



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 28, 2019  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
 503.823.7803 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 18-175468 DZ: 8 UNIT RESIDENTIAL DEVELOPMENT: 2 STRUCTURES - EACH INCLUDING 4 UNITS**

**GENERAL INFORMATION**

**Applicant:** Ben Hufford | Design Department Architecture LLC | 503.819.8153  
 511 SW 10th Ave Suite 1004 | Portland OR 97205

**Owner:** Jennifer and Christopher Robertson  
 5316 SE 18th Ave | Portland, OR 97202

**Site Address:** **5316 SE 18<sup>th</sup> Avenue**

**Legal Description:** BLOCK 3 LOT 7, ALTON PK  
**Tax Account No.:** R021400280  
**State ID No.:** 1S1E14AC 01300  
**Quarter Section:** 3532  
**Neighborhood:** Sellwood-Moreland, contact [chair.landuse.smile@gmail.com](mailto:chair.landuse.smile@gmail.com).  
**Business District:** Sellwood-Westmoreland, contact 503-232-3303.  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.  
**Plan District:** None  
**Zoning:** RHd: High Density Residential (RH), Design (d) overlay.  
Note: The site has been re-zoned to R1d since this was submitted (RI is Residential 1,000 – a medium density dwelling zone).

**Case Type:** DZ: Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**  
 The applicant requests Design Review approval for an 8-unit development on the 5,000 square foot lot in the Sellwood-Moreland Neighborhood. The development consists of 2 two-story buildings, each with 4 units, both approximately 25' in height (to the roof peak) and each with an approximate footprint of 1,250 square feet. The buildings are proposed to be clad primarily

in 6" horizontal cementitious lap siding with porcelain tile proposed at the entrances. Windows are proposed to be vinyl.

No onsite parking is provided (or required per Portland Zoning Code 33.266.110.B). Short-term and long-term bicycle parking are included on site.

Per Zoning Code Section 33.420.041.A, Design review is required for new development within a 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

## ANALYSIS

**Site and Vicinity:**

The 5,000 square foot site is located within the North End area of the Sellwood-Moreland Neighborhood Sellwood less than a block to the south of SE McLoughlin Boulevard (OR-99E) - a four lane State Highway. Development south of the site includes a mix of single and multi-family housing.

Regarding area amenities in proximity to the site, the site is surrounded by a variety of resources within a 5-minute (approximately .25 mile) walk. These amenities reflect the transitional nature of the site and include restaurants, gas stations, self-service storage and a number of retailers both to the north and west of the site.

The site is well served by a number of transportation options and amenities. Bus access close to the site is provided by the #70 line that runs along SE 17<sup>th</sup> Ave. Stations for the Orange Line of the MAX Light Rail are located north of the site, across SE McLoughlin Boulevard, on SE 17<sup>th</sup> Ave. SE 17<sup>th</sup> is also a designated City Bikeway. Access to the Springwater Corridor Trail is located approximately two blocks to the west of the site, off of SE Milwaukie Avenue.

**Zoning:**

The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

**Land Use History:** City records indicate no prior land use reviews for the site.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **November 30, 2018**. The following Bureaus have responded:

1. Fire Bureau: Dawn Krantz, December 06, 2018. (Exhibit E-1). With no concerns.
2. Portland Bureau of Development Services – Site Development: Ericka Koss, December 13, 2018. (Exhibit E-2). With no concerns.
3. Portland Bureau of Development Services – Life Safety: Chanel Horn, December 17, 2018. (Exhibit E-3). With the following comments and concerns:
  - Separate Building Permits are required for the work proposed and the proposals must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). No appointment is necessary. Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.
  - A separate Permit is required for the demolition of the existing building on the site. The issuance of a permit to demolish a single-family residence or a duplex in a Residential Zone is subject to a 35-day delay, beginning when the demolition permit application is received and intake fees are paid. Additional requirements apply. City of Portland Code 24.55.200
  - It is strongly recommended the applicant request a Preliminary Life Safety Meeting to verify building code requirements. See <http://www.portlandonline.com/bds/index.cfm?c=45054&a=94545>.
  - For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary property line somewhere between them. Alternatively, buildings on the same lot can be considered as portions of one building if the aggregate area of such buildings is within the limits specified in OSSC Chapter 5 for a single building. OSSC 705.3
  - Exterior walls less than 30 feet to property line must be 1-hour fire-rated construction. Exterior walls located less than or equal to 10 feet to a property line must be one-hour fire-rated for exposure to fire from both sides. Exterior walls located more than 10 feet to a property line must be one-hour fire-rated for exposure to fire from the inside only. OSSC 602.1, 705.5
  - Openings in exterior walls less than 3 feet to a property line are not allowed. Unprotected openings in exterior walls less than 5 feet to a property line are not allowed in an unsprinklered building. OSSC 705.8
  - The exit discharge shall provide a direct and unobstructed access to a public way. OSSC 1027.6
  - At least one accessible route shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading and drop off zones, and public streets or sidewalks to an accessible entry. OSSC 1104.1
  - A separate Mechanical Permit is required for the work proposed. OMSC 106.1

4. Portland Bureau of Transportation: Michael Pina, December 18, 2018. (Exhibit E-4).  
With the following comments:
  - At this location, the City's Transportation System Plan (TSP) classifies SE 18th Ave as *Local Service* for all modes, which currently has 28.2-ft of paved roadway within a 50-ft ROW, in which there is curb only.
  - For *Local Service* streets within an R-H zone, the City's public right-of-way document recommends an 11-ft wide pedestrian corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and 0.5-ft frontage zone.
  - Due to an established curb, and having the required 11-ft width, the applicant will be required to construct the sidewalk corridor to meet City standards above through an MIP process, at time of building permit.
5. Bureau of Environmental Services: Ella Indarta, December 21, 2018. (Exhibit E-5). With the recommendation that the project not be approved due to the lack of information regarding the required stormwater management facilities necessary for the project.
6. Water Bureau: Mari Moore, December 26, 2018. (Exhibit E-6). With no concerns.
7. Bureau of Environmental Services: Ella Indarta, August 02, 2019. (Exhibit E-7). With the recommendation that the project not be approved due to the lack of information regarding the required stormwater management facilities necessary for the project.
8. Bureau of Environmental Services: Ella Indarta, August 13, 2019. (Exhibit E-8). With the following comments:

Based on this additional information, BES has determined that sufficient information has been provided to demonstrate a feasible stormwater management plan for this project. The proposed development will be subject to BES standards and requirements during the permit review process. Please be aware that a presumptive or performance approach storm report may be required at building permit. BES has no further objections to approval of the design review application.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 30, 2018. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Steve Szigethy, Neighboring resident, December 03, 2018, (Exhibit F-1): With support for the proposal and a request that the mature tree canopy along the south property line of the site be maintained.

*Staff Response: Staff spoke with the applicant and while efforts have been made to maintain existing established trees there is concern that proposed construction will damage trees and lead to their decline and so trees are proposed to be removed with new vegetation to be planted along the south elevation after construction is complete.*

- David Schoellhamer, Land Use Committee Chair for the Sellwood-Moreland Improvement League (SMILE), December 21, 2018, (Exhibit F-2). With general support for the building, but with comments requesting additional attention be given to the main entrance and front windows of the building.

*Staff Response: This building has evolved from what was originally submitted and noticed, and alterations to the original design reflect responses to these comments.*

## ZONING CODE APPROVAL CRITERIA

### Chapter 33.825 Design Review

#### Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

#### Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

#### Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

*Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.*

**P1. Plan Area Character.** Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

**P3. Gateways.** Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans

**D7. Blending into the Neighborhood.** Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

**D8. Interest, Quality, and Composition.** All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

#### Findings for P1, P3, D7 and D8:

Located within the North End of the Sellwood-Moreland neighborhood, the site is approximately 4 blocks to the south-east of the Milwaukie overpass spanning McLoughlin Boulevard, which is considered the "major gateway into the neighborhood" by the Sellwood-Moreland Neighborhood Plan. The proposed development, which consists of 8 units dispersed equally between two separate 4-unit structures, is consistent with the existing character of the North End, which includes an eclectic mix of architectural styles of single dwelling and multi-dwelling development. The proposed 2-story development on the 5,000 square foot lot is also consistent with the desired character of the North End in that it provides housing at the "outer edges of the area" that is "more dense" than development within the core of the area. However, the proposed development also achieves a successful balance in blending in with the neighborhood's varied housing types, which ranges from modest one and two-story single-family homes from the 1920s to 3 and 4-story apartment buildings proposed to be developed, through the proposal's:

- Contemporary building form and design that is restrained to the neighborhood's dominant 2-story scale and height;

- Remaining consistent with the prevailing building setback found on the block;
- Proposing a cladding material, 6" Artisan Hardie Lap Siding, that is consistent with traditional residential development; and
- Integrating landscaping at the front façade (and throughout the development) to buffer and transition the proposed development from the adjacent right-of-way.

Collectively, the proposed development is well suited for its location at the north edge of the North End due to its having greater overall density than the majority of the neighborhood further to the south. However, as stated previously, the proposal includes a number of features that provide interest and quality while helping it to integrate into the neighborhood.

*Therefore, these guidelines have been met.*

**E1. The Pedestrian Network.** Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

**E2. Stopping Places.** New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

**Findings for E1 and E2:**

The proposal includes a pedestrian network that connects each tenant entry directly to the adjoining sidewalk, maintaining an overall safe pedestrian pathway system on and across the site. Pedestrian access is located predominantly at the perimeter of the site, along the north and east property lines, although access from the north pathway is also provided to the center of the site for half of the units. The path system is a consistent concrete paver construction that is fully lighted with bollard and sconce lighting for clear visibility and wayfinding. Seatwall landscape and stormwater planters adjacent to the pedestrian network provide informal semi-public places for residents to stop, visit and socialize.

*These guidelines are therefore met.*

**E3. The Sidewalk Level of Buildings.** Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

**E5. Light, Wind, and Rain.** Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

**Findings for E3 and E5:**

The west building provides a sense of enclosure and protection to the site from the adjacent sidewalk through its proposed setbacks, landscaping, seatwall planters and recessed entries (due to the shifting second-floor foot print), which collectively provide both visual interest and clear delineation between the public and private space.

Similarly, these same aspects: proposed setbacks; landscaping; seatwall planters; and recessed entries (due to the shifting second-floor foot print) provide weather protection at the unit entrances and plantings to help control and mitigate light, wind and glare for enhanced pedestrian/resident comfort on the site.

*These guidelines are therefore met.*

**D1. Outdoor Areas.** When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

**D3. Landscape Features.** Enhance site and building design through appropriate placement, scale, and variety of landscape features.

**Findings for D1 and D3:**

Landscaping is provided around the entire site, although most significantly at the east and west facades of the two buildings where entrances are concentrated. Large trees and low level landscaping are proposed along the southern property line as a buffer from existing adjacent development. Landscaping is reduced along the north property line to provide unobstructed visibility and wayfinding to units along the proposed main pathway. Landscaping at the east and west elevations of the building includes a mix of trees, large and small shrubs, and lined stormwater planters for a variety of elements that strengthen the entrance sequence to each of the units, soften the built environment, and provide a human scale to the outdoor environment.

*These guidelines are therefore met.*

**D2. Main Entrances.** Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

**Findings:**

The project includes individual entrances to all units that are pedestrian accessible, interesting and transit oriented. Entries are accessed via the clearly demarcated lighted paths running along the north and east edges of the site, as well as the pathway running through the center of the site. Each entry is slightly recessed and accentuated due to the shift of the second floor footprint. Entrances are further defined with landscaping and seat-wall height planters providing areas for residents to sit and interact.

*This guideline is therefore met.*

**D5. Crime Prevention.** Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

**Findings:**

The proposed development helps to discourage neighborhood crime through a number of measures including:

- Front setbacks consistent with existing area development; landscaping and seat-wall height planters; and well defined entries, for a clear delineation of public and private space.
- Shared paths to individual unit entrances, ensuring continued use, activity, and monitoring of access-ways on the site.
- Extensive lighting through integrated bollards and wall sconces along pathways as well as sconce lighting and can lighting within soffits at unit entrances.
- Significant glazing facing entrances and into the site, providing additional visibility to residents.
- Because a fence would provide additional security and protection, and because it is not clear from the drawings if a fence is proposed around the site, staff has added a condition of approval that a minimum 6 foot high wood fence be constructed around the north, south and east edges of the site.

*With the condition of approval that a minimum 6 foot high wood fence be constructed around the north, south and east edges of the site as a means to greater security and protection for residents of the proposed development, this guideline is therefore met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an

Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

## CONCLUSIONS

The proposed addition of an 8-unit building to a 5,000 square foot lot in the North End area of the Sellwood-Moreland Neighborhood adds much needed housing to the greater Portland area while maintaining the Plan Area character of the surrounding neighborhood.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Design Review for the proposed addition of an 8-unit building to a 5,000 square foot lot in the North End are of the Sellwood-Moreland Neighborhood.

Approval, per the approved site plans, Exhibits C-1 through C-12, signed and dated August 20, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-175468 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. A minimum 6 foot high wood fence shall be constructed around the north, south and east edges of the site as a means to greater security and protection for residents of the proposed development.
- D. NO FIELD CHANGES ALLOWED.

**Staff Planner: Arthur Graves**



**Decision rendered by:** \_\_\_\_\_ **on August 20, 2019**

By authority of the Director of the Bureau of Development Services

**Decision mailed: August 28, 2019**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on May 22, 2018, and was determined to be complete on November 16, 2018.

*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. Therefore, this application was reviewed against the Zoning Code in effect on May 22, 2018.

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 waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibits A-5 and A-6. Unless further extended by the applicant, **the 120 days will expire on: November 16, 2019.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 11, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. 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.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design

Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **September 11, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal

1. Applicant's Initial Submittal – Narrative: 5.22.18
2. Applicant's Initial Submittal – Drawings (superseded): 5.22.18
3. Revised – Narrative: 11.16.18
4. Revised – Drawings: (superseded): 11.16.18
5. Extension Waiver: 1.10.19
6. Extension Waiver: 2.26.19
7. Revised – Narrative: 7.26.19
8. Revised – Drawings: 7.26.19
9. Revised – Drawings: 8.12.19
10. Revised – Drawings: 8.20.19
11. Revised – Drawings: 8.22.19

B. Zoning Map (attached)

## C. Plans/Drawings:

1. Site Plan (attached)
2. Floor Plans: First Level (attached)
3. Floor Plans: Second Level
4. Floor Plans: Roof Level
5. Elevations: West (front facade) and East (attached)
6. Elevations: North and South (attached)
7. Section Drawings
8. Landscape Plan
9. Lighting Plan
10. Details
11. Manufacture's Cut Sheets
12. Materials Sheet

## D. Notification information:

1. Mailing list
2. Mailed notice

## E. Agency Responses:

1. Fire Bureau: Dawn Krantz: December 06, 2018.
2. Portland Bureau of Development Services – Site Development: Ericka Koss, December 13, 2018.
3. Portland Bureau of Development Services – Life Safety: Chanel Horn, December 17, 2018.
4. Portland Bureau of Transportation: Michael Pina, December 18, 2018.
5. Bureau of Environmental Services: Ella Indarta, December 21, 2018.
6. Water Bureau: Mari Moore, December 26, 2018.
7. Bureau of Environmental Services: Ella Indarta, August 02, 2019.
8. Bureau of Environmental Services: Ella Indarta, August 13, 2019.

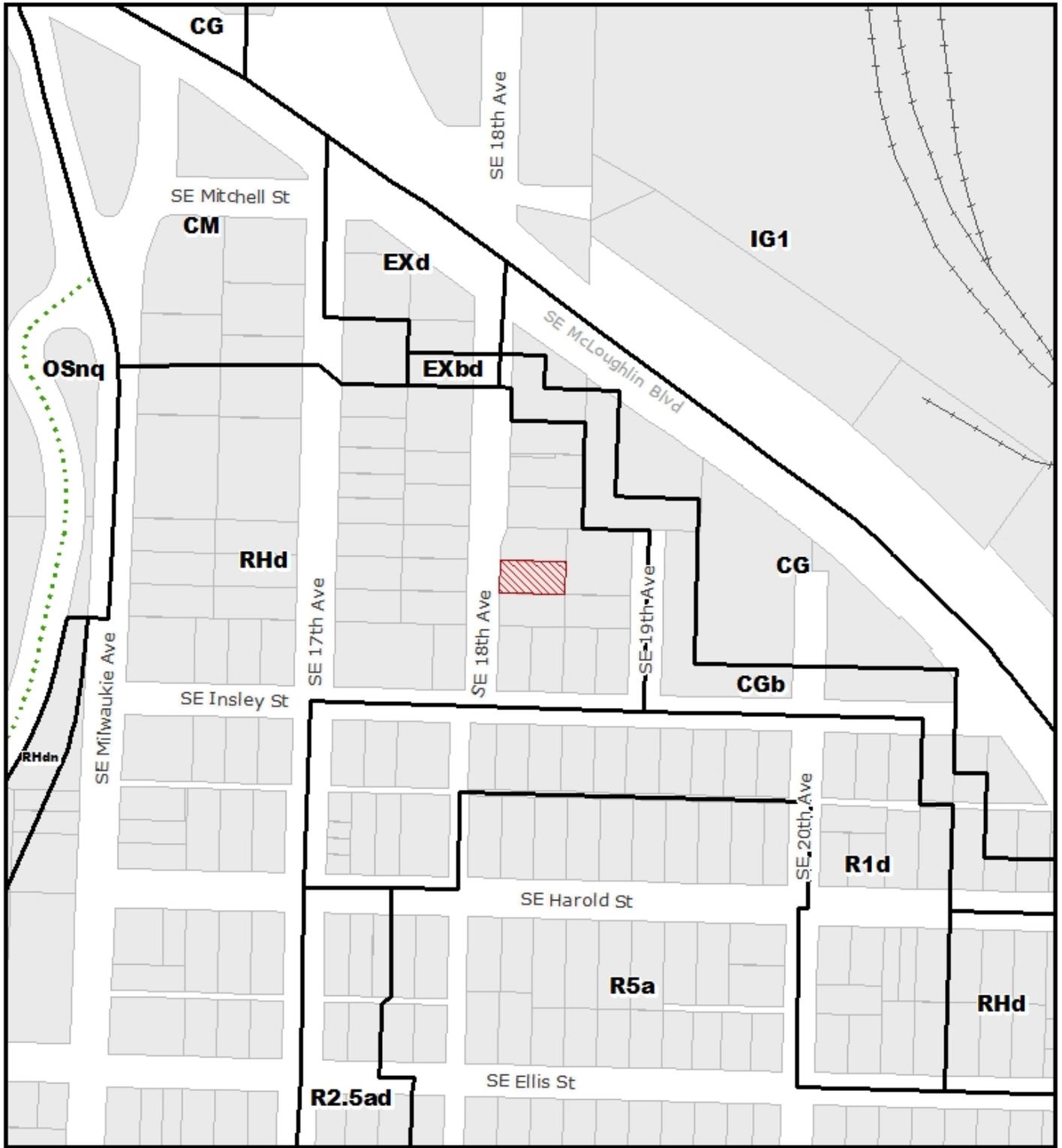
## F. Correspondence:

1. Steve Szigethy, Neighboring resident, December 03, 2018.
2. David Schoellhamer, Chair, Sellwood-Moreland Improvement League (SMILE) Land Use Committee. December 21, 2018.

## G. Other:

1. Original LU Application
2. Site Visit Photos: Google Street View
3. Incomplete Letter: June 05, 2018
4. Site Visit Photos: June 07, 2018
5. Issues to Address: July 12, 2018
6. Site Visit Photos: November 16, 2018
7. Memorandum: January 29, 2019
8. Real Estate Flier from Adjacent Property

**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).**



**ZONING**   
NORTH

-  Site
-  Recreational Trails

File No.	LU 18-175468 DZ
1/4 Section	3532
Scale	1 inch = 200 feet
State ID	1S1E14AC 1300
Exhibit	B May 25, 2018



**DESIGN**  
 DEPARTMENT  
 511 SW 10TH AVENUE  
 SUITE 1004  
 PORTLAND OR 97205  
 503.819.8153

**Applicant:**  
 City of Portland  
 Bureau of Development Services

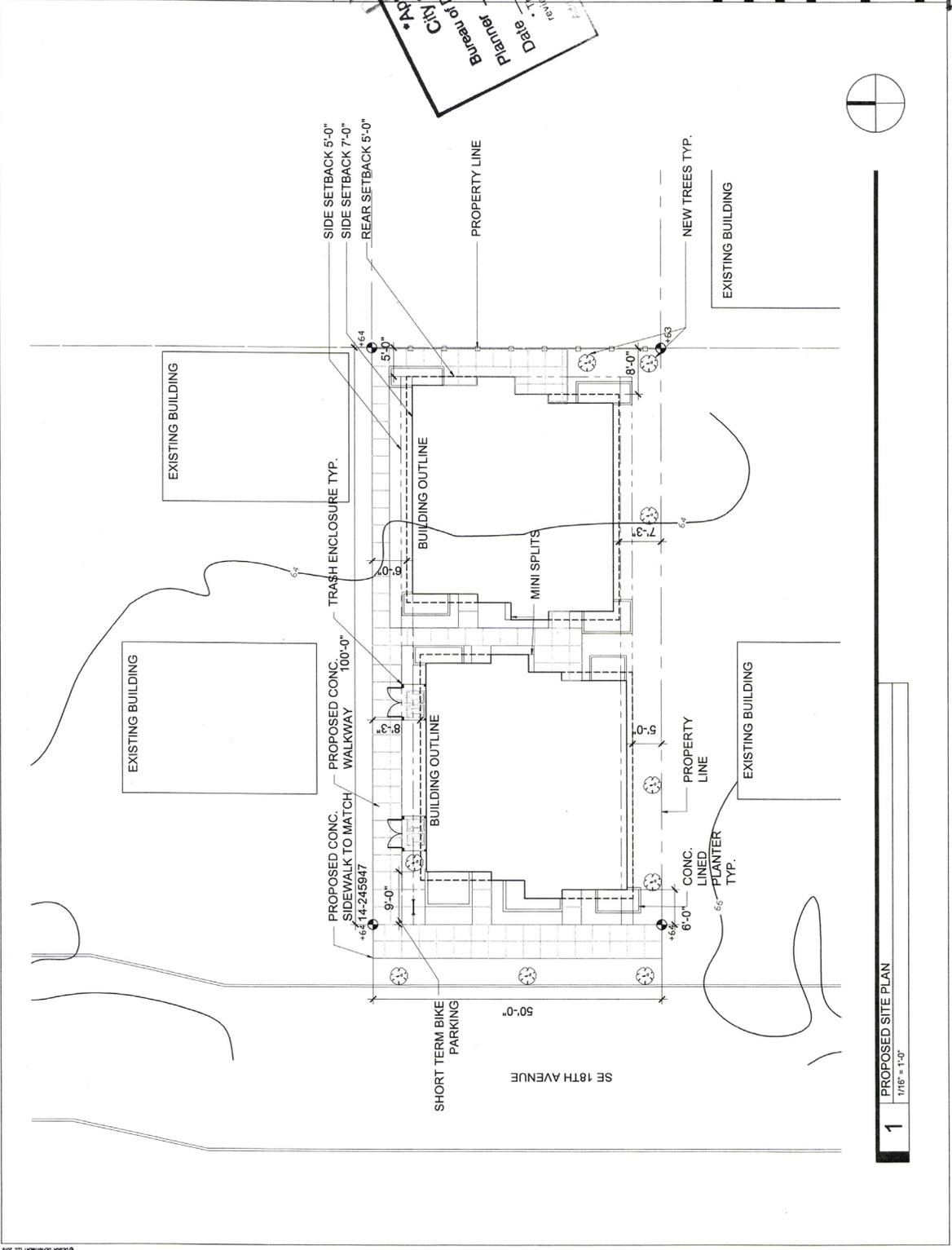
**Planner:** [Signature]  
**Date:** 08.20.19

This approval applies only to the review product of this project. All other products are subject to the review process.

**18TH AVENUE LOFTS**  
 18TH AVENUE LOFTS  
 18TH AVENUE LOFTS  
 18TH AVENUE LOFTS

DATE:	08.20.19 FINAL
PROJECT NO.:	2018-190
DRAWING SET:	LOWELL
SHEET TITLE:	SITE PLAN
DRAWING NO.:	C.1.1
LAND USE REVIEW #:	LU 18-175468

EXH C-1  
 LU 18-175468 A2.



**1** PROPOSED SITE PLAN  
 1/16" = 1'-0"

SIZE 271 (ARCHITECTURAL) 10/2018



**DESIGN**  
 DEPARTMENT  
 511 SW 10TH AVENUE  
 SUITE 1004  
 PORTLAND OR 97205  
 503.819.8153

**18TH AVENUE LOFTS**  
 5316 SE 18TH AVE  
 PORTLAND, OR 97202

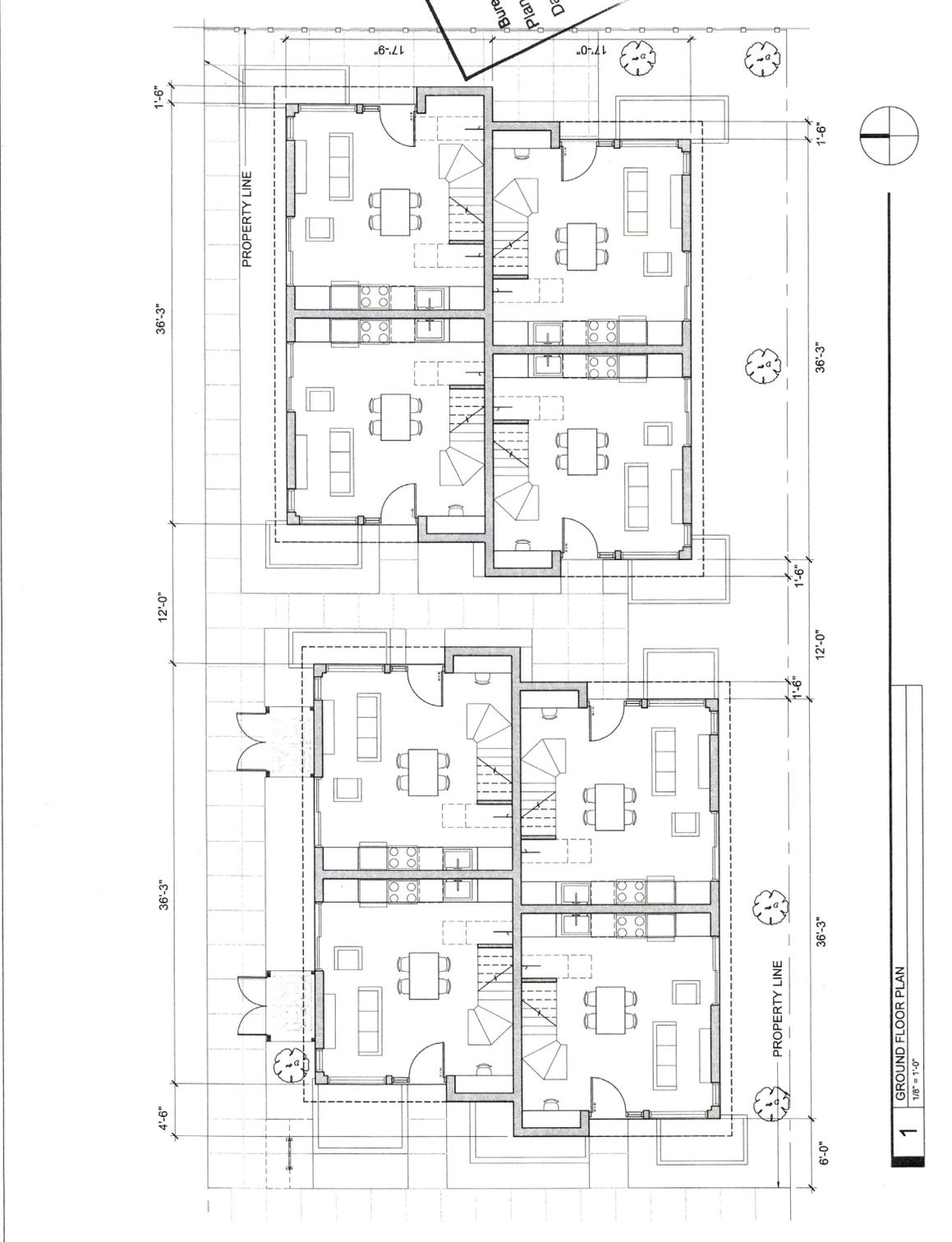
**Planner**  
 City of Portland  
 Bureau of Development Services

**Date:** 08.20.19  
**Project No.:** 2018-190  
**Drawn by:** LOWELL

**DESIGN REVIEW**  
 This project applies only to the jurisdiction of the State of Oregon.  
 Some restrictions of this state may not apply to other jurisdictions.

**DATE:** 08.20.19 FINAL  
**PROJECT NO.:** 2018-190  
**DRAWN BY:** LOWELL  
**SHEET TITLE:** GROUND FLOOR PLAN  
**DRAWING NO.:** C.2.1  
**LAND USE REVIEW #:** LU 18-175468

EXH 5-2  
 LU 18-175468 02



**1** GROUND FLOOR PLAN  
 1/8" = 1'-0"



**DESIGN**  
DEPARTMENT  
511 SW 10TH AVENUE  
SUITE 1004  
PORTLAND OR 97205  
503.819.8153

18TH AVENUE LOT 18  
5316 SE 18TH AVE  
PORTLAND, OR 97202

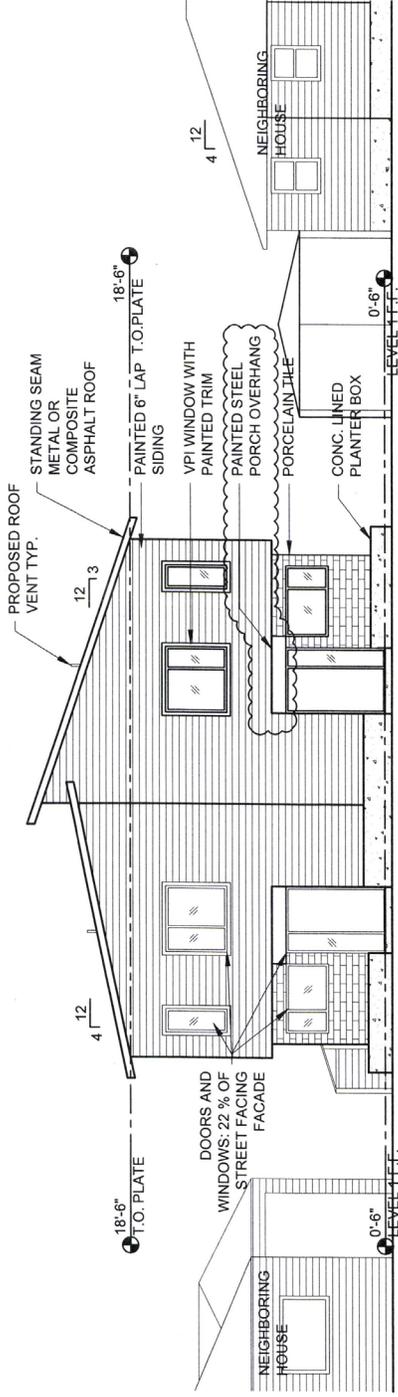
DATE: 08.20.19 FINAL  
PROJECT NO: 2018-190  
DRAWING NO: HUFFORD  
SHEET TITLE: EXTERIOR ELEVATIONS

LAND USE REVIEW: C.3.1A  
LU 18-175468

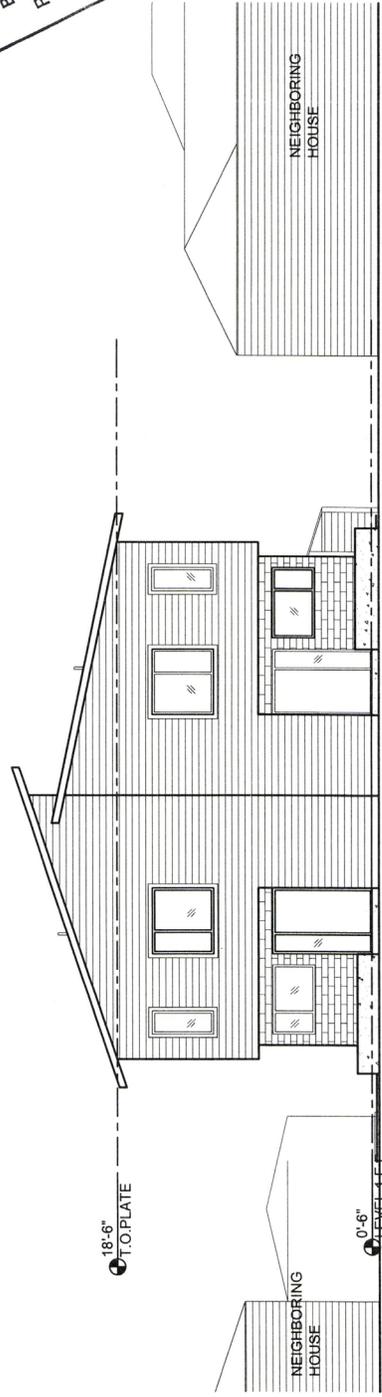
18TH AVENUE LOT 18  
5316 SE 18TH AVE  
PORTLAND, OR 97202

DATE: 08.20.19 FINAL  
PROJECT NO: 2018-190  
DRAWING NO: HUFFORD  
SHEET TITLE: EXTERIOR ELEVATIONS

LAND USE REVIEW: C.3.1A  
LU 18-175468



1 WEST ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"

18-175468-02



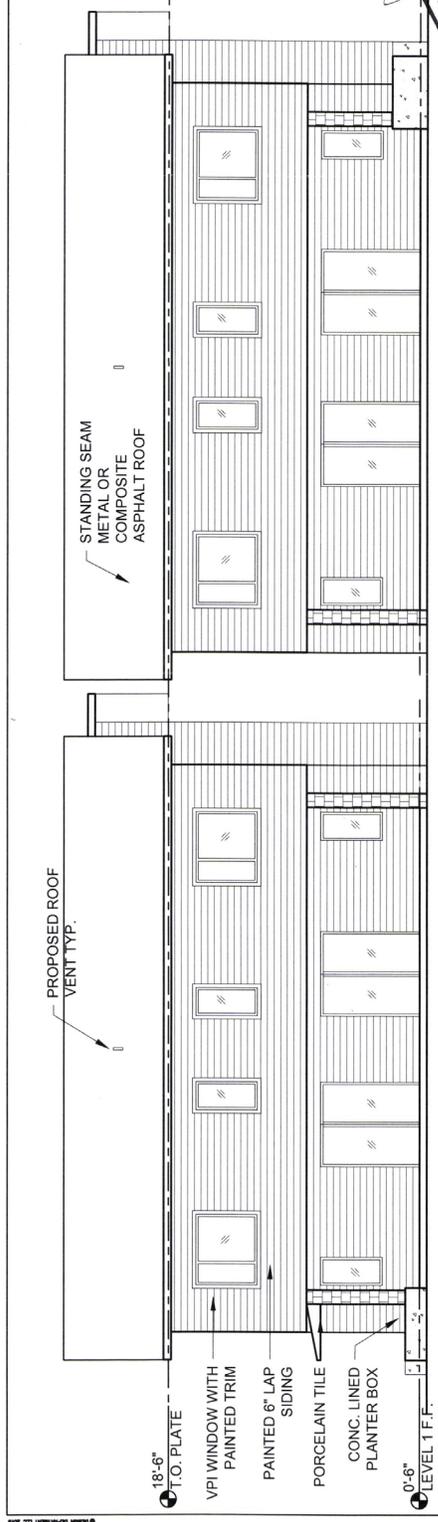
**DESIGN DEPARTMENT**  
 511 SW 10TH AVENUE  
 PORTLAND, OR 97205  
 503.491.8153

DESIGN REVIEW

187H AVENUE LOFTS  
 5316 SE 18TH AVE  
 PORTLAND, OR 97202

DATE	08.20.19 FINAL
PROJECT NO.	2018-190
DRAWING NO.	HUFFORD
SHEET TITLE	EXTERIOR RENDERINGS
DRAWING NO.	C.3.2
LUO USE DESC 7	LU 18-175468

**Approved**  
 City of Portland  
 Bureau of Development Services  
 Planner: [Signature]  
 Date: 8.20.19  
 This approval applies only to the reviewed conditions and shall not apply to any future changes or amendments that may apply.



**1** SOUTH ELEVATION  
 1/8" = 1'-0"



**2** NORTH ELEVATION  
 1/8" = 1'-0"

EXH C-6  
 2018.175468