



**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: July 19, 2019

From: Hannah Bryant, Land Use Services  
503-823-5353 / Hannah.Bryant@portlandoregon.gov

## **REQUEST FOR RESPONSE**

**Case File: LU 19-183735 DZM AD**  
**Pre App: PC # 18-180700**

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.

Note: Due to staff turnover this posting was delayed.

- 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 Hannah Bryant at 1900 SW Fourth Ave., Suite 5000, 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 5000, Portland, OR 97201.

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 12, 2019 – 21 days after the date of this RFR** (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 26, 2019**
- **A public hearing before the Design Commission is tentatively scheduled for September 5, 2019**

**Applicant:** Heidi Oien | Mithun  
1201 Alaskan Way #200 | Seattle, WA 98101

**Owner:** Michael Nanney | Security Properties  
701 Fifth Ave, Suite 5700 | Seattle, WA 98104

**Site Address:** **2505 NE PACIFIC ST**

**Legal Description:** BLOCK 44&45 TL 12000, SULLIVANS ADD; W 100' OF BLOCK 46, SULLIVANS ADD

**Tax Account No.:** R806101960, R806103450

**State ID No.:** 1N1E36BC 12000, 1N1E36BC 12300

**Quarter Section:** 2933

**Neighborhood:** Kerns, contact Elliott Mantell at [commonchiro@yahoo.com](mailto:commonchiro@yahoo.com)

**Business District:** None

**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** Sandy Boulevard

**Other Designations:** None

**Zoning:** CM3d – Commercial Mixed Use 3 w/ Design Overlay

**Case Type:** DZM AD – Design Review with Modifications and Adjustment

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

**Proposal:**

Type III Design Review for a proposed first phase of the previously approved Sandy Boulevard Planned Development. The first phase will include renovation of the existing Pepsi Pavilion building; one new mixed-income, mixed-use building; below grade parking; a new publicly-dedicated woonerf-style street (NE Pacific between NE 25<sup>th</sup> & NE 27<sup>th</sup>), and a new publicly accessible plaza with landscaping, seating and art. An Adjustment is requested to reduce the required on-site loading spaces from 1 Type A to 0 Loading spaces provided on-site, and 1 Type A provided in the adjacent (off-site) right-of-way. Modifications requested include spacing of long-term bike racks, and distance and angles of transit street main entrances from Sandy Boulevard.

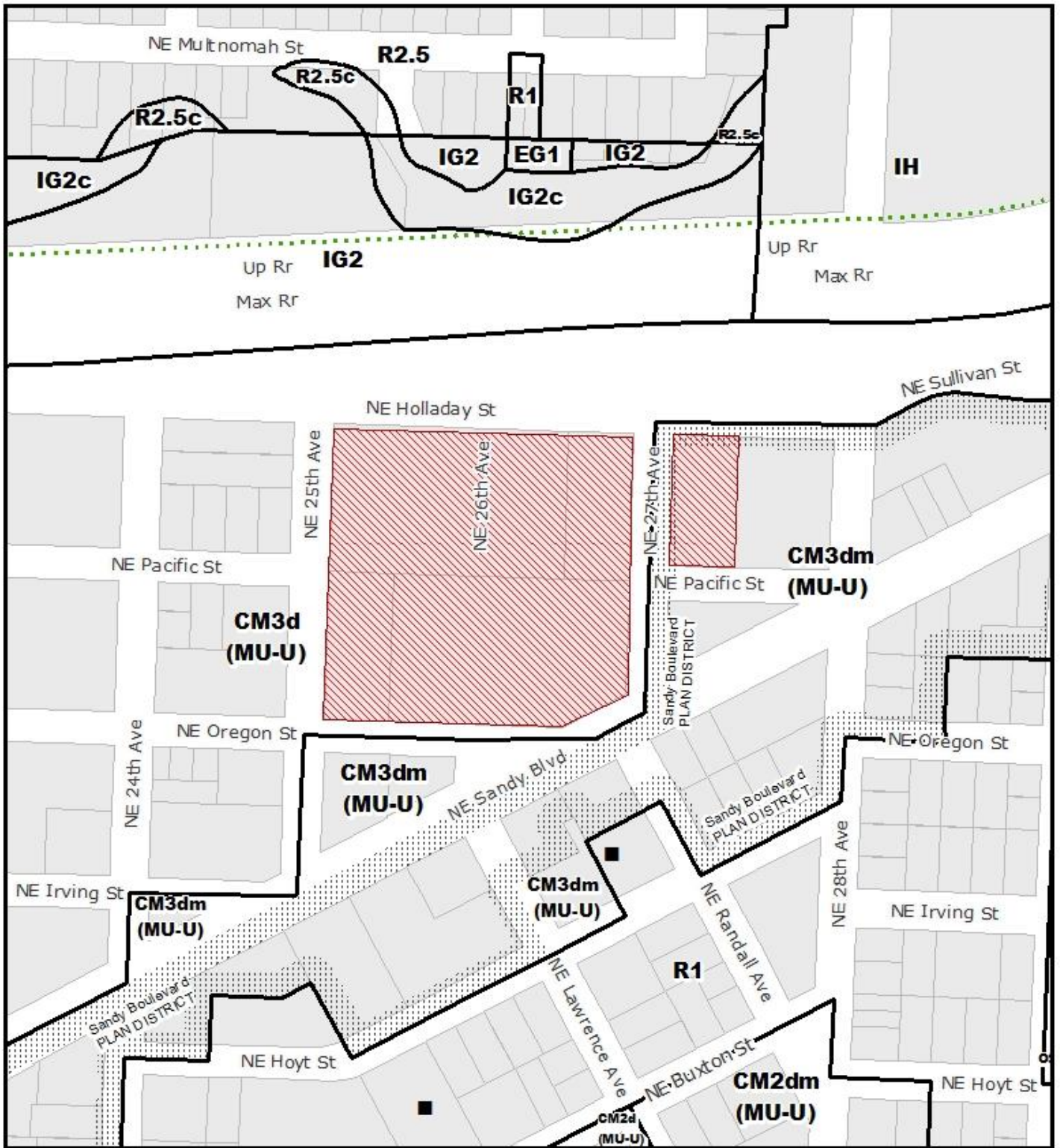
**Approval Criteria:**

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

- 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on June 25, 2019 and determined to be complete on July 18, 2019.

Enclosures: Zoning Map, Site Plan



**ZONING**   
 THIS SITE LIES WITHIN THE:  
 SANDY BOULEVARD PLAN DISTRICT

-  Site
-  Historic Landmark
-  Recreational Trails

File No.	LU 19-183735 DZM AD
1/4 Section	2933
Scale	1 inch = 200 feet
State ID	1N1E36BC 12000
Exhibit	B Jun 27, 2019

# OPEN SPACE | OVERALL SITE PLAN

