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant is seeking Design Review approval for a deeply affordable housing development in the Kenton Plan District. The development consists of four (4) buildings arranged around shared outdoor space. The apartment building contains 35 studios and 1 one-bedroom units, a community space, and supporting spaces. The other (3) three buildings on site are designated as duplexes. Thirteen (13) parking spaces are provided in a lot at the rear of the site. All structures are designed to be modular.

Modification:

1. 33.266.130 Development Standards for All Other Uses. Per Table 266-5 the parking area must include a 5'-0" L2 landscape buffer, protected by curbs. The perimeter planting width along the western edge is proposed to be reduced from 5'-0" to 2'-6", to allow a more generous landscape buffer along the building face. The proposal provides an additional 12' wide buffer between the building and the driveway.

Design Review is required for new development within the design overlay zone.

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
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

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 October 15, 2018 and determined to be complete on October 24, 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.

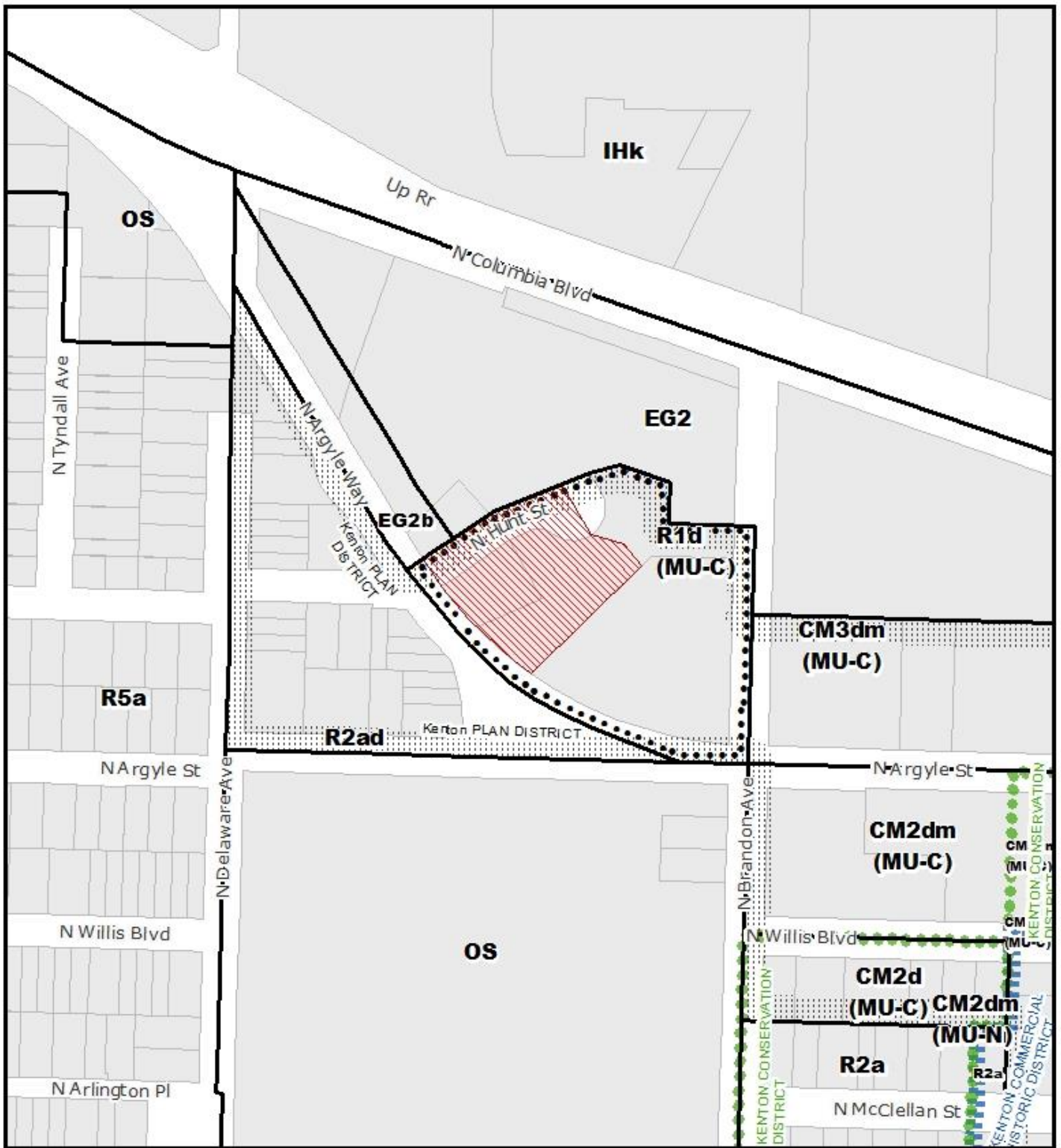
APPEAL OF THE FINAL CITY DECISION

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
Studio Building Elevations
Duplex Building Elevations



ZONING



THIS SITE LIES WITHIN THE:
KENTON PLAN DISTRICT



Site



Historic Landmark

File No.	LU 18-253149 DZ
1/4 Section	2128
Scale	1 inch = 200 feet
State ID	1N1E09AC 901
Exhibit	B Oct 24, 2018



HOLST
 2310 N HUNT STREET
 PORTLAND, OR 97217
 ©2018 HOLST ARCHITECTURE, INC.

project # 15090
 LISAH

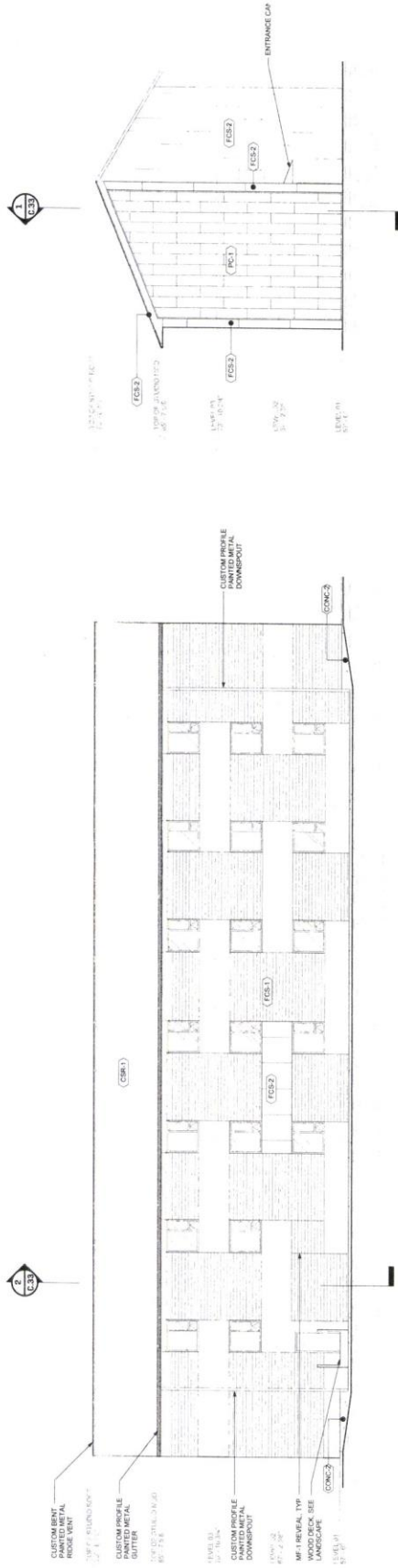
DESIGN REVIEW 10.12.2018

title: SITE PLAN

sheet: C.5

LU 18-253149 D2M

6. CONCEPTUAL



1. STUDIO BUILDING - NORTHWEST ELEVATION



- EXTERIOR MATERIALS**
- (FCS-1) FIBER CEMENTITIOUS SONG
 - (FCS-2) FIBER CEMENTITIOUS SONG
 - (FCS-3) POLY-CARBONATE
 - (CONC-2) SMOOTH FINISH FORM ARCHITECTURAL CONCRETE
 - (CSR-1) COMPOSITE SHINGLE ROOFING

- INTERIOR MATERIALS**
- CEILING**
- (ACT-1) ACOUSTIC CEILING PANEL
 - (ACT-2) ACOUSTIC CEILING TILE
- WALLS**
- (WPT-1) ACOUSTIC WALL PANEL
 - (WPT-2) ACOUSTIC WALL PANEL
 - (GR-1) GYPSUM BOARD
 - (GR-2) GYPSUM BOARD
 - (FR-1) FRAMELESS MIRROR
 - (P-1) PAINT
 - (WPT-1) WOOD PANELING
- FLOORS**
- (RES-1) RESIDENT STAIR TREAD AND RISER
 - (TK-1) TONGUE AND GROOVE PARQUET
 - (TK-2) TONGUE AND GROOVE PARQUET
 - (TK-3) TONGUE AND GROOVE PARQUET
 - (WOB-1) WOOD BASE
 - (WOB-2) WOOD BASE
 - (WOB-3) WOOD BASE
 - (WOB-4) WALK OFF MAT
 - (CPT-1) CARPET TILE
 - (CPT-2) CARPET TILE
 - (CPT-3) CONCRETE FLOOR SEALER
- MISCELLANEOUS**
- (T) T

TYPE	SECTION	MATERIAL TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COMMENTS/NOTES
CONC	CONC-2	SMOOTH FINISH FORM ARCHITECTURAL CONCRETE				
CSR	CSR-1	COMPOSITE SHINGLE ROOFING				
FCS	FCS-1	FIBER CEMENTITIOUS SONG				
FCS	FCS-2	FIBER CEMENTITIOUS SONG				
FCS	FCS-3	POLY-CARBONATE				
FCS	FCS-4	SMOOTH FINISH FORM ARCHITECTURAL CONCRETE				
GR	GR-1	GYPSUM BOARD				
GR	GR-2	GYPSUM BOARD				
FR	FR-1	FRAMELESS MIRROR				
P	P-1	PAINT				
WPT	WPT-1	WOOD PANELING				
WPT	WPT-2	WOOD PANELING				
WPT	WPT-3	WOOD PANELING				
WPT	WPT-4	WOOD PANELING				
WPT	WPT-5	WOOD PANELING				
WPT	WPT-6	WOOD PANELING				
WPT	WPT-7	WOOD PANELING				
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WPT	WPT-48	WOOD PANELING				
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WPT	WPT-50	WOOD PANELING				

HOLST project # 15090
 2310 N HUNT STREET
 PORTLAND, OR 97217

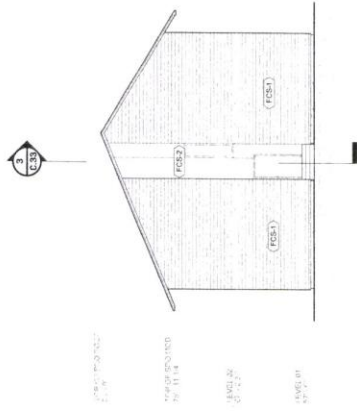
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 2310 N HUNT STREET
 PORTLAND, OR 97217

DESIGN REVIEW 10.12.2018

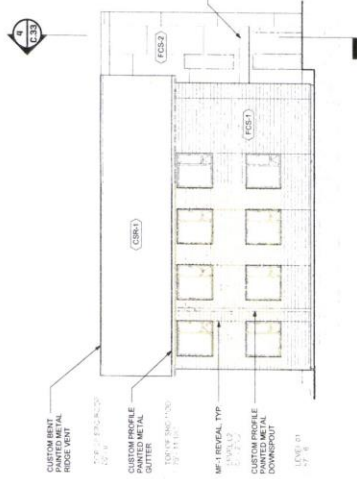
ELEVATIONS

sheet: C.30

LU 18-253149 D2M



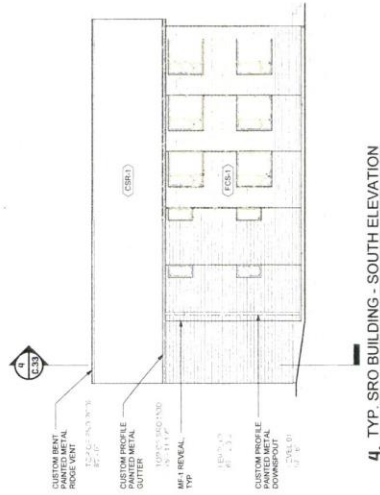
1. TYP. SRO BUILDING - EAST ELEVATION



2. TYP. SRO BUILDING - NORTH ELEVATION



3. TYP. SRO BUILDING - WEST ELEVATION



4. TYP. SRO BUILDING - SOUTH ELEVATION

- EXTERIOR MATERIALS**
- (FES1) FIBER CEMENTITIOUS SIDING
 - (FES2) FIBER CEMENTITIOUS SIDING
 - (FES3) POLY CARBONATE
 - (CONC-2) SMOOTH FINISH FORM ARCHITECTURAL CONCRETE
 - (CEB-1) COMPOSITE SINGLE ROOFING

- INTERIOR MATERIALS**
- (CEILING) CERAMIC TILE
 - (ACT1) ACOUSTIC CEILING PANEL
 - (ACT2) ACOUSTIC CEILING TILE
 - (WALLS) ACOUSTIC WALL PANEL
 - (GYP) GYPSUM BOARD
 - (GYP-1) GYPSUM BOARD
 - (DYSUM) DRYWALL BOARD
 - (FR) FRAMELESS MIRROR
 - (PAINT) PAINT
 - (WPF-1) WOOD PANEING
 - (FLOOR) RESILIENT START TRIM AND RISER
 - (TBL) TONEL BOARD
 - (WB) WOOD BARE
 - (WOM) WALK OFF MAT
 - (CFT) CARPET TILE
 - (CS-1) CONCRETE FLOOR SEALER



NAME	SECTION	MATERIAL TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COMMENTS/NOTES
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08.03.00	08.03.00.04	FES-2	FIBER CEMENTITIOUS SIDING			
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LU 18-253149 D214